

CITY OF CHATFIELD COMMON COUNCIL
AGENDA
April 25, 2022 7:00 P.M

- I. Chatfield City Council – April 25, 2022 – 7:00 p.m. – City Council Chambers
1. Consent Agenda:
 - A. Approval of minutes of prior meetings.
 - B. Approve payment of claims.
 - C. Approve election judges.
 2. Public Hearing – Tax Increment Financing Proposal – Chris Giesen
 3. Consider resolution to approve tax increment financing agreement re Athletic Club.
 4. Consider resolution to approve development agreement re Athletic Club
 5. City Engineer Report:
 - A. Drainage Improvement Project
 - B. Electrical Improvements
 - C. Water Improvement Project
 - D. Peoples Apartment Preliminary Development Plan
 6. S.C.S. Report:
 - A. Thurber Building HVAC Unit
 - B. Sidewalk Contractor
 - C. Chip Sealing Project
 7. Committee Reports:
 - A. Public Services Committee
 - B. Committee of the Whole
 8. Mayor’s Report:
 - A. Arbor Day Proclamation – April 29, 2:30 p.m. Chatfield Elementary School
 9. Clerk’s Report:
 - A. Approval of use of City Park as requested by Chatfield Alliance
 - B. First Quarter Financial Report
 10. Roundtable
 11. Adjourn.
 12. Meeting Notices:
 - A. Public Services Committee (Councilors Bluhm & Frank) 4:30 p.m.
 - B. Committee of the Whole 5:30 p.m.

**CITY OF CHATFIELD
COMMON COUNCIL
MEETING MINUTES**

Monday, April 11, 2022

The Common Council of the City of Chatfield met in regular session on Monday, April 11, 2022. Mayor Russ Smith presided and called the regular meeting to order at 7:00 PM

Members Present: Councilor Paul Novotny, Councilor Joshua Broadwater, Councilor Mike Urban, Mayor Russell Smith, Councilor Dave Frank, and Councilor Pam Bluhm.

Members absent: None.

Others Present: Fred Suhler Jr., Dan Jaquith, Steven Schlichter, Brian Burkholder, Lynda Karver, Karen Reisner, Craig Britton, and Joel Young.

Consent Agenda

Councilor Mike Urban entered a motion, with a second by Councilor Paul Novotny, to adopt the consent agenda which included the following items:

1. March 28, 2022 meeting minutes
2. Approve payment of claims
3. Approve a raffle permit to Chatfield Lions Club - September 9, 2022
4. Approve and accept donation of \$15,000 from the Firefighters Activities Association to be deposited in the Fire Department Capital Goods Fund
5. Approve a raffle permit to the Chatfield Ambulance Activities Association - July 14, 2022
6. Approve the use of the City Ambulance Garage by the Chatfield Ambulance Activities Association May 7th, for a fundraiser to assist the ambulance service

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

S.C.S. Report

Approve replacement of Zip-Line at Swimming Pool

The zip line at the swimming pool has been troublesome since it was originally installed and the 3 year warranty has expired. A new gravity fed design has been developed and works much better. The new design can be retro fitted to what we have.

Councilor Paul Novotny entered a motion, with a second by Councilor Joshua Broadwater, to approve replacement of Zip-Line at swimming pool with the new gravity fed design.

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

Approve installation of concrete at Mill Creek Park

Last fall, the areas around the dugouts and bleachers in Mill Creek Park along with a new path to the playground were prepped for future pavement. Quotes were obtained for both blacktop and concrete.

Because concrete is roughly the same cost and shouldn't require future maintenance staff is recommending it be installed.

Councilor Joshua Broadwater entered a motion, with a second by Councilor Dave Frank, to approve installation of concrete at Mill Creek Park by Dan Ramaker Concrete for \$15,000

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

Approve maintenance of Band Shell in City Park

Carmen Narveson approached city staff about needed repairs at the bandshell including trim/siding repairs and painting.

Quotes for the work:

Claude Moore - repair work \$5,210.80

Fenske - painting \$5,600.00

Total \$10,810.80

Narveson found grant funding as follows:

Booster Club \$2000.00

Community Foundation \$2000.00

Fire Dept. \$1000.00

Remainder \$5810.80

The city is being asked to cover the remaining \$5,810.80.

Councilor Paul Novotny entered a motion, with a second by Councilor Joshua Broadwater, to approve maintenance of Band Shell in City Park.

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

Councilor Urban expressed his thanks to the entities that donated to the cause.

Consider hire of seasonal help

Interviews have been started for the public works seasonal positions. Superintendent of City Services Brian Burkholder is recommending the rehire of Kevin Koch for the seasonal mower position.

Councilor Mike Urban entered a motion, with a second by Councilor Pam Bluhm, to approve the hire of Kevin Koch for the seasonal mowing position.

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

Consider sale of Lonestone Park Equipment

New equipment will be coming in for Lonestone Park. Staff is recommending placing the existing equipment on Public Surplus. If no one is interested, it can be scrapped.

Councilor Joshua Broadwater entered a motion, with a second by Councilor Mike Urban, to approve the sale of Lonestone Park equipment on Public Surplus.

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None
Motion carried.

Accept retirement notice from Bill DuBord and authorize the process to fill the position

Councilor Paul Novotny entered a motion, with a second by Councilor Mike Urban, to accept the retirement notice from Bill DuBord with an effective date of May 31, 2022 and authorize the process to fill the position.

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

Presentation of Wastewater Operation's Award

The Chatfield WWTF and its staff has recently received a Certificate of Commendation from the Minnesota Pollution Control Agency for the 2021 reporting year. In order to receive this commendation our facility needed to meet all of the limits set in our NPDES permit and all reports need to be submitted on time for the entire year of 2021.

The Chatfield WWTF has received many of these Commendations since it was put into operation and it shows the continuing commitment from the City and staff for keeping the WWTF properly maintained and operated.

Staff would like to remind everyone about the hazards of flushing items down the toilet that should be placed in the trash. Recently, there have been sewer blockages due to rags and non flushable wipes being flushed down the toilet. Only water, human waste, and toilet paper should be flushed down toilets.

Committee Reports

Personnel-Budget Committee

Councilors Urban and Novotny were in attendance. Topics included:

- first response vehicle proposal
- public works employee positions
- electric vehicle charging stations

Public Works Committee

Councilor Novotny was in attendance. Topics included:

- water improvement and drainage improvement project
- update on Thruber building roof top unit
- sidewalks

Mayor's Report

An Earth Day Community Celebration is scheduled in Savanna Spring on April 23, 2022 from noon to 3 PM at the Savanna Spring Nature Center by the track and field at the high school. Mayor Smith read the following Proclamation during the meeting and will read it at the April 23rd event as well.

Earth Day Youth and Community Involvement Day – April 23, 2022

“INVEST IN OUR PLANET”

WHEREAS, Earth Day is recognized on April 22nd of every year and Earth Day began as a unified response to an environment in crisis – oil spills, smog, rivers so polluted they literally caught on fire; and **WHEREAS**, on April 22, 1970, 20 million Americans – 10% of the U.S. population at the time – took to the streets, college campuses and hundreds of cities to protest environmental ignorance and demand a new

way forward for our planet; and

WHEREAS, Earth Day 2022 is focused on accelerating solutions to combat our greatest threat, climate change, and to activate everyone – governments, citizens, and businesses – to do their part. Everyone accounted for, and everyone accountable., and

WHEREAS, the Invest in Our Planet theme is focused on engaging the more than 1 billion people, governments, institutions, and businesses who participate in Earth Day to recognize our collective responsibility and to help accelerate the transition to an equitable, prosperous green economy for all, and **WHEREAS**, the youth and adults of our community are represented here today in the common interest of the health of the Earth,

NOW, THEREFORE, BE IT RESOLVED that I, Russ Smith, Mayor of the City of Chatfield, Minnesota hereby proclaim recognition of Earth Day, April 22, 2022 themed “Invest In Our Planet” and encourages all constituents and visitors alike to help build a unified global response to reframe the conversation, accelerate action and bring people together to restore the health of our planet, protect our species and provide opportunities for all.

Clerk's Report

Approve proposal to upgrade firewalls

This is a request for approval to replace/update the firewalls for the police department, city hall and the fire hall/shop.

The existing police department firewall reaches the end of service life this August 2022 and the firehall/shop firewall is within two years of its end of service life. The thought is that replacing these three appliances at the same time offers enough savings in labor and improved data security to make it worth doing a bit in advance.

Replacing the police department and city hall firewalls, and migrating the exiting city hall firewall to the firehall/shop provides improved services and security at both locations.

The total request is for \$19,500 with labor included. \$12,700 is included in the 2022 budgeted from the reserve fund shared components and \$6,800 is being requested for approval from the fire department and water department capital funds (\$3,400 each) two years earlier than planned.

Councilor Mike Urban entered a motion, with a second by Councilor Joshua Broadwater, to approve the proposal to upgrade the police department, city hall, and fire hall/shop firewalls.

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.

Roundtable

Councilor Broadwater reminded people that the Board of Adjustment is coming up. The time and location for those meetings can be found on your proposed property tax statement.

Councilor Bluhm reminded everyone that City Wide Garage Sales will be May 7th.

Adjourn

Councilor Mike Urban entered a motion, with a second by Councilor Pam Bluhm, to adjourn

Ayes: Councilors: Novotny, Broadwater, Urban, Frank, and Bluhm

Nays: None

Motion carried.



City of Chatfield

Batch Listing - Unposted Summary

Current Period: April 2022

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Check Nbr	Invoice	Account	Dept Descr	Object Descr	Amount	Comments
Vendor BENIKE CONSTRUCTION						
55667		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$49,828.76	JOB#21183 CCA PHASE II
Vendor BENIKE CONSTRUCTION					\$49,828.76	
Vendor BREDEMUS HARDWARE CO INC						
21147.		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$4,000.00	CCA PHASE CONTRACT
Vendor BREDEMUS HARDWARE CO INC					\$4,000.00	
Vendor BRIESE IRON WORKS, INC						
16192		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$2,647.74	PROJ 21093 CCA PHASE II
Vendor BRIESE IRON WORKS, INC					\$2,647.74	
Vendor CARL BOLANDER & SONS, LLC						
5		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$9,944.65	PROJ 21-3450 CCA PHASE II
Vendor CARL BOLANDER & SONS, LLC					\$9,944.65	
Vendor CHOSEN VALLEY TESTING, INC.						
44238		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$1,274.00	CCA PHASE II
Vendor CHOSEN VALLEY TESTING, INC.					\$1,274.00	
Vendor CONSTRUCTION SUPPLY, INC						
14553		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$11,842.00	CENTER FOR THE ARTS PHASE 2
Vendor CONSTRUCTION SUPPLY, INC					\$11,842.00	
Vendor EGAN COMPANY						
JC1023		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$14,250.00	CCA PHASE II
JC1023		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$20,000.00	CCA PHASE II
Vendor EGAN COMPANY					\$34,250.00	
Vendor FORD METRO, INC						
4		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$54,061.65	CCA PHASE II
Vendor FORD METRO, INC					\$54,061.65	
Vendor FOWLER & HAMMER, INC.						
1		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$43,225.00	PROJ CCA
Vendor FOWLER & HAMMER, INC.					\$43,225.00	
Vendor MAVO SYSTEMS						
83315		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$490.00	PO 21183 CUST 6729 CCA PHASE II
Vendor MAVO SYSTEMS					\$490.00	
Vendor MINNKOTA ARCHITECTURAL						
1		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$10,852.59	JOB# 220 - CHATFIELD
Vendor MINNKOTA ARCHITECTURAL					\$10,852.59	
Vendor MULCAHY NICKOLAUS LLC						
21220-		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$73,498.65	21220 CCA PHASE II
Vendor MULCAHY NICKOLAUS LLC					\$73,498.65	
Vendor NEW LINE MECHANICAL						
5MAT		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$130,000.00	CCA PHASE II
5LAB		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$177,650.00	CCA PHASE II
Vendor NEW LINE MECHANICAL					\$307,650.00	
Vendor SUMMIT FIRE PROTECTION						
219654		E 454-43200-500	Construction Fund	Cap. Outlay-GENERAL	\$32,517.55	PROJ A-1040-00347 CCA PHASE II
Vendor SUMMIT FIRE PROTECTION					\$32,517.55	
Batch Name 2022 04CCA					\$636,082.59	



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Nbr	Invoice	Account	Dept Descr	Object Descr	Amount	Comments	
						\$636,082.59	

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Check Nbr	Invoice	Account	Dept Descr	Object Descr	Amount	Comments
	363017	E 100-41500-309	City Clerk	Conference Expense	\$199.00	2022 LMC Conference
Vendor LMC					\$199.00	
Vendor LOFFLER						
	399615	E 211-45500-404	Libraries (GENERA	Repairs/Maint Equipment	\$34.01	CANON DXC3725I OVERAGE CHARGE
Vendor LOFFLER					\$34.01	
Vendor MARCO TECHNOLOGIES LLC.						
	INV986	E 100-41910-403	Planning and Zoni	Prev. Maint. Agreements	\$183.85	MIT ALLOCATION - 5%
	INV986	E 230-42270-403	Ambulance	Prev. Maint. Agreements	\$735.41	MIT ALLOCATION - 20%
	INV986	E 100-41500-403	City Clerk	Prev. Maint. Agreements	\$735.41	MIT ALLOCATION - 20%
	INV986	E 601-49400-403	Water Utilities (GE	Prev. Maint. Agreements	\$367.70	MIT ALLOCATION - 10%
	INV986	E 603-49500-403	Refuse/Garbage (Prev. Maint. Agreements	\$367.70	MIT ALLOCATION - 10%
	INV986	E 100-42110-403	Police Administrati	Prev. Maint. Agreements	\$735.42	MIT ALLOCATION - 20%
	INV986	E 240-46500-403	Economic Dev (GE	Prev. Maint. Agreements	\$183.85	MIT ALLOCATION - 5%
	INV986	E 602-49450-403	Sewer (GENERAL)	Prev. Maint. Agreements	\$367.70	MIT ALLOCATION - 10%
Vendor MARCO TECHNOLOGIES LLC.					\$3,677.04	
Vendor MAYO CLINIC						
	22-344	E 230-42270-415	Ambulance	Medical Services	\$320.18	PARAMEDIC INTERCEPT
	22-337	E 230-42270-415	Ambulance	Medical Services	\$321.55	PARAMEDIC INTERCEPT
Vendor MAYO CLINIC					\$641.73	
Vendor MN POLLUTION CONTROL AGENCY						
	100001	E 602-49450-435	Sewer (GENERAL)	Licences, Permits and Fe	\$1,450.00	WATER PERMIT FEES 56208 WWTP
Vendor MN POLLUTION CONTROL AGENCY					\$1,450.00	
Vendor NOVOTNY LAW OFFICE, LTD.						
	2239	E 100-42110-304	Police Administrati	Legal Fees	\$937.00	CITY PROSECUTION - JAN FEB MAR
Vendor NOVOTNY LAW OFFICE, LTD.					\$937.00	
Vendor OLMSTED CNTY HEALTH DEPART.						
	5257	E 100-45124-435	Swimming Pools -	Licences, Permits and Fe	\$321.00	ACCT#0921898 LIC#11197 CONCESS
	1390	E 100-45124-435	Swimming Pools -	Licences, Permits and Fe	\$254.00	ACCT#0921728 LIC# 30254 CHATFIE
Vendor OLMSTED CNTY HEALTH DEPART.					\$575.00	
Vendor OLMSTED MEDICAL CENTER CLINIC						
	APRIL 0	E 100-42110-310	Police Administrati	Other Professional Servic	\$65.00	PRE PLACEMENT EXAM
Vendor OLMSTED MEDICAL CENTER CLINIC					\$65.00	
Vendor OLSON TREE AND LANDSCAPING						
	3811	E 100-43100-411	Street Maintenanc	Tree Maintenance / EAB	\$4,300.00	TREE TRIMMING REMOVAL GRINDING
Vendor OLSON TREE AND LANDSCAPING					\$4,300.00	
Vendor RCT SEWER & VAC						
	1464	E 602-49450-400	Sewer (GENERAL)	Sewer Main Camera & Cl	\$975.00	VIDEO INSPECT OF LINES ALONG 52
Vendor RCT SEWER & VAC					\$975.00	
Vendor RIVERLAND COMMUNITY COLLEGE						
	974042	E 220-42280-208	Fire Department *	Training and Instruction	\$130.00	FIRE SCHOOL - DUDEK
	974054	E 220-42280-208	Fire Department *	Training and Instruction	\$130.00	FIRE SCHOOL - MCKEAN
	948212	E 220-42280-208	Fire Department *	Training and Instruction	\$130.00	FIRE SCHOOL - ERICKSON
Vendor RIVERLAND COMMUNITY COLLEGE					\$390.00	
Vendor ROCHESTER DIESEL, INC.						
	46752	E 100-43100-404	Street Maintenanc	Repairs/Maint Equipment	\$591.38	05 BUCKET TRUCKEGT PLUGGED
Vendor ROCHESTER DIESEL, INC.					\$591.38	



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Vendor SCHUMACHER ELEVATOR CO						
905486	E 211-45500-404	Libraries (GENERA	Repairs/Maint Equipment	\$161.77	LIB ELEV MAINT	
					\$161.77	
Vendor SCHUMACHER ELEVATOR CO						
Vendor SCHWICKERT COMPANY						
S51009	E 100-41940-401	Municipal Building	Repairs/Maint Buildings	\$250.00	CITY HALL ROOF INSPECTIONS	
S51009	E 601-49400-403	Water Utilities (GE	Prev. Maint. Agreements	\$200.00	WELL HOUSE ROOF INSPECTIONS	
					\$450.00	
Vendor SCHWICKERT COMPANY						
Vendor SELCO						
049954	E 211-45500-414	Libraries (GENERA	Automated Operations	\$85.42	PC SUPPORT	
049954	E 211-45500-414	Libraries (GENERA	Automated Operations	\$809.13	BASIC TECH FEES	
					\$894.55	
Vendor SELCO						
Vendor SUNSHINE FILTERS OF PINELLAS						
145228	E 602-49450-404	Sewer (GENERAL)	Repairs/Maint Equipment	\$688.83	PANEL FILTER ELEMENT	
					\$688.83	
Vendor SUNSHINE FILTERS OF PINELLAS						
Vendor UTILITY REFUND						
00-000	R 601-49400-9000	Water Utilities (GE		\$27.98	UTILITY BILL REFUND	
					\$27.98	
Vendor UTILITY REFUND						
Vendor WIT BOYZ INC.						
8832	E 230-42270-404	Ambulance	Repairs/Maint Equipment	\$198.72	A RIG LOF	
8833	E 230-42270-404	Ambulance	Repairs/Maint Equipment	\$204.37	B RIG LOF	
					\$403.09	
Vendor WIT BOYZ INC.						
Vendor ZEP MANUFACTURING						
900733	E 602-49450-210	Sewer (GENERAL)	Operating Supplies (GEN	\$321.96	TWL DUMPSTER	
					\$321.96	
Vendor ZEP MANUFACTURING						
Batch Name 2022 04FA02					\$26,143.06	
Vendor AIRGAS						
998716	E 230-42270-210	Ambulance	Operating Supplies (GEN	\$137.20	OXYGEN	
912430	E 230-42270-210	Ambulance	Operating Supplies (GEN	\$41.84	OXYGEN	
912455	E 230-42270-210	Ambulance	Operating Supplies (GEN	\$12.36	OXYGEN	
					\$191.40	
Vendor AIRGAS						
Vendor AMAZON CAPITAL SERVICES, INC.						
1G7C-3	E 100-41500-210	City Clerk	Operating Supplies (GEN	\$118.99	ORIGINAL HP 305X BLACK HIGH YEIL	
1G7C-3	E 100-41500-240	City Clerk	Small Tools and Minor E	\$88.99	3 IN 1 WEBCAM EMEET PRO W/ MICR	
1G7C-3	E 230-42270-209	Ambulance	Training Institution	\$59.95	FOUNDATION OF EDUCATION :AN EM	
					\$267.93	
Vendor AMAZON CAPITAL SERVICES, INC.						
Vendor ARAMARK						
256000	E 100-41940-401	Municipal Building	Repairs/Maint Buildings	\$282.67	RUG SERVICE	
					\$282.67	
Vendor ARAMARK						
Vendor CENTURYLINK-TELE						
APR 10,	E 211-45500-321	Libraries (GENERA	Telephone	\$74.30	3480 LIBRARY	
APR 10,	E 601-49400-321	Water Utilities (GE	Telephone	\$20.15	1500 1/5 DID LINES	
APR 10,	E 211-45500-321	Libraries (GENERA	Telephone	\$87.73	2911 LIBRARY ELEVATOR	
APR 10,	E 100-43100-321	Street Maintenanc	Telephone	\$20.13	1500 1/5 DID LINES	
APR 10,	E 100-41500-321	City Clerk	Telephone	\$20.15	1500 1/5 DID LINES	
APR 10,	E 100-42110-321	Police Administrati	Telephone	\$20.15	1500 1/5 DID LINES	
APR 10,	E 100-46630-321	Community Dev -	Telephone	\$150.90	3966 TOUR CENTER	
APR 10,	E 230-42270-321	Ambulance	Telephone	\$20.15	1500 1/5 DID LINES	



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Vendor CENTURYLINK-TELE					\$413.66	
Vendor FILLMORE COUNTY JOURNAL						
135108	E	100-43100-350	Street Maintenanc	Print/Binding (GENERAL)	\$26.80	HELP WANTED SEASONAL ADD
135107	E	100-43100-350	Street Maintenanc	Print/Binding (GENERAL)	\$26.80	HELP WANTED ADD SEASONAL
Vendor FILLMORE COUNTY JOURNAL					\$53.60	
Vendor MIENERGY COOPERATIVE						
04/06/2	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$32.59	333119001 8500759501 52 SIGN
04/06/2	E	100-43100-380	Street Maintenanc	Utility Services (GENERA	\$410.00	333119005 85010070 HSD STLGHTS
04/06/2	E	602-49450-380	Sewer (GENERAL)	Utility Services (GENERA	\$40.16	333119004 85007649 STALB LS
04/06/2	E	601-49400-380	Water Utilities (GE	Utility Services (GENERA	\$359.88	333119003 85007624 JOHNST WELL
04/06/2	E	601-49400-380	Water Utilities (GE	Utility Services (GENERA	\$577.55	333119002 85007612 HSD BS
Vendor MIENERGY COOPERATIVE					\$1,420.18	
Vendor ON SITE SANITATION						
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$108.85	001411-0002 MC BF-160 DIVSTNW
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$87.00	001411-0005 SHADY OAK PARK
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$87.00	001411-0003 MC HSP-160 DIVSTNW
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$254.00	001411-0002 MC BF-160 DIVSTNW
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$108.85	001411-006 GP - 558 OTRNE
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$37.28	001411-0003 MC HSP-160 DIVSTNW
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$254.00	001411-006 GP - 558 OTRNE
000131	E	100-45200-380	Parks (GENERAL)	Utility Services (GENERA	\$37.28	001411-0005 SHADY OAK PARK
Vendor ON SITE SANITATION					\$974.26	
Vendor QUILL.COM						
242116	E	100-41940-210	Municipal Building	Operating Supplies (GEN	\$85.98	BIFOLD TOWELS Z
Vendor QUILL.COM					\$85.98	
Vendor SOUTHEAST MECHANICAL						
29879	E	100-41940-401	Municipal Building	Repairs/Maint Buildings	\$141.30	TOILET INNERS
Vendor SOUTHEAST MECHANICAL					\$141.30	
Vendor ZARNOTH BRUSH WORKS						
018874	E	100-43100-210	Street Maintenanc	Operating Supplies (GEN	\$907.00	BROOM REFILL GUTTER BROOM
Vendor ZARNOTH BRUSH WORKS					\$907.00	
Batch Name 2022 04FA02U					\$4,737.98	
					\$30,881.04	

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111848	OP31M	G 910-21706			\$546.12	ELDER - EE - MED ADV HSA HP
	OP31M	G 910-21706			\$766.42	LEWIS - EE - MED ADV HIGH HP
	OP31M	G 910-21706			\$1,463.06	YOUNG - EE+SP - MED ADV HSA BCBS
	OP31M	G 910-21706			\$2,068.88	SCHMIEDEBERG - EE - MED ADV HIGH
	OP31M	G 910-21706			\$1,463.06	SCHLICHTER - FAMILY - MED ADV HS
	OP31M	G 910-21706			\$546.12	COE - EE - MED ADV HSA HP
	OP31M	G 910-21706			\$546.12	MILIANDER - EE - MED ADV HSA HP
	OP31M	G 910-21706			\$1,463.06	LANDORF - EE+SP - MED ADV HSA HP
	OP31M	G 910-21706			\$546.12	IRISH - EE - MED ADV HSA PONE
	OP31M	G 910-21706			\$546.12	HYKE - EE - MED ADV HSA HP
	OP31M	G 910-21706			\$1,854.38	FOX - FAMILY - MED ADV VALUE BCBS
	OP31M	G 910-21706			\$1,463.06	ERICKSON - FAMILY - MED ADV HSA H
	OP31M	G 910-21706			\$1,463.06	DUBORD - EMP+SP - MED ADV HSA H
	OP31M	G 910-21706			\$546.12	CARLSON - EE - MED ADV HSA HP
	OP31M	G 910-21706			\$1,463.06	BURNETT - FAMILY - MED ADV HSA B
	OP31M	G 910-21706			\$546.12	BURKHOLDER - EE - MED ADV HSA HP
	OP31M	G 910-21706			\$546.12	PRIEBE - EE- MED ADV HSA PONE
Vendor MN PEIP					<u>\$17,837.00</u>	
Vendor MN UNEMPLOYMENT INSURANCE						
111842	122447	E 100-45200-140	Parks (GENERAL)	Unemployment Comp (G	<u>\$2,317.41</u>	
Vendor MN UNEMPLOYMENT INSURANCE					<u>\$2,317.41</u>	
Vendor PERA						
111849	SOMPE	E 100-42110-121	Police Administrati	PERA	-\$1,468.08	HARTLEY 08/2019-07/2021 THRESHO
	SOMPE	E 230-42270-121	Ambulance	PERA	\$585.00	CEMTRIP - MAR 2022
	SOMPE	G 910-21704			\$56.24	DCP ELECTED OFFICIAL
	SOMPE	G 910-21705			\$4,226.59	PERA - POLICE
	SOMPE	G 910-21704			<u>\$4,825.53</u>	PERA - CITY COORDINATED
Vendor PERA					<u>\$8,225.28</u>	
Vendor TASC						
111850	04/14/2	G 910-21714			<u>\$114.58</u>	FSA MEDICAL - EmpE SCHMIEDEBERG
Vendor TASC					<u>\$114.58</u>	
Batch Name 2022 04FPR01					<u>\$45,495.23</u>	
					<u>\$45,495.23</u>	

((BatchID] in (17240))



City of Chatfield
Batch Listing - Unposted Summary
Current Period: April 2022
2022 04 12PoolRef

Check							
Nbr	Invoice	Account	Dept Descr	Object Descr	Amount	Comments	
Vendor MYRECDEPT.COM							
111840		R 100-45124-3472	Swimming Pools -		\$40.00	DISCOUNT ON MEMBERSHIP LESSONS	
Vendor MYRECDEPT.COM					\$40.00		
Batch Name 2022 04 12PoolRef					\$40.00		
					\$40.00		

([BatchID] in (17239))

Memo

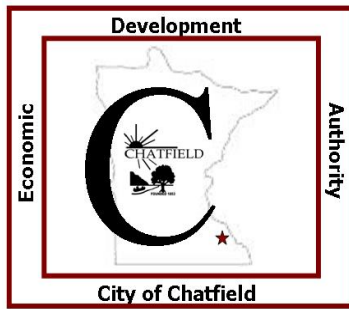
To: Mayor Smith, City Councilors
From: Beth Carlson
Date: 04/19/2022
Re: Election Judges

Appointments need to be made for election judges for the Special Primary Election, Tuesday, May 24, 2022.

Judges

Rylee Burnett
Stephanie Bradt
Beth Carlson
James Gladis
Karl Gorzynski
Kathryn Helwig
Sue Kester
Eileen Klema

Lorri Lowrey
Holly Martinka
John Martinka
Marilyn Merrill
Nissa Peterson
Charlotte Ryan
Michael Speck
Jean Strange



Chatfield Economic Development Authority
Thurber Community Center - Chatfield Municipal Building
21 Second Street SE
Chatfield, MN 55923
Voice 507.867.1523 Fax 507.867.9093
www.ci.chatfield.mn.us

April 25, 2022

MEMO

To: Chatfield EDA
From: Chris Giesen
RE: Fifty Two Fitness Request for TIF Assistance

Background

Jill Harstad and Lindsay Eide, owners of Fifty Two Fitness would like to proceed with the construction of a new athletic club on vacant property along Highway 52, on the south side of Chatfield. The approximately 8,000 square foot facility would include space for activities such as group exercise classes, yoga, and also feature a few spaces for additional complimentary tenants to rent.

Because of the quickly rising construction costs, including the costs of site improvements such as installing a new city sidewalk/trail on the property, they have requested the assistance of tax increment financing (TIF).

Attached are the details of the request. Also attached is the proposed development agreement necessary to enter into such an assistance arrangement and the documents needed to establish a new TIF district (TIF 3-5), assembled by the city's financial consultant.

The value of the TIF assistance would be up to \$140,000 plus interest, paid over nine years, on a "pay as you go" basis. The developers are also responsible for the setup fees associated with creating a TIF district. So, setting up this TIF district doesn't represent any financial risk to the city as payments will only be made to the developer as rebates on their property taxes, based on what is ultimately constructed.

The project would create about \$750,000 in new tax base, new jobs, and provide additional health and fitness services to the community. The project cost is about \$1,000,000.

Action Requested

Before consideration of approval, a public hearing on the creation of the new TIF district must be held to accept public comment. At a prior council meeting, the required hearing was scheduled for tonight.

The EDA recommends that the city council approve the attached resolutions which would create TIF 3-5 and enter into a development agreement with Fifty Two Fitness, providing TIF assistance as requested.

Fifty-Two Fitness
1820 Main St S
Chatfield, MN 55923

Mayor Russell Smith
Michael P. Tuohy, EDA President
City of Chatfield
21 SE Second Street
Chatfield, Minnesota 55923

March 23, 2022

Re: Fifty-Two Fitness Tax Increment Financing Request

Dear Mayor Smith and Mr. Tuohy:

As you know, we would like to open an athletic club facility in Chatfield. We are purchasing and developing a lot that is currently under private ownership on the south side of the city. However, the quickly rising costs of site improvements including installing a new city sidewalk/trail, the project is cost prohibitive without financial assistance from the city. We will not be able to move forward with this project without the assistance of tax increment financing.

If we move forward this project would locate our athletic club in Chatfield, create about \$747,000 in new tax base, create new jobs, and provide additional health and fitness related services to the community.

With the City and EDA's assistance, we look forward to our new home and future growth in Chatfield. We are confident that this project will spark even more opportunities for the community and Fifty-Two Fitness. Thank you for your consideration and support.

Sincerely,



Jill Harstad
Owner



Lindsay Eide
Owner

Cc: Joel Young; City Clerk

DEVELOPMENT AGREEMENT
BY AND BETWEEN

CITY OF CHATFIELD, MINNESOTA
AND
FIFTY-TWO FITNESS CORP.

This document drafted by:

TAFT STETTINIUS & HOLLISTER LLP
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

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DEVELOPMENT AGREEMENT

THIS AGREEMENT, made as of the 25th day of April, 2022, by and between the City of Chatfield, Minnesota (the "City"), a municipal corporation existing under the laws of the State of Minnesota and Fifty-Two Fitness Corp., a Minnesota corporation (the "Developer").

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 to 469.133, the City has heretofore established Development District No. 3 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 3-5 (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, do not apply to this Agreement because the assistance given to the Developer under this Agreement is a business subsidy of less than \$150,000; and

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Chatfield, Minnesota;

County means Fillmore County, Minnesota;

Developer means Fifty-Two Fitness Corp., a Minnesota corporation, its successors and assigns;

Development District means the real property included in Development District No. 3 heretofore established;

Development Program means the Development Program approved in connection with the Development District;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Legal and Administrative Expenses means the fees and expenses incurred by the City in connection with the adoption of the Tax Increment Financing Plan, the preparation of this Agreement and the issuance of the TIF Note;

Note Payment Date means August 1, 2024, and each February 1 and August 1 of each year thereafter to and including February 1, 2033; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Prime Rate means the rate of interest from time to time publicly announced by U.S. Bank Trust Company, National Association in St. Paul, Minnesota, as its "prime rate" or "reference rate" or any successor rate, which rate shall change as and when that rate or successor rate changes;

Project means the construction of an approximately 8,000 square foot fitness club on the Development Property.

Site Improvements means the site improvements undertaken or to be undertaken on the Development Property, more particularly described on Exhibit C attached hereto;

State means the State of Minnesota;

Tax Increments means 90% of the tax increments derived from the Development Property which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 3-5 located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as an economic development district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on April 25, 2022, and any future amendments thereto;

Termination Date means the earlier of (i) February 1, 2033, (ii) the date the TIF Note is paid as provided in the TIF Note, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms;

TIF Note means the Tax Increment Revenue Note (Fitness Center Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The City is home rule charter city that has a population of 5,000 or less and is located ten miles or more from any home rule charter or statutory city, located in the State, with a population of 10,000 or more.

(3) The Tax Increment District is an "economic development district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 12, and was created, adopted and approved in accordance with the terms of the Tax Increment Act.

(4) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(5) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for a portion of the costs of certain Site Improvements incurred in connection with the Project as further provided in this Agreement.

(6) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Minnesota corporation and has the power and authority to enter into this Agreement and to perform its obligations hereunder and doing so will not violate its articles, bylaws, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations).

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(5) The Developer will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(6) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(7) Construction shall begin by August 1, 2022, and the construction of the Project will be substantially completed by December 31, 2022, subject to Unavoidable Delays.

(8) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the Site Improvements as provided in Article III.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Public and Site Improvements.

(1) The City is requiring the installation of certain public improvements, such as public trails, as part of the Development Property. Those costs, among other facts, are the basis for which the Developer has determined that, but for the assistance given to the Developer under this Agreement, the Project could not move forward. As such, the City shall reimburse the Developer for Site Improvements to offset said costs.

(2) The parties agree that the installation of the Site Improvements to be constructed by the Developer are essential to the successful completion of the Project. The costs of the construction of Site Improvements shall be paid by the Developer. The City shall reimburse the Developer for the lesser of (a) \$140,000 or (b) or the costs of the construction of Site Improvements actually incurred and paid by the Developer (the "Reimbursement Amount"), as further provided in Section 3.3 hereof.

Section 3.2. Limitations on Undertaking of the City. Notwithstanding the provisions of Sections 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1, if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured.

Section 3.3. Reimbursement: TIF Note. The City shall reimburse the payments made by the Developer under Section 3.1 for costs of the construction of Site Improvements through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions

(1) The TIF Note shall be dated, issued and delivered when the Developer shall have demonstrated in writing to the reasonable satisfaction of the City that the Developer has incurred and paid all costs of the Site Improvements, as described in and limited by Section 3.1 and shall have submitted paid invoices for the costs of construction of the Site Improvements in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 4.00% per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, any Tax Increments received by the City during the preceding 6 months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and interest on the TIF Note. If, on any Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.3, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

Section 3.4. Legal and Administrative Expenses. The Developer shall reimburse the City for its actual out of pocket Legal and Administrative Expenses at the request of the City.

Section 3.5. Real Property Taxes. to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that, so long as it owns all or any portion of the Development Property, prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or

federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date; and.

(4) It will not seek a reduction in the market value as determined by the Fillmore County Assessor of the Project or other facilities, if any, that it constructs on the Development Property, pursuant to the provisions of this Agreement, for so long as the TIF Note remains outstanding.

Section 3.6. Prohibition Against Transfer of Project. If the Developer sells or transfers the Project, this Agreement shall terminate unless the prior written consent of the City is obtained and the transferee shall have demonstrated the continued need for assistance.

Section 3.7. DEED Reports. The Developer shall provide the City with information about the Project as requested by the City so that the City can satisfy the reporting requirements of Minnesota Statutes, Section 116J.994, Subd. 8.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes and special assessments levied against the Development Property and all public utility or other City payments due and owing with respect to the Development Property when due and payable.

(2) Failure of the Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(3) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(4) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due;
or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer, but only if the Event of Default has not been cured within said thirty (30) days:

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6. Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement but shall, in any event and without regard to any fault on the part of the City, apply to any pecuniary loss or penalty (including interest thereon

from the date the loss is incurred or penalty is paid by the City at a rate equal to the Prime Rate) as a result of the Project causing the Tax Increment District to not qualify or cease to qualify as an "economic development district" under Section 469.174, Subdivision 12, of the Act and Section 469.176, Subdivision 4c. or to violate limitations as to the use of Tax Increments as set forth in Section 469.176, Subdivision 4c.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE V

DEVELOPER'S OPTION TO TERMINATE AGREEMENT

Section 5.1. The Developer's Option to Terminate. This Agreement may be terminated by the Developer, if (i) the Developer is in compliance with all material terms of this Agreement and no Event of Default has occurred; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within ninety (90) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within ninety (90) days, of receipt of such notice, the City has not provided assurances, reasonably satisfactory to the Developer, that such noncompliance will be cured as soon as reasonably possible.

Section 5.2. Action to Terminate. Termination of this Agreement pursuant to Section 5.1 must be accomplished by written notification by the Developer to the City within sixty (60) days after the date when such option to terminate may first be exercised. A failure by the Developer to terminate this Agreement within such period constitutes a waiver by the Developer of its rights to terminate this Agreement due to such occurrence or event.

Section 5.3. Effect of Termination. If this Agreement is terminated pursuant to this Article V, this Agreement shall be from such date forward null and void and of no further effect; provided, however, the termination of this Agreement shall not affect the rights of either party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by the other party, or to recover amounts which had accrued and become due and payable as of the date of such termination. Upon termination of this Agreement pursuant to this Article V, the Developer shall be free to proceed with the Project at its own expense and without regard to the provisions of this Agreement; provided, however, that the City shall have no further obligations to the Developer with respect to reimbursement of the expenses set forth in Section 3.1.

ARTICLE VI

ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. Until termination of this Agreement, the Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a fitness facility and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 6.2. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.3. Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (1) in the case of the Developer is addressed to or delivered personally to:

Fifty-Two Fitness Corp.
Attention: Jill Harstad and Lindsay Eide
1820 Main Street South
Chatfield, MN 55923

- (2) in the case of the City is addressed to or delivered personally to the City

at:

City of Chatfield, Minnesota
Attention: City Clerk
Chatfield City Hall
21 Second Street SE
Chatfield, MN 55923-1204

with a copy to:

Taft, Stettinius & Hollister LLP
Attention: Mary Ippel
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.6. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.7. Expiration. This Agreement shall expire on the Termination Date.

Section 6.8. Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.9. Assignability of TIF Note. The TIF Note may only be assigned pursuant to the terms of the TIF Note and shall not be unreasonably withheld.

Section 6.10. Amendment. This Agreement may be amended only by written agreement approved by the City and the Developer.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF CHATFIELD, MINNESOTA

By _____
Its Mayor

By _____
Its City Clerk

This is a signature page to the Development Agreement by and between the City of Chatfield, Minnesota and Fifty-Two Fitness Corp.

FIFTY-TWO FITNESS CORP.

By _____
Its _____

This is a signature page to the Development Agreement by and between the City of Chatfield, Minnesota and Fifty-Two Fitness Corp.

EXHIBIT A

Description of Development Property

Parcel Identification Number

26.0473.040

EXHIBIT B

Form of TIF Note

No. R-1

\$_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTIES OF FILLMORE AND OLMSTED
CITY OF CHATFIELD

TAX INCREMENT REVENUE NOTE
(FITNESS CENTER PROJECT)

The City of Chatfield, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Fifty-Two Fitness Corp. (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed \$140,000 as provided in that certain Development Agreement, dated as of April 25, 2022, as the same may be amended from time to time (the "Development Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of four and no hundredths percent (4.00%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2022, and on each February 1 and August 1 thereafter to and including February 1, 2033, or, if the first should not be a Business Day (as defined in the Development Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the sum of the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the Development Agreement) within the City's Tax Increment Financing District No. 3-5 (the "Tax Increment District") within its Development District No. 3 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Tax Increment Act"). This Note shall terminate and be of no further force and effect following the last Payment

Date defined above, on any date upon which the City shall have terminated the Development Agreement under Section 4.2(2) thereof or the Developer shall have terminated the Development Agreement under Article V thereof, on the date the Tax Increment District is terminated, or on the date that all principal payable hereunder shall have been paid in full, whichever occurs earliest.

The City makes no representation or covenant, expressed or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the Development Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the Development Agreement the City elects to cancel and rescind the Development Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the Development Agreement, including without limitation Section 3.3 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution, Charter of the City and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional, charter or statutory limitation thereon.

IN WITNESS WHEREOF, City of Chatfield, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and Clerk and has caused this Note to be dated as of _____, 20____.

City Clerk

Mayor

DO NOT EXECUTE UNTIL PAID INVOICES FOR SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of _____, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF
REGISTERED OWNER

DATE OF
REGISTRATION

SIGNATURE OF
CLERK

Fifty-Two Fitness Corp.
Attention: _____
1820 Main Street South
Chatfield, MN 56482

EXHIBIT C

Site Improvements

Site Preparation

Grading/earthwork

SAC/WAC

Landscaping, including irrigation

Foundations and Footings

Engineering

Survey

Environmental Testing

Soil Borings

Onsite Utilities

Storm Water/Ponding

Outdoor Lighting

Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements

Parking

Entrance Driveway and Access Road

Draft

City of Chatfield, Minnesota

Tax Increment Financing Plan for

Tax Increment Financing District No. 3-5

(Fitness Club Project)

To be Adopted: April 25, 2022



DDA

David Drown Associates, Inc.
Public Finance Advisors

Minneapolis Office:
5029 Upton Avenue South
Minneapolis, MN 55410
612-920-3320 (phone); 612-605-2375 (fax)
www.daviddrown.com

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Tax Increment Financing Plan for Tax Increment Financing District No. 3-5

Section 1 Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"City" means the City of Chatfield, Minnesota.

"City Council" means the City Council of the City of Chatfield, Minnesota.

"County" means Fillmore County, Minnesota.

"County Board" means the County Board of Fillmore County.

"Developer" means Jill Harstad and Lindsay Eide, any company they establish, their successors and assigns, and any other Developer within the boundaries of the Tax Increment Financing District No. 3-5.

"Development District" means Development District No. 3 in the City.

"Development Program" means the Development Program for the Development District.

"Project" means the construction of a fitness club approximately 8,000 square feet in size and any required associated public improvements necessary to serve said facilities within Tax Increment Financing District No. 3-5.

"Project Area" means the geographic area of the Development District.

"School District" means the School District No. 227.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1799, both inclusive.

"TIF District" means Economic Development Tax Increment Financing District No. 3-5.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section 2 Statement of Need and Public Purpose

See the Development Program for Development District No. 3 which is on file at the City Administrator's office at City Hall in Chatfield.

Section 3 Statutory Authorization

The City is empowered under the provisions of the TIF Act to establish a tax increment financing district.

Section 4 Statement of Objectives

The objectives of this tax increment financing plan are consistent with the objectives outlined in the Development Program.

Section 5 Development Activities for which the City has Designated a Developer

The COVID-19 pandemic led to the closing of the only group/class fitness center in Chatfield, and residents have missed this important community element since that time. The Developer proposes to construct a brand new, 8,000 square foot fitness center to once again fulfill this community need. The Project will provide professional trainers to run group and individual fitness activities as well as provide space for retail tenants to rent in order to cater events for club members and the public at large.

The Project is challenged by the ongoing uncertainties surrounding COVID-19 and unpredictable government mandates. In addition, labor and material shortages have caused longer lead times resulting in much higher-than-expected construction costs. Finally, the City of Chatfield development standards require providing pedestrian and bike access in new developments and will be requiring a pedestrian sidewalk/trail be installed on the development site. For these reasons, the Developer is requesting Tax Increment Financing assistance. The City intends to provide TIF assistance on a Pay-As-You-Go basis to reimburse the Developer for eligible site improvement expenses.

Section 6 Property to be Included in the TIF District

The boundaries for TIF District No. 3-5 shall encompass all property associated with tax parcel 26.0473.040. Further, the boundaries of the TIF District shall include all public rights-of-way, utility and/or drainage easements located upon or adjacent to this parcel. See the map attached as Exhibit 1 for an illustration of the boundaries of the TIF District.

Section 7 Estimated Sources and Uses of Funds (Public Costs)

The estimated costs of the proposed development in the TIF District which are eligible for reimbursement with tax increments of the TIF District and the projected sources of revenue available to fund these costs are summarized below.

Estimated Project/Financing Costs to be paid or financed with increment:

<u>Project / Capital Costs:</u>	
Land Acquisition	0
Site Improvement/Prep	141,254
Utilities	0
Other Public Improvements	0
Construction of Affordable Housing	0
Small City Authorized Costs	0
	<u>\$141,254</u>
<u>Finance Costs:</u>	
Bond & Note Interest Expense	<u>\$37,046</u>
<u>Administrative Costs</u>	
Administration funded with TIF	<u>\$19,811</u>
Total Uses of Funds	\$198,111

Estimated Tax Increment Revenues

Tax Increments	198,111
Investment Interest	0
Sales/Lease Proceeds	0
Market Value Homestead Credit	0
Total Sources of Funds	\$198,111

Estimated Amount of Bonds to be issued \$161,065

The City reserves the right to adjust the amount of Capital and Administrative line items listed above or to incorporate additional eligible items, so long as the total Capital and Administrative costs are not increased (\$161,065). Adjusting financing costs, principal or interest, will require a public hearing and formal TIF Plan modification process pursuant to Minnesota Statutes Section 469.175 Subd. 4. The City also reserves the right to fund any of the identified costs with any other legally available revenues but anticipates that such costs will be primarily financed with tax increments. Therefore, the total estimated costs to be financed with tax increments, including capital costs, administrative costs and financing costs (interest) is \$198,111.

Section 8 Estimated Impact on Other Taxing Jurisdictions

Exhibit 4 shows the estimated impact on other taxing jurisdictions if the projected Retained Captured Net Tax Capacity of the TIF District were hypothetically available to the other jurisdictions. The City believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

Section 9 Fiscal and economic implications

M.S. Section 469.175 Subdivision 2(b) requires a specific description of the fiscal and economic implications of the proposed TIF District. Please refer to Exhibit 4 for an estimate of the captured tax increments by jurisdiction. The probable impact of the TIF District on City-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the TIF District upon the City's ability to issue other debt for general fund purposes are minimal. Development expected within the TIF District shall occur in a fairly developed area of the City which already receives City services.

It is the opinion of the City that the existing sanitary sewer and water systems of the City have adequate capacity to serve the project and are ultimately paid for through utility rates which this new development will pay. In terms of fire and police protection, it is the City's opinion that there will be no significant increase in police calls or the need for additional fire protection personnel for the City. Additionally, it is the opinion of the City that police and fire protection services can be provided to the TIF District with no identifiable budget impacts or the direct need for any additional capital equipment. The factors supporting this finding include the nature of the project, the relatively short duration of this TIF District, its projected tenants, and its location in the City.

The City intends to assist the Project via the issuance of a Pay As You Go Contract. This type of debt instrument does not apply to the City's legal debt limit, nor does it carry the City's General Obligation pledge. As such, this TIF District will not have an adverse impact on the City's current bond credit rating or capacity to borrow for future projects.

Section 10 Property to be acquired in the TIF District / Requirement for Agreements

The City does not intend to acquire any parcels or reimburse any acquisition costs. Rather, the parcel included in this TIF District is privately owned and the City will use tax increments to reimburse the Developer for site improvement expenses.

Section 11 Estimated Amount of Bonded Indebtedness

The Authority reserves the right to fund all Project costs permitted by law using internal funding, general obligation bonds, pay-as-you-go financing or any other financing mechanism authorized by law. The maximum amount of bonds to be funded with tax increment revenue from TIF District No. 3-5 is \$161,065.

Internal Loans, including a negative balance in the TIF fund, must be authorized by resolution of the entity advancing the loan before money is transferred, advanced or spent. The resolution must include the terms and conditions for repayment of the loan to include, at a minimum, the principal amount of the loan, the interest rate and the maximum term. The interest rate to be charged on internal loans shall not exceed the greater of the rates specified under Minnesota Statutes 270C.40 or 549.09 as of the date this Plan is approved, which is currently 4%.

Section 12 Designation of TIF District as an Economic Development District

Economic development districts are a type of tax increment financing district which consists of any project which the City finds to be in the public interest because:

1. it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;
2. it will result in increased employment in the state; or
3. it will result in preservation and enhancement of the tax base of the state.

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Sections 5 and 17) and will increase both tax base and employment opportunities within the City. Without establishment of the TIF District, the proposed development would not occur within the City. This finding is supported by a letter submitted by the Developer stating that but for the use of tax increment financing the Project could not proceed.

Section 13 Original Net Tax Capacity

The County Auditor will certify the Original Net Tax Capacity of the TIF District, which will be the total Net Tax Capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The City intends to file the request for certification after July 1, 2022. As such, the Original Tax Capacity will be the net tax capacity as of January 2, 2022 (assessed value for taxes payable 2023) and is unknown at this time. The assessed values for taxes payable 2022 are included for estimation purposes only.

The Market Value of all property within the TIF District as of January 2, 2021 for taxes payable in 2022 is estimated at \$38,800. At this value, the Original Net Tax Capacity of the TIF District would be \$582 (see Exhibit 2).

Each year the County Auditor will certify the amount that the Original Net Tax Capacity has increased or decreased as a result of:

1. changes in the tax-exempt status of property;
2. reductions or enlargements of the geographic area of the TIF District;
3. changes due to stipulation agreements or abatements; or
4. changes in classification rates.

Section 14 Original Local Tax Rate

The County Auditor shall also certify the Original Local Tax Rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the Original Net Tax Capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the Original Local Tax Rate of the TIF District. As noted in Section 13, the City intends to file the TIF District for certification after July 1, 2022; therefore, the Original Local Tax Rate will be the rate that applies for taxes payable in 2023, which is unknown at this time.

The rates associated with taxes payable 2022 are included for estimation purposes only:

<u>Taxing Jurisdiction</u>	<u>2021/2022 Local Tax Rate</u>
City of Chatfield	101.692%
Fillmore County	32.932%
School District 227*	20.867%
Other	0.000%
Total	137.456%

The projected original local tax rate does not include the State of Minnesota property tax rate on commercial, industrial and seasonal recreation property, which is estimated to be 36.289% for 2022. The state property tax is *not* captured as tax increment.

** Minnesota Statutes Section 469.177 Subd. 1a was amended in 2013 redefining what portion of the local school district tax capacity rate will be used in calculating tax increments. Specifically, this amendment now excludes that portion of the school rate attributable to the general education levy under Section 126C.13. The rate shown is an estimate of the applicable rate.*

Section 15 Projected Retained Captured Net Tax Capacity and Tax Increment

Each year the County Auditor will determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the Original Net Tax Capacity, the difference shall be known as the Captured Net Tax Capacity of the TIF District. It is the City's intention to retain 100% of the Captured Net Tax Capacity of the TIF District.

Exhibit 3 estimates the total amount of retained net captured tax capacity, gross tax increments, adjustments, and the net tax increment revenues which will be available annually and cumulatively over the life of the TIF District.

Section 16 Statutory Duration of the TIF District

Economic development districts may remain in existence for eight years from the date of receipt of the first tax increment. This produces nine (9) annual collections of tax increments. Modifications of this plan (see Section 28) may not extend these limitations unless the City elects under certain circumstances to extend the duration of TIF District in order to recover eligible pollution cleanup costs incurred by the City (see M.S. Section 469.176, Subd. 1g for details).

The Developer intends to construct the Project in 2022. The City intends to request certification of this TIF District after July 1st, 2022. As such, the City expects 2024 to be the first year to collect tax increment revenues. The City expects this TIF District to remain in existence the maximum duration allowed by law. Therefore, the expected date of required decertification is stated as December 31st, 2032.

Section 17 Use of Tax Increments – Economic Development Districts

Pursuant to Minnesota Statutes Section 469.176 Subd. 4, tax increments from an economic development district typically must be used solely to provide improvements, loans, subsidies, grants, interest rate subsidies, or other assistance in which at least 85% of the square footage of the facilities to be constructed are used for any of the following purposes:

1. manufacturing, production, or processing of tangible personal property;
2. warehousing, storage and distribution of tangible personal property, excluding retail sales;
3. research and development related to the activities listed in (1) or (2) above;
4. telemarketing if that activity is the exclusive use of the property;
5. tourism facilities as defined in M.S. Section 469.174, Subdivision 22; or
6. space necessary for and related to the activities listed in (1) through (5) above.

However, if the City has a population of 5,000 or less and is located ten miles or more from a City having a population of 10,000 or more (a “Small City”), tax increments may also be used to provide assistance in any form for up to 15,000 square feet of a separately owned commercial facility, but only to assist the facility directly or pay administrative expenses. Such is the case for this Project.

This TIF District satisfies the requirements for a small city commercial district. See Section 5.

Section 18 Use of Tax Increments – General

Each year County Treasurer shall deduct an estimated 0.36% of the annual tax increment generated by the TIF District and pay such amount to the state general fund. Such amounts will be appropriated to the state auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit 3 shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

1. Pay for the estimated public costs of the TIF District (including administrative expenses, see Section 7) and City administrative costs associated with the TIF District (see Section 29);
2. pay principal and interest on tax increment bonds, notes or other financial obligations issued to finance the public costs of the TIF District;
3. accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the public costs of the TIF District;
4. pay all or a portion of the County road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or
5. return excess tax increments to the County Auditor for redistribution to the City, County and School District in proportion to their local tax capacity rates.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless the County Board involved waives this requirement. Tax increments shall not be used to circumvent levy limitations.

Tax increment may not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or Federal government. Further, tax increments may not be used to finance: a commons area used as a public park; facilities used for social or recreational purposes (whether public or private); or publicly-owned facilities used for conference purposes; provided that tax increment may be used for a privately owned conference facility, and for parking structures whether public or privately owned and whether or not they are ancillary to one of the otherwise prohibited uses described above.

If there exist any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sales of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section 19 “Green Acres”

The TIF District may not include parcels that qualified as “green acres” in any of the five (5) years preceding the request for certification, unless 85% of development in the district is restricted to Qualified Facilities which pay at least 90% of employee’s wages equal to or greater than 160% of the federal minimum wage.

None of the parcels located within the TIF District was enrolled in the Green Acres program (see M.S. 273.111) within the prior five years of the anticipated certification request date.

Section 20 4-Year Knock-Down Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District, and the Original Net Tax Capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The City must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City or owner of the parcel subsequently commences any of the above activities, the City shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the Net Tax Capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the Original Net Tax Capacity of the TIF District.

Section 21 Tax Increment Pooling – 5-year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District. No more than 20% of the tax increments may be spent on costs outside of the TIF District, but within the boundaries of the Project Area. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

1. actually paid to a third party for activities performed within the TIF District within five years after certification of the district;
2. used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or
3. used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The City does not anticipate the need to pool tax increment revenues between this TIF District and other existing or future TIF Districts within Development District No. 3.

Section 22 Excess Tax Increment

On December 31st of each year, the City must determine the amount of excess increments for the TIF District. See M.S. Section 469.176 subdivision 2 for a complete definition. Excess increments may only be used to:

1. prepay any outstanding tax increment Bonds;
2. discharge the pledge of tax increments on any outstanding Bonds.
3. pay amounts into an escrow account dedicated to the payment of any outstanding Bonds; or
4. return excess tax increments to the County Auditor for redistribution to the City, County and School District in proportion to their local tax capacity rates. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Allocation of excess increments must be completed by September 30th in the year following the year in which excess increments were generated.

Section 23 Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the City other than:

1. amounts paid for the purchase of land;
2. amounts paid for materials and services, including architectural and engineering services directly connected with the proposed development within the TIF District;
3. relocation benefits paid to, or services provided for, persons or businesses located within the TIF District; or
4. amounts used to pay interest on, fund a reserve for, or sell at a discount, tax increment bonds.
5. amounts used to make payments on other financial obligations used to finance costs outlined above.

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the City in administering the TIF District. For TIF Districts with certification request dates after July 31, 2001 tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF plan or (b) 10% of the total tax increments received by the TIF District. However, tax increments used to pay County expenses pursuant to M.S. Section 469.176 Subd. 3(d) are not subject to these percentage limits. The City intends to retain the full 10% of tax increment collected allowed by law to pay its expenses related to administering the TIF District. See Exhibit 3.

Section 24 Prior Planned Improvements

The City shall accompany its request for certification to the County Auditor with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the Original Net Tax Capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

The City has issued no building permits for properties within the TIF District during the past 18 months.

Section 25 Development Agreements

If more than 10% of the acreage of a project (which contains an economic development district) is to be acquired by the City with proceeds from tax increment bonds then, prior to such acquisition, the City must enter into an agreement for the development of the property. Such agreement must provide recourse for the City should the development not be completed.

The City does not intend to acquire any land within the TIF District. See Section 10.

Section 26 Business Subsidy Laws

Minnesota Statutes 116J.994 requires a City or Authority providing financial assistance of between \$25,000-150,000 or a business subsidy worth \$150,000 or more to complete an approval process as described below. Housing projects and many redevelopment projects are exempt from the requirements.

For financial assistance of \$25,000-149,999:

1. Adopt criteria for awarding business subsidies following a public hearing.
2. Complete the Financial Assistance Report annually for two years

For a business subsidy of \$150,000 or more, the Authority must complete the following:

1. Adopt criteria for awarding business subsidies following a public hearing.
2. Conduct a public hearing on the subsidy, after providing at least 10 days published notice in the local newspaper.
3. Enter into a subsidy agreement which must include the following information and requirements:
 - a. A description of the subsidy.
 - b. A statement of the public purpose and goals of the subsidy.
 - c. Wage and job creation goals (or job retention goals, if job loss is imminent and demonstrable) to be achieved within 2 years of receiving the subsidy;
 - d. A description of the recipient's financial obligation if the goals are not met. The recipient must pay back the assistance with interest if goals are not met, although pro-ratio to reflect partial fulfillment of goals is permitted.
 - e. A statement of why the subsidy is needed.
 - f. A commitment from the recipient to continue operations at the site for at least 5 years;
 - g. The name and address of the parent company of the recipient;
 - h. A list of all other financial assistance to the project; and
 - i. A requirement for the recipient to provide the Authority and the Department of Employment and Economic Development with annual information regarding goals for two years after receiving the subsidy or until the goals are achieved. The reports must be filed by March 1 for the prior year.

The amount of assistance contemplated in this plan is expected to be below \$150,000. As such, the City shall not hold a Business Subsidy Public Hearing.

Section 27 Assessment Agreements

The City may, upon entering into a development agreement, also enter into an assessment agreement with the Developer or any other person, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be a reasonable estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, and if the project is valued below the minimum market value, also approved by the County and School District.

Section 28 Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; increase in the amount of capitalized interest; increase in that portion of the Captured Net Tax Capacity to be retained by the City; increase in the total estimated capital and administrative costs; or designation of additional property to be acquired by the City shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

1. the only modification is elimination of parcels from the Project Area or the TIF District; and
2. the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's Original Net Tax Capacity, or the City agrees that the TIF District's Original Net Tax Capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The City must notify the County Auditor of any modification that reduces or enlarges the geographic area of the Project Area or the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section 29 Administration of the Tax Increment Financing Plan

After adoption of the TIF Plan, the City shall submit a copy of such plan to the State Auditor's Office. The City shall also request that the County Auditor certify the Original Net Tax Capacity and Net Tax Capacity Rate of the TIF District. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The City shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the City the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the Retained Captured Net Tax Capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

1. Prior to July 1, the City shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.
2. If the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

Each year the County Auditor shall certify the amount of the Original Net Tax Capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

1. the value of property that changes from tax-exempt to taxable shall be added to the Original Net Tax Capacity of the TIF District. The reverse shall also apply;
2. the Original Net Tax Capacity may be modified by any approved enlargement or reduction of the TIF District;
3. if laws governing the classification of real property cause changes to the percentage of Estimated Market Value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the Original Net Tax Capacity and the Retained Captured Net Tax Capacity of the TIF District.

The County Auditor shall notify the City of all changes made to the Original Net Tax Capacity of the TIF District.

Section 30 Financial Reporting and Disclosure Requirements

The City is responsible for information and financial reporting on the activities of the TIF District. These responsibilities include:

1. Prepare and Publish an Annual Statement. No later than August 1 of each year, the City must prepare and publish an annual statement which includes at least the following information:
 - (a) tax increment received and expended in that year
 - (b) Original Net Tax Capacity
 - (c) captured Net Tax Capacity
 - (d) amount of outstanding bonded indebtedness
 - (e) increments paid to other government bodies
 - (f) administrative costs
 - (g) increments paid directly or indirectly outside of the district
 - (h) if a fiscal disparities contribution is computed under section 469.177, Subd. 3(a), the increase in property tax imposed on other properties in the municipality as a result of the fiscal disparities contribution in the manner prescribed by the commissioner of revenue.

A copy of the annual statement must also be provided to the State Auditor, county board and county auditor, and the municipality.

2. Prepare an Annual Report. (469.175 Subds. 5 and 6) The State Auditor enforces the provisions of the TIF Act and has full responsibility for financial and compliance auditing of the City's use of tax increment financing. The State Auditor's office provides detailed tax increment reporting forms for use in complying with annual reporting requirements. On or before August 1 of each year, the City and/or the City must prepare a status and financial report for the TIF District and submit it to the state auditor, the county board, the county auditor, and the governing body of the municipality, if the municipality is not also the City.
3. Prepare a Minnesota Business Assistance Form. (116J.994) By April 1, the Authority must submit a report to the Department of Employment and Economic Development on wage and job goals and progress made in achieving them. A reporting form is provided by the Department and must be submitted for each business which has received TIF assistance.

Section 31 Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

1. The TIF District qualifies as an economic development district;

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Section 5) meets all of the criteria listed in Sections 12, 17 and 18 above.

2. The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future, and the increased market value of the site that could reasonably be expected to occur without the use of tax increment would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan;

The above finding is based on a letter submitted by the Developer stating that without the use of tax increment financing the Project could not proceed.

The City has further determined that no other development is expected to occur that would create a greater market value than that proposed, adjusting for the tax increment assistance. Any other development of the TIF District would have to create a market value increase of more than \$552,151 in order to exceed the value increase expected under the current proposal, after subtracting the present value of the tax increment for 9 years (See Market Value Analysis, Exhibit 5). Due to the amount of time the site in question has sat in its current condition by a private party the City has no reason to expect any significant development to occur without tax increment assistance. Therefore, the City reasonably believes that the expected increase in market value at this site without TIF assistance is limited to appreciation in existing real estate value, estimated to be approximately \$3,880 over the life of the TIF District.

To summarize the basis for the City's findings, the City makes the following determinations:

- a) *The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is \$3,880 (for the reasons described above).*
 - b) *If the proposed development to be assisted with tax increment occurs in the TIF District, the total increase in market value would be approximately \$709,100. The increase in market value would be due primarily to new construction within the TIF District. (See Exhibit 3)*
 - c) *The present value of tax increments from the TIF District for the maximum duration of the district permitted by the TIF Plan is estimated to \$156,949 (See Exhibit 5)*
 - d) *Even if some development other than the proposed development were to occur, the City Council finds that no alternative would occur that would produce a market value increase greater than \$552,151 (the amount in clause b less the amount in clause c) without tax increment assistance.*
3. The TIF Plan conforms to the general plan for development or redevelopment of the City as a whole.

The reasons and facts supporting this finding are that the development proposal is consistent with the City's zoning ordinances and comprehensive plans for the area and serves to promote the City's development objectives.

4. The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the Project Area by private enterprise.

The reasons and facts supporting this finding are that the assistance provided in this TIF Plan will assist in the construction of a new commercial facility.

Exhibits

Map of Tax Increment Financing District and Project Area	Exhibit 1
Parcels and Valuations	Exhibit 2
Tax Increment Projections	Exhibit 3
Statement of Fiscal and Economic Impacts	Exhibit 4
Market Value Analysis	Exhibit 5

City of Chatfield, Minnesota (FILLMORE COUNTY)
Economic Development Tax Increment Financing District No. 3-5
Parcel Summary

Fitness Club Project

<u>Property Owner</u>	<u>Parcel ID Nos.</u>	<u>TOTAL MARKET VALUE</u>	<u>Estimated Original Tax Capacity</u>
Richard Kivimagi ETAL	26.0473.040	\$ 38,800	\$ 582
		<hr/>	
		TOTALS	\$ 38,800 \$ 582

City of Chatfield, Minnesota (FILLMORE COUNTY)
Economic Development Tax Increment Financing District No. 3-5

Fitness Club Project

Tax Increment Projections

Valuations & Projected Increases

	Market Value	Tax Capacity
Original Values*	\$ 38,800	\$ 582
Projected New Value	\$ 747,900	\$ 14,208
Captured Values	\$ 709,100	\$ 13,626

Tax Rate Assumptions:

	Tax Capacity Rate 2021/2022	Estimated Original Local Tax Capacity Rate* 2021/2022
City of Chatfield	101.692%	101.692%
County of Fillmore	32.932%	32.932%
ISD No. 227**	25.959%	20.867%
State	36.289%	0.000%
	<u>196.872%</u>	<u>155.491%</u>

Projected Tax Increment

1% Inflation

Payable Year	Original Tax Capacity	Projected Tax Capacity	Net Captured Tax Capacity	Less Fiscal Disparities	Retained Net Captured Tax Capacity	Projected Tax Rate*	Less State Auditor's Deduction	Gross Tax Increment	Adjustments 10.00% Admin. Retainage	TOTAL NET REVENUES
2022	582	582	-	-	-	155.491%	-	-	-	-
2023	582	582	-	-	-	155.491%	-	-	-	-
2024	582	14,208	13,626	-	13,626	155.491%	(76)	21,111	2,111	19,000
2025	582	14,350	13,768	-	13,768	155.491%	(77)	21,331	2,133	19,198
2026	582	14,494	13,912	-	13,912	155.491%	(78)	21,553	2,155	19,398
2027	582	14,639	14,057	-	14,057	155.491%	(79)	21,778	2,178	19,600
2028	582	14,785	14,203	-	14,203	155.491%	(80)	22,005	2,200	19,804
2029	582	14,933	14,351	-	14,351	155.491%	(80)	22,234	2,223	20,010
2030	582	15,082	14,500	-	14,500	155.491%	(81)	22,465	2,247	20,219
2031	582	15,233	14,651	-	14,651	155.491%	(82)	22,699	2,270	20,429
2032	582	15,385	14,803	-	14,803	155.491%	(83)	22,935	2,293	20,641
								<u>198,111</u>	<u>19,811</u>	<u>178,300</u>

Present Value Discounted @ 4% >>

141,254

NOTES:

* Local Tax Rates shown are based upon Taxes Payable Year 2022 and are subject to change as request for certification will take place AFTER July 1, 2022.
The actual Original Local Tax Capacity Rate will be based upon rates associated with taxes payable 2023 which are unknown at this time.

** Due to changes of Minnesota Statutes Section 469.177 Subd. 1a, that portion of the school tax rate attributable to the general education levy is no longer included in determining the Original Local Tax Capacity Rate for TIF Districts with certification request dates after April 15, 2013. State property taxes are excluded as well.

City of Chatfield, Minnesota (FILLMORE COUNTY)
Economic Development Tax Increment Financing District No. 3-5

STATEMENT OF FISCAL AND ECONOMIC IMPACTS OF PROPOSED TIF DISTRICT

Taxing Jurisdiction	Without TIF District		With TIF District					
	2022 Taxable Net Tax Capacity ⁽¹⁾	2022 Local Tax Rate	2022 Taxable Net Tax Capacity ⁽¹⁾	Projected PV Captured Net Tax Capacity	Hypothetical Tax Generated By TIF	New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate	Hypothetical Decrease in Tax Rate
City of Chatfield	2,271,070	101.692%	2,271,070	14,803	15,054	2,285,873	101.033%	0.659%
Fillmore County, Minnesota	36,586,208	32.932%	36,586,208	14,803	4,875	36,601,011	32.919%	0.013%
ISD No. 227	4,498,217	25.959%	4,498,217	14,803	3,843	4,513,020	25.874%	0.085%
Other ⁽²⁾	--		--	-	-	--		--
Totals		160.583%			23,771		159.826%	0.757%

Statement #1: If all of the projected captured net tax capacity of the project were hypothetically immediately available to each taxing jurisdiction if TIF were not used, the tax capacities of each jurisdiction would be increased by the amounts shown above, and the local tax rates of each jurisdiction would be decreased by the amounts shown.

Statement #2: As the projected captured tax capacity of the project would not be available without the use of TIF, the tax capacities and tax rates of each jurisdiction will not be affected.

Statement #3: The estimated amount of tax increment (gross increment less State Auditor's deduction) generated over the life of the TIF District is estimated to be \$198,111.

Statement #4: A description of the probable impact of the TIF District on City services as a result of the creation of this TIF District would include the following: The City will be collecting an estimated \$129,565 in city property tax revenue from the proposed project area and applying it to project related expenses rather than general services such as police, fire, and other services not paid by user fees.	129,565
	41,959
	26,587
	198,111

Statement #5: The estimated amount of increment attributed to the school districts' tax levies and captured as a result of the creation of this TIF District is \$26,587 for School District 227.

Statement #6: The estimated amount of increment attributed to the county tax levy and captured as a result of the creation of this TIF district is \$41,959.

Statement #7: The final Original Net Tax Capacity and Local Tax Rate of the TIF District will be based upon data for taxes payable 2023 as the Authority intends to request certification of the TIF District after July 1, 2022.

⁽¹⁾ Taxable net tax capacity = total net tax capacity less value captured in TIF Districts and powerline value.
⁽²⁾ The impacts upon other taxing jurisdictions not included since they represent a small percentage of the total tax rate.

City of Chatfield, Minnesota (FILLMORE COUNTY)

Economic Development Tax Increment Financing District No. 3-5

Market Value Analysis

Increased Market Value of Site	\$	709,100
Less Present Value of TIF Revenues	\$	156,949
	\$	552,151
Estimated Increased Site Value w/out TIF*	\$	3,880
Net Value Increase	\$	548,271

Present Value of Tax Increments

Calculation Date: 12/31/2022
Present Value Factor: 4.00%

#	Year	Tax Increment	Present Value
0	2022	-	-
1	2023	-	-
2	2024	21,111	19,518
3	2025	21,331	18,963
4	2026	21,553	18,424
5	2027	21,778	17,900
6	2028	22,005	17,391
7	2029	22,234	16,896
8	2030	22,465	16,415
9	2031	22,699	15,948
10	2032	22,935	15,494
		198,111	156,949

* Without the use of Tax Increment Financing no development is expected to occur on the site. Therefore, the Estimated Site Value without TIF is expected to be restricted to MV inflation only of approximately 1% per year.

**EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY
OF CHATFIELD, MINNESOTA**

HELD: April 25, 2022

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Chatfield, Fillmore County, Minnesota, was duly called and held on the 25th day of April 2022, at 7:00 p.m.

The following members of the Council were present:

and the following were absent

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION _____
APPROVING
THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 3-5
WITHIN MUNICIPAL DEVELOPMENT DISTRICT NO 3
AND ADOPTION OF THE TAX INCREMENT FINANCING PLAN RELATING THERETO

WHEREAS:

A. It has been proposed that the City of Chatfield, Minnesota (the "City") create Tax Increment Financing District No. 3-5 within Municipal Development District No. 3 and adopt a tax increment financing plan with respect thereto, under the provisions of Minnesota Statutes, Sections 469.124 to 469.134 and 469.174 to 469.1794 (collectively, the "Act"); and

B. The City of Chatfield has investigated the facts and has caused to be prepared a tax increment financing plan for Tax Increment Financing District No. 3-5; and

C. The City has performed all actions required by law to be performed prior to the creation of Tax Increment Financing District No. 3-5 within Municipal Development District No. 3 and the adoption of the tax increment financing plan relating thereto, including, but not limited to, notification of Fillmore County and Chatfield Public Schools (ISD #227) having taxing jurisdiction over the property to be included in Tax Increment Financing District No. 3-5, and the holding of a public hearing upon published and required notice as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chatfield as follows:

1. Tax Increment Financing District No. 3-5 within Municipal Development District No. 3. The City hereby approves the establishment of Tax Increment Financing District No. 3-5 within Municipal Development District No. 3, the boundaries of which are fixed and determined as described in the Tax Increment Financing Plan.
2. Tax Increment Financing Plan. The Tax Increment Financing Plan is adopted as the tax increment financing plan for Tax Increment Financing District No. 3-5, and the City Council makes the following findings;

- (a) Tax Increment Financing District No. 3-5 is an economic development district as defined in Minnesota Statutes, Section 469.174, Subd. 12.

The reasons and facts supporting this finding are that the proposed development meets all of the criteria listed in Sections 12, 17, and 18 of the TIF Plan.

- (b) The proposed development in the opinion of the City Council, would not occur solely through private investment within the reasonably foreseeable future & that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

The reasons and supporting facts for this finding are that the Developer submitted a document stating that without the use of tax increment financing, the Project could not proceed.

The City has further determined that no other development is expected to occur that would create a greater market value than that proposed, adjusting for the tax increment assistance. Any other development of the TIF District would have to create a market value increase of more than \$552,151 in order to exceed the value increase expected under the current proposal, after subtracting the present value of the tax increment for 9 years (See Market Value Analysis, Exhibit 5). Due to the amount of time the site in question has sat in its current condition by a private party the City has no reason to expect any significant development to occur without tax increment assistance. Therefore, the City reasonably believes that the expected increase in market value at this site without TIF assistance is limited to appreciation in existing real estate value, estimated to be approximately \$3,880 over the life of the TIF District.

A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis indicates that:

1. the increase in estimated market value of the proposed development is \$709,100; and
2. the present value of expected tax increments collected over the maximum duration of the TIF District is \$156,949; and
3. the expected increased estimated market value of the site without the use of tax increment is \$3,880; and
4. even if some development other than the proposed development were to occur, the Authority finds that no alternative would occur that would produce a market value increase greater than \$552,151 (the amount in number 1 less the amount in number 2).

- (c) The Tax Increment Financing Plan for Tax Increment Financing District No. 3-5 conforms to the general plan for development or redevelopment of the City of Chatfield as a whole.

The reasons and facts supporting this finding are that the development proposal is found by the City Council to be consistent with the City's zoning ordinances and comprehensive plans for the area and serves to promote the City's development objectives.

- (d) The Tax Increment Financing Plan will afford maximum opportunity, consistent with the sound needs of the City of Chatfield as a whole, for the development of the Project Area by private enterprise.

The reasons and facts supporting this finding are that the assistance provided in this TIF Plan will assist in the construction of a new commercial facility.

3. Public Purpose. The adoption of the Tax Increment Financing Plan conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up to provide employment opportunities to improve the tax base, and to improve the general economy of the State and thereby serves a public purpose.
4. Interfund Loan. The City has determined that it may pay for certain costs (the "Qualified Costs") identified in the Tax Increment Financing Plan which costs may be financed on a temporary basis from the City's general fund or any other fund from which such advances may be legally made (the "Fund"). Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the Fund in order to finance the Qualified Costs. The City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from the tax increments derived from the TIF District in accordance with the following terms (which terms are referred to collectively as the "Interfund Loan"):
 - (a) The City shall repay to the Fund from which Qualified Costs are initially paid, the principal amount of \$161,065 (or, if less, the amount actually paid from such fund) together with interest at 4.00% per annum (which is not more than the greater of (i) the rate specified under Minnesota Statutes, Section 270C.40, or (ii) the rate specified under Minnesota Statutes, Section 549.09) from the date of the payment.
 - (b) Principal and Interest on the Interfund Loan ("Payments") shall be paid semi-annually on each February 1 and August 1 commencing with the first February 1 or August 1 occurring after the date the tax increments from the TIF District are available and not otherwise pledged to and including the earlier of (a) the date the principal and accrued interest of the Interfund Loan is paid in full, or (b) the date of the last receipt of tax increment from the TIF District ("Payment Dates") which Payments will be made in the amount and only to the extent of available tax increments. Payments shall be applied first to accrued interest, and then to unpaid principal.
 - (c) Payments on the Interfund Loan are payable solely from the tax increment generated in the preceding six (6) months with respect to the TIF District and remitted to the City by Morrison County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, as amended. Payments on this Interfund Loan are subordinate to any outstanding or future bonds, notes, or contracts secured in whole or in part with tax increment and are on parity with any other outstanding or future interfund loans secured in whole or in part with tax increments.
 - (d) The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.
 - (e) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from tax increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the city. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of tax increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the termination of the TIF District.

- (f) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.
5. Certification. The Auditor of Fillmore County is requested to certify the original net tax capacity of Tax Increment Financing District No. 3-5 as described in the Tax Increment Financing Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the City Clerk is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within Tax Increment District No. 3-5 for which building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.
6. Filing. The City Clerk is further authorized and directed to file a copy of the amended Development Program and the Tax Increment Financing Plan with the Commissioner of Revenue and Office of the State Auditor.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF FILLMORE
CITY OF CHATFIELD

I, the undersigned, being the duly qualified and acting Clerk of the City of Chatfield, Minnesota, DO
HEREBY CERTIFY that, I have compared the attached and foregoing extract of minutes with the original
thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a
meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such
minutes relate to the establishment of Tax Increment Financing District No. 3-5 within Municipal
Development District No. 3 in the City.

WITNESS my hand this 25th day of April 2022.

Joel Young, City Clerk

City of Chatfield, Minnesota
Economic Development TIF District No. 3-5 (Fitness Club Project)
Basic Points for Development Agreement

Developer:

Fifty-Two Fitness
Jill Harstad & Lindsay Eide, Owners
1820 Main Street South
Chatfield, MN 55923

Development Site: Parcel No. 26.0473.040

Developer Agrees To:

1. Acquire development site
2. Construct a fitness club facility of approximately 8,000 square feet in size. Construction will commence by 8/1/2022 and be significantly completed by 12/31/2022 (though not a default if this is not met)
3. Submit copies of paid invoices for eligible site improvement expenses equaling up to \$140,000
4. Indemnify the City for the project
5. Not challenge market valuation for duration of contract
6. Not transfer project without prior written permission of City....failure to secure permission will result in rescission of contract benefits

City of Chatfield Agrees To:

1. Create Economic Development TIF District No. 3.-5 (small city exemption)
2. Reimburse developer for up to \$140,000 of eligible site improvement expenses plus 4% simple interest on a Pay As You Go basis. First payment will be Aug 1, 2024 and final payment will be no later than Feb 1, 2033.

EXTRACT OF MINUTES OF MEETING
OF THE CITY COUNCIL OF THE
CITY OF CHATFIELD, MINNESOTA

HELD: April 25, 2022

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Chatfield, Fillmore and Olmsted Counties, Minnesota, was duly called and held at the Chatfield Municipal Building in said City on Monday, April 25, 2022 at 7:00 p.m.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT

A. WHEREAS, Fifty-Two Fitness Corp. (the "Developer") has requested the City of Chatfield, Minnesota (the "City") to assist with the financing of certain costs incurred in connection with the construction of an approximately 8,000 square foot fitness club (the "Project").

B. WHEREAS, the Developer and the City have determined to enter into a Development Agreement providing for the City's tax increment financing assistance for the Project (the "Development Agreement").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chatfield, Minnesota, as follows:

1. The City Council hereby approves the Development Agreement in substantially the form submitted, and the Mayor and City Clerk are hereby authorized and directed to execute the Development Agreement on behalf of the City.

2. The approval hereby given to the Development Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Development Agreement. The execution of the Development Agreement by the appropriate officer or officers

of the City shall be conclusive evidence of the approval of the Development Agreement in accordance with the terms hereof.

The motion for adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof, and upon a vote being taken thereof, the following voted in favor thereof:

and the following voted against same:

Adopted this 25th day of April, 2022.

Mayor

Attest: _____
City Clerk

STATE OF MINNESOTA
COUNTIES OF FILLMORE AND OLMSTED
CITY OF CHATFIELD

I, the undersigned, being the duly qualified and acting Administrator of the City of Chatfield, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of the City held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing Execution of a Development Agreement.

WITNESS my hand this _____ day of April, 2022.

City Clerk



City of Chatfield

Thurber Community Center • Chatfield Municipal Building
21 Second Street Southeast • Chatfield, Minnesota 55923 • 507-867-3810
www.ci.chatfield.mn.us

MEMORANDUM

TO: CHATFIELD CITY COUNCIL
FROM: CRAIG BRITTON
SUBJECT: 2022 WATER SYSTEM AND DRAINAGE IMPROVEMENT PROJECTS
DATE: APRIL 20, 2022
CC: CITY CLERK, JOEL YOUNG
SUPERINTENDENT OF CITY SERVICES, BRIAN BURKHOLDER

Action Requested: Approve contracts for the 2022 Water System and West Chatfield & Bench Street Drainage Improvement Projects.

Background: The City received bids on the three 2022 Water System Improvement projects on Wednesday, April 6th. There were two electrical contractors that bid on the electrical improvements portion of the project, three contractors that bid on the concrete tank rehabilitation and seven contractors that bid on the rehabilitation of the two steel tanks. Overall, the project came in over budget. The electrical project which included the generators was approximately \$80k over the engineer's estimate. The concrete tank rehabilitation project was approximately \$245k over budget. However, the steel tank rehabilitation project was approximately \$85k under budget. A summary of the 2022 water system improvement project original estimates, revised estimates and the prices bid by the contractors is included in the report.

Staff met with the Public Works committee on April 11th to review the bids and to formulate a recommendation to the City Council for project award.

The committee is recommending rejecting the bids for the concrete tank and going out for quotes on essential repairs. The committee also recommends that the City enter into a contract with the low bidder of the steel tanks (Osseo Construction) for repairs to the South Tank only and eliminating the work on the OTR Tank. The new, long term plan would be to demolish the existing Concrete and OTR tanks and replace with a 300k-400k gallon tank in the next 5 years or so. The committee recommends approving the electrical improvement project, including the alternates of the Well 2 generator and Booster pump station generator to Killmer Electric. The electrical projects would also include the addition of a chemical room at the Well 2 pumphouse and the extension of electrical service to the South Reservoir for the new mixer. The committee

recommends approving the quotes from Huntington Electric, Brian Lee Construction and Keller Masonry for the improvements.

Quotes were received from three contractors, Pearson Backhoe, Griffin Construction and Heartland Excavating for the drainage improvement projects. The committee recommends awarding the two drainage improvement projects to the low bidder, Pearson Backhoe. The drainage improvement projects include stormwater drainage improvements in the West Chatfield area along with Bench Street from 6th Street to the south. It is recommended that both alternates as part of the Bench Street Improvement project be accepted.

Summary: Below is a list of the proposed projects along with the recommendations from the staff and committee.

Water System Improvement Projects

1. Hilltop Water Tower Wash – This was not included in the bid documents since it is not essential to be completed at this time. However, this work is included in the overall water project and staff recommends proceeding with this project in the future. The cost to wash the Hilltop tank is estimated to be **\$15,000**
2. Concrete Tank Rehabilitation – The committee recommends rejecting the bids received and moving forward with seeking quotes for repairing the concrete cover and exposed sidewalls of the tank. The cost is estimated to be **\$100,000**.
3. Steel Tank Rehabilitation – At a future council meeting, the committee recommends awarding the contract to the lower bidder, Osseo Construction for the South Reservoir Recoating and Mixer addition projects. The committee also recommends approving the electrical quote from Huntington Electric in the amount of \$6,505.38 to provide a power feed for the proposed mixer. The estimated cost of improvements is \$265,000 + \$12,900 + EA (\$65,000) = **\$342,900**
 - a. \$265k is an estimate based on the bid form since some line items included work on both the OTR and South Tanks.
 - b. \$12,900 is for the electrical for the mixer for the South Reservoir.
 - c. Note – Award of this contract is expected at the next Council meeting due to the change of scope of the original project bid.
4. Electrical Improvements – The committee recommends approval of the electrical improvement project in whole, including the alternates for the generators. The project includes Well 2 Electrical improvements and VFD, 2 Generators and SCADA installation and upgrades. The cost of the project is estimated to be \$530,000 + EA (\$75,000) = **\$605,000**
5. Well 2 Chemical Room Addition, Roof and Door Installation – The committee recommends approving the quotes from Brian Lee Construction for the doors and roof and Keller Masonry for the masonry and foundation work for the chemical room addition. The total estimate cost of the improvements is **\$15,100**
6. **Total for Water Projects – \$1,078,000**

Drainage Improvement Projects

7. Drainage Improvements – The committee recommends accepting the quotes from Pearson Backhoe for the West Chatfield and Bench Street Drainage Improvement projects. The estimated costs of the projects are listed below.

- a. West Chatfield (Includes EAC) - **\$142,000**
- b. Bench Street Including Both Alternates (Includes EAC) - **\$123,000**
- 8. **Total for Drainage Improvement Projects – \$265,000**

Staff met with Mike Bubany to review the financial implications of the project and below is his note about the 2022 Water System Improvement, Drainage Improvement and future capital project.

~ Mayor and Council,

I have reviewed the project list being proposed by the City Engineer in this memo. By adjusting the project scope as shown, the resulting costs fall in line nicely with the City's prior Capital Financial planning. As such, I believe the City should feel comfortable moving forward. However, the City Engineer raised concern that the revised project scope might result in the possible need for a larger, more costly reservoir project several years from now. If Council were to review last year's iteration of the Capital Financial Plan, you will note a large, undefined water and sewer project scheduled for 2028. While we cannot say with certainty when such a project may actually be necessary, that item should work as a nice placeholder for the reservoir project. In other words, it is my opinion that the City has the capacity to take on that eventual possibility as well so that should not be a reason to delay this year's (revised) projects. I look forward to speaking with you soon.

Mike Bubany, Associate
David Drown Associates, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Britton". The signature is fluid and cursive, with a large initial "C" and "B".

Craig Britton, PE
Widseth

2022 Water Improvement Projects - Summary

Owner: City of Chatfield

Engineer: Widseth Smith Nolting

04/06/2022 Bid Openings

Project	Original Estimate	Revised Estimate	Low Prices Bid
Electrical Improvements			Killmer Electric
Base Bid	\$101,294.00	\$226,294.00	\$317,250.00
Alternate 1 - Well 2 Generator	\$113,264.00	\$113,264.00	\$78,000.00
Alternate 2 - Booster Pump Station Generator	\$142,316.00	\$142,316.00	\$134,200.00
Total with 2 Alternates	\$356,874.00	\$481,874.00	\$529,450.00
Concrete Tank Rehabilitation			Elevation Coating
	\$72,271.25	\$241,500.00	\$485,250.00
Steel Tanks Rehabilitation			Osseo Construction
Base Bid	\$636,250.00	\$636,250.00	\$449,000.00
Alternate 1 - 100% Solids Coating		\$20,000.00	\$25,000.00
Construction Cost Total	\$1,065,395.25	\$1,379,624.00	\$1,488,700.00
Engineering & Administration	Included in No's Above	Included in No's Above	\$203,060.00
Estimated Project Total	\$1,065,395.25	\$1,379,624.00	\$1,691,760.00

Note - Revised Estimate includes SCADA Upgrades at Treatment Plant of ~\$125,000 and revised numbers prior to bidding

2022 Water System Electrical Improvements (#8153447)

Owner: City of Chatfield

Solicitor: Widseth Smith Nolting - Provider

04/06/2022 10:00 AM CDT

		Engineer's Estimate	Killmer Electric Co., Inc.	Schammel Electric, Inc.
Section Title	Item Description		Bid Price	Bid Price
Base Bid	Lump Sum Bid Price	\$192,349.90	\$317,250.00	\$368,700.00
Alternate 1	Generator for Well No. 2	\$113,264.00	\$78,000.00	\$73,000.00
Alternate 2	Generator for Booster Pump Station	\$142,316.00	\$134,200.00	\$132,700.00
Alternate 3	Other Control System Suppliers	\$0.00	\$0.00	\$0.00
Base Bid Total:		\$192,349.90	\$317,250.00	\$368,700.00
Base Bid + Alternate 1 Total:		\$305,613.90	\$395,250.00	\$441,700.00
Base Bid + Alternates 1 and 2 Total:		\$447,929.90	\$529,450.00	\$574,400.00

2022 Concrete Ground Storage Water Tank Rehabilitation (#8153444)

Owner: City of Chatfield

Solicitor: Widseth Smith Nolting - Provider

04/06/2022 10:30 AM CDT

		Engineer's Estimate	Elevation Coating, LLC	Osseo Construction Co. LLC	TMI Coatings Inc.
Line Item	Item Description	Bid Amount	Bid Amount	Bid Amount	Bid Amount
1	Concrete Repairs	\$68,700.00	\$92,500.00	\$86,500.00	\$116,000.00
2	Interior Wet Area Abrasive Blast and Coating	\$85,620.00	\$247,500.00	\$248,500.00	\$244,000.00
3	Exterior Roof and Exposed Wall	\$63,970.00	\$102,750.00	\$110,000.00	\$108,000.00
4	Overflow Pipe and Associated Components	\$8,210.00	\$12,500.00	\$16,000.00	\$28,000.00
5	Mobilization	\$15,000.00	\$30,000.00	\$50,000.00	\$20,000.00
	Base Bid Total:	\$241,500.00	\$485,250.00	\$511,000.00	\$516,000.00

2022 Ground Water Storage Improvements (#8153429)

Owner: City of Chatfield
Solicitor: Widseth Smith Nolting - Provider
04/06/2022 11:00 AM CDT

				Engineer Estimate		Osseo Construction Co. LLC		LC United Painting		Slack Painting LLC		Elevation Coating, LLC		Viking Industrial Painting		Tankez Coatings		Classic Protective Coatings Inc.	
Line Item	Item Description	Unit	Qty	Unit Price	Amount	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Structure Modifications: 0.2 MG Reservoir - South Reservoir	LS	1	\$141,800.00	\$141,800.00	\$98,000.00	\$98,000.00	\$106,000.00	\$106,000.00	\$130,000.00	\$130,000.00	\$119,280.00	\$119,280.00	\$172,100.00	\$172,100.00	\$115,000.00	\$115,000.00	\$88,400.00	\$88,400.00
2	Structure Modifications: 0.1 MG Reservoir - OTR Standpipe	LS	1	\$102,890.00	\$102,890.00	\$76,250.00	\$76,250.00	\$77,500.00	\$77,500.00	\$95,000.00	\$95,000.00	\$82,275.00	\$82,275.00	\$121,700.00	\$121,700.00	\$102,000.00	\$102,000.00	\$74,800.00	\$74,800.00
3	Surface Repairs: 0.2 MG Reservoir - South Reservoir	HR	40	\$140.00	\$5,600.00	\$100.00	\$4,000.00	\$150.00	\$6,000.00	\$130.00	\$5,200.00	\$150.00	\$6,000.00	\$150.00	\$6,000.00	\$150.00	\$6,000.00	\$115.00	\$4,600.00
4	Surface Repairs: 0.1 MG Reservoir - OTR Standpipe	HR	30	\$140.00	\$4,200.00	\$100.00	\$3,000.00	\$150.00	\$4,500.00	\$130.00	\$3,900.00	\$150.00	\$4,500.00	\$150.00	\$4,500.00	\$150.00	\$4,500.00	\$115.00	\$3,450.00
5	Interior Wet Area Abrasive Blast and Coating (Both Reservoirs)	LS	1	\$110,980.00	\$110,980.00	\$87,100.00	\$87,100.00	\$139,000.00	\$139,000.00	\$125,000.00	\$125,000.00	\$145,000.00	\$145,000.00	\$105,300.00	\$105,300.00	\$163,000.00	\$163,000.00	\$160,825.00	\$160,825.00
6	Exterior Area Abrasive Blast and Coating (Both Reservoirs)	LS	1	\$160,342.50	\$160,342.50	\$130,650.00	\$130,650.00	\$154,000.00	\$154,000.00	\$125,000.00	\$125,000.00	\$130,000.00	\$130,000.00	\$110,000.00	\$110,000.00	\$145,000.00	\$145,000.00	\$230,700.00	\$230,700.00
7	Mobilization	LS	1	\$15,000.00	\$15,000.00	\$50,000.00	\$50,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$16,000.00	\$16,000.00	\$10,000.00	\$10,000.00	\$15,150.00	\$15,150.00
	Alternate 1																		
A1	100% Solid Coatings System	LS	1	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$184,000.00	\$184,000.00	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00	\$125,500.00	\$125,500.00	\$40,000.00	\$40,000.00	\$78,650.00	\$78,650.00
	Base Bid Total:				\$540,812.50		\$449,000.00		\$497,000.00		\$504,100.00		\$512,055.00		\$535,600.00		\$545,500.00		\$577,925.00
	Base Bid + Alternate 1 Total:				\$560,812.50		\$474,000.00		\$681,000.00		\$529,100.00		\$529,555.00		\$661,100.00		\$585,500.00		\$656,575.00

Huntington Electric
 507-251-9510
 26418 Hideaway Rd
 Lanesboro, MN 55949

Estimate

Date	Estimate #
3/7/2022	137

Name / Address
City of Chatfield 21 SE 2nd St Chatfield, MN 55923

			Project
Description	Qty	Cost	Total
2-2-2-4 URD	600	2.71523	1,629.14
1/2 RIGID	20	5.075	101.50
1/2" Seal Tight	20	1.85	37.00
1/2 minnie	15	0.47533	7.13
1/2 SEALTITE CONN	4	5.2125	20.85
qo 120	1	7.60	7.60
12 Stranded THHN	300	0.325	97.50
	1	287.50	287.50
Labor	60	65.00	3,900.00
State Required Inspection Fee	1	75.00	75.00
1 1/2 pvc sch 40	20	3.731	74.62
1 1/2 pvc sch 80	20	4.849	96.98
1 1/2 TA	4	0.69	2.76
1/2 WT EMT Coup	4	0.6375	2.55
1/2 PVCLB	2	9.32	18.64
1 1/2 BUSHING	4	0.6375	2.55
1 1/2 LCKNT	2	0.73	1.46
1 1/2 pvc coup	4	0.505	2.02
1/2 EMT	50	1.0376	51.88
1/2 RIG COUP	2	1.555	3.11
1/2 WT EMT Conn	4	0.975	3.90
GROUND ROD	2	19.16	38.32
GROUND ROD clamp	2	3.55	7.10
6 thhn	30	1.209	36.27
Pull #2 aluminum conductors thru customer supplied pipe up to water tower and install 8 circuit outdoor can.			
Estimate		Subtotal	
		Sales Tax (0.0%)	
		Total	

Huntington Electric
 507-251-9510
 26418 Hideaway Rd
 Lanesboro, MN 55949

Estimate

Date	Estimate #
3/7/2022	137

Name / Address
City of Chatfield 21 SE 2nd St Chatfield, MN 55923

Project

Description	Qty	Cost	Total
<p>From outdoor can run 1/2" rigid conduit to water tower, and follow up the outside of the ladder to a 20 amp 120 volt outlet or run conduit into customer supplied control box.</p> <p>Power to feed up there to be fed from existing panel in well house.</p> <p>Wires pulled up to tower will be big enough for some future expansion, of up to approximately 20 amps.</p>			

Estimate	Subtotal	\$6,505.38
	Sales Tax (0.0%)	\$0.00
	Total	\$6,505.38

Brian Lee Construction, Inc.

600 Winona Street SE - Chatfield M N 55923

(507) 951-2389

Builder License Number: BC029757

Quote for: City of Chatfield

City well shed

- New roof on addition

- Two new doors

\$11,170⁰⁰



MASONRY

BRICK • BLOCK • FLATWORK • FOOTINGS

14863 595th St.

Claremont MN. 55924

(Trent Keller
507-261-5442)

Proposal

PROPOSAL SUBMITTED TO <u>City of Chatfield</u>		PHONE	DATE <u>12-11-2021</u>
STREET		JOB NAME <u>"Pump House"</u>	
CITY, STATE AND ZIP CODE <u>Chatfield MN.</u>		JOB LOCATION <u>Chatfield MN.</u>	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of

"Pump House"

11 Ft 4" Below grade Footings + Double Run Rebar

New Concrete Floor in 40" x 56" Addition

Concrete Block Below grade + Concrete Block 7'4" High Above Grade

Core Fill + Anchors, Top Course Above Grade portion.

Cut Out Wall per New Door Opening (North Side) 40" x 88"

Remove Broken Glass block Window + Replace/Install New Glass block Window.

Total = \$3,916⁰⁰

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature _____

Date of Acceptance: _____

Signature _____

West Chatfield Drainage Improvements

Owner: City of Chatfield

Engineer: Widseth Smith Nolting

04/07/2022 Quote Opening

Quote Summary

Project	Engineer's Estimate	Pearson Backhoe	Heartland Excavating	Griffin Construction
West Chatfield Drainage Improvements	\$153,970.50	\$105,995.00	\$149,450.00	\$151,175.00

Bench Street Drainage Improvements

Owner: City of Chatfield

Engineer: Widseth Smith Nolting

04/07/2022 Quote Opening

Quote Summary

Project	Engineer's Estimate	Pearson Backhoe	Griffin Construction	Heartland Excavating
Bench Street Drainage Improvements				
1. Base Bid - Between 6th & 7th Street	\$63,918.75	\$56,413.00	\$64,241.00	\$74,000.00
2. Alt 1 - 55 ft South of 7th Street	\$28,602.50	\$18,559.50	\$23,446.50	\$26,500.00
3. Alt 2 - Replace Ex 24" South of 7th Street	\$32,973.75	\$17,161.00	\$18,899.00	\$24,000.00
Total Including Base Bid and Alternates 1 and 2	\$125,495.00	\$92,133.50	\$106,586.50	\$124,500.00

WEST CHATFIELD DRAINAGE IMPROVEMENT PROJECT

RESOLUTION ACCEPTING QUOTE

Whereas; Pursuant to a solicitation of quotes for the West Chatfield Drainage Improvement Project, quotes were received, opened and tabulated, and quotes were received complying with the solicitation. Quote results are listed on the attached quote tabulation.

and Whereas, it appears that Pearson Backhoe Services, Inc. of St Charles, MN is the lowest responsible contractor providing a quote,

Now therefore, be it resolved by the City Council of the City of Chatfield, Minnesota:

1. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Pearson Backhoe Services, Inc. of St Charles, MN in the name of the City of Chatfield for the construction of the West Chatfield Drainage Improvement project according to the plans and specifications prepared by Widseth Smith Nolting and Associates, Inc. and on file in the office of the City Clerk.

Adopted by the City Council of Chatfield this 25th day of April, 2022

Mayor

Attested:

City Clerk

West Chatfield Drainage Improvements

Owner: City of Chatfield

Engineer: Widseth Smith Nolting

04/07/2022 Quote Opening

Quote Summary

Project	Engineer's Estimate	Pearson Backhoe	Heartland Excavating	Griffin Construction
West Chatfield Drainage Improvements	\$153,970.50	\$105,995.00	\$149,450.00	\$151,175.00

BENCH STREET DRAINAGE IMPROVEMENT PROJECT

RESOLUTION ACCEPTING QUOTE

Whereas; Pursuant to a solicitation of quotes for the Bench Street Drainage Improvement Project, quotes were received, opened and tabulated, and quotes were received complying with the solicitation. Quote results are listed on the attached quote tabulation.

and Whereas, it appears that Pearson Backhoe Services, Inc. of St Charles, MN is the lowest responsible contractor providing a quote,

Now therefore, be it resolved by the City Council of the City of Chatfield, Minnesota:

1. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Pearson Backhoe Services, Inc. of St Charles, MN in the name of the City of Chatfield for the construction of the Bench Street Drainage Improvement project, **including Alternates 1 and 2**, according to the plans and specifications prepared by Widseth Smith Nolting and Associates, Inc. and on file in the office of the City Clerk.

Adopted by the City Council of Chatfield this 25th day of April, 2022

Mayor

Attested:

City Clerk

Bench Street Drainage Improvements

Owner: City of Chatfield

Engineer: Widseth Smith Nolting

04/07/2022 Quote Opening

Quote Summary

Project	Engineer's Estimate	Pearson Backhoe	Griffin Construction	Heartland Excavating
Bench Street Drainage Improvements				
1. Base Bid - Between 6th & 7th Street	\$63,918.75	\$56,413.00	\$64,241.00	\$74,000.00
2. Alt 1 - 55 ft South of 7th Street	\$28,602.50	\$18,559.50	\$23,446.50	\$26,500.00
3. Alt 2 - Replace Ex 24" South of 7th Street	\$32,973.75	\$17,161.00	\$18,899.00	\$24,000.00
Total Including Base Bid and Alternates 1 and 2	\$125,495.00	\$92,133.50	\$106,586.50	\$124,500.00

**WELL 2 PUMP HOUSE ADDITION AND
SOUTH RESERVOIR ELECTRICAL IMPROVEMENT PROJECTS**

RESOLUTION ACCEPTING QUOTES

Whereas; Pursuant to a solicitation of quotes for the Well 2 Pumphouse Addition and South Reservoir Electrical Improvement project, quotes were received from three contractors. Quote results are attached to this resolution.

Now therefore, be it resolved by the City Council of the City of Chatfield, Minnesota:

1. The following quotes are accepted for work on the above referenced projects.
 - a. Huntington Electric – In the amount of \$6,505.38 for the electrical work associated with the electrical extension to the South Reservoir for the reservoir mixer.
 - b. Brian Lee Construction – In the amount of \$11,170 for the installation of the roof, doors and windows at the Well 2 Pumphouse.
 - c. Keller Masonry – In the amount of \$3,916.05 for the masonry and foundation work associated with the chemical room addition at the Well 2 Pumphouse.

Adopted by the City Council of Chatfield this 25th day of April, 2022

Mayor

Attested:

City Clerk

Huntington Electric
 507-251-9510
 26418 Hideaway Rd
 Lanesboro, MN 55949

Estimate

Date	Estimate #
3/7/2022	137

Name / Address
City of Chatfield 21 SE 2nd St Chatfield, MN 55923

			Project
Description	Qty	Cost	Total
2-2-2-4 URD	600	2.71523	1,629.14
1/2 RIGID	20	5.075	101.50
1/2" Seal Tight	20	1.85	37.00
1/2 minnie	15	0.47533	7.13
1/2 SEALTITE CONN	4	5.2125	20.85
qo 120	1	7.60	7.60
12 Stranded THHN	300	0.325	97.50
	1	287.50	287.50
Labor	60	65.00	3,900.00
State Required Inspection Fee	1	75.00	75.00
1 1/2 pvc sch 40	20	3.731	74.62
1 1/2 pvc sch 80	20	4.849	96.98
1 1/2 TA	4	0.69	2.76
1/2 WT EMT Coup	4	0.6375	2.55
1/2 PVCLB	2	9.32	18.64
1 1/2 BUSHING	4	0.6375	2.55
1 1/2 LCKNT	2	0.73	1.46
1 1/2 pvc coup	4	0.505	2.02
1/2 EMT	50	1.0376	51.88
1/2 RIG COUP	2	1.555	3.11
1/2 WT EMT Conn	4	0.975	3.90
GROUND ROD	2	19.16	38.32
GROUND ROD clamp	2	3.55	7.10
6 thhn	30	1.209	36.27
Pull #2 aluminum conductors thru customer supplied pipe up to water tower and install 8 circuit outdoor can.			
Estimate		Subtotal	
		Sales Tax (0.0%)	
		Total	

Huntington Electric
 507-251-9510
 26418 Hideaway Rd
 Lanesboro, MN 55949

Estimate

Date	Estimate #
3/7/2022	137

Name / Address
City of Chatfield 21 SE 2nd St Chatfield, MN 55923

			Project
Description	Qty	Cost	Total
<p>From outdoor can run 1/2" rigid conduit to water tower, and follow up the outside of the ladder to a 20 amp 120 volt outlet or run conduit into customer supplied control box.</p> <p>Power to feed up there to be fed from existing panel in well house.</p> <p>Wires pulled up to tower will be big enough for some future expansion, of up to approximately 20 amps.</p>			
Estimate		Subtotal	\$6,505.38
		Sales Tax (0.0%)	\$0.00
		Total	\$6,505.38

Brian Lee Construction, Inc.

600 Winona Street SE - Chatfield M N 55923

(507) 951-2389

Builder License Number: BC029757

Quote for: City of Chatfield

City well shed

- New roof on addition

- Two new doors

\$11,170⁰⁰



MASONRY

BRICK • BLOCK • FLATWORK • FOOTINGS

14863 595th St.

Claremont MN. 55924

(Trent Keller
507-261-5442)

Proposal

PROPOSAL SUBMITTED TO <u>City of Chatfield</u>		PHONE	DATE <u>12-11-2021</u>
STREET		JOB NAME <u>"Pump House"</u>	
CITY, STATE AND ZIP CODE <u>Chatfield MN.</u>		JOB LOCATION <u>Chatfield MN.</u>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby propose to furnish materials and labor necessary for the completion of

"Pump House"

11 Ft 4" Below grade Footings + Double Run Rebar

New Concrete Floor in 40" x 56" Addition

Concrete Block Below grade + Concrete Block 7'4" High Above Grade

Core Fill + Anchors, Top Course Above Grade portion.

Cut Out Wall per New Door Opening (North Side) 40" x 88"

Remove Broken Glass block Window + Replace/Install New Glass block Window.

Total = \$3,916⁰⁰

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature _____

Date of Acceptance: _____

Signature _____

2022 WATER SYSTEM ELECTRICAL IMPROVEMENTS

A RESOLUTION ACCEPTING BID

Whereas; Pursuant to an advertisement for bids for the 2022 Water System Electrical Improvements project, bids were received, opened and tabulated according to law, and bids were received complying with the advertisement. Bid results are listed on the attached abstract of bids.

AND Whereas, it appears that Killmer Electric Company Inc. OF Crystal, MN is the lowest responsible bidder.

Now therefore, be it resolved by the City Council of the City of Chatfield, Minnesota:

1. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Killmer Electric Company, Inc. of Crystal, MN in the name of the City of Chatfield for the 2022 Water System Electrical Improvements project, **including Alternates 1 and 2**, according to the plans and specifications therefor approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council this 25th day of April, 2022

Mayor

Attested:

City Clerk

2022 Water System Electrical Improvements (#8153447)

Owner: City of Chatfield

Solicitor: Widseth Smith Nolting - Provider

04/06/2022 10:00 AM CDT

		Engineer's Estimate	Killmer Electric Co., Inc.	Schammel Electric, Inc.
Section Title	Item Description		Bid Price	Bid Price
Base Bid	Lump Sum Bid Price	\$192,349.90	\$317,250.00	\$368,700.00
Alternate 1	Generator for Well No. 2	\$113,264.00	\$78,000.00	\$73,000.00
Alternate 2	Generator for Booster Pump Station	\$142,316.00	\$134,200.00	\$132,700.00
Alternate 3	Other Control System Suppliers	\$0.00	\$0.00	\$0.00
Base Bid Total:		\$192,349.90	\$317,250.00	\$368,700.00
Base Bid + Alternate 1 Total:		\$305,613.90	\$395,250.00	\$441,700.00
Base Bid + Alternates 1 and 2 Total:		\$447,929.90	\$529,450.00	\$574,400.00

2022 CONCRETE GROUND STORAGE WATER TANK REHABILITATION

A RESOLUTION REJECTING BIDS

Whereas; Pursuant to an advertisement for bids for the 2022 Concrete Ground Storage Water Tank Rehabilitation project, bids were received, opened and tabulated according to law, and bids were received complying with the advertisement. Bid results are listed on the attached abstract of bids.

AND Whereas, the City Staff recommends rejection of all the bids due to the project being over budget.

Now therefore, be it resolved by the City Council of the City of Chatfield, Minnesota:

1. All bids for the 2022 Concrete Ground Storage Water Tank Rehabilitation project shall be rejected.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids.

Adopted by the City Council this 25th day of April, 2022

Mayor

Attested:

City Clerk

2022 Concrete Ground Storage Water Tank Rehabilitation (#8153444)

Owner: City of Chatfield

Solicitor: Widseth Smith Nolting - Provider

04/06/2022 10:30 AM CDT

		Engineer's Estimate	Elevation Coating, LLC	Osseo Construction Co. LLC	TMI Coatings Inc.
Line Item	Item Description	Bid Amount	Bid Amount	Bid Amount	Bid Amount
1	Concrete Repairs	\$68,700.00	\$92,500.00	\$86,500.00	\$116,000.00
2	Interior Wet Area Abrasive Blast and Coating	\$85,620.00	\$247,500.00	\$248,500.00	\$244,000.00
3	Exterior Roof and Exposed Wall	\$63,970.00	\$102,750.00	\$110,000.00	\$108,000.00
4	Overflow Pipe and Associated Components	\$8,210.00	\$12,500.00	\$16,000.00	\$28,000.00
5	Mobilization	\$15,000.00	\$30,000.00	\$50,000.00	\$20,000.00
	Base Bid Total:	\$241,500.00	\$485,250.00	\$511,000.00	\$516,000.00



City of Chatfield

Thurber Community Center • Chatfield Municipal Building
21 Second Street Southeast • Chatfield, Minnesota 55923 • 507-867-3810
www.ci.chatfield.mn.us

MEMORANDUM

TO: CHATFIELD CITY COUNCIL
FROM: LOGAN TJOSSEM, ZONING ADMINISTRATOR AND PLANNER
SUBJECT: PEOPLES APARTMENT **PRELIMINARY DEVELOPMENT PLAN** PLANNED UNIT DEVELOPMENT
CONDITIONAL USE PERMIT
DATE: 4/20/2022
CC: JOEL YOUNG, CITY CLERK

Recommendation: At the April 18th, 2022, “Special” Planning and Zoning Commission Meeting, the Commission heard and recommended approval for the Preliminary Development Plan Planned Unit Development Conditional Use Permit with 14 conditions. **A modification was made to condition seven to include language for coordination and approval from the Public Works Department regarding any locations and modifications to on-street parking.** See the attached Planning Commission Staff Report.

Location: The property is generally located on the south half of the block between 1st Street SW and 2nd Street SW and northeast of Twiford Street SW at 106, 112, 116 Twiford Street SW and 19 and 9 Second Street SW, Chatfield, MN.

Proposed Use: Keller Baartman Properties, LLC is proposing a Planned Unit Development for a three-story apartment building with understory parking on the former Peoples Cooperative Energy Site. The proposed development is for 63 market rate apartments and will consist of one vehicle ingress and egress from 2nd Street SW and the main pedestrian entrance from 1st Street SW. Amenities include a main floor office, fitness area, community room, interior mail room, enclosed trash area, covered parking, outdoor patio and 11 surface parking stalls off the alley.

Public Hearing Notification: A public notice was placed in the “official” paper on April 6th, 2022, as well as notification letters sent out for a public hearing to be held on Monday, April 18th, 2022.

Action: Per the Zoning Ordinance, after receiving the comments and recommendations of the planning commission, the city council shall consider the Preliminary Development Plan Planned

Unit Development Conditional Use Permit at the next regularly scheduled meeting. The city council shall approve, approve with conditions, or disapprove within 30 days.

NOTE: This is the Preliminary Development Plan and is the first step of a two-step process. The next steps are as follows:

Per Section 113-217. – Application.

(e) Within 90 days following the approval of the conditional use permit, the preliminary development plan, with any recommended modifications, and the preliminary plat, the applicant shall file with the zoning administrator a final development plan containing in final form the information required in the preliminary development plan, plus any changes recommended by the planning commission and the city council as a result of the public hearing.

(f) The zoning administrator shall submit the final development plan and the final plat to the planning commission and other applicable agencies for review.

(g) The final development plan and the final plat shall conform to the preliminary development plan and preliminary plat, plus any recommended changes by the planning commission or city council to the general development plan and preliminary plat.

(h) The city council shall review the final development plan and final plat. The city council shall give notice and provide opportunity to be heard on the final development plan to any person who has indicated in writing that he wishes to be notified.

(i) If the final development plan is approved by the city council, the zoning administrator shall issue a conditional use permit to the applicant.



City of Chatfield

Thurber Community Center • Chatfield Municipal Building
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www.ci.chatfield.mn.us

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: LOGAN TJOSSEM, ZONING ADMINISTRATOR AND PLANNER
SUBJECT: PEOPLES APARTMENT PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT
DATE: 4/13/2022
CC: JOEL YOUNG, CITY CLERK

Location of Property: The property is generally located on the south half of the block between 1st Street SW and 2nd Street SW and northeast of Twiford Street SW at 106, 112, 116 Twiford Street SW and 19 and 9 Second Street SW, Chatfield, MN.

Proposed Use: Keller Baartman Properties, LLC is proposing a Planned Unit Development for a three-story apartment building with understory parking on the former Peoples Cooperative Energy Site. The proposed development is for 63 market rate apartments and will consist of one vehicle ingress and egress from 2nd Street SW and the main pedestrian entrance from 1st Street SW. Amenities include a main floor office, fitness area, community room, interior mail room, enclosed trash area, covered parking, outdoor patio and 11 surface parking stalls off the alley.

Existing Land Use - The Land Use Plan and Map designates the current property as Historic Downtown Commercial. The intent of the Historic Downtown Commercial Area is primarily for commercial businesses that need fewer customer parking stalls and smaller facilities. The Growth Guidelines identified in Chapter 5, Plan and Implementation, 3), indicates that “*medium and high-density housing should be developed in close proximity to commercial, industrial, and institutional centers*”. Additionally, Chapter 5, Growth Guidelines, 9), states “*regulations should be adopted that encourage residential and commercial planned unit development,...which provide for flexibility in development design and an opportunity to mix dwelling types and commercial uses.*”

Existing Zoning District - The property is currently zoned as the B-1 General Commercial District. The B-1 Zoning District is consistent with the intent of the Comprehensive Plan because it is intended to encourage the continuation of a viable downtown and concentrated commercial area.

Street Patterns and Access- The apartments themselves will be parallel to Twiford Street SW with a single vehicular ingress and egress from 2nd Street SW taking advantage of the existing roads and street patterns already in place. The proposed development will also utilize the existing alleyway for access to eleven surface parking stalls. Pedestrian access will be from 1st Street SW as the main entrance.

Sidewalks: The existing sidewalks will be maintained along all sides of the property.

Public Utilities: There is currently an 8” sanitary sewer main and 10” watermain currently within the Twiford Street and Second Street right-of-way.

Parkland Dedication: Parkland dedication is not required for a Planned Unit Development, however, section 111-222 of the Subdivision Code states, “plats need .1 acres per residential unit to be dedicated for parks”. Parkland Dedication Fees need to be determined.

Referral Comments:

1. Chatfield Public Works, contained in conditions of approval.
2. City Engineer, contained in conditions of approval.

Public Hearing Notification: A public notice was placed in the “official” paper on April 6th, 2022 as well as notification letters sent out for a public hearing to be held on Monday, April 18th, 2022.

Growth Guidelines per the City’s Land Use Plan: See Staff responses in **Bold** below:

1. Growth should occur in conjunction with municipal services and facilities. Municipal service areas should be well defined and expanded to accommodate and encourage orderly development. **There are currently existing municipal services and facilities serving the site.**
2. The City should allow for future development needs by identifying the long-term growth needs in areas where the land use is best suited. **The land use plan encourages residential and commercial planned unit developments which provide for flexibility in development design and for opportunities to mix dwelling types and commercial uses. The proposed development is an area close to downtown commercial and city services and public transportation. Therefore, the proposed medium density residential development is consistent with the land use plan intent for these designations.**
3. Medium and high-density housing should be developed in close proximity to commercial, industrial and institutional centers. **The proposed medium density residential is within the B-1 Neighborhood Commercial and within one block of Main Street.**
4. Provide for continued diversity and growth of businesses in the commercial business districts through redevelopment, preservation, and building and property improvements. **Improvements, diversity, and growth will be achieved as part of the proposed residential development through the re-development and proposed improvements made to an existing site as well as the close proximity to downtown.**

5. Concentrate industrial development in industrial parks with existing or planned public facilities and services. **N/A**
6. Preserve land which has a unique recreational, geological, environmental significance, or good agricultural land. **N/A**
7. Protect and preserve properties of historical, architectural, and cultural significance by designating buildings, sites, structures, and districts as heritage preservation sites. **N/A**
8. Development in the 100-year floodplain should be regulated and limited to uses which are properly flood-protected or do not have a detrimental effect on the floodplain. **The property is within Zone X per the FEMA Floodplain designation and is above the 100-year floodplain.**
9. Adopt regulations that encourage residential and commercial planned unit developments, cluster subdivisions, common interest communities, provisions for common open space, subdivision innovation and other similar provisions which provide for flexibility in development design and an opportunity to mix dwelling types and commercial uses. **This proposal is consistent both with the goals and policies of the land use plan for future growth but is also a part of a larger initiative identified most recently in the City's Strategic Plan identifying the need for a mix of residential development options and encouraging flexibility in development design, mixing dwelling types and commercial uses, and creating a vibrant and sustainable downtown community.**
10. Ensure the recreational facilities are adequately provided as the City continues to experience population growth. Encourage and promote joint cooperation and planning of school and park facilities. **There are three City Parks within walking distance of the proposed development (Mill Creek Park, Groen Park, and City Park).**

Locational Criteria

- b. Medium density residential uses are most suitable in areas that contain the following characteristics:
 - i. Level to fairly rolling terrain, lying outside floodplain areas or areas with steep slopes. **The proposed residential development is outside of the floodplain and is on level terrain.**
 - ii. In close proximity to commercial areas, employment centers, recreational areas, or other neighborhood support facilities. **The proposed residential development is within the B-1 General Commercial area and is within a half of a block from Main Street S (Hwy 52).**
 - iii. Having good access by means of collector, arterial, and expressway streets to employment centers, commercial areas, and community facilities. **City Streets lead to,**

through and around the proposed development via Twiford Street SW, 1st Street SW and 2nd Street SW to Main Street S (Highway 52). In addition, the site has good vehicular and pedestrian access to downtown, employment centers, commercial areas, and community facilities.

iv. Buffered from commercial, industrial and other incompatible activities. **By locating just off of Main Street S (Hwy 52) the proposed residential development is generally buffered to any incompatible activities.**

Article V. Planned Unit Development: Sec. 113-213. Purpose

The purposes of this article are:

- (1) To encourage a more creative and efficient development of land and its improvements than is possible under the more restrictive application of zoning requirements such as lot sizes and building setbacks, while at the same time meeting the standards and purposes of the comprehensive plan and preserving the health, safety and welfare of the citizens.
- (2) To allow for a mixture of residential units in an integrated and well-planned area.
- (3) To ensure concentration of open space into more usable areas, and the preservation of the natural resources of the site including, wetlands, woodlands, steep slopes and scenic areas.

Sec. 113-215. Conditional use permit required; standards. Staff responses are in **BOLD** below:

A conditional use permit shall be required of all planned unit developments. The city may approve a planned unit development only if it finds that the development satisfies all the following standards, in addition to meeting the requirements of article II, division 3 of this chapter, except for the time limit:

- (1) The planned unit development is consistent with the city's comprehensive plan. **The land use plan encourages residential and commercial planned unit developments which provide for flexibility in development design and for opportunities to mix dwelling types and commercial uses. The proposed medium density residential PUD development is consistent with the land use plan intent for these designations.**
- (2) The planned unit development is an effective and unified treatment of the development possibilities in the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas. **The proposed residential development is outside of the floodplain with level terrain. By utilizing an existing site through infill development, the PUD is an effective treatment of the development possibilities and will have little to no impact on any natural amenities as the area is already developed.**
- (3) The planned unit development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. **The proposed development is in harmony with existing and future proposed development by transitioning from the busy Main Street S (Hwy 52) and**

downtown corridor to the single-family residential homes across Twiford Street. Additionally, the proposed development is in harmony with future development identified through the City's Strategic Plan identifying the need for a mix of residential development options and encouraging flexibility in development design, mixing dwelling types and commercial uses, and creating a vibrant and sustainable downtown community.

- (4) Financing is available to the applicant on conditions and in an amount which is sufficient to ensure completion of the planned unit development. **Financing appears to be available, and the applicant intends to break ground this year.**
- (5) The tract under consideration is under single control. **The tract under consideration is under single control by Keller Baartman Properties, LLC.**

In addition to the criteria and standards set forth above for the granting of conditional use permits, the following additional findings shall be made before any PUD preliminary development plan is approved.

- (1) The proposed PUD is in conformance with the city's comprehensive plan. **The land use plan encourages residential and commercial planned unit developments which provide for flexibility in development design and for opportunities to mix dwelling types and commercial uses. The proposed medium density residential PUD development is consistent with the land use plan intent for these designations.**
- (2) The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to the potential surrounding uses. **The proposed development will not have an undue and adverse impact on the reasonable enjoyment of the neighboring properties, or surrounding uses because of the transition from the busy Main Street S (Hwy 52) and downtown corridor to the single-family residential homes across Twiford Street. Additionally, the proposed development is consistent with future development objectives identified through the City's Strategic Plan identifying the need for a mix of residential development options and encouraging flexibility in development design, mixing dwelling types and commercial uses, and creating a vibrant and sustainable downtown community.**
- (3) Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing and operation of dwelling units and common open space are balanced and coordinated. **The proposed development, as proposed, is of sufficient size, composition and the proposed arrangement will be balanced and coordinated.**
- (4) The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the district. **The PUD will not create an excessive burden on parks, schools, streets and other public facilities and utilities as proposed.**

- (5) The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries. **A desirable and unified environment is proposed as part of the development.**

Staff Recommendations: Staff is recommending approval of the Planned Unit Development and Conditional Use Permit with the following conditions:

- 1) **A Preliminary Plat submittal and approval is required prior to the approval of the Final PUD Plan.**
- 2) **A statement of the proposed financing of the PUD is required prior to the approval of the Final PUD Plan.**
- 3) **A general indication of the expected schedule of development including sequential phasing and time schedules is required prior to the application for the Final PUD Plan.**
- 4) **A full description as to how all necessary governmental services and utilities will be provided to the development and the locations of sanitary sewer, storm sewer and water connection locations.**
- 5) **Grading Plan approval is required prior to the application of the Final Plat, unless other arrangements are made with the City Engineer and Public Works.**
- 6) **SAC/WAC and Parkland Dedication Fees will need to be determined and paid prior to, or at the time of, application of the Final Plan.**
- 7) **Coordination and approval are required by the City Public Works Department to best determine where the water and sewer connection locations should be as well as any locations and modifications to on-street public parking.**
- 8) **Fire hydrant(s) may be required per the direction and coordination of the City Public Works Department.**
- 9) **Coordination and approval are required by the City Public Works Department and Fire Department to best determine what fire suppression is required prior to the submittal of the Final PUD Plan.**
- 10) **Coordination and approval of an access permit are required by the City Public Works Department and City Engineer specifically to determine traffic visibility clearances for the access onto 2nd Street SW.**
- 11) **A silt fence will be required to be placed around the property during construction as surface water runs off to the west of the property to the sidewalk.**
- 12) **A new sidewalk will be required along all rights-of-way and all crossings must be ADA compliant (including any alleyway crossings).**
- 13) **All zoning ordinance and building code requirements must be reviewed and approved through the building permit process.**
- 14) **A Final Plat will need to be submitted with the Final PUD Plan.**

Summary:

The request is for a Planned Unit Development as a Conditional Use Permit. Staff is suggesting approval with the above fourteen conditions. The Planning Commission needs to make a recommendation to the City Council to approve, approve with conditions, or deny the request as presented.

Attachments: Peoples Apartments PUD Letter, Preliminary Site Plan, Elevations and Floor Plans.

March 23, 2022

City of Chatfield
Attn: City Planner Logan Tjossem - Widseth
21 2nd Street SE
Chatfield, MN 55923

Re: Peoples Cooperative site - Keller-Baartman Apartment building

Dear Mr. Tjossem,

Enclosed is a request for Conditional Use Permit to allow the construction of a 3 story apartment with understory parking for the former Peoples Cooperative Energy site. The current zoning of the property is B-1 General Commercial. We are requesting project approval under the Planned Unit Development (PUD) process as outlined in City Code Section 113-213.

Sec 113-213 - Purpose

- 1 - The project proposes an apartment building bringing needed living units to the downtown area. This location is desirable due to the proximity to commercial services available for residents. Many if not all needs are within walking distance of the site.
- 2 - The building layout includes parking on the main level along with many of the building amenities in the form of the office, mailroom, fitness room, elevator and community room. This is a proven well functional layout which Keller-Baartman has constructed in other locations.
- 3 - The site is a redevelopment of nearly half a block which is currently 100% impervious surfacing. There are no current natural resources on the site. Redevelopment for apartment building will include improvements in the form of landscaping and a patio area. The property is within a block of the City Park and two blocks to Mill Creek Park.

Sec 113-214 - Permitted Uses - The use would be multi-story structure

Section 113-215 - Conditional Use Permit Required - Standards

- 1 - The plan meets the guidelines and goals for providing housing and supporting the downtown commercial area as outlined in the 2015 Comprehensive Plan. Though the property is zoned B-1 Commercial, the apartment tenants will provide an economic boost to the downtown that an approved commercial use could not provide.
- 2 - The PUD is a best use of the property. The existing buildings were available for purchase and use under commercial zoning and there was limited interest. The addition of the new residents will support the viability of downtown businesses.
- 3 - There are already residential units above downtown businesses. The parking and street accesses as well as sidewalk network in the area works with the proposed residential uses.
- 4 - The applicant has constructed other apartments of this size or larger. Redevelopment financing is a component of development but the developer has constructed buildings of similar size and larger and has the financing network for a project of this magnitude.

5 - The tract of property is wholly under one ownership and no additional real estate is required for the project to proceed.

Section 113-216 - Pre-application meeting - A meeting with City staff was held on March 14th, 2022.

Section 113-217 - Application - an application, building footprint, building renderings and site plan are included in the application packet for staff, commission and council review. The packet provides details required for the performance standards of Section 113-253 of the Code. Additional detail will for grading and utilities will be provided for final approval provided preliminary approval is granted.

Section 113-78 Conditional Use Permit Criteria

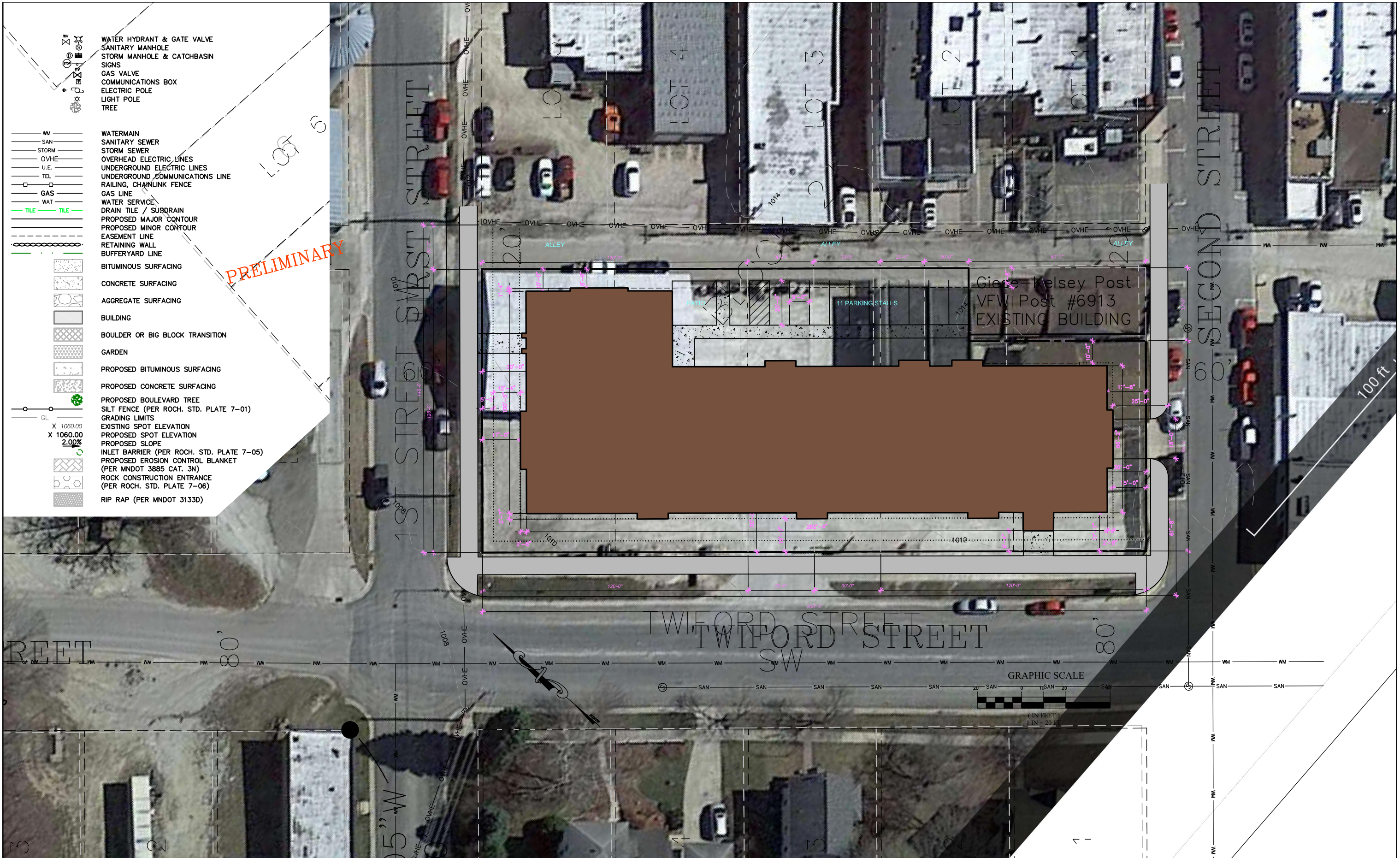
- 1 - The use will not create an excessive burden on existing parks, schools, streets or public facilities. Two parks are within short walking distance, the school system can handle the growth, the streets are already in place and public sewer and water are available in the adjacent street for connection.
- 2 - The use is compatible with adjacent residential zoning which is located west across Twiford street. The building will not create shadowing. Landscaping and the aesthetic finish of the building will be an improvement over the industrial look of the existing chain link fencing and gravel drive.
- 3 - The finished building will incorporate quality finishes that are maintenance free and last decades. Any lighting will be for highlighting the building without creating light pollution.
- 4 - The apartments are needed within the City and the site is a good location to be redeveloped due to its proximity with the core established service based businesses within Chatfield's downtown commercial district.
- 5 - The use is consistent with Code and the PUD/CUP is the process for development of residential in the commercial zoning.
- 6 - The use is not in conflict with the City's comprehensive plan and will provide housing needed for sustaining local businesses in the form of customers and employees.
- 7 - The use will not increase traffic to the point of creating hazards or congestion.
- 8 - Public sewer and water are available within the adjacent streets and all other necessary facilities are or can be provided as the property is redeveloped.

Please let us know if there is any additional information you need to proceed with the application.

Best Regards,

Mark R. Welch, P.E.

Cc: Keller-Baartman Properties, LLC



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK R. WELCH
DATE _____ REG. NO. 42736

DATE: 3/22/2022
Prepared For:
Keller-Baartman Prop. LLC
PO BOX 31
RED WING, MN 55066
FILE NO.: 22-063 BASE.DWG

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

ENGINEERING
SURVEYING
PLANNING
Ph. 507-867-1666
Fax 507-867-1665
www.gcg.io

DESIGNED	MRW
DRAWN	ADB
CHECKED	MRW

REVISED	BY	DATE
CONCEPT	MRW	3/22/21

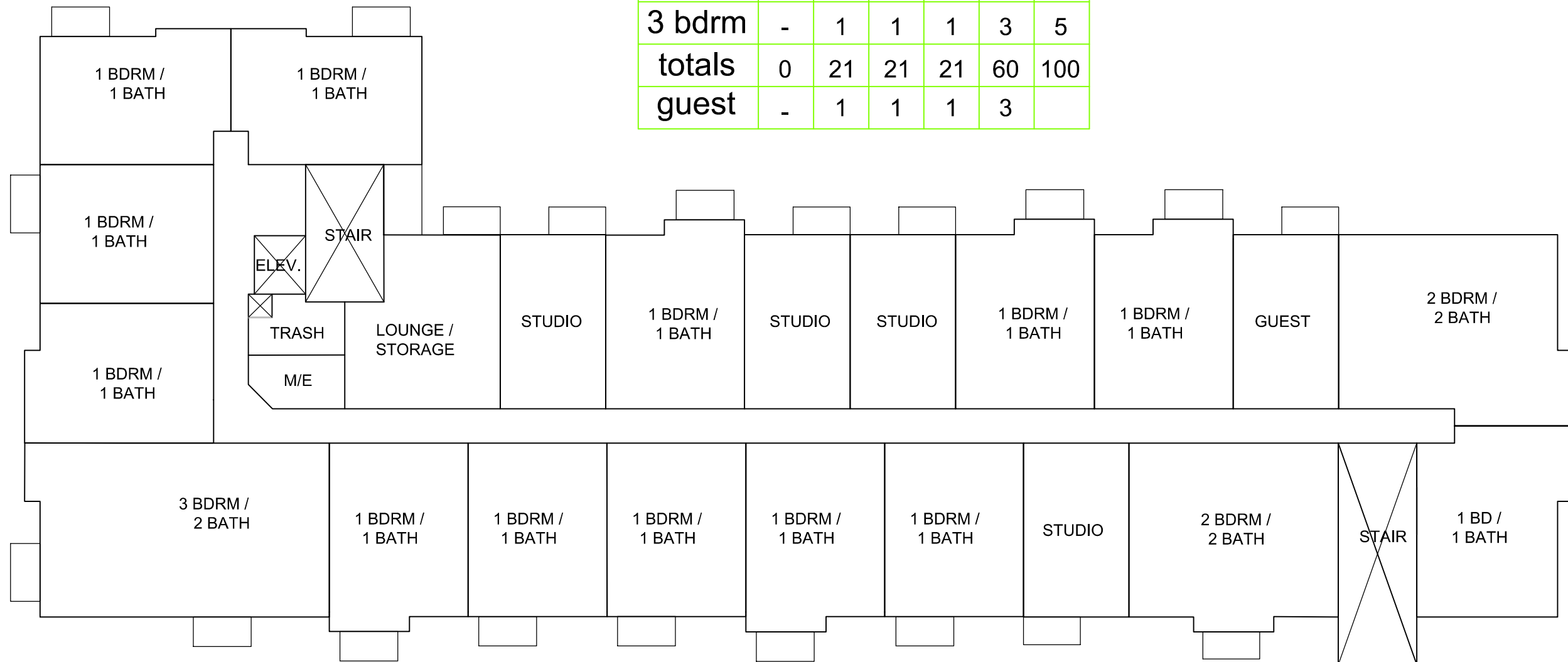
CITY OF CHATFIELD
FILLMORE COUNTY

BENCHMARK:

PEOPLES APARTMENTS
SITE PLAN – APARTMENTS

SHEET 2
OF 1 SHEETS

	Square Footages					
	20,100	20,020	20,020	20,020	80,160	
	1st	2nd	3rd	4th	T.	
studios	-	4	4	4	12	20
1 bdrm	-	13	13	13	39	65
2 bdrm	-	2	2	2	6	10
3 bdrm	-	1	1	1	3	5
totals	0	21	21	21	60	100
guest	-	1	1	1	3	



2nd,3rd, 4th Floors







A Resolution to Recommend Approval of the Peoples Apartment Preliminary Development Plan Conditional Use Permit Planned Unit Development

Whereas, the City of Chatfield maintains a Comprehensive Plan and Land Use Plan Map which includes land uses and policies of the City's future growth and development, and

Whereas, the City of Chatfield maintains a Zoning District Map which includes all zoning districts within the City and is generally consistent with the Comprehensive Plan and Land Use Plan Map, and

Whereas, an application came forward for a request to build a three-story, 63-unit, market rate, apartment with understory parking as a Planned Unit Development within the B-1 (General Commercial) Zoning District, and

Whereas, a public hearing has been held to consider the development as a Planned Unit Development, and

Whereas, the Planning Commission approved the request with a modification to condition number seven to include language related to the modification and location of on-street parking, and

Whereas, the Planning Commission approved the request with the following findings:

- (1) The planned unit development is consistent with the city's comprehensive plan. **The land use plan encourages residential and commercial planned unit developments which provide for flexibility in development design and for opportunities to mix dwelling types and commercial uses. The proposed medium density residential PUD development is consistent with the land use plan intent for these designations.**
- (2) The planned unit development is an effective and unified treatment of the development possibilities in the project site and the development plan provides for the preservation of unique natural amenities such as streams, stream banks, wooded cover, rough terrain, and similar areas. **The proposed residential development is outside of the floodplain with level terrain. By utilizing an existing site through infill development, the PUD is an effective treatment of the development possibilities and will have little to no impact on any natural amenities as the area is already developed.**
- (3) The planned unit development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. **The proposed development is in harmony with existing and future proposed development by transitioning from the busy Main Street S (Hwy 52) and downtown corridor to the single-family residential homes across Twiford Street. Additionally, the proposed development is in harmony with future development identified through the City's Strategic Plan identifying the need for a mix of residential development options and encouraging flexibility in development design, mixing**

dwelling types and commercial uses, and creating a vibrant and sustainable downtown community.

- (4) Financing is available to the applicant on conditions and in an amount which is sufficient to ensure completion of the planned unit development. **Financing appears to be available, and the applicant intends to break ground this year.**
- (5) The tract under consideration is under single control. **The tract under consideration is under single control by Keller Baartman Properties, LLC.**

Whereas, the Planning Commission approved the request with the following additional findings:

- (1) The proposed PUD is in conformance with the city's comprehensive plan. **The land use plan encourages residential and commercial planned unit developments which provide for flexibility in development design and for opportunities to mix dwelling types and commercial uses. The proposed medium density residential PUD development is consistent with the land use plan intent for these designations.**
- (2) The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to the potential surrounding uses. **The proposed development will not have an undue and adverse impact on the reasonable enjoyment of the neighboring properties, or surrounding uses because of the transition from the busy Main Street S (Hwy 52) and downtown corridor to the single-family residential homes across Twiford Street. Additionally, the proposed development is consistent with future development objectives identified through the City's Strategic Plan identifying the need for a mix of residential development options and encouraging flexibility in development design, mixing dwelling types and commercial uses, and creating a vibrant and sustainable downtown community.**
- (3) Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing and operation of dwelling units and common open space are balanced and coordinated. **The proposed development, as proposed, is of sufficient size, composition and the proposed arrangement will be balanced and coordinated.**
- (4) The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which are proposed to serve the district. **The PUD will not create an excessive burden on parks, schools, streets and other public facilities and utilities as proposed.**
- (5) The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries. **A desirable and unified environment is proposed as part of the development.**

Whereas, the Planning Commission approved the request with the following fourteen conditions:

- 1) **A Preliminary Plat submittal and approval is required prior to the approval of the Final PUD Plan.**
- 2) **A statement of the proposed financing of the PUD is required prior to the approval of the Final PUD Plan.**
- 3) **A general indication of the expected schedule of development including sequential phasing and time schedules is required prior to the application for the Final PUD Plan.**
- 4) **A full description as to how all necessary governmental services and utilities will be provided to the development and the locations of sanitary sewer, storm sewer and water connection locations.**
- 5) **Grading Plan approval is required prior to the application of the Final Plat, unless other arrangements are made with the City Engineer and Public Works.**
- 6) **SAC/WAC and Parkland Dedication Fees will need to be determined and paid prior to, or at the time of, application of the Final Plan.**
- 7) **Coordination and approval are required by the City Public Works Department to best determine where the water and sewer connection locations should be as well as any locations and modifications to on-street public parking.**
- 8) **Fire hydrant(s) may be required per the direction and coordination of the City Public Works Department.**
- 9) **Coordination and approval are required by the City Public Works Department and Fire Department to best determine what fire suppression is required prior to the submittal of the Final PUD Plan.**
- 10) **Coordination and approval of an access permit are required by the City Public Works Department and City Engineer specifically to determine traffic visibility clearances for the access onto 2nd Street SW.**
- 11) **A silt fence will be required to be placed around the property during construction as surface water runs off to the west of the property to the sidewalk.**
- 12) **A new sidewalk will be required along all rights-of-way and all crossings must be ADA compliant (including any alleyway crossings).**
- 13) **All zoning ordinance and building code requirements must be reviewed and approved through the building permit process.**
- 14) **A Final Plat will need to be submitted with the Final PUD Plan.**

NOW THEREFORE BE IT RESOLVED that the Planning & Zoning Commission of the City of Chatfield recommends the City Council approve the Preliminary Development Plan Planned Unit Development with fourteen conditions.

Joel Young

From: Brian Burkholder
Sent: Monday, April 18, 2022 11:25 AM
To: Joel Young
Subject: City Hall RTU
Attachments: 2022 3-21 Quote-Roof to Unit Replacement-City Hall.pdf; 2022 4-17 Quote RTU-City Hall.pdf

Joel,

I spoke with both Paul and Mike on the 2 quotes for the RTU unit. They are both good with the 2nd quote from Southeast Mechanical and moving forward for approval. (Quotes attached)

Looking for approval for the Trane RTU, 15 SEER, 3 ton/90,000 BTU for \$10,100 and to include the Economizer 3 ton 15 SEER for \$1,525 for a total of \$11,625. \$2,784. The current unit is over-sized for the space needed and more efficient with 15 SEER and economizer using outside air.

Thank you,

Brian Burkholder

Superintendent of City Services

City of Chatfield

21 SE Second Street

Chatfield, MN 55923

bburkholder@ci.chatfield.mn.us

Office 507-867-1511

Cell 507-273-9597



B and C Plumbing and Heating Inc.
661 Canyon Dr NW
Eyota, MN 55934
507-545-9000

Commercial Estimate

Date	Estimate No.
3/21/2022	8462

Contractor/Client

City Of Chatfield
Brian Burkholder
21 2nd St SE
Chatfield < MN 55923

Job Site

City Hall RTU

Project #:	
Description	Total
Commercial HVAC bid to include the following: -Replace existing RTU -New disconnect -New thermostat -Disconnect and reconnect gas -Crane fees BID EXCLUDES: ANY ROOF FLASHING	14,409.00

ANY QUESTIONS PLEASE CALL DAVE AT (507)585-5094

***ESTIMATE ONLY GOOD FOR 30 DAYS!**

Due to the current fluctuation in material cost this bid is only valid for 30 days.



25 Third St. SW
Chatfield, MN 55923
☎ : (507) 867-1604
📠 : (507) 867 3797
✉ : Semechanical507@gmail.com

April 14th, 2022

To: City of Chatfield
21 SE 2nd ST
Chatfield, MN 55923

Re: Replacement of RTU

Proposal

I propose to provide material and labor to install equipment listed below in existing building.
All work will be done in accordance with Minnesota building codes.

Material and Labor (HVAC Roof Top Unit – Exact Replacement)

1. (1) – Trane RTU, 14 SEER 4 TON/ 90,000 BTU's
208 – 230V 1 phase, Stainless Steel Heat Exchanger
2. (1) – Honeywell Thermostat
3. Crane for removal/placement of new furnace.
4. Electrical hook up
5. Start up

Total investment price is

\$9,695.00

Material and Labor (HVAC Roof Top Unit – *Better Size for Room*)

1. (1) – Trane RTU, 14 SEER 3 TON/ 90,000 BTU's
208 – 230V 1 phase, Stainless Steel Heat Exchanger
2. (1) – Honeywell Thermostat
3. Crane for removal/placement of new furnace.
4. Electrical hook up
5. Start up

Total investment price is

\$9,250.00

Options (Higher SEER)

Material and Labor (HVAC Roof Top Unit – Exact Replacement HIGH SEER)

1. (1) – Trane RTU, 15 SEER 4 TON/ 90,000 BTU's
208 – 230V 1 phase, Stainless Steel Heat Exchanger
2. (1) – Honeywell Thermostat
3. Crane for removal/placement of new furnace.
4. Electrical hook up
5. Start up

Total investment price is

\$10,600.00

✦ Material and Labor (HVAC Roof Top Unit – *Better Size for Room* HIGH SEER)

1. (1) – Trane RTU, 15 SEER 3 TON/ 90,000 BTU's
208 – 230V 1 phase, Stainless Steel Heat Exchanger
2. (1) – Honeywell Thermostat
3. Crane for removal/placement of new furnace.
4. Electrical hook up
5. Start up

Total investment price is

\$10,100.00

Optional Additions to Units

Economizer - (3 Ton 14 SEER) -	<u>\$1,500.00</u>
Economizer - (4 Ton 14 SEER) -	<u>\$1,200.00</u>
* Economizer - (3 Ton 15 SEER) -	<u>\$1,525.00</u>
Economizer - (4 Ton 15 SEER) -	<u>\$1,200.00</u>

Exclusions

1. None

Prices are good for 30 days. Terms are 50% down 100% due on completion.
If financing or a credit/debit card will be used there will be a 3% charge on total.

Accepted by: _____

Thank You for the opportunity to propose your project. Please call me if you have any questions at 507-867-1604.

Thank You,

Trent Johnston, Sales
Southeast Mechanical
25 SW 3rd St
Chatfield, MN 55923

RELY ON RUUD.™

INTEROFFICE MEMORANDUM

TO: Members of Council
FROM: Brian Burkholder, SCS
SUBJECT: New sidewalk/flat work contractor
DATE: 4/12/2022

Action Requested: Looking for your approval on a new contractor for sidewalk removals & replacements along with any other concrete work that may be needed.

Background: John Baker with Baker Concrete retired last year so I have been looking for a contractor that is reasonable and that does good work.

Since last fall, I have reached out to 3 local contractors 2 of which were interested in doing the work this year in and future years. TS Schwartz Concrete was not interested.

Legacy Concrete- \$13.50 sq ft for 4" and \$14.50 sq ft for 6". Includes tear out and replacement.

Dan Ramaker Concrete- \$9.00 sq ft. with a 400 sq ft minimum. Fill & root removals extra if needed.

With the quotes received, I would suggest giving Dan Ramaker Concrete the opportunity this year to complete my sidewalk R & R and any other work that may be needed.

Thank you for your time,
Brian Burkholder

Brian Burkholder

From: Mathew Johnson <legacyconcretemn@yahoo.com>
Sent: Wednesday, November 17, 2021 2:29 PM
To: Brian Burkholder
Subject: Tear Out & Replace Cost 2022

This is Square foot cost for tear out & replace for next year . \$13.50 will most likely be where we are at after prices go up for 2022 . At 4 Inch depth & \$14.50 for 6 inch deep areas . Thanks so Much again Brian , I look forward to working with you guys .

Mathew Johnson

[Sent from Yahoo Mail for iPhone](#)



Dan Ramaker Concrete

19215 Moose Rd
Wykoff MN
55990
507-923-5933
danramakerconcrete@gmail.com

ESTIMATE

EST0027

DATE

Mar 16, 2022

TOTAL

USD \$0.00

TO

Brian Burkholder

BBurkholder@ci.chatfield.mn.us

DESCRIPTION	RATE	QTY	AMOUNT
City side walks	\$0.00	1	\$0.00
Tare out and replace \$9.00 a sq. foot			
400 sq. foot minimum			
Anything under the minimum will require another estimate			
Fill and root removal will be extra if needed			
TOTAL			USD \$0.00

INTEROFFICE MEMORANDUM

TO: Members of Council
FROM: Brian Burkholder, SCS
SUBJECT: 2022 Chip Sealing Plan
DATE: 4/12/2022

Action Requested: Looking for your approval for my 2022 chip-sealing project plan for \$21,287.

Background: I did not complete any chip-sealing in 2021 as I have been working to different street maintenance process to crack-filling streets in years 1-5 and chip-sealing in year 10. Also, I wanted to get on the same schedule when other nearby cities plan to chip-seal.

I plan to do a small amount of Chip-sealing on the older portion of Hillside Dr from Hwy 52 to Amco Dr and 2 section of Enterprise Dr. Winona St to Vindmoll Dr and Hillside Dr. to the dead end. The cost has gone up significantly from \$1.52 to \$2.29 per sq yd. If I did 21,000 sq yd I would save 19 cent.

I would like to the streets listed this summer.

Thanks for your time,
Brian Burkholder

[illegible]

City is responsible to confirm all measurements - PBI charges for actual square yards

Pearson Bros., Inc.

11079 Lamont Avenue N.E. ~ Hanover, MN 55341
Phone: (763) 391-6622 ~ Fax: (763) 391-6627

ATTENTION: Brian Burkholder
PHONE #: 507-273-9597 Cell FAX #: bburkholder@ci.chatfield.mn.us
507-867-3810 Office
JOB LOCATION: City Of Chatfield
ADDRESS: 21 Second Street SE
Chatfield, MN 55923
DATE: March 29, 2022

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: 9,296 APPROX. SQUARE
YARDS OF BITUMINOUS SEAL COATING. Square yards are estimated and PBI bills for actual
yards unless otherwise specified.

PRE-SEAL: Area to be swept by Pearson Bros., Inc.

LIQUID APPLICATION: Pearson Bros., Inc. will furnish and install CRS-2P Liquid Asphalt at .28-.30
gallons per square yard.

AGGREGATE COVER: Pearson Bros., Inc. will furnish and install FA-2 Class A Granite/Trap Rock
15-20 lbs per square yard.

ROLLING: Entire area shall be rolled with (2) Eleven (11) Wheel Pneumatic Tire Rollers.

PICK-UP SWEEP: Excess rock shall be picked up by and disposed of by the City

START DATE: No earlier than: May 15, 2022 COMPLETION DATE: No later than: Sep 15th, 2022

We Proposed Hereby to Furnish Material and Labor -- Complete in Accordance with the Above Specifications,
for the Sum of: \$21,287.84 Base Bid (9,296 sq yds @ \$2.29 per sq yd

AUTHORIZED SIGNATURE:


TODD BARTELS
PEARSON BROS., INC.

Payment Due Upon Completion

ACCEPTANCE OF PROPOSAL -- The above prices,
specifications and conditions are satisfactory and
are hereby accepted. You are authorized to do the
work as specified. Payment will be made as
outlined above.

SIGNATURE: _____

DATE: _____

specified.

Proposal good for 30 days.

ARBOR DAY PROCLAMATION

Whereas: Arbor Day provides people in Minnesota the opportunity to celebrate the importance of trees and forests to our economy, culture, history, and future of the state; and

Whereas: Trees are of great value as they provide clean air and water, shade, and energy savings, wildlife habitat, recreational opportunities, wood products, and jobs while capturing and storing carbon from the atmosphere, thereby offsetting greenhouse gas emissions; and

Whereas: Properly Planting and caring for a diverse mix of trees makes community forests more resilient by minimizing the impacts of diseases, insects, and community and environmental benefits; and

Whereas: Thoughtfully choosing, planting, and caring for a diverse mix of trees now supports resilient communities into the future.

NOW, THEREFORE, I, Russ Smith, Mayor of the City of Chatfield, do hereby proclaim Friday, April 29th, 2022, as:

Arbor Day

Dated this Monday the 25th of April 2022

Mayor: _____

Joel Young

From: Sara | Chatfield Alliance <info@chatfieldmn.org>
Sent: Tuesday, April 19, 2022 5:17 PM
To: Joel Young
Cc: Carmen Narveson; Growers Market; Carla Gallina CCA; Mike Speck
Subject: Park Use Request
Attachments: Park Request.pdf; Copy of Summer Thursdays.pdf

Attached is the Music and More summer Thursdays event park-use request. I have also included the draft flyer merely to give a visual idea of how we might brand/communicate the event. The information is not up to date/correct. Please do let me know if I need to provide anything else. I will be out of the state starting tomorrow until next Tuesday but will be checking my email often. Thanks much,
S.

--

www.chatfieldmn.org

Winter Visitor Center Hours: Mondays, 10a-3p
507.273.1776 (Cell- Please leave VM)



Chatfield City Park | Main Street

Thursdays | June 9-July 28



GROWERS & MAKERS MARKET
COMMUNITY BOOTHS
COMMUNITY YOGA
YARD GAMES & ACTIVITIES
LIVE MUSIC | FOOD

Promotional Sponsors:

Chatfield Alliance
PARTNER | PROMOTE | PROSPER



m **EXPLORE MINNESOTA**

2022 WEEKLY LINE UP*

JUNE 9

5:00 |
7:00 | Lost Faculties
Featured Food |

JUNE 16

5:00 |
7:00 | Chatfield Brass Band
Featured Food | Ice Cream Treats courtesy of the
Chatfield Commercial Club

JUNE 23

5:00 |
7:00 | Chatfield Brass Band w/special guest: the Dixielanders
Featured Food |

JUNE 30

5:00 | Don Scot Blues
7:00 | Chatfield Brass Band w/special guest: the Dixielanders
Featured Food |

JULY 7

5:00 |
7:00 | Patriotic Concert w/the Dixielanders
Featured Food | Root Beer Floats, courtest of F&M Bank

JULY 14

5:00 |
7:00 | Uptown Jazz
Featured Food |

JULY 21

5:00 |
7:00 | Chatfield Brass Band
Featured Food |

JULY 28

5:00 |
7:00 | The Notochords
Featured Food |



- 3:00 -
**GROWERS & MAKERS MARKET
COMMUNITY BOOTHS
HISTORY MUSEUM TOURS
YARD GAMES | FOOD STAND**
- 4:00 -
YOGA IN THE PARK

*subject to change. Please check the ChooseChatfield and Chatfield Brass Band Facebook pages for the most up to date information.

CITY PARK USE REQUEST

Event: Music in the Park & More

Dates & Times: Thursdays, June 9 - July 28,
~3pm-8pm

Organizations included in the request:

- Chatfield Alliance (requesting organization)
- Chatfield Brass Band
- Chatfield Growers Market
- Chatfield Center for the Arts

Proposed Park Activities:

- Music/concerts organized by the Chatfield Brass Band and the Chatfield Center for the Arts
- Growers & Makers Market
- Pop-up stands featuring local non-profits.
- Community yoga
- All ages “Yard Games” such as giant jenga, corn hole, story trails, etc.
- Other possible “strolling” activities like sidewalk art, balloon artists, etc.

See graphic for specific activity locations.

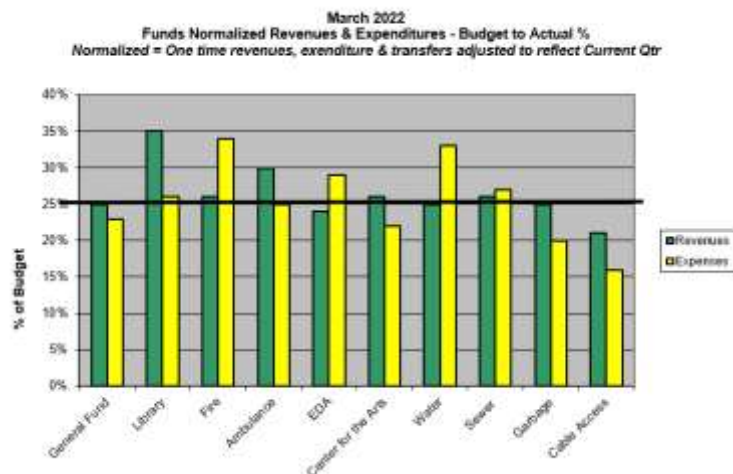


To: Joel Young
 From: Kay Coe
 Date: April 8, 2022

1st Quarter Financial Report – 2022

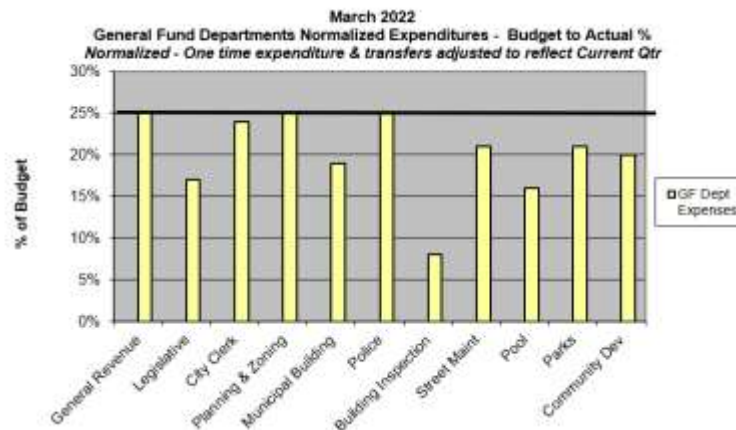
REVENUES & EXPENDITURES (NORMALIZED) BUDGET TO ACTUAL

This chart displays the normalized 2022 fund revenue and expense activity compared to the 2022 budget predictions for the budget adopted in December of 2021.



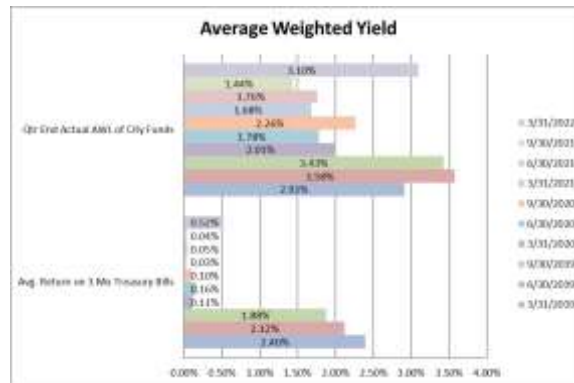
- The revenue and expense activity has been normalized meaning one-time revenues, expenses and administrative activity like transfers have been adjusted to reflect being in the first quarter of the year.
- The target for first quarter is for revenues to be at or above 25% and for expenses to be at or below 25% of budget predictions.
- Overall, the normalized fund revenues and expenses are in line with typical first quarter activity.
 - Fund Revenues 5 % or more above budget predictions –
 - The library revenue activity is at 35% of budget predictions and includes donations and county contract revenues above budget predictions.
 - The ambulance revenue is at 30% of budget predictions and includes charges for services above budget predictions.
 - Fund Revenues 5% or more below budget predictions -
 - none
 - Fund Expenditures 5% or more above budget predictions –
 - Salaries and insurance expenses are the key contributing factors for fire and water fund overages.
 - Fund Expenditures 5% or more below budget predictions –
 - The cable access fund expenditures are currently at 16% of budget predictions.

The following chart displays the normalized 2022 **general fund department** expense activity compared to the 2022 budget predictions for the budget adopted in December of 2021.



- The expense activity for the departments in the general fund has also been normalized, meaning one-time expenses and administrative activity like transfers have been adjusted to reflect being in the first quarter of the year.
- The target for first quarter for expenses to be at or below 25% of budget predictions.
- Overall, the normalized general fund department expenses are in line with typical first quarter activity.
- General Fund Department expenditures 5% or more above budget predictions:
 - None
- General Fund Department expenditures 5% or more below budget predictions:
 - Legislative, Municipal Building, Building Inspection, and Pool. This is not unusual for the first quarter as these departments have annual / seasonal activity expenditures.

This chart displays the average weighted yield of the City's cash and investments along with the average return on 3 month treasury bills.



- The goal is to exceed the average return of 3 month treasury bills. The actual average weighted yield has exceeded the goal continuously since tracking started in June of 2008. For first quarter 2022 the actual yield was 3.1%. The 3 month treasury bills return was 0.52% as of March 31, 2022. The City's investments continue to be earning interest at a rate above the 3 month treasury's yield. For first quarter goal was exceeded by 2.58%.

The next investment trend chart is informational and shows the percentage of the City's funds by institution for the past three years.

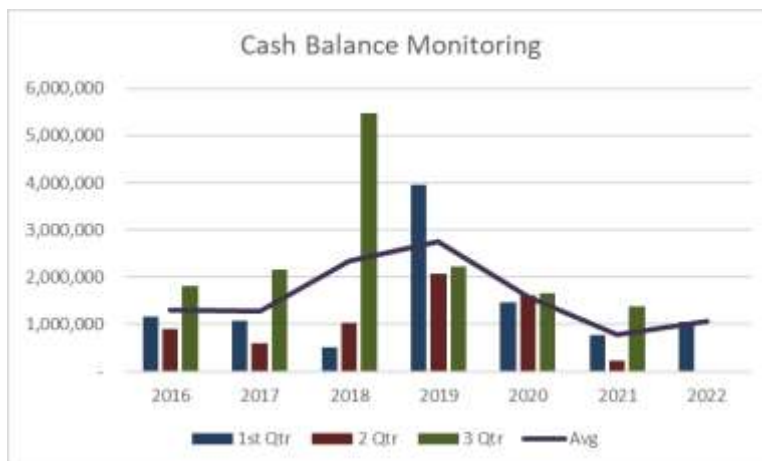


This investment trend chart is informational it shows the % of portfolio by time of maturity. The time to maturity information is helpful in making decisions about what maturities to select when purchasing investments for cash flow.



CASH & INVESTMENT BALANCE TRENDS

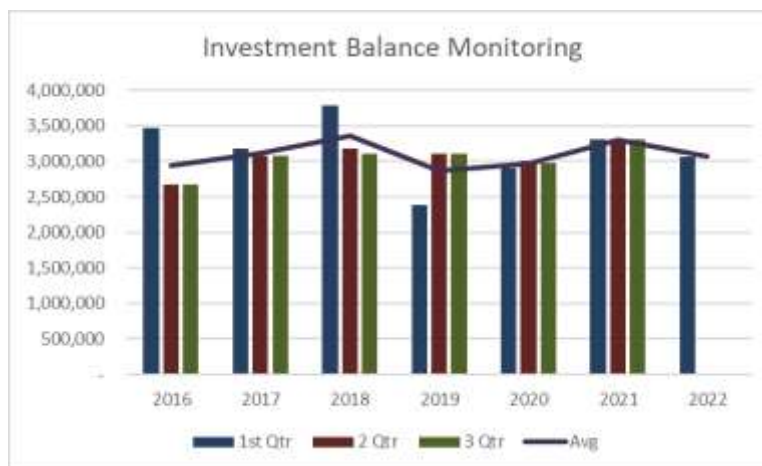
Following is a chart that is used to monitor the cash balance trends.



And the supporting data in a table view

Cash - Current Value				
Year	1st Qtr	2 Qtr	3 Qtr	Avg
2016	1,157,679	910,563	1,805,033	1,291,092
2017	1,083,729	602,467	2,165,354	1,283,850
2018	509,718	1,040,007	5,477,290	2,342,338
2019	3,948,122	2,077,407	2,231,855	2,752,461
2020	1,460,283	1,615,677	1,661,235	1,579,065
2021	773,532	225,102	1,372,418	790,351
2022	1,053,578			1,053,578

Following is a chart that is used to monitor the investment balance trends.



And the supporting data in a table view

Investment Balance - Original Value				
Year	1st Qtr	2 Qtr	3 Qtr	Avg
2016	3,463,713	2,679,839	2,680,997	2,941,516
2017	3,180,804	3,080,804	3,080,804	3,114,137
2018	3,780,818	3,185,810	3,102,491	3,356,373
2019	2,381,477	3,110,245	3,110,238	2,867,320
2020	2,910,154	3,010,116	2,982,116	2,967,462
2021	3,306,102	3,306,102	3,310,581	3,307,595
2022	3,064,581			3,064,581

Following is a detailed listing of the CD's, bonds, checkbook and money market balances that supports the % of portfolio by time to maturity chart.

#	DESCRIPTION	Original Value	Rate	Purch Date	Mat Date	Mo to Mat	Current Date	Apprx Time Elapsed (in Years)	Est. Current Value		
	FM - APY 0% Jan	476					3/30/2022		476		
	NLND C 30 DAY YIELD - APR	-					3/30/2022		0		
	RRSB - APY 1.4% Jan 1.4% M	1,053,102					3/30/2022		1,067,530		
87164X-PZ-3	SYNCHRONY BK RETAIL CTF	100,007	2.40%	04/07/16	04/07/22	1	3/30/2022	6	115,410		
87165E-TD-9	SYNCHRONY BK RETAIL	113,000	2.45%	05/17/19	05/17/22	2	3/30/2022	3	121,201		
20033ALUN4	CD - COMENITY CAP BK SAL	100,007	2.25%	06/30/17	06/30/22	3	3/30/2022	5	111,257		
38149M-CW-1	GOLDMAN SACHS BK USA NE	200,000	2.10%	07/10/19	07/11/22	4	3/30/2022	3	211,729	0-6 MO	1,627,603
35737	12 MO LIBRARY - 0.59R/0.59Y	77,365	0.59%	07/20/21	07/20/22	12	3/30/2022	1	77,681		
949495-AQ-8	WELLS FARGO NATL BK WE	245,000	1.90%	01/13/20	01/17/23	10	3/30/2022	2	255,478		
949763-R6-5	WELLS FARGO NATL BK NA	140,000	1.88%	01/17/20	01/17/23	10	3/30/2022	2	145,893		
35529	60 MO LIBRARY	85,916	2.27%	05/07/18	05/07/23	14	3/30/2022	4	93,847	7-18 MO	572,899
075663-TM-6	BECKER MN WW	99,286	2.10%	02/23/16	02/01/24	23	3/30/2022	6	112,839		
843879-DC-8	SOUTHERN STS BK	107,000	0.50%	05/22/20	06/12/24	27	3/30/2022	2	107,996	19-30 MO	220,835
02589A-BM-3	AMERICAN EXPRESS NATL E	96,000	1.80%	02/28/22	03/03/25	36	3/30/2022	0	96,142		
856285-TQ-4	STATE BK INDIA NEW	242,000	1.10%	05/18/20	05/28/25	38	3/30/2022	2	247,012		
33847E-3L-9	FLAGSTAR BK FSB TROY	104,000	0.80%	05/29/20	05/29/25	38	3/30/2022	2	105,537		
702091	60 MO - FM CD#709091 1.21%	50,000	0.01	06/08/20	06/08/25	39	3/30/2022	1.81	51,105		
35668	60 MO 1.12r/1.2Y M 06/09/202	50,000	1.12%	06/09/20	06/09/25	39	3/30/2022	2	51,020		
35671	60 MO 1.64R/1.65Y M 06/30/20	425,000	1.64%	06/30/20	06/30/25	39	3/30/2022	2	437,339		
73319F-AS-8	POPPY BK SANTA ROSA	200,000	1.10%	03/19/20	09/19/25	42	3/30/2022	2	204,512	31-42 MO	1,192,667
702108	60 MO - FM CD#702108 1.00%	130,000	0.01	10/21/20	10/21/25	43.00	3/30/2022	1.44	131,881	43-54 MO	131,881.00
702127	60 MO - FM CD#702127 0.75%	250,000	0.01	03/03/21	03/03/26	60.00	3/30/2022	1.07	252,020		
702128	60 MO - FM CD#702128 0.75%	250,000	0.01	03/03/21	03/03/26	60.00	3/30/2022	1.07	252,020	55-66 MO	504,040.00
									4,249,924.60		\$ 4,249,924.60

These are the summarized totals of the detail shown above which is used for the average weighted yield calculation and the % of portfolio by Institution calculation.

Orig Value	Curr Value	Orig Value	Curr Value	Total Cur Value	
CB / Money Markets		CD's / Bonds		Total Cur Value	
476	476	680,000	687,026	687,502	F/M
-	-	1,746,300	1,835,006	1,835,006	Northland
1,053,102	1,067,530	638,281	659,887	1,727,417	RRSB
1,053,578	1,068,006	3,064,581	3,181,919	4,249,925	Subtotal
				4,249,925	TOTAL

This is the supporting work / table view for the average weighted yield.

3.83%	Average Weighted Yield - CD's & Bonds	
1.37%	Average Weighted Yield - Checkbook & Money Markets	
3.10%	AVERAGE WEIGHTED YIELD - COMBINED	
0.52%	Goal of Average Weighted Yield is to exceed Average return on 3 m	

And the supporting work / table view for the % of portfolio by institution chart.

% Of Portfolio by Institution - Orig Value	
16.52%	F/M Community Bank
42.40%	Northland
41.07%	Root River State Bank

And the supporting work / table view for the % of portfolio by time to maturity chart.

% of Portfolio by time to Maturity - Cur Value			
38.30%	0 - 6 Months		
13.48%	7 - 18 Months		
5.20%	19 - 30 Months		
28.06%	31 - 42 Months		
3.10%	43 - 54 Months		
11.86%	55 - 66 Months		
0.00%	67 - 78 Months		
0.00%	79 - 90 Months		
0.00%	91 - 102 Months		
0.00%	103 - 114 Months		
0.00%	115 - 126 Months		
100.00%			

A detailed listing of normalized revenue and expense activity is included on the following pages for your reference.

If you have any questions or would like additional information let me know.

Thank you.

Current Period: March 2022

Exported from Banyon to .csv & Normalized

Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments
151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 NMLZD YTD Amt	% of Budget
Fund 100 GENERAL FUND			
Revenues	\$2,882,146.00	\$724,762.72	25%
Expenditures	\$2,865,346.75	\$654,352.22	23%
Dept 41000 General Revenue	2022 Budget	2022 NMLZD	%
R 100-41000-31010 Current Ad Valorem Taxes	\$1,698,522.00	\$424,631	25%
R 100-41000-31020 Delinquent Ad Valorem Taxes	\$0	\$0	0.00%
R 100-41000-31900 Penalties and Interest DelTax	\$0	\$0	0.00%
R 100-41000-33401 Local Government Aid	\$848,155	\$212,039	25%
R 100-41000-33402 Market Value Credit	\$0	\$0	0.00%
R 100-41000-33405 PERA Aid	\$1,677	\$419	25%
R 100-41000-34020 General Services Charge	\$128,792	\$32,198	25%
R 100-41000-36210 Interest Earnings	\$12,000	\$3,000	25%
R 100-41000-37940 Cash Over	\$0	\$0	0.00%
R 100-41000-39201 Transfer In	\$0	\$0	0.00%
Dept 41000 General Revenue	\$2,689,146.00	\$672,286.50	25%
E 100-41000-431 Cash Short	\$0	\$0	0.00%
E 100-41000-700 Transfers (GENERAL)	\$0	\$0	0.00%
E 100-41000-721 T.O. - Library Fund	\$187,509	\$46,877	25%
E 100-41000-723 T.O. - Ambulance Fund	\$79,500	\$19,875	25%
E 100-41000-726 T.O. - EDA	\$74,000	\$18,500	25%
E 100-41000-734 T.O.Fire	\$70,390	\$17,598	25%
E 100-41000-750 T.O. - 2016A (335)	\$0	\$0	25%
E 100-41000-756 T.O. - Center for the Arts	\$80,000	\$20,000	25%
E 100-41000-762 T.O. - CCTV	\$16,500	\$4,125	25%
Dept 41000 General Revenue	\$507,899	\$126,975	25%
Dept 41100 Legislative	2022 Budget	2022 NMLZD	%
R 100-41100-34100 Filing Fee	\$0	\$0	0.00%
R 100-41100-36260 Insurance Dividend	\$0	\$0	0.00%
R 100-41100-39201 Transfer In	\$0	\$0	0.00%
R 100-41100-39550 Refunds Rebates	\$0	\$11	0.00%
R 100-41100-39560 Reimbursement	\$0	\$0	0.00%
Dept 41100 Legislative	\$0	\$11	0%
E 100-41100-103 Part-Time Employees	\$22,500	\$5,588	24.84%
E 100-41100-121 PERA	\$350	\$84	24.10%
E 100-41100-122 FICA	\$1,000	\$242	24.18%
E 100-41100-125 Medicare	\$326	\$81	24.84%
E 100-41100-151 Worker s Comp Insurance Prem	\$150	\$80	53.02%
E 100-41100-152 Clothing	\$0	\$0	0.00%
E 100-41100-200 Office Supplies (GENERAL)	\$500	\$0	0.00%
E 100-41100-205 Service Incentives/Rewards	\$600	\$0	0.00%
E 100-41100-208 Training and Instruction	\$200	\$0	0.00%
E 100-41100-212 Vehicle Operating Supplies	\$200	\$19	9.63%
E 100-41100-240 Small Tools and Minor Equip	\$2,400	\$0	0.00%
E 100-41100-300 Promotional Expense	\$0	\$0	0.00%
E 100-41100-304 Legal Fees	\$10,000	\$1,380	13.80%
E 100-41100-309 Conference Expense	\$2,500	\$399	15.95%
E 100-41100-310 Other Professional Services	\$7,000	\$0	0.00%
E 100-41100-312 Recording Fees	\$0	\$0	0.00%
E 100-41100-322 Postage	\$0	\$0	0.00%
E 100-41100-331 Travel Expenses	\$250	\$0	0.00%
E 100-41100-350 Print/Binding (GENERAL)	\$0	\$95	0.00%
E 100-41100-360 Insurance (GENERAL)	\$0	\$461	0%
E 100-41100-430 Miscellaneous (GENERAL)	\$1,000	\$0	0.00%
E 100-41100-433 Dues and Subscriptions	\$12,500	\$1,759	14%
E 100-41100-435 Licences, Permits and Fees	\$720	\$120	16.67%
E 100-41100-438 Internet Expenses	\$0	\$0	0.00%
E 100-41100-711 T.O.- Reserve Fund	\$0	\$0	0.00%
E 100-41100-755 T.O. - City Car	\$0	\$0	0.00%
Dept 41100 Legislative	\$62,196	\$10,307	17%
Dept 41200 Historical Society	2022 Budget	2022 NMLZD	%
R 100-41200-39201 Transfer In	\$0.00	\$0.00	0.00%
Dept 41200 Historical Society	\$0	\$0	0%
E 100-41200-450 Capital Goods Charge	\$900.00	\$225	25%
Dept 41200 Historical Society	\$900	\$225	25%
Dept 41410 Elections	2022 Budget	2022 NMLZD	%
R 100-41410-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%

Current Period: March 2022

Exported from Banyon to .csv & Normalized

Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers	2022 Budget	2022 MNLZD YTD Amt	% of Budget
R 100-41410-39205 Transfer In	\$0.00	\$0.00	0.00%
R 100-41410-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
R 100-41410-39560 Reimbursement	\$0.00	\$0.00	0.00%
Dept 41410 Elections	\$0	\$0	0%
E 100-41410-103 Part-Time Employees	\$4,400.00	\$0.00	0.00%
E 100-41410-122 FICA	\$0.00	\$0.00	0.00%
E 100-41410-125 Medicare	\$0.00	\$0.00	0.00%
E 100-41410-151 Worker s Comp Insurance Prem	\$0.00	\$0.00	0.00%
E 100-41410-210 Operating Supplies (GENERAL)	\$300.00	\$0.00	0.00%
E 100-41410-310 Other Professional Services	\$0.00	\$0.00	0.00%
E 100-41410-322 Postage	\$0.00	\$0.00	0.00%
E 100-41410-331 Travel Expenses	\$300.00	\$0.00	0.00%
E 100-41410-350 Print/Binding (GENERAL)	\$300.00	\$0.00	0.00%
E 100-41410-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
Dept 41410 Elections	\$5,300	\$0	0%

Dept 41500 City Clerk	2022 Budget	2022 NMLZD	%
R 100-41500-32110 Alcoholic Beverages	\$9,000.00	\$3,000	33%
R 100-41500-34000 Charges for Services	\$75.00	\$0.00	0.00%
R 100-41500-34301 Administration Fees	\$0.00	\$0.00	0.00%
R 100-41500-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 100-41500-36201 Sale Of Merchandise	\$0.00	\$1.30	0.00%
R 100-41500-36260 Insurance Dividend	\$200.00	\$50	25%
R 100-41500-37370 Sales Tax	\$0.00	\$0.00	0.00%
R 100-41500-39201 Transfer In	\$0.00	\$0.00	0.00%
R 100-41500-39550 Refunds Rebates	\$0.00	\$24	0.00%
R 100-41500-39560 Reimbursement	\$5,000.00	\$1,250	25%
Dept 41500 City Clerk	\$14,275	\$4,325	30%
E 100-41500-101 Full-Time Employees Regular	\$294,000.00	\$76,557.70	26.04%
E 100-41500-103 Part-Time Employees	\$23,000.00	\$5,944.95	25.85%
E 100-41500-121 PERA	\$23,775.00	\$6,186.60	26.02%
E 100-41500-122 FICA	\$19,654.00	\$4,922.35	25.05%
E 100-41500-125 Medicare	\$4,596.50	\$1,151.20	25.05%
E 100-41500-131 Employer Paid Health	\$32,000.00	\$7,658.29	23.93%
E 100-41500-134 Employer Paid Life	\$100.00	\$24.96	24.96%
E 100-41500-136 Employer Paid H.S.A.	\$15,000.00	\$3,562.50	23.75%
E 100-41500-151 Worker s Comp Insurance Prem	\$4,500.00	\$522	12%
E 100-41500-152 Clothing	\$1,000.00	\$250	25%
E 100-41500-200 Office Supplies (GENERAL)	\$3,500.00	\$375.27	10.72%
E 100-41500-208 Training and Instruction	\$3,700.00	\$1,270.00	34.32%
E 100-41500-210 Operating Supplies (GENERAL)	\$4,000.00	\$678.20	16.96%
E 100-41500-212 Vehicle Operating Supplies	\$600.00	\$67.25	11.21%
E 100-41500-240 Small Tools and Minor Equip	\$2,150.00	\$0.00	0.00%
E 100-41500-301 Auditing and Acctg Services	\$13,000.00	\$2,450	19%
E 100-41500-309 Conference Expense	\$7,000.00	\$612.64	8.75%
E 100-41500-310 Other Professional Services	\$6,000.00	\$774.35	12.91%
E 100-41500-320 Communications (GENERAL)	\$3,250.00	\$488.76	15.04%
E 100-41500-321 Telephone	\$6,500.00	\$1,014.15	15.60%
E 100-41500-322 Postage	\$1,900.00	\$140.56	7.40%
E 100-41500-323 Administration Expense	\$0.00	\$0.00	0.00%
E 100-41500-331 Travel Expenses	\$200.00	\$0.00	0.00%
E 100-41500-350 Print/Binding (GENERAL)	\$400.00	\$588.00	147.00%
E 100-41500-360 Insurance (GENERAL)	\$5,500.00	\$1,297	24%
E 100-41500-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 100-41500-403 Prev. Maint. Agreements	\$13,265.00	\$2,067.37	15.59%
E 100-41500-404 Repairs/Maint Equipment	\$2,720.00	\$357.46	13.14%
E 100-41500-430 Miscellaneous (GENERAL)	\$500.00	\$0.00	0.00%
E 100-41500-433 Dues and Subscriptions	\$2,200.00	\$469.00	21.32%
E 100-41500-435 Licences, Permits and Fees	\$3,180.00	\$180.00	5.66%
E 100-41500-438 Internet Expenses	\$18,000.00	\$4,661.09	25.89%
E 100-41500-727 T.O. - Shared Tech	\$7,520.00	\$1,880	25%
E 100-41500-810 Refund	\$0.00	\$0.00	0.00%
Dept 41500 City Clerk	\$522,711	\$126,151	24%

Dept 41910 Planning and Zoning	2022 Budget	2022 NMLZD	%
R 100-41910-32220 Variance CUP Plat Address Fees	\$750.00	\$0	0.00%
R 100-41910-33416 Training Reimbursement	\$0.00	\$0.00	0.00%
R 100-41910-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 100-41910-39205 Transfer In	\$0.00	\$0.00	0.00%
R 100-41910-39550 Refunds Rebates	\$0.00	\$0.00	0.00%

Current Period: March 2022

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Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments
151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Dept 41910 Planning and Zoning	\$750	\$0	0%
E 100-41910-200 Office Supplies (GENERAL)	\$0.00	\$0.00	0.00%
E 100-41910-208 Training and Instruction	\$0.00	\$0.00	0.00%
E 100-41910-240 Small Tools and Minor Equip	\$0.00	\$0.00	0.00%
E 100-41910-303 Engineering Fees	\$0.00	\$0.00	0.00%
E 100-41910-310 Other Professional Services	\$60,000.00	\$15,000	25%
E 100-41910-312 Recording Fees	\$250.00	\$0.00	0.00%
E 100-41910-322 Postage	\$500.00	\$47.32	9.46%
E 100-41910-323 Administration Expense	\$0.00	\$0.00	0.00%
E 100-41910-331 Travel Expenses	\$0.00	\$0.00	0.00%
E 100-41910-350 Print/Binding (GENERAL)	\$500.00	\$48.00	9.60%
E 100-41910-360 Insurance (GENERAL)	\$3,900.00	\$949	24%
E 100-41910-403 Prev. Maint. Agreements	\$2,100.00	\$516.85	24.61%
E 100-41910-404 Repairs/Maint Equipment	\$500.00	\$93.25	18.65%
E 100-41910-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 100-41910-435 Licences, Permits and Fees	\$120.00	\$20.00	16.67%
E 100-41910-438 Internet Expenses	\$0.00	\$0.00	0.00%
E 100-41910-700 Transfers (GENERAL)	\$0.00	\$0.00	0.00%
Dept 41910 Planning and Zoning	\$67,870	\$16,674	25%

Dept 41940 Municipal Building - LOC 02	2022 Budget	2022 NMLZD	%
R 100-41940-34101 Rent Revenue	\$0.00	\$0.00	0.00%
R 100-41940-36201 Sale Of Merchandise	\$75.00	\$20.94	27.92%
R 100-41940-36260 Insurance Dividend	\$150.00	\$38	25%
R 100-41940-39201 Transfer In	\$0.00	\$0.00	0.00%
R 100-41940-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
Dept 41940 Municipal Building	\$225	\$58	26%
E 100-41940-210 Operating Supplies (GENERAL)	\$2,500.00	\$480.28	19.21%
E 100-41940-240 Small Tools and Minor Equip	\$500.00	\$0.00	0.00%
E 100-41940-302 Contracted Help	\$26,000.00	\$3,127.62	12.03%
E 100-41940-310 Other Professional Services	\$1,000.00	\$0.00	0.00%
E 100-41940-360 Insurance (GENERAL)	\$4,100.00	\$1,874	46%
E 100-41940-380 Utility Services (GENERAL)	\$8,000.00	\$2,416.55	30.21%
E 100-41940-384 Refuse/Garbage Disposal	\$700.00	\$90.29	12.90%
E 100-41940-401 Repairs/Maint Buildings	\$15,000.00	\$885.15	5.90%
E 100-41940-403 Prev. Maint. Agreements	\$0.00	\$265.00	0.00%
E 100-41940-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 100-41940-437 Sales Tax - Purchases	\$0.00	\$1.00	0.00%
E 100-41940-439 Penalty	\$0.00	\$0.00	0.00%
E 100-41940-730 T.O. Muni Bldg	\$27,656.00	\$6,914	25%
Dept 41940 Municipal Building	\$85,456	\$16,054	19%

Dept 42110 Police Administration	2022 Budget	2022 NMLZD	%
R 100-42110-33140 Grants	\$0.00	\$0.00	0.00%
R 100-42110-33400 State Grants and Aids	\$45,000.00	\$11,250	25%
R 100-42110-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 100-42110-33416 Training Reimbursement	\$6,500.00	\$1,625	25%
R 100-42110-33421 Ins Prem Tax-Police	\$0.00	\$0.00	0.00%
R 100-42110-34200 Public Safety Charges for Srvs	\$250.00	\$50.00	20.00%
R 100-42110-34201 Confiscation/Forfeitures	\$0.00	\$0.00	0.00%
R 100-42110-35100 Court Fines	\$5,000.00	\$354.95	7.10%
R 100-42110-35102 Parking Fines / Admin Fines	\$2,100.00	\$1,075.00	51.19%
R 100-42110-36201 Sale Of Merchandise	\$0.00	\$902.00	0.00%
R 100-42110-36230 Donations	\$0.00	\$0.00	0.00%
R 100-42110-36260 Insurance Dividend	\$1,000.00	\$250	25%
R 100-42110-39208 T.I. (Reserve Fund)	\$0.00	\$0.00	0.00%
R 100-42110-39550 Refunds Rebates	\$0.00	\$18.21	0.00%
R 100-42110-39560 Reimbursement	\$0.00	\$0.00	0.00%
Dept 42110 Police Administration	\$59,850	\$15,525	26%
E 100-42110-101 Full-Time Employees Regular	\$375,000.00	\$102,151.60	27.24%
E 100-42110-103 Part-Time Employees	\$18,000.00	\$2,306.40	12.81%
E 100-42110-121 PERA	\$69,561.00	\$18,448.26	26.52%
E 100-42110-122 FICA	\$300.00	\$14.30	4.77%
E 100-42110-125 Medicare	\$5,698.50	\$1,432.86	25.14%
E 100-42110-131 Employer Paid Health	\$49,000.00	\$13,102.48	26.74%
E 100-42110-134 Employer Paid Life	\$120.00	\$30.72	25.60%
E 100-42110-135 FSA Admin Fees (Emp Ben/TASC)	\$300.00	\$0.00	0.00%
E 100-42110-136 Employer Paid H.S.A.	\$9,000.00	\$2,250.00	25.00%
E 100-42110-140 Unemployment Comp (GENERAL)	\$0.00	\$0.00	0.00%
E 100-42110-151 Worker s Comp Insurance Prem	\$32,000.00	\$9,040.83	28.25%

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151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
E 100-42110-152 Clothing	\$2,000.00	\$0.00	0.00%
E 100-42110-153 Uniform Allowance	\$4,250.00	\$629.24	14.81%
E 100-42110-171 Innoculations	\$100.00	\$0.00	0.00%
E 100-42110-200 Office Supplies (GENERAL)	\$1,000.00	\$40.79	4.08%
E 100-42110-208 Training and Instruction	\$4,500.00	\$810.00	18.00%
E 100-42110-210 Operating Supplies (GENERAL)	\$2,000.00	\$432.41	21.62%
E 100-42110-211 Program Expenses	\$1,200.00	\$147.95	12.33%
E 100-42110-212 Vehicle Operating Supplies	\$8,000.00	\$1,028.74	12.86%
E 100-42110-218 Confiscation/Forfeitures Purch	\$800.00	\$76.46	9.56%
E 100-42110-240 Small Tools and Minor Equip	\$3,000.00	\$407.25	13.58%
E 100-42110-302 Contracted Help	\$500.00	\$0.00	0.00%
E 100-42110-304 Legal Fees	\$8,500.00	\$0.00	0.00%
E 100-42110-309 Conference Expense	\$0.00	\$0.00	0.00%
E 100-42110-310 Other Professional Services	\$750.00	\$148.00	19.73%
E 100-42110-311 Towing/Wrecker Fees	\$750.00	\$0.00	0.00%
E 100-42110-320 Communications (GENERAL)	\$775.00	\$256.46	33.09%
E 100-42110-321 Telephone	\$6,500.00	\$1,329.29	20.45%
E 100-42110-322 Postage	\$400.00	\$62.33	15.58%
E 100-42110-323 Administration Expense	\$0.00	\$8.72	0.00%
E 100-42110-331 Travel Expenses	\$1,500.00	\$0.00	0.00%
E 100-42110-350 Print/Binding (GENERAL)	\$300.00	\$0.00	0.00%
E 100-42110-360 Insurance (GENERAL)	\$18,500.00	\$4,064.97	21.97%
E 100-42110-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 100-42110-380 Utility Services (GENERAL)	\$6,000.00	\$2,012.85	33.55%
E 100-42110-403 Prev. Maint. Agreements	\$8,265.00	\$2,067.37	25.01%
E 100-42110-404 Repairs/Maint Equipment	\$10,000.00	\$1,516.88	15.17%
E 100-42110-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 100-42110-433 Dues and Subscriptions	\$1,050.00	\$785.00	74.76%
E 100-42110-435 Licences, Permits and Fees	\$3,000.00	\$400.00	13.33%
E 100-42110-437 Sales Tax - Purchases	\$50.00	\$0.00	0.00%
E 100-42110-438 Internet Expenses	\$1,200.00	\$111.61	9.30%
E 100-42110-727 T.O. - Shared Tech	\$1,405.00	\$351.25	25.00%
E 100-42110-729 T.O.- Res - Police Cap Goods	\$34,664.00	\$8,666.00	25.00%
E 100-42110-810 Refund	\$0.00	\$0.00	0.00%
Dept 42110 Police Administration	\$689,939	\$174,131	25%

Dept 42400 Building Inspection (GENERAL)	2022 Budget	2022 NMLZD	%
R 100-42400-32210 Bldg Prmt	\$8,000.00	\$2,255.35	28.19%
R 100-42400-32212 Bldg Prmt Srchg Fee	\$2,000.00	\$427.00	21.35%
R 100-42400-32230 Plmbg Permits	\$400.00	\$70.00	17.50%
R 100-42400-32231 Plmbg Permit Srchg Fee	\$50.00	\$5.00	10.00%
R 100-42400-32270 Mech Prmt	\$900.00	\$286.00	31.78%
R 100-42400-32271 Mech Prmt Srchg Fee	\$50.00	\$9.00	18.00%
R 100-42400-34104 Plan Review/Check Fee	\$5,000.00	\$1,325.56	26.51%
R 100-42400-34301 Administration Fees	\$0.00	\$0.00	0.00%
R 100-42400-39205 Transfer In	\$0.00	\$0.00	0.00%
R 100-42400-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
Dept 42400 Building Inspection	\$16,400	\$4,378	27%
E 100-42400-323 Administration Expense	\$0.00	\$1.44	0.00%
E 100-42400-434 Surcharge Fee	\$2,500.00	\$0.00	0.00%
E 100-42400-440 Building Inspections	\$20,000.00	\$1,992.65	9.96%
E 100-42400-441 Plan Review	\$2,500.00	\$84.96	3.40%
E 100-42400-810 Refund	\$0.00	\$0.00	0.00%
Dept 42400 Building Inspection	\$25,000	\$2,079	8%

Dept 42500 Civil Defense	2022 Budget	2022 NMLZD	%
R 100-42500-33620 Other County Grants/Aid	\$0.00	\$0.00	0.00%
R 100-42500-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
Dept 42500 Civil Defense	\$0	\$0	0%
E 100-42500-331 Travel Expenses	\$0.00	\$0.00	0.00%
E 100-42500-360 Insurance (GENERAL)	\$0.00	\$0.00	0.00%
E 100-42500-404 Repairs/Maint Equipment	\$450.00	\$0.00	0.00%
E 100-42500-711 T.O. - Reserve Fund	\$2,000.00	\$0.00	0.00%
Dept 42500 Civil Defense	\$2,450	\$0	0%

Dept 42700 Animal Control - LOC 01	2022 Budget	2022 NMLZD	%
R 100-42700-32240 Animal Licenses	\$1,300.00	\$325.00	25.00%
R 100-42700-34109 Animal Shelter Fee	\$0.00	\$0.00	0.00%
R 100-42700-35104 Animal Fines	\$0.00	\$0.00	0.00%
Dept 42700 Animal Control	\$1,300	\$325	25%

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Exported from Banyon to .csv & Normalized

Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers	2022 Budget	2022 MNLZD YTD Amt	% of Budget
E 100-42700-210 Operating Supplies (GENERAL)	\$150.00	\$0.00	0.00%
E 100-42700-310 Other Professional Services	\$200.00	\$0.00	0.00%
E 100-42700-322 Postage	\$0.00	\$0.00	0.00%
E 100-42700-323 Administration Expense	\$0.00	\$0.00	0.00%
E 100-42700-350 Print/Binding (GENERAL)	\$200.00	\$0.00	0.00%
E 100-42700-360 Insurance (GENERAL)	\$0.00	\$0.00	0.00%
E 100-42700-404 Repairs/Maint Equipment	\$200.00	\$0.00	0.00%
E 100-42700-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
Dept 42700 Animal Control	\$750	\$0	0%
Dept 43100 Street Maintenance	2022 Budget	2022 NMLZD	%
R 100-43100-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 100-43100-34000 Charges for Services	\$5,000.00	\$1,250.00	25.00%
R 100-43100-34112 County Road Maintenance Fee	\$2,100.00	\$517.87	24.66%
R 100-43100-36200 Miscellaneous Revenues	\$400.00	\$0.00	0.00%
R 100-43100-36201 Sale Of Merchandise	\$0.00	\$0.00	0.00%
R 100-43100-36230 Donations	\$0.00	\$0.00	0.00%
R 100-43100-36260 Insurance Dividend	\$400.00	\$100.00	25.00%
R 100-43100-39101 Sales of General Fixed Assets	\$0.00	\$2,594.00	0.00%
R 100-43100-39208 T.I. (Reserve Fund)	\$0.00	\$0.00	0.00%
R 100-43100-39550 Refunds Rebates	\$0.00	\$56.68	0.00%
R 100-43100-39560 Reimbursement	\$0.00	\$0.00	0.00%
Dept 43100 Street Maintenance	\$7,900	\$4,519	57%
E 100-43100-101 Full-Time Employees Regular	\$85,000.00	\$24,119.54	28.38%
E 100-43100-103 Part-Time Employees	\$12,000.00	\$0.00	0.00%
E 100-43100-121 PERA	\$6,375.00	\$1,808.98	28.38%
E 100-43100-122 FICA	\$6,014.00	\$1,470.79	24.46%
E 100-43100-125 Medicare	\$1,406.50	\$343.97	24.46%
E 100-43100-131 Employer Paid Health	\$6,800.00	\$1,638.36	24.09%
E 100-43100-134 Employer Paid Life	\$30.00	\$7.68	25.60%
E 100-43100-136 Employer Paid H.S.A.	\$3,000.00	\$750.00	25.00%
E 100-43100-151 Worker s Comp Insurance Prem	\$3,500.00	\$762.83	21.80%
E 100-43100-152 Clothing	\$900.00	\$0.00	0.00%
E 100-43100-171 Innoculations	\$0.00	\$0.00	0.00%
E 100-43100-200 Office Supplies (GENERAL)	\$200.00	\$0.00	0.00%
E 100-43100-208 Training and Instruction	\$900.00	\$20.00	2.22%
E 100-43100-210 Operating Supplies (GENERAL)	\$21,000.00	\$2,419.97	11.52%
E 100-43100-212 Vehicle Operating Supplies	\$16,000.00	\$2,997.26	18.73%
E 100-43100-240 Small Tools and Minor Equip	\$5,000.00	\$39.98	0.80%
E 100-43100-303 Engineering Fees	\$20,000.00	\$0.00	0.00%
E 100-43100-304 Legal Fees	\$0.00	\$0.00	0.00%
E 100-43100-310 Other Professional Services	\$500.00	\$139.50	27.90%
E 100-43100-320 Communications (GENERAL)	\$700.00	\$0.00	0.00%
E 100-43100-321 Telephone	\$1,200.00	\$616.71	51.39%
E 100-43100-322 Postage	\$200.00	\$30.00	15.00%
E 100-43100-331 Travel Expenses	\$100.00	\$0.00	0.00%
E 100-43100-350 Print/Binding (GENERAL)	\$200.00	\$0.00	0.00%
E 100-43100-360 Insurance (GENERAL)	\$10,500.00	\$2,587.40	24.64%
E 100-43100-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 100-43100-380 Utility Services (GENERAL)	\$35,000.00	\$9,125.54	26.07%
E 100-43100-384 Refuse/Garbage Disposal	\$75.00	\$72.00	96.00%
E 100-43100-401 Repairs/Maint Buildings	\$1,500.00	\$0.00	0.00%
E 100-43100-403 Prev. Maint. Agreements	\$0.00	\$0.00	0.00%
E 100-43100-404 Repairs/Maint Equipment	\$15,000.00	\$1,944.42	12.96%
E 100-43100-406 Street-Grdng/Chlrd/Crckflg	\$23,000.00	\$0.00	0.00%
E 100-43100-410 Snow Removal	\$5,000.00	\$600.00	12.00%
E 100-43100-411 Tree Maintenance / EAB	\$8,000.00	\$2,000.00	25.00%
E 100-43100-430 Miscellaneous (GENERAL)	\$1,500.00	\$0.00	0.00%
E 100-43100-433 Dues and Subscriptions	\$0.00	\$25.00	0.00%
E 100-43100-435 Licences, Permits and Fees	\$240.00	\$507.28	211.37%
E 100-43100-437 Sales Tax - Purchases	\$0.00	\$0.00	0.00%
E 100-43100-438 Internet Expenses	\$600.00	\$0.00	0.00%
E 100-43100-439 Penalty	\$0.00	\$0.00	0.00%
E 100-43100-461 Emerald Ash Borer Expense	\$0.00	\$0.00	0.00%
E 100-43100-727 T.O. - Shared Tech	\$515.00	\$128.75	25.00%
E 100-43100-731 T.O. Vehicles/Equip	\$65,546.00	\$16,386.50	25.00%
E 100-43100-732 T.O. Sidewalk	\$25,000.00	\$6,250.00	25.00%
E 100-43100-736 T.O. Overlay	\$30,000.00	\$7,500.00	25.00%
E 100-43100-744 T.O. - Chip Sealing	\$40,000.00	\$10,000.00	25.00%
E 100-43100-753 T.O. - Storm Sewer	\$35,000.00	\$8,750.00	25.00%

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Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers	2022 Budget	2022 MNLZD YTD Amt	% of Budget
E 100-43100-758 T.O. - Emerald Ash Borrer	\$0.00	\$0.00	25.00%
E 100-43100-760 T.O. - SIGNS	\$1,000.00	\$250.00	25.00%
Dent 43100 Street Maintenance	\$488,502	\$103,292	21%

Dept 45120 Summer Recreation	2022 Budget	2022 NMLZD	%
E 100-45120-430 Miscellaneous (GENERAL)	\$4,200.00	\$1,050.00	25.00%
Dent 45120 Summer Recreation	\$4,200	\$1,050	25%

Dept 45124 Swimming Pools - LOC 08	2022 Budget	2022 NMLZD	%
R 100-45124-33417 Training Revenue	\$1,000.00	\$0.00	0.00%
R 100-45124-34000 Charges for Services	\$2,000.00	\$500.00	25.00%
R 100-45124-34720 Memberships	\$37,000.00	\$9,250.00	25.00%
R 100-45124-34722 Admissions	\$11,000.00	\$2,750.00	25.00%
R 100-45124-34723 Lesson Fees (NonTax)	\$16,000.00	\$4,000.00	25.00%
R 100-45124-36201 Sale Of Merchandise	\$8,000.00	\$2,000.00	25.00%
R 100-45124-36210 Interest Earnings	\$0.00	\$0.00	0.00%
R 100-45124-36230 Donations	\$0.00	\$0.00	0.00%
R 100-45124-36260 Insurance Dividend	\$400.00	\$0.00	0.00%
R 100-45124-37171 OC Transit Tax	\$0.00	\$0.00	0.00%
R 100-45124-37370 Sales Tax	\$4,200.00	\$1,050.00	25.00%
R 100-45124-37940 Cash Over	\$0.00	\$0.00	0.00%
R 100-45124-39201 Transfer In	\$0.00	\$0.00	0.00%
R 100-45124-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
R 100-45124-39560 Reimbursement	\$0.00	\$0.00	0.00%
R 100-45124-90000 UNDISTRIBUTED RECEIPT	\$0.00	\$170.00	0.00%
Dent 45124 Swimming Pools - LOC 08	\$79,600	\$19,720	25%
E 100-45124-103 Part-Time Employees	\$75,000.00	\$18,750.00	25.00%
E 100-45124-122 FICA	\$4,650.00	\$0.00	25.00%
E 100-45124-125 Medicare	\$1,087.50	\$0.00	25.00%
E 100-45124-140 Unemployment Comp (GENERAL)	\$0.00	\$0.00	0.00%
E 100-45124-151 Worker s Comp Insurance Prem	\$4,000.00	\$1,173.75	29.34%
E 100-45124-152 Clothing	\$1,200.00	\$0.00	0.00%
E 100-45124-208 Training and Instruction	\$4,500.00	\$650.00	14.44%
E 100-45124-210 Operating Supplies (GENERAL)	\$15,000.00	\$101.25	0.68%
E 100-45124-240 Small Tools and Minor Equip	\$1,500.00	\$0.00	0.00%
E 100-45124-310 Other Professional Services	\$285.00	\$0.00	0.00%
E 100-45124-321 Telephone	\$0.00	\$0.00	0.00%
E 100-45124-322 Postage	\$100.00	\$0.00	0.00%
E 100-45124-323 Administration Expense	\$2,500.00	\$9.57	0.38%
E 100-45124-331 Travel Expenses	\$0.00	\$0.00	0.00%
E 100-45124-350 Print/Binding (GENERAL)	\$400.00	\$30.00	7.50%
E 100-45124-360 Insurance (GENERAL)	\$19,000.00	\$2,870.00	15.11%
E 100-45124-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 100-45124-380 Utility Services (GENERAL)	\$21,000.00	\$665.32	2.69%
E 100-45124-401 Repairs/Maint Buildings	\$1,000.00	\$0.00	0.00%
E 100-45124-403 Prev. Maint. Agreements	\$0.00	\$240.00	0.00%
E 100-45124-404 Repairs/Maint Equipment	\$1,000.00	\$0.00	0.00%
E 100-45124-430 Miscellaneous (GENERAL)	\$500.00	\$0.00	0.00%
E 100-45124-431 Cash Short	\$0.00	\$0.00	0.00%
E 100-45124-433 Dues and Subscriptions	\$3,195.00	\$0.00	0.00%
E 100-45124-435 Licences, Permits and Fees	\$1,520.00	\$710.00	46.71%
E 100-45124-437 Sales Tax - Purchases	\$4,200.00	\$1,050.00	25.00%
E 100-45124-450 Capital Goods Charge	\$2,500.00	\$625.00	25.00%
E 100-45124-810 Refund	\$0.00	\$0.00	0.00%
Dent 45124 Swimming Pools - LOC 08	\$164,138	\$26,775	16%

Dept 45180 Band	2022 Budget	2022 NMLZD	%
E 100-45180-326 School Band Concerts	\$480.00	\$120.00	25.00%
E 100-45180-327 Brass Band Concerts	\$1,120.00	\$280.00	25.00%
Dent 45180 Band	\$1,600	\$400	25%

Dept 45200 Parks (GENERAL) - LOC 01/04	2022 Budget	2022 NMLZD	%
R 100-45200-33400 State Grants and Aids	\$0.00	\$0.00	0.00%
R 100-45200-34745 Camping Fee - LOC 04	\$1,000.00	\$250.00	25.00%
R 100-45200-36201 Sale Of Merchandise	\$0.00	\$0.00	0.00%
R 100-45200-36230 Donations	\$0.00	\$239.41	0.00%
R 100-45200-36260 Insurance Dividend	\$400.00	\$100.00	25.00%
R 100-45200-39101 Sales of General Fixed Assets	\$0.00	\$500.00	0.00%
R 100-45200-39201 Transfer In	\$0.00	\$0.00	0.00%
R 100-45200-39550 Refunds Rebates	\$0.00	\$0.00	0.00%

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Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers		2022 Budget	2022 MNLZD YTD Amt	% of Budget
R 100-45200-39560 Reimbursement		\$0.00	\$0.00	0.00%
	Dept 45200 Parks	\$1,400	\$1,089	78%
E 100-45200-101 Full-Time Employees Regular		\$60,000.00	\$16,557.55	27.60%
E 100-45200-103 Part-Time Employees		\$15,000.00	\$3,750.00	25.00%
E 100-45200-121 PERA		\$4,500.00	\$1,247.82	27.73%
E 100-45200-122 FICA		\$4,650.00	\$941.30	20.24%
E 100-45200-125 Medicare		\$1,087.50	\$220.14	20.24%
E 100-45200-131 Employer Paid Health		\$12,000.00	\$3,013.77	25.11%
E 100-45200-134 Employer Paid Life		\$30.00	\$7.68	25.60%
E 100-45200-136 Employer Paid H.S.A.		\$6,000.00	\$1,500.00	25.00%
E 100-45200-151 Worker s Comp Insurance Prem		\$6,000.00	\$985.18	16.42%
E 100-45200-152 Clothing		\$700.00	\$0.00	0.00%
E 100-45200-208 Training and Instruction		\$200.00	\$200.00	100.00%
E 100-45200-210 Operating Supplies (GENERAL)		\$2,500.00	\$12.99	0.52%
E 100-45200-212 Vehicle Operating Supplies		\$4,700.00	\$460.59	9.80%
E 100-45200-240 Small Tools and Minor Equip		\$1,000.00	\$20.00	2.00%
E 100-45200-302 Contracted Help		\$5,000.00	\$0.00	0.00%
E 100-45200-303 Engineering Fees		\$1,000.00	\$0.00	0.00%
E 100-45200-304 Legal Fees		\$0.00	\$0.00	0.00%
E 100-45200-310 Other Professional Services		\$0.00	\$0.00	0.00%
E 100-45200-321 Telephone		\$600.00	\$228.18	38.03%
E 100-45200-323 Administration Expense		\$0.00	\$0.00	0.00%
E 100-45200-331 Travel Expenses		\$100.00	\$0.00	0.00%
E 100-45200-350 Print/Binding (GENERAL)		\$100.00	\$0.00	0.00%
E 100-45200-360 Insurance (GENERAL)		\$8,000.00	\$1,251.75	15.65%
E 100-45200-364 Claims Deductible		\$0.00	\$0.00	0.00%
E 100-45200-380 Utility Services (GENERAL)		\$14,000.00	\$1,103.90	7.89%
E 100-45200-384 Refuse/Garbage Disposal		\$2,100.00	\$309.75	14.75%
E 100-45200-404 Repairs/Maint Equipment		\$7,500.00	\$58.50	0.78%
E 100-45200-430 Miscellaneous (GENERAL)		\$2,000.00	\$0.00	0.00%
E 100-45200-433 Dues and Subscriptions		\$0.00	\$300.00	0.00%
E 100-45200-435 Licences, Permits and Fees		\$240.00	\$40.00	16.67%
E 100-45200-436 Sales Tax		\$300.00	\$0.00	0.00%
E 100-45200-450 Capital Goods Charge		\$0.00	\$0.00	25.00%
E 100-45200-739 T.O. Parks		\$43,700.00	\$10,925.00	25.00%
	Dept 45200 Parks	\$203,008	\$43,134	21%
Dept 46323 Heritage Preservation Comm		2022 Budget	2022 NMLZD	%
R 100-46323-33400 State Grants and Aids		\$1,000.00	\$0.00	0.00%
R 100-46323-39550 Refunds Rebates		\$0.00	\$0.00	0.00%
	Dept 46323 Heritage Preservation	\$1,000	\$0	
E 100-46323-200 Office Supplies (GENERAL)		\$0.00	\$0.00	0.00%
E 100-46323-309 Conference Expense		\$0.00	\$0.00	0.00%
E 100-46323-310 Other Professional Services		\$14,000.00	\$3,250.00	23.21%
E 100-46323-331 Travel Expenses		\$0.00	\$0.00	0.00%
E 100-46323-430 Miscellaneous (GENERAL)		\$200.00	\$0.00	0.00%
E 100-46323-433 Dues and Subscriptions		\$130.00	\$0.00	0.00%
E 100-46323-435 Licences, Permits and Fees		\$0.00	\$0.00	0.00%
E 100-46323-450 Capital Goods Charge		\$0.00	\$0.00	0.00%
	Dept 46323 Heritage Preservation	\$14,330	\$3,250	23%
Dept 46630 Community Dev - LOC 07		2022 Budget	2022 NMLZD	%
R 100-46630-31911 Lodging Tax		\$200.00	\$0.00	0.00%
R 100-46630-34000 Charges for Services		\$0.00	\$0.00	0.00%
R 100-46630-34101 Rent Revenue		\$7,000.00	\$1,750.00	25.00%
R 100-46630-36100 Special Assessments		\$3,100.00	\$775.00	25.00%
R 100-46630-36200 Miscellaneous Revenues		\$0.00	\$0.00	0.00%
R 100-46630-36210 Interest Earnings		\$0.00	\$0.00	0.00%
R 100-46630-36230 Donations		\$0.00	\$0.00	0.00%
R 100-46630-36260 Insurance Dividend		\$0.00	\$0.00	0.00%
R 100-46630-39550 Refunds Rebates		\$0.00	\$0.53	0.00%
	Dept 46630 Community Dev	\$10,300	\$2,526	25%
E 100-46630-200 Office Supplies (GENERAL)		\$0.00	\$0.00	0.00%
E 100-46630-212 Vehicle Operating Supplies		\$200.00	\$0.00	0.00%
E 100-46630-300 Promotional Expense		\$0.00	\$0.00	0.00%
E 100-46630-310 Other Professional Services		\$11,000.00	\$2,750.00	25.00%
E 100-46630-321 Telephone		\$1,700.00	\$454.08	26.71%
E 100-46630-322 Postage		\$0.00	\$0.00	0.00%
E 100-46630-331 Travel Expenses		\$0.00	\$0.00	0.00%
E 100-46630-350 Print/Binding (GENERAL)		\$0.00	\$0.00	0.00%



City of Chatfield
***Budget YTD Rev-Exp©**

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Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments
 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
E 100-46630-360 Insurance (GENERAL)	\$0.00	\$0.00	0.00%
E 100-46630-430 Miscellaneous (GENERAL)	\$1,500.00	\$0.00	0.00%
E 100-46630-433 Dues and Subscriptions	\$0.00	\$0.00	0.00%
E 100-46630-457 Property Tax	\$2,600.00	\$650.00	25.00%
E 100-46630-490 Donations to Civic Org s	\$0.00	\$0.00	0.00%
E 100-46630-700 Transfers (GENERAL)	\$2,100.00	\$0.00	0.00%
Dent 46630 Community Dev	\$19,100	\$3,854	20%

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Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments
151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 211 LIBRARY			
Revenues	\$275,991.00	\$95,452.34	35%
Expenditures	\$276,839.17	\$70,605.20	26%
Dept 45500 Libraries (GENERAL)	2022 Budget	2022 NMLZD	%
R 211-45500-33600 County Contracts	\$84,692.00	\$43,911.45	51.85%
R 211-45500-34000 Charges for Services	\$700.00	\$190.00	27.14%
R 211-45500-35103 Library Fines	\$500.00	\$17.00	3.40%
R 211-45500-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 211-45500-36201 Sale Of Merchandise	\$350.00	\$60.00	17.14%
R 211-45500-36202 Nontax-Sale of Merch-Gift Card	\$0.00	\$1,782.34	0.00%
R 211-45500-36210 Interest Earnings	\$1,300.00	\$0.00	0.00%
R 211-45500-36230 Donations	\$700.00	\$2,605.00	372.14%
R 211-45500-36260 Insurance Dividend	\$200.00	\$0.00	0.00%
R 211-45500-39201 Transfer In	\$187,509.00	\$46,877.25	25.00%
R 211-45500-39225 T.I. - Library Endowment Fund	\$0.00	\$0.00	0.00%
R 211-45500-39550 Refunds Rebates	\$40.00	\$9.30	23.25%
Fund 211 LIBRARY	\$275,991.00	\$95,452.34	35%
E 211-45500-101 Full-Time Employees Regular	\$127,940.00	\$32,968.85	25.77%
E 211-45500-103 Part-Time Employees	\$24,774.00	\$5,150.51	20.79%
E 211-45500-121 PERA	\$11,453.55	\$2,851.61	24.90%
E 211-45500-122 FICA	\$9,468.27	\$2,225.70	23.51%
E 211-45500-125 Medicare	\$2,214.35	\$520.51	23.51%
E 211-45500-131 Employer Paid Health	\$18,800.00	\$4,652.13	24.75%
E 211-45500-134 Employer Paid Life	\$64.00	\$15.36	24.00%
E 211-45500-136 Employer Paid H.S.A.	\$9,270.00	\$2,250.00	24.27%
E 211-45500-140 Unemployment Comp (GENERAL)	\$0.00	\$0.00	0.00%
E 211-45500-151 Worker s Comp Insurance Prem	\$1,350.00	\$235.82	17.47%
E 211-45500-200 Office Supplies (GENERAL)	\$1,800.00	\$414.12	23.01%
E 211-45500-211 Program Expenses	\$3,000.00	\$2,241.13	74.70%
E 211-45500-240 Small Tools and Minor Equip	\$500.00	\$0.00	0.00%
E 211-45500-304 Legal Fees	\$0.00	\$0.00	0.00%
E 211-45500-321 Telephone	\$3,000.00	\$790.48	26.35%
E 211-45500-322 Postage	\$150.00	\$18.63	12.42%
E 211-45500-331 Travel Expenses	\$645.00	\$0.00	0.00%
E 211-45500-332 Continuing Education	\$1,000.00	\$0.00	0.00%
E 211-45500-350 Print/Binding (GENERAL)	\$0.00	\$0.00	0.00%
E 211-45500-360 Insurance (GENERAL)	\$4,500.00	\$2,260.00	50.22%
E 211-45500-380 Utility Services (GENERAL)	\$6,700.00	\$1,814.97	27.09%
E 211-45500-401 Repairs/Maint Buildings	\$1,800.00	\$0.00	0.00%
E 211-45500-404 Repairs/Maint Equipment	\$11,430.00	\$5,382.80	47.09%
E 211-45500-414 Automated Operations	\$12,220.00	\$3,663.54	29.98%
E 211-45500-416 Cleaning Service	\$1,000.00	\$57.21	5.72%
E 211-45500-430 Miscellaneous (GENERAL)	\$100.00	\$0.00	0.00%
E 211-45500-433 Dues and Subscriptions	\$900.00	\$0.00	0.00%
E 211-45500-437 Sales Tax - Purchases	\$60.00	\$24.50	40.83%
E 211-45500-438 Internet Expenses	\$700.00	\$0.00	0.00%
E 211-45500-560 Cap. Outlay-Furn. & Fix	\$3,000.00	\$0.00	0.00%
E 211-45500-590 Cap. Outlay-Books	\$12,000.00	\$1,819.09	15.16%
E 211-45500-591 Cap. Outlay-Magazines	\$1,000.00	\$222.39	22.24%
E 211-45500-593 Cap. Outlay-Non Print Mat	\$6,000.00	\$1,025.85	17.10%
E 211-45500-700 Transfers (GENERAL)	\$0.00	\$0.00	0.00%
Fund 211 LIBRARY	\$276,839.17	\$70,605.20	26%

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Adjusted to 25% - Tax Settlements, Special Assessments, Annual Exp Payments
151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 220 FIRE - OPERATIONS FUND			
Revenues	\$148,780.00	\$38,374.26	26%
Expenditures	\$138,246.50	\$46,586.87	34%
Dept 42280 Fire Department *2012=220/221	2022 Budget	2022 MNLZD	%
R 220-42280-33180 Federal Grants - ARP	\$0.00	\$0.00	0.00%
R 220-42280-33400 State Grants and Aids	\$0.00	\$0.00	0.00%
R 220-42280-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 220-42280-33420 State-Fire Relief SBR (Ins Tax	\$0.00	\$0.00	0.00%
R 220-42280-33430 Township Contracts	\$70,390.00	\$16,601.76	23.59%
R 220-42280-34000 Charges for Services	\$8,000.00	\$4,175.00	52.19%
R 220-42280-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 220-42280-36201 Sale Of Merchandise	\$0.00	\$0.00	0.00%
R 220-42280-36210 Interest Earnings	\$0.00	\$0.00	0.00%
R 220-42280-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 220-42280-39201 Transfer In	\$70,390.00	\$17,597.50	25.00%
R 220-42280-39560 Reimbursement	\$0.00	\$0.00	0.00%
Fund 220 FIRE - OPERATIONS FUND	\$148,780.00	\$38,374.26	26%
E 220-42280-103 Part-Time Employees	\$25,000.00	\$8,651.97	34.61%
E 220-42280-121 PERA	\$7,039.00	\$1,759.75	25.00%
E 220-42280-122 FICA	\$1,550.00	\$536.41	34.61%
E 220-42280-125 Medicare	\$362.50	\$125.44	34.60%
E 220-42280-140 Unemployment Comp (GENERAL)	\$0.00	\$0.00	0.00%
E 220-42280-151 Worker s Comp Insurance Prem	\$18,000.00	\$10,891.66	60.51%
E 220-42280-152 Clothing	\$2,000.00	\$422.50	21.13%
E 220-42280-171 Innoculations	\$750.00	\$0.00	0.00%
E 220-42280-208 Training and Instruction	\$3,000.00	\$0.00	0.00%
E 220-42280-210 Operating Supplies (GENERAL)	\$2,000.00	\$466.82	23.34%
E 220-42280-212 Vehicle Operating Supplies	\$1,500.00	\$217.28	14.49%
E 220-42280-240 Small Tools and Minor Equip	\$6,000.00	\$1,306.67	21.78%
E 220-42280-301 Auditing and Acctg Services	\$0.00	\$0.00	0.00%
E 220-42280-309 Conference Expense	\$500.00	\$0.00	0.00%
E 220-42280-313 Mutual Aid	\$0.00	\$0.00	0.00%
E 220-42280-320 Communications (GENERAL)	\$0.00	\$0.00	0.00%
E 220-42280-321 Telephone	\$500.00	\$99.24	19.85%
E 220-42280-322 Postage	\$150.00	\$15.00	10.00%
E 220-42280-323 Administration Expense	\$0.00	\$0.00	0.00%
E 220-42280-328 General Services Charge	\$2,980.00	\$745.00	25.00%
E 220-42280-331 Travel Expenses	\$150.00	\$0.00	0.00%
E 220-42280-350 Print/Binding (GENERAL)	\$0.00	\$0.00	0.00%
E 220-42280-360 Insurance (GENERAL)	\$2,400.00	\$1,156.50	48.19%
E 220-42280-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 220-42280-380 Utility Services (GENERAL)	\$8,000.00	\$3,236.51	40.46%
E 220-42280-401 Repairs/Maint Buildings	\$2,000.00	\$0.00	0.00%
E 220-42280-403 Prev. Maint. Agreements	\$0.00	\$0.00	0.00%
E 220-42280-404 Repairs/Maint Equipment	\$6,000.00	\$4,913.62	81.89%
E 220-42280-430 Miscellaneous (GENERAL)	\$100.00	\$110.00	110.00%
E 220-42280-433 Dues and Subscriptions	\$500.00	\$111.25	22.25%
E 220-42280-435 Licences, Permits and Fees	\$240.00	\$40.00	16.67%
E 220-42280-438 Internet Expenses	\$400.00	\$0.00	0.00%
E 220-42280-727 T.O. - Shared Tech	\$775.00	\$193.75	25.00%
E 220-42280-734 T.O.Fire	\$46,350.00	\$11,587.50	25.00%
Fund 220 FIRE - OPERATIONS FUND	\$138,246.50	\$46,586.87	34%

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151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 230 AMBULANCE - OPERATIONS FUND			
Revenues	\$353,590	\$104,443	30%
Expenditures	\$359,626	\$88,907	25%
Dept 42270 Ambulance	2022 Budget	2022 NMLZD	%
R 230-42270-33100 Federal Grants and Aids	\$0.00	\$0.00	0.00%
R 230-42270-33180 Federal Grants - ARP	\$0.00	\$0.00	0.00%
R 230-42270-33400 State Grants and Aids	\$0.00	\$0.00	0.00%
R 230-42270-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 230-42270-33416 Training Reimbursement	\$4,500.00	\$0.00	0.00%
R 230-42270-33417 Training Revenue	\$18,000.00	\$1,875.00	10.42%
R 230-42270-33430 Township Contracts	\$61,840.00	\$14,293.50	23.11%
R 230-42270-33600 County Contracts	\$4,500.00	\$1,125.00	25.00%
R 230-42270-34000 Charges for Services	\$185,000.00	\$67,242.88	36.35%
R 230-42270-34205 Accrued Charges For Services	\$0.00	\$0.00	0.00%
R 230-42270-36200 Miscellaneous Revenues	\$250.00	\$0.00	0.00%
R 230-42270-36201 Sale Of Merchandise	\$0.00	\$0.00	0.00%
R 230-42270-36210 Interest Earnings	\$0.00	\$0.00	0.00%
R 230-42270-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 230-42270-39201 Transfer In	\$79,500.00	\$19,875.00	25.00%
R 230-42270-39550 Refunds Rebates	\$0.00	\$31.93	0.00%
R 230-42270-39560 Reimbursement	\$0.00	\$0.00	0.00%
Fund 230 AMBULANCE - OPERATIONS FUND	\$353,590	\$104,443	30%
E 230-42270-101 Full-Time Employees Regular	\$103,000.00	\$26,586.79	25.81%
E 230-42270-103 Part-Time Employees	\$54,000.00	\$13,055.81	24.18%
E 230-42270-121 PERA	\$14,000.00	\$3,655.53	26.11%
E 230-42270-122 FICA	\$9,734.00	\$2,370.26	24.35%
E 230-42270-125 Medicare	\$2,276.50	\$554.32	24.35%
E 230-42270-131 Employer Paid Health	\$18,500.00	\$4,659.74	25.19%
E 230-42270-134 Employer Paid Life	\$45.00	\$13.44	29.87%
E 230-42270-135 FSA Admin Fees (Emp Ben/TASC)	\$20.00	\$0.00	0.00%
E 230-42270-136 Employer Paid H.S.A.	\$8,250.00	\$2,062.50	25.00%
E 230-42270-140 Unemployment Comp (GENERAL)	\$0.00	\$0.00	0.00%
E 230-42270-151 Worker s Comp Insurance Prem	\$10,000.00	\$1,418.12	14.18%
E 230-42270-152 Clothing	\$2,750.00	\$2,142.99	77.93%
E 230-42270-171 Innoculations	\$200.00	\$0.00	0.00%
E 230-42270-200 Office Supplies (GENERAL)	\$1,000.00	\$0.00	0.00%
E 230-42270-205 Service Incentives/Rewards	\$1,200.00	\$0.00	0.00%
E 230-42270-208 Training and Instruction	\$5,000.00	\$143.00	2.86%
E 230-42270-209 Training Institution	\$6,000.00	\$489.00	8.15%
E 230-42270-210 Operating Supplies (GENERAL)	\$11,000.00	\$2,361.09	21.46%
E 230-42270-212 Vehicle Operating Supplies	\$3,500.00	\$863.42	24.67%
E 230-42270-240 Small Tools and Minor Equip	\$750.00	\$0.00	0.00%
E 230-42270-251 Bad Debt Expense	\$0.00	\$0.00	0.00%
E 230-42270-304 Legal Fees	\$0.00	\$0.00	0.00%
E 230-42270-305 Safety	\$1,200.00	\$600.00	50.00%
E 230-42270-307 Collection Fees	\$0.00	\$0.00	0.00%
E 230-42270-320 Communications (GENERAL)	\$0.00	\$0.00	0.00%
E 230-42270-321 Telephone	\$3,100.00	\$912.63	29.44%
E 230-42270-322 Postage	\$300.00	\$47.32	15.77%
E 230-42270-323 Administration Expense	\$300.00	\$164.75	54.92%
E 230-42270-328 General Services Charge	\$15,150.00	\$3,787.50	25.00%
E 230-42270-331 Travel Expenses	\$0.00	\$0.00	0.00%
E 230-42270-340 Advertising	\$500.00	\$0.00	0.00%
E 230-42270-350 Print/Binding (GENERAL)	\$0.00	\$0.00	0.00%
E 230-42270-360 Insurance (GENERAL)	\$900.00	\$776.00	86.22%
E 230-42270-364 Claims Deductible	\$250.00	\$0.00	0.00%
E 230-42270-380 Utility Services (GENERAL)	\$5,000.00	\$2,012.84	40.26%
E 230-42270-403 Prev. Maint. Agreements	\$11,700.00	\$2,067.37	17.67%
E 230-42270-404 Repairs/Maint Equipment	\$3,500.00	\$840.53	24.02%
E 230-42270-415 Medical Services	\$4,500.00	\$1,703.84	37.86%
E 230-42270-430 Miscellaneous (GENERAL)	\$100.00	\$0.00	0.00%
E 230-42270-433 Dues and Subscriptions	\$3,500.00	\$2,154.00	61.54%
E 230-42270-435 Licences, Permits and Fees	\$10,050.00	\$1,940.00	19.30%
E 230-42270-438 Internet Expenses	\$1,200.00	\$111.62	9.30%
E 230-42270-700 Transfers (GENERAL)	\$44,500.00	\$11,125.00	25.00%
E 230-42270-727 T.O. - Shared Tech	\$1,150.00	\$287.50	25.00%
E 230-42270-810 Refund	\$1,500.00	\$0.00	0.00%
Fund 230 AMBULANCE - OPERATIONS FUND	\$359,625.50	\$88,906.91	24.72%

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	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 240 EDA			
Revenues	\$77,600	\$18,900	24%
Expenditures	\$76,556.00	\$22,361.61	29%
Dept 46500 Economic Dev (GENERAL) LOC 01	2022 Budget	2022 NMLZD	%
R 240-46500-34000 Charges for Services	\$0.00	\$0.00	0.00%
R 240-46500-34301 Administration Fees	\$2,600.00	\$400.00	15.38%
R 240-46500-36100 Special Assessments	\$0.00	\$0.00	0.00%
R 240-46500-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 240-46500-36210 Interest Earnings	\$500.00	\$0.00	0.00%
R 240-46500-36230 Donations	\$500.00	\$0.00	0.00%
R 240-46500-36292 Bond Proceeds	\$0.00	\$0.00	0.00%
R 240-46500-39201 Transfer In	\$74,000.00	\$18,500.00	25.00%
R 240-46500-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
R 240-46500-39560 Reimbursement	\$0.00	\$0.00	0.00%
Fund 240 FDA	\$77,600	\$18,900	24%
E 240-46500-200 Office Supplies (GENERAL)	\$0.00	\$0.00	0.00%
E 240-46500-208 Training and Instruction	\$0.00	\$0.00	0.00%
E 240-46500-240 Small Tools and Minor Equip	\$0.00	\$0.00	0.00%
E 240-46500-300 Promotional Expense	\$23,000.00	\$5,750.00	25.00%
E 240-46500-301 Auditing and Acctg Services	\$0.00	\$0.00	0.00%
E 240-46500-303 Engineering Fees	\$0.00	\$0.00	0.00%
E 240-46500-304 Legal Fees	\$0.00	\$0.00	0.00%
E 240-46500-310 Other Professional Services	\$50,000.00	\$15,870.00	31.74%
E 240-46500-321 Telephone	\$0.00	\$0.00	0.00%
E 240-46500-322 Postage	\$150.00	\$15.00	10.00%
E 240-46500-331 Travel Expenses	\$0.00	\$0.00	0.00%
E 240-46500-350 Print/Binding (GENERAL)	\$250.00	\$0.00	0.00%
E 240-46500-403 Prev. Maint. Agreements	\$2,150.00	\$516.85	24.04%
E 240-46500-404 Repairs/Maint Equipment	\$500.00	\$93.26	18.65%
E 240-46500-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 240-46500-433 Dues and Subscriptions	\$0.00	\$0.00	0.00%
E 240-46500-435 Licences, Permits and Fees	\$120.00	\$20.00	16.67%
E 240-46500-438 Internet Expenses	\$0.00	\$0.00	0.00%
E 240-46500-452 Assessments	\$0.00	\$0.00	0.00%
E 240-46500-453 Grants	\$0.00	\$0.00	0.00%
E 240-46500-500 Cap. Outlay-GENERAL	\$0.00	\$0.00	0.00%
E 240-46500-602 Other LT Oblig Principal	\$0.00	\$0.00	0.00%
E 240-46500-700 Transfers (GENERAL)	\$0.00	\$0.00	0.00%
E 240-46500-727 T.O. - Shared Tech	\$386.00	\$96.50	25.00%
Fund 240 FDA	\$76,556	\$22,362	29%

Fund 250 CHATFIELD CENTER FOR THE ARTS			
Revenues	\$80,300.00	\$21,155.58	26%
Expenditures	\$80,000.00	\$17,282.57	22%
Dept 46630 Community Dev - LOC 07	2022 Budget	2022 NMLZD	%
R 250-46630-33400 State Grants and Aids	\$0.00	\$0.00	0.00%
R 250-46630-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 250-46630-34000 Charges for Services	\$0.00	\$0.00	0.00%
R 250-46630-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 250-46630-36201 Sale Of Merchandise	\$0.00	\$0.00	0.00%
R 250-46630-36210 Interest Earnings	\$300.00	\$0.00	0.00%
R 250-46630-36230 Donations	\$0.00	\$0.00	0.00%
R 250-46630-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 250-46630-39201 Transfer In	\$80,000.00	\$20,000.00	25.00%
R 250-46630-39560 Reimbursement	\$0.00	\$1,155.58	0.00%
Fund 250 CHATFIELD CENTER FOR THE ARTS	\$80,300	\$21,156	26%
E 250-46630-310 Other Professional Services	\$40,000.00	\$9,999.99	25.00%
E 250-46630-360 Insurance (GENERAL)	\$20,000.00	\$5,797.00	28.99%
E 250-46630-404 Repairs/Maint Equipment	\$10,000.00	\$1,485.58	14.86%
E 250-46630-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 250-46630-610 Interest	\$0.00	\$0.00	0.00%
E 250-46630-700 Transfers (GENERAL)	\$10,000.00	\$0.00	0.00%
Fund 250 CHATFIELD CENTER FOR THE ARTS	\$80,000	\$17,283	22%

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	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 601 WATER - OPERATIONS FUND			
Revenues	\$400,300	\$101,426	25%
Expenditures	\$426,427	\$141,422	33%
Dept 49400 Water Utilities (GENERAL)	2022 Budget	2022 NMLZD	%
R 601-49400-31020 Delinquent Ad Valorem Taxes	\$0.00	\$0.00	0.00%
R 601-49400-33400 State Grants and Aids	\$9,000.00	\$0.00	0.00%
R 601-49400-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 601-49400-33600 County Contracts	\$0.00	\$0.00	0.00%
R 601-49400-34000 Charges for Services	\$4,700.00	\$1,140.00	24.26%
R 601-49400-36100 Special Assessments	\$7,000.00	\$0.00	0.00%
R 601-49400-36102 Assessment Penalties	\$0.00	\$0.00	0.00%
R 601-49400-36103 State Mandated Testing Fee	\$9,000.00	\$2,553.31	28.37%
R 601-49400-36201 Sale Of Merchandise	\$0.00	\$0.00	0.00%
R 601-49400-36210 Interest Earnings	\$5,000.00	\$0.00	0.00%
R 601-49400-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 601-49400-36291 Receipt of Investment	\$0.00	\$0.00	0.00%
R 601-49400-36806 Late Fees	\$0.00	\$0.00	0.00%
R 601-49400-37100 Water Sales	\$350,000.00	\$88,234.23	25.21%
R 601-49400-37101 Water Sales / Bulk	\$0.00	\$0.00	0.00%
R 601-49400-37160 Water Penalty	\$1,500.00	\$347.75	23.18%
R 601-49400-37170 Sales Tax	\$2,900.00	\$803.75	27.72%
R 601-49400-37171 OC Transit Tax	\$0.00	\$10.08	0.00%
R 601-49400-37172 FC Transit Tax	\$0.00	\$47.90	0.00%
R 601-49400-37250 Connection (Ind) Fee	\$11,200.00	\$4,800.00	42.86%
R 601-49400-37251 Access (Dev) Charge	\$0.00	\$0.00	0.00%
R 601-49400-39201 Transfer In	\$0.00	\$0.00	0.00%
R 601-49400-39550 Refunds Rebates	\$0.00	\$1,043.77	0.00%
R 601-49400-90000 UNDISTRIBUTED RECEIPT	\$0.00	\$2,445.08	0.00%
Fund 601 WATER - OPERATIONS FUND	\$400,300	\$101,426	25%
E 601-49400-101 Full-Time Employees Regular	\$70,000.00	\$20,139.93	28.77%
E 601-49400-121 PERA	\$5,250.00	\$1,510.50	28.77%
E 601-49400-122 FICA	\$4,340.00	\$1,237.81	28.52%
E 601-49400-125 Medicare	\$1,015.00	\$289.50	28.52%
E 601-49400-131 Employer Paid Health	\$6,800.00	\$1,638.36	24.09%
E 601-49400-134 Employer Paid Life	\$0.00	\$7.68	0.00%
E 601-49400-135 FSA Admin Fees (Emp Ben/TASC)	\$0.00	\$0.00	0.00%
E 601-49400-136 Employer Paid H.S.A.	\$3,000.00	\$750.00	25.00%
E 601-49400-151 Worker s Comp Insurance Prem	\$4,300.00	\$591.15	13.75%
E 601-49400-152 Clothing	\$700.00	\$0.00	0.00%
E 601-49400-200 Office Supplies (GENERAL)	\$50.00	\$0.00	0.00%
E 601-49400-208 Training and Instruction	\$600.00	\$50.00	8.33%
E 601-49400-210 Operating Supplies (GENERAL)	\$5,000.00	\$966.45	19.33%
E 601-49400-212 Vehicle Operating Supplies	\$1,500.00	\$377.94	25.20%
E 601-49400-240 Small Tools and Minor Equip	\$3,000.00	\$299.38	9.98%
E 601-49400-301 Auditing and Acctg Services	\$5,500.00	\$1,225.00	22.27%
E 601-49400-303 Engineering Fees	\$5,000.00	\$0.00	0.00%
E 601-49400-304 Legal Fees	\$0.00	\$0.00	0.00%
E 601-49400-310 Other Professional Services	\$3,200.00	\$124.55	3.89%
E 601-49400-321 Telephone	\$1,000.00	\$601.65	60.17%
E 601-49400-322 Postage	\$1,500.00	\$394.26	26.28%
E 601-49400-323 Administration Expense	\$2,000.00	\$749.77	37.49%
E 601-49400-328 General Services Charge	\$45,226.00	\$11,306.50	25.00%
E 601-49400-331 Travel Expenses	\$200.00	\$0.00	0.00%
E 601-49400-350 Print/Binding (GENERAL)	\$1,000.00	\$0.00	0.00%
E 601-49400-360 Insurance (GENERAL)	\$4,500.00	\$2,128.15	47.29%
E 601-49400-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 601-49400-380 Utility Services (GENERAL)	\$22,000.00	\$4,616.06	20.98%
E 601-49400-386 Well Testing Fees	\$12,000.00	\$2,920.20	24.34%
E 601-49400-401 Repairs/Maint Buildings	\$1,200.00	\$0.00	0.00%
E 601-49400-403 Prev. Maint. Agreements	\$4,300.00	\$1,206.31	28.05%
E 601-49400-404 Repairs/Maint Equipment	\$15,000.00	\$1,138.93	7.59%
E 601-49400-405 Depreciation (GENERAL)	\$0.00	\$0.00	0.00%
E 601-49400-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 601-49400-433 Dues and Subscriptions	\$550.00	\$501.75	91.23%
E 601-49400-435 Licences, Permits and Fees	\$1,300.00	\$234.13	18.01%
E 601-49400-437 Sales Tax - Purchases	\$2,000.00	\$984.00	49.20%
E 601-49400-438 Internet Expenses	\$700.00	\$149.96	21.42%
E 601-49400-500 Cap. Outlay-GENERAL	\$0.00	\$37,108.18	0.00%
E 601-49400-700 Transfers (GENERAL)	\$0.00	\$0.00	0.00%



City of Chatfield
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Current Period: March 2022

Exported from Banyon to .csv & Normalized

Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments
 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
E 601-49400-711 T.O.- Reserve Fund	\$9,570.00	\$2,392.50	25.00%
E 601-49400-716 T.O. - 2008A/2012A (329/332)	\$100,847.00	\$25,211.75	25.00%
E 601-49400-717 T.O. - 2014A (334)	\$37,572.00	\$9,393.00	25.00%
E 601-49400-727 T.O. - Shared Tech	\$5,000.00	\$1,250.00	25.00%
E 601-49400-761 T.O. - 2016B (336)	\$24,707.00	\$6,176.75	25.00%
E 601-49400-764 T.O. - 2017B (339)	\$15,000.00	\$3,750.00	25.00%
E 601-49400-810 Refund	\$0.00	\$0.00	25.00%
Fund 601 WATER - OPERATIONS FUND	\$426,427.00	\$141,422.10	33%

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151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 602 SEWER - OPERATIONS FUND			
Revenues	\$1,013,200	\$259,079	26%
Expenditures	\$1,032,512	\$277,387	27%
Dept 49450 Sewer (GENERAL)	2022 Budget	2022 NMLZD	%
R 602-49450-31020 Delinquent Ad Valorem Taxes	\$0.00	\$0.00	0.00%
R 602-49450-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 602-49450-34000 Charges for Services	\$0.00	\$0.00	0.00%
R 602-49450-36100 Special Assessments	\$30,000.00	\$7,500.00	25%
R 602-49450-36102 Assessment Penalties	\$0.00	\$0.00	0.00%
R 602-49450-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 602-49450-36210 Interest Earnings	\$10,000.00	\$0.00	0.00%
R 602-49450-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 602-49450-36280 Pass Through Account	\$0.00	\$0.00	0.00%
R 602-49450-36806 Late Fees	\$0.00	\$0.00	0.00%
R 602-49450-37200 Sewer Sales	\$950,000.00	\$241,893.11	25.46%
R 602-49450-37201 Debt Service Fee	\$0.00	\$38.40	0.00%
R 602-49450-37202 Infiltration Fee	\$0.00	\$1.20	0.00%
R 602-49450-37250 Connection (Ind) Fee	\$18,200.00	\$7,800.00	42.86%
R 602-49450-37251 Access (Dev) Charge	\$0.00	\$0.00	0.00%
R 602-49450-37260 Swr Penalty	\$5,000.00	\$848.81	16.98%
R 602-49450-39102 Compens-Gain/Loss Fixed Assets	\$0.00	\$0.00	0.00%
R 602-49450-39201 Transfer In	\$0.00	\$0.00	0.00%
R 602-49450-39550 Refunds Rebates	\$0.00	\$997.15	0.00%
R 602-49450-39560 Reimbursement	\$0.00	\$0.00	0.00%
Fund 602 SEWER - OPERATIONS FUND	\$1,013,200	\$259,079	26%
E 602-49450-101 Full-Time Employees Regular	\$128,000.00	\$34,358.94	26.84%
E 602-49450-103 Part-Time Employees	\$0.00	\$0.00	0.00%
E 602-49450-121 PERA	\$9,600.00	\$2,576.93	26.84%
E 602-49450-122 FICA	\$7,936.00	\$2,102.43	26.49%
E 602-49450-125 Medicare	\$1,856.00	\$491.70	26.49%
E 602-49450-131 Employer Paid Health	\$18,000.00	\$3,832.95	21.29%
E 602-49450-134 Employer Paid Life	\$0.00	\$15.36	0.00%
E 602-49450-135 FSA Admin Fees (Emp Ben/TASC)	\$0.00	\$0.00	0.00%
E 602-49450-136 Employer Paid H.S.A.	\$6,000.00	\$1,500.00	25.00%
E 602-49450-151 Worker s Comp Insurance Prem	\$8,500.00	\$1,294.33	15.23%
E 602-49450-152 Clothing	\$1,400.00	\$210.00	15.00%
E 602-49450-200 Office Supplies (GENERAL)	\$250.00	\$0.00	0.00%
E 602-49450-208 Training and Instruction	\$1,750.00	\$130.00	7.43%
E 602-49450-210 Operating Supplies (GENERAL)	\$5,000.00	\$185.62	3.71%
E 602-49450-212 Vehicle Operating Supplies	\$1,500.00	\$165.29	11.02%
E 602-49450-216 Lab Supplies	\$1,000.00	\$221.65	22.17%
E 602-49450-217 Testing	\$7,500.00	\$1,120.20	14.94%
E 602-49450-240 Small Tools and Minor Equip	\$3,000.00	\$1,495.70	49.86%
E 602-49450-301 Auditing and Acctg Services	\$6,000.00	\$1,225.00	20.42%
E 602-49450-303 Engineering Fees	\$5,000.00	\$0.00	0.00%
E 602-49450-304 Legal Fees	\$0.00	\$0.00	0.00%
E 602-49450-310 Other Professional Services	\$2,400.00	\$57.00	2.38%
E 602-49450-321 Telephone	\$1,800.00	\$887.67	49.32%
E 602-49450-322 Postage	\$4,000.00	\$1,139.00	28.48%
E 602-49450-323 Administration Expense	\$9,000.00	\$2,389.66	26.55%
E 602-49450-328 General Services Charge	\$45,226.00	\$11,306.50	25.00%
E 602-49450-331 Travel Expenses	\$300.00	\$0.00	0.00%
E 602-49450-350 Print/Binding (GENERAL)	\$200.00	\$0.00	0.00%
E 602-49450-360 Insurance (GENERAL)	\$12,000.00	\$4,595.09	38.29%
E 602-49450-364 Claims Deductible	\$0.00	\$0.00	0.00%
E 602-49450-380 Utility Services (GENERAL)	\$60,000.00	\$11,100.35	18.50%
E 602-49450-384 Refuse/Garbage Disposal	\$1,500.00	\$227.32	15.15%
E 602-49450-400 Jet Cleaning	\$2,000.00	\$0.00	0.00%
E 602-49450-401 Repairs/Maint Buildings	\$4,000.00	\$3,200.00	80.00%
E 602-49450-403 Prev. Maint. Agreements	\$4,300.00	\$2,331.33	54.22%
E 602-49450-404 Repairs/Maint Equipment	\$30,000.00	\$2,906.08	9.69%
E 602-49450-405 Depreciation (GENERAL)	\$0.00	\$0.00	0.00%
E 602-49450-407 Rep/Maint Manholes & Swr Lines	\$8,000.00	\$0.00	0.00%
E 602-49450-430 Miscellaneous (GENERAL)	\$500.00	\$0.00	0.00%
E 602-49450-433 Dues and Subscriptions	\$600.00	\$501.75	83.63%
E 602-49450-435 Licences, Permits and Fees	\$2,900.00	\$348.94	12.03%
E 602-49450-438 Internet Expenses	\$1,000.00	\$549.50	54.95%
E 602-49450-439 Penalty	\$0.00	\$0.00	0.00%
E 602-49450-500 Cap. Outlay-GENERAL	\$44,876.00	\$38,516.21	85.83%



City of Chatfield
***Budget YTD Rev-Exp©**

Current Period: March 2022

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Adjusted to 25% - Tax Settlements, Special Aseessments, Annual Exp Payments
 151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
E 602-49450-700 Transfers (GENERAL)	\$0.00	\$0.00	0.00%
E 602-49450-711 T.O.- Reserve Fund	\$4,170.00	\$1,042.50	25.00%
E 602-49450-717 T.O. - 2014A (334)	\$30,741.00	\$7,685.25	25.00%
E 602-49450-727 T.O. - Shared Tech	\$5,000.00	\$1,250.00	25.00%
E 602-49450-750 T.O. - 2016A (335)	\$505,000.00	\$126,250.00	25.00%
E 602-49450-757 T.O. - Sewer - Back Up (622)	\$1,000.00	\$250.00	25.00%
E 602-49450-761 T.O. - 2016B (336)	\$24,707.00	\$6,176.75	25.00%
E 602-49450-764 T.O. - 2017B (339)	\$15,000.00	\$3,750.00	25.00%
E 602-49450-810 Refund	\$0.00	\$0.00	25.00%
E 602-49450-811 Pass Through Account	\$0.00	\$0.00	0.00%
Fund 602 SEWER - OPERATIONS FUND	\$1,032,512	\$277,387	27%

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151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 603 REFUSE (GARBAGE) FUND			
Revenues	\$243,500	\$60,584	25%
Expenditures	\$254,295	\$50,817	20%
Dept 49500 Refuse/Garbage (GENERAL)	2022 Budget	2022 MNLZD	%
R 603-49500-36100 Special Assessments	\$10,000.00	\$2,500.00	25.00%
R 603-49500-36102 Assessment Penalties	\$0.00	\$0.00	0.00%
R 603-49500-36200 Miscellaneous Revenues	\$0.00	\$0.00	0.00%
R 603-49500-36210 Interest Earnings	\$800.00	\$0.00	0.00%
R 603-49500-37300 Refuse Charges	\$142,000.00	\$36,116.24	25.43%
R 603-49500-37310 Recycling Charge	\$77,000.00	\$18,870.77	24.51%
R 603-49500-37360 Penalties	\$1,200.00	\$164.47	13.71%
R 603-49500-37361 Recycling Penalties	\$0.00	\$0.00	0.00%
R 603-49500-37370 Sales Tax	\$12,500.00	\$2,932.45	23.46%
R 603-49500-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
Fund 603 REFUSE (GARBAGE) FUND	\$243,500.00	\$60,583.93	25%
E 603-49500-210 Operating Supplies (GENERAL)	\$650.00	\$39.40	6.06%
E 603-49500-240 Small Tools and Minor Equip	\$275.00	\$0.00	0.00%
E 603-49500-310 Other Professional Services	\$0.00	\$0.00	0.00%
E 603-49500-322 Postage	\$1,500.00	\$301.75	20.12%
E 603-49500-323 Administration Expense	\$2,500.00	\$660.56	26.42%
E 603-49500-325 Community Clean Up Cont	\$17,000.00	\$4,250.00	25.00%
E 603-49500-328 General Services Charge	\$17,070.00	\$4,267.50	25.00%
E 603-49500-332 Continuing Education	\$0.00	\$0.00	0.00%
E 603-49500-350 Print/Binding (GENERAL)	\$0.00	\$0.00	0.00%
E 603-49500-384 Refuse/Garbage Disposal	\$192,000.00	\$32,823.70	17.10%
E 603-49500-403 Prev. Maint. Agreements	\$4,200.00	\$1,033.67	24.61%
E 603-49500-404 Repairs/Maint Equipment	\$1,300.00	\$170.96	13.15%
E 603-49500-405 Depreciation (GENERAL)	\$0.00	\$0.00	0.00%
E 603-49500-430 Miscellaneous (GENERAL)	\$0.00	\$2,940.00	0.00%
E 603-49500-435 Licences, Permits and Fees	\$300.00	\$0.00	0.00%
E 603-49500-436 Sales Tax	\$12,500.00	\$3,079.00	24.63%
E 603-49500-727 T.O. - Shared Tech	\$5,000.00	\$1,250.00	25.00%
E 603-49500-810 Refund	\$0.00	\$0.00	0.00%
Fund 603 REFUSE (GARBAGE) FUND	\$254,295	\$50,817	20%

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151-Workers Comp, 328-General Services Charge, 360-Insurance, 450-Capital Goods, 7XX Transfers

	2022 Budget	2022 MNLZD YTD Amt	% of Budget
Fund 614 CABLE ACCESS - OPERATIONS FUND			
Revenues	\$71,920	\$15,000	21%
Expenditures	\$66,642	\$10,803	16%
Dept 49840 Cable TV (GENERAL) - LOC 09	2022 Budget	2022 NMLZD	%
R 614-49840-31915 Franchise Fees	\$27,500.00	\$6,875.00	25.00%
R 614-49840-33120 Sponsorship Fees	\$12,000.00	\$0.00	0.00%
R 614-49840-33414 Insurance Claims	\$0.00	\$0.00	0.00%
R 614-49840-36201 Sale Of Merchandise	\$250.00	\$93.57	37.43%
R 614-49840-36210 Interest Earnings	\$650.00	\$0.00	0.00%
R 614-49840-36230 Donations	\$15,000.00	\$3,900.00	26.00%
R 614-49840-36260 Insurance Dividend	\$0.00	\$0.00	0.00%
R 614-49840-37370 Sales Tax	\$20.00	\$6.43	32.15%
R 614-49840-39201 Transfer In	\$16,500.00	\$4,125.00	25.00%
R 614-49840-39550 Refunds Rebates	\$0.00	\$0.00	0.00%
Fund 614 CABLE ACCESS - OPERATIONS FUND	\$71,920	\$15,000	21%
E 614-49840-103 Part-Time Employees	\$0.00	\$0.00	0.00%
E 614-49840-121 PERA	\$0.00	\$0.00	0.00%
E 614-49840-122 FICA	\$0.00	\$0.00	0.00%
E 614-49840-125 Medicare	\$0.00	\$0.00	0.00%
E 614-49840-131 Employer Paid Health	\$0.00	\$0.00	0.00%
E 614-49840-134 Employer Paid Life	\$0.00	\$0.00	0.00%
E 614-49840-135 FSA Admin Fees (Emp Ben/TASC)	\$0.00	\$0.00	0.00%
E 614-49840-136 Employer Paid H.S.A.	\$0.00	\$0.00	0.00%
E 614-49840-151 Worker s Comp Insurance Prem	\$0.00	\$0.00	0.00%
E 614-49840-205 Service Incentives/Rewards	\$200.00	\$0.00	0.00%
E 614-49840-210 Operating Supplies (GENERAL)	\$500.00	\$0.00	0.00%
E 614-49840-212 Vehicle Operating Supplies	\$500.00	\$19.25	3.85%
E 614-49840-240 Small Tools and Minor Equip	\$2,000.00	\$0.00	0.00%
E 614-49840-300 Promotional Expense	\$500.00	\$0.00	0.00%
E 614-49840-302 Contracted Help	\$50,500.00	\$7,875.00	15.59%
E 614-49840-309 Conference Expense	\$350.00	\$0.00	0.00%
E 614-49840-321 Telephone	\$0.00	\$0.00	0.00%
E 614-49840-322 Postage	\$100.00	\$15.00	15.00%
E 614-49840-323 Administration Expense	\$0.00	\$0.00	0.00%
E 614-49840-324 Reimbursement	\$0.00	\$0.00	0.00%
E 614-49840-328 General Services Charge	\$3,140.00	\$785.00	25.00%
E 614-49840-331 Travel Expenses	\$1,500.00	\$135.84	9.06%
E 614-49840-350 Print/Binding (GENERAL)	\$0.00	\$0.00	0.00%
E 614-49840-360 Insurance (GENERAL)	\$200.00	\$164.00	82.00%
E 614-49840-404 Repairs/Maint Equipment	\$250.00	\$0.00	0.00%
E 614-49840-430 Miscellaneous (GENERAL)	\$0.00	\$0.00	0.00%
E 614-49840-433 Dues and Subscriptions	\$200.00	\$160.00	80.00%
E 614-49840-435 Licences, Permits and Fees	\$240.00	\$40.00	16.67%
E 614-49840-437 Sales Tax - Purchases	\$50.00	\$6.00	12.00%
E 614-49840-711 T.O. - Reserve Fund	\$6,000.00	\$1,500.00	25.00%
E 614-49840-727 T.O. - Shared Tech	\$412.00	\$103.00	25.00%
Fund 614 CABLE ACCESS - OPERATIONS FUND	\$66,642	\$10,803	16%