



CITY OF CORCORAN
Corcoran City Council Agenda
July 8, 2021 - 7:00pm

1. Call to Order / Roll Call
2. Pledge of Allegiance
3. Agenda Approval
4. Commission Representatives*
5. Open Forum – Public Comment Opportunity
6. Presentations/Recognitions – None
7. Consent Agenda
 - a. Draft Minutes of June 24, 2021 Council Meeting*
 - b. Financial Claims*
 - c. Temporary Liquor License – Rockford Lions Tractor Pull*
 - d. Temporary Liquor License – Corcoran Lions Demo Derby
 - e. Accept Donations – Police Department*
 - f. Waiver Request for Amplified Sound – Country Daze*
 - g. CSAH 101 & 105th Place Turn Lane Improvements – Accept plans/specs; Authorize bids*
 - h. Equipment Trade – Public Works*
 - i. Job Offer – Accountant*
8. Planning Business – Public Comment Opportunity
 - a. Request for Amendments to Chapter 82 (Nuisances) of the City Code*
9. Unfinished Business – Public Comment Opportunity
 - a. City Center Drive & 79th Place Feasibility Study*
 - b. Dust Control Billing*
10. New Business – Public Comment Opportunity
 - a. FEMA Floodplain Mapping*
 - b. American Recovery Plan Act Fund Use*
 - c. Public Works Staff Planning*
 - d. Open Book Meeting Discussion*
 - e. Developer Round Table*
11. Staff Reports
 - a. 2021 Action Steps Progress Update*
12. 2021 City Council Schedule*
13. Adjournment

HYBRID MEETING OPTION AVAILABLE
The public is invited to attend the regular Council meetings at City Hall, effective June 24, 2021.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID:

Press *9 to speak during the Public Comment

Sections in the meeting.

Video Link and Instructions:

<https://us02web.zoom.us/j/83193500741>

visit <http://www.zoom.us> and enter

Meeting ID: 831 9350 0741

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. **In-person comments will be received first, with the hybrid electronic means option following.**

For more information on options to provide public comment visit:

www.corcoranmn.gov

***Includes Materials** - Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.



CITY OF CORCORAN

MISSION

THE CITY OF CORCORAN WILL PROVIDE HIGH-QUALITY PUBLIC SERVICES IN A COST-EFFECTIVE, RESPONSIBLE, AND PROFESSIONAL MANNER IN ORDER TO CREATE A PREFERRED ENVIRONMENT TO LIVE, WORK, PLAY, AND CONDUCT BUSINESS.

VISION

THE CITY OF CORCORAN WILL BECOME A VIBRANT, CONNECTED COMMUNITY WHILE PRESERVING ITS NATURAL CHARACTER AND AGRICULTURAL ROOTS.

VALUES

The following values are fundamental to the City of Corcoran's success and the fulfillment of our mission:

Honesty, Ethics, Integrity

We believe that honesty, ethics, and integrity are the foundation blocks of public trust and confidence.

Community Pride and Partnership

We believe in creating a strong sense of community through partnerships with civic organizations, school districts, and local businesses.

Efficient and Effective Service Delivery

We believe providing services to residents and businesses in an efficient and effective manner makes government easier to work with and creates a business friendly environment.

Community Safety

We will protect the community by maintaining or improving safety through police and fire protection and by investing and maintaining the infrastructure of the City.

Fiscal Responsibility

We believe that the prudent stewardship and opportunistic investment of public funds is essential for confidence in government and to position the City for future success.

Transparency

We believe that open, honest, and proactive communication is essential for an informed and involved citizenry. Processes and decision making should include opportunities to educate citizens and receive feedback.

Responsible Decision Making

We believe it is the responsibility of the City to address difficult issues now in order to avoid larger more difficult issues in the future.

CORE STRATEGIES

- *Enhance Corcoran's sense of place and identity.*
- *Provide diverse community amenities and recreational opportunities.*
- *Maintain excellence in safety and security for our community.*
- *Ensure high-quality, market-driven growth.*
- *Provide high-quality, innovative municipal services.*

ADOPTED MARCH 11, 2021

STAFF REPORT

Agenda Item 4.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: Commission Representatives	Action Required: None – Informational

Summary:

The advisory commission representatives for the July 8th Council meeting are as follows:

- Planning Commission: Jim Shoulak
- Parks and Trails Commission: Tom Anderson

Financial/Budget:

N/A

Council Action:

N/A

Attachments:

N/A



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340 763-420-2288 www.corcoranmn.gov

Date: 7/8/21 Open Forum: Yes or No

Name of Speaker: GREG HAGSTAD
If you are not speaking on an agenda item, you will speak at Open Forum
(PLEASE PRINT CLEARLY)

Related to Agenda Item: Yes or No Agenda Item Number: _____

Representing: _____

Address: 19220 HACKAMORE RD Telephone (optional): _____

**Please note your public comment card will become part of the permanent record.
Please approach the podium to speak when called upon.**

Comments: _____

PUBLIC COMMENT CARD

Meeting Rules of Conduct:

- Fill out and turn in white comment card to a staff member.
- When called upon, approach podium and state name and address.
- Indicate if representing a group.
- Limit remarks to 5 minutes.



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340 763-420-2288 www.corcoranmn.gov

Date: 7/8/21 Open Forum: Yes or No

Name of Speaker: Mike Beinert
If you are not speaking on an agenda item, you will speak at Open Forum
(PLEASE PRINT CLEARLY)

Related to Agenda Item: Yes or No Agenda Item Number: 8a

Representing: _____

Address: 23160 Meadowview Dr. Telephone (optional): _____

Please note your public comment card will become part of the permanent record.

Comments: _____

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Meeting Rules of Conduct:

- Fill out and turn in white comment card to a staff member.
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Agenda Item 5.

We are requesting the City Council deny final approval for the Pulte Homes expansion on Stieg Road based on the following reasons:

Pulte Homes did not comply with their original proposal or the variances granted for the Bellwether development.

Where are the parks and trails promised existing residents? The only "open" area we've observed is a small area for residents' dogs. The offer of \$250,000 (to be excused from honoring the land use in the original proposal) is not acceptable, nor sufficient to acquire land elsewhere. Is that all the profit the developer can spare from what was generated by the land they already developed?

Stieg Road was to be closed for two weeks- allowing the developer time to reconfigure Stieg as it connected with Hwy 101 (and to create space for more housing units). Stieg was closed for appx. 8 mos. We observed Steig being used as a car/truck parking lot while current residents had only one Stieg access point via Cty Rd 116. Calls were made to the City about the public danger of closing off Stieg (an emergency vehicle route) for such a long time. What compensation did the City receive for such a dangerous accommodation granted this developer?

Pulte Homes stated most of their buyers would want homes with multiple materials used in exterior construction. They showed photos of beautiful, upscale and unique homes (from previous developments elsewhere) in their original and subsequent presentations. Why are the majority of homes built here so bland and so similar to one another? Corcoran now has in Bellwether what looks like a post WWII compound. The main material diversity on these tiny houses seems to be siding of more than one color- is that really what our ordinances/building codes intended? Two colors are not two materials!

Everyone seems to be in agreement that massive construction vehicles should not short cut down Robert Lane, Country Road or any low volume residential street, yet who is enforcing this? Yes an occasional remodel in our area may bring in a dump truck or cement vehicle to a specific property but not belly dumps and semi-trailers hauling in oversized dozers and excavators. Many of these vehicles (including dump trucks and semi delivery trucks) have not used the 101 access but come in at a very fast clip to bring in their loads to the other end of Stieg, repeatedly with multiple trips in and out. Some take the tar road access via Robert Lane, some enter via 116 and Stieg. Why is the developer allowed to post internal signs routing traffic to Stieg access points thus keeping these large vehicles off their residential roads? Are we expected to pay for the future road damage this heavy traffic creates, when the developer is long gone?

Stieg has long had an issue with increased traffic and speeding vehicles. Will adding more dense housing on Stieg alleviate this situation or aggravate it? What consideration will be given to changing the speed limit on what used to be a primarily rural road (with higher speed limits) to a residential road with homes close to the road and increased traffic volume? If this is a public safety issue, then who is responsible to address it? These homes will most likely be multiple vehicle homes as are the Bellwether homes- whether retirees or single families, we are a mobile society.

This winter current Corcoran residents were asked to pay increasingly more for natural gas as the supply could not meet the demand. More recently (this summer) Corcoran residents have been asked to reduce electricity consumption because of the excessive heat and inability of the utility company to meet system demands. Adverse weather conditions seem to be more the norm than not. How confident can current residents be that local utility companies will be able to meet current usage with maximum dwellings constructed in minimal land usage?

If Pulte Homes is unable to live up to their prior commitments, why should the City allow more expansion by them? We understand the land owners would like a quick sale to Pulte Homes. We are sure when our homes were put in, those previous land owners also wanted the highest profit they could get for their land- yet there were codes and ordinances in place that were adhered to. This current proposal puts the cart before the horse. We do not have a city water or sewer system and should not be putting higher density housing in an area of plus one acre lots. It is not compatible with existing residents land use ratio by adding single family homes on tiny, tiny lots. With individual well and septic systems already in the adjacent area- how will existing properties be impacted by an area that has its own private well system? How will increased impervious surface runoff affect the adjacent wetland area and any internal wetland areas in this "next phase" proposal?

In conclusion we do not believe this proposal is compatible with the established homes in the area. Thank you for your consideration to our concerns and your service to all the residents.

Respectfully,

Doug and Kay Weseman
10545 Robert Lane

July 8, 2021

cathrine.weseman@gmail.com

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Respectfully,

Doug and Kay Weseman
10545 Robert Lane

July 8, 2021

cathrine.weseman@gmail.com



CITY OF CORCORAN

City Council Meeting Minutes
June 24, 2021 - 7:00 pm

The Corcoran City Council met on June 24, 2021, in Corcoran, Minnesota. Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the City Council meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Bottema, Councilor Nichols, Council Schultz, and Councilor Thomas were present were present at City Hall.

City Administrator Martens, Administrative Services Director Beise, and City Planner Lindahl were present at City Hall, and Public Works Director Mattson was present through electronic means.

1. Call to Order/Roll Call

Mayor McKee called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

3. Agenda Approval

City Administrator Martens reviewed the process for in-person and hybrid Open Forum and other general comment opportunities throughout the agenda. City Administrator Martens noted a five-minute limit per speaker to maximize public comment opportunity, noting Council discretion for participants extending past the allotted time. City Administrator Martens noted in-person public comment will launch each public comment opportunity section, followed by Zoom participant comments. City Administrator Martens noted additional claims were added to the agenda packet and emailed to Council, and an addition of 10b. Public Works Maintenance Worker Job Offer.

MOTION: made by Nichols, seconded by Schultz to approve the agenda as modified.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas

(Motion carried 5:0)

4. Commission Representatives

Mayor McKee noted Planning Commissioner Shoulak and Parks and Trails Commissioner Nybo were present via telephonic or other electronic means. Mayor McKee invited Commissioner Jacobs and Commissioner Christenson to speak on relevant agenda items.

5. Open Forum (Public Comment Opportunity)

Mayor McKee invited residents to communicate telephonically during the Open Forum discussion for items not included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Martens noted instructions for participants during the in-person Open Forum comment period.

Louella Schany, 22140 Oakdale Drive, Ms. Schany commented on the ordinance enforcement process, requested Council review the recent code enforcement violations pertaining to RVs, brush piles, and general citations issued to residents completing home repairs. Ms. Schany asked Council to review code enforcement processes, dates on citations, and compliance timelines.

Becky Jones, Maple Hill Estates, opined in support of code enforcement of serious violations of code and referenced a property containing six unlicensed vehicles. Ms. Jones requested Council continue with code enforcement sweeps for serious code enforcement violations. Ms. Jones thanked Council for their prompt communication responses.

6. Presentations/Recognitions

7. Consent Agenda

- a. Draft Minutes of June 10, 2021, Work Session Meeting

- b. Draft Minutes of June 10, 2021, Council Meeting
- c. Financial Claims
- d. Tobacco Renewal
- e. Temporary Liquor License – St. Thomas Church
- f. Resolution Accepting the Coronavirus Fiscal Recovery Fund*
- g. 2021 Road Materials Bid Awards*
- h. Amendment to Interim Ordinance 2021-415*
- i. City Hall Remodel – Pay Request #7*

Council requested further discussion on 2021 Road Materials Bid Awards item 7g.

MOTION: made by Thomas, seconded by Nichols to approve consent agenda items 7a-7f, 7h, and 7i.
 Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
 (Motion carried 5:0)

Council and staff discussed bid opening timeline regarding item 7g. 2021 Road Materials Bid Awards, with staff noting bid opening was after Council received packet.

MOTION: made by Thomas, seconded by Bottema to approve item 7g. 2021 Road Materials Bid Awards.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
 (Motion carried 5:0)

8. Planning Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Planning Business items 8a-8d. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Martens noted in-person comments will be heard first, followed by Zoom call participants.

Tim Boser, General Manager of Shamrock Golf Course, 19625 Larkin Road, noted discussion on the proposed ordinance update regarding low-density zones and exempting schools and churches from the low-density zones, item 8d. Mr. Boser stands against the proposed ordinance change. Mr. Boser opined the proposed change is not solid policy for the city and cited examples to support his opinion. Mr. Boser noted surrounding communities do not impose such restrictions on schools or churches in requiring them only to be placed in commercial or industrially zoned districts. Mr. Boser is in support of schools and churches allowed in residentially zoned districts. Mr. Boser commented on the impacts to residents by placing schools and churches in a higher commercial or industrial taxing district and taking valuable land space away from industrial and commercial businesses, causing the tax burden to increase for existing residents.

Greg Hogle, 19220 Hackamore Road, opined on 8d. Conditional Uses in Zoning District, noted possible conflict of interest non-contractual decisions made by Council regarding zoning, and referenced the League of Minnesota statement on the matter.

Dean Jacobs, 20415 Duffney Circle, Planning Commissioner, discussed 8c., and issue relating to amendment of ordinances, the length of process, and impacts to current projects in Corcoran.

Jonathan Coots, 19398 Lupine Lane, commented on 8d. Conditional Uses in Zoning District and changing the ordinance more universal in accordance with 2040 Comprehensive Plan, opined on diminishing value of properties and the number of schools and churches that may be built in Corcoran. Mr. Coots commented on what is best for Corcoran. City Planner Lindahl noted the ordinance change would require a 4/5 vote by Council.

- a. Zoning Ordinance Amendment – Westside Tire

City Planner Lindahl presented the applicant request for a zoning ordinance text amendment to the light industrial standards (I-1). City Planner Lindahl noted the proposed amendment would allow the applicant to apply for approval of an IUP and site plan for outside storage and parking as a principal use and would bring the vacant lot and the Westside lot into compliance if approved. City Planner Lindahl noted the Planning Commission vote of 5-0 recommending approval of the request to Council with modified language and retaining the 50-foot front yard setback in the I-1 district. Council and staff

discussed the need to amend the code rather than utilizing the conditional use permit. City Planner Lindahl noted currently the code does not allow an applicant to apply for an IUP. City Planner Lindahl noted an interim use permit has a termination date while a conditional use permit transfers with the property. Council and staff reviewed curb and gutter requirements and standards in the industrial district. Council and staff discussed high raised curb and low raised curb ordinance definitions.

MOTION: made by Schultz, seconded by Nichols approving 2021-417 Ordinance Amending the Text of Title X of the Corcoran City Code Related to I-1 District Standards (City File 20-015)

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

MOTION: made by Schultz, seconded by Thomas approving Resolution 2021-64 Approving Findings of Fact for an Ordinance Amending the Text of Section 1040.125 of Corcoran Zoning Ordinance (City File 21-015)

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

MOTION: made by Schultz, seconded by Thomas approving Ordinance 2021-418 Summary Ordinance of 2021-417 (City File 21-015).

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

b. Cain Road Vacation Commencement Request

Planner Davis presented request by applicant for vacating the northern portion of a right of way established for Cain Road from 1978, adjacent to 20700 70th Avenue North. Planner Davis noted the two ways to commence a street vacation include a petition, or through Council Resolution with 4/5 vote. Planner Davis noted applicant was not successful in obtaining all signatures in petition. Planner Davis outlined the process for Council to approve the vacation, engineering discussions regarding the property, current building on the property that does meet the required setbacks. Planner Davis noted considerations for Council regarding the commencement request, application fee and escrow amount condition with applicant agreeing to meet the condition. Council discussed wetland to the north of the property and city easements associated with wetlands in the case of drainage and utility aspects. Public Works Director Mattson noted the wetland and drainage corridors would be retained and relocated by the city if request is approved. Council and staff discussed future use of the right-of-way easement on the south. Council asked why a signature by an adjacent property was not obtained. Craig Galbraith, applicant, 20700 70th Avenue North, noted phone conversations and text messages with the adjacent property owner, and surmised the adjacent property owner may be worried he could no longer access his land, or that his access would be limited. Mr. Galbraith noted he would not limit the property owner's access if the vacation request were approved and is mainly concerned with the existing building that does not meet the setback requirement and if improvements are made to building. Mr. Galbraith noted this analysis of the adjacent property owner thoughts was Mr. Galbraith's opinion and the adjacent property owner did not in fact state this to him.

MOTION: made by Nichols, seconded by Thomas to approving Resolution 2021-65 Commencing Proceedings to Vacate the Cain Road Right-of-Way Easement at 20700 Avenue North (PID 27-119-23-44-0022) (City File 21-025).

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

c. Consider Amendment to Section 1030.020 of the Zoning Ordinance

City Planner Lindahl presented the background information regarding an application request for a CUP to exceed the accessory sidewall height. City Planner Lindahl outlined the June 3 Planning Commission's 3-2 vote recommending approval of request noting concerns within ordinance language. City Planner Lindahl noted acting on the modification to the ordinance language prior to review of the Dornsbach application. City Planner Lindahl noted staff revisions to conflicting and erroneous language within the ordinance and with Council approval, staff will schedule a public hearing to consider the amendment at the August 5 Planning Commission meeting and August 26 Council

meeting, and then follow the action of ordinance with the Dornsbach CUP application. Council discussed sidewall height proposal on property smaller than 10 acres, the specific amendment to the ordinance, the original application submitted, and CUP submittal. Council discussed further review of the purpose a higher accessory sidewall. City Planner Lindahl noted the sidewall height request is for 16 feet rather than the maximum 13 ½ feet per current standard for properties under 10 acres. City Planner Lindahl reviewed past Council intention in 2011 regarding the existing ordinance to simplify the process for property owners to change the wall height. Council and staff discussed without the language amendment change, current requests for property under 10 acres cannot be considered for a higher sidewall height. Council reviewed history of ordinance, building sizes and sidewall height in relation to property size and discussed potential impacts of the language amendment change.

MOTION: made by Schultz, seconded by McKee to authorize staff to make necessary language changes to ordinance.

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz
(Motion carried 5:0)

d. Conditional Uses in Zoning Districts

City Administrator Martens reviewed continued Council discussion of conditional uses within zoning districts regarding location of places of worship/assembly and educational facilities. City Administrator Martens noted Council voting on zoning changes is not a conflict of interest as the zoning change would be consistent throughout the city. City Administrator Martens reviewed a current zoning map where places of assembly CUP are allowed, and a potential zoning map indicating where places of assembly CUP would no longer be allowed if Council approves the proposed zoning district change. Council addressed previous comments of Council vote on a zoning change, and Council abstaining from vote if the parcel is adjacent to the zoning district in question. Council noted each councilmember's perspective is independent pertaining to Council vote. Council recapped the proposed zoning district changes regarding future developments, the multiple uses that may not be compatible with all residentially zoned districts and CUP impacts to the surrounding neighborhoods. Council discussed the proposed zoning district change provides consistency across the city regarding CUP usage. Council noted negative impact to landowners in Corcoran with the proposed zoning district change by eliminating places of worship/assembly and educational facilities from low residentially zoned districts. Attorney Thames commented on general rules for places of worship and places of assembly, and both uses need to be treated the same, and is a policy decision for the future of the city. Council and staff discussed undue burden for places of worship and assembly within the city by excluding areas of the city with the proposed zoning district change. Council and staff debated performance standard as a potential option, noting an example of including broad infrastructure, setbacks, and buffering consideration with certain uses, and is then specific to the application and location rather than eliminating areas of the city for places of worship and assembly. Council discussed difficulties with performance standards versus allowed CUP uses in specific districts. City Attorney Thames clarified aligning performance standards into the CUP standards is the most secure option regarding potential liability challenges. Council reviewed the expense of the CUP process for both the applicant and staff. Council and staff discussed process for applicant interested in an urban reserve area of the city. City Planner Lindahl clarified the urban reserve area on the map is a holding area for the future planned zoning district. Council discussed a more subjective decision on places of worship and assembly. Council discussed the definition of a CUP, restrictions of land space, and maintaining the CUP process in other areas. Council and staff reviewed options to move forward with the process, scheduling a public hearing for public comments to gather more information.

MOTION: made by Nichols, seconded by Thomas to direct staff to schedule a public hearing at the August 5 Planning Commission meeting.

Aye by Roll Call Vote: McKee, Nichols, and Thomas
(Motion carried 3:2)

Nay: Bottema and Schultz

9. Unfinished Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business items included on the agenda. Administrative Services Director

Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Martens noted in-person comments will be heard first, followed by Zoom call participants. No residents participated in the public comment opportunity.

a. Draft City Center Drive and 79th Place Feasibility Study

Public Works Director Mattson noted the project is related to the St. Therese concept plan located southeast of City Hall, and the city related responsibilities of the project. Public Works Director Mattson introduced presenter Steve Hegland of Stantec. Mr. Hegland referenced the draft feasibility study scope and area is focused on the northern 13 acres and includes the street and utilities within the 1st Addition of City Center Drive, review of stormwater alternatives for regional approach, and noted financing sources include preliminary assessment roll with the 429 processes. Mr. Hegland reviewed project finances with concentration on city funding portion for roadways, stormwater and grading associated with roadways, sanitary sewer and watermain. Mr. Hegland reviewed the parkway design with Town Center standards with varied costs based on amenities, noted the Municipal State Aid as a possible funding source. Mr. Hegland reviewed the four alternatives within sanitary sewer, capacity limits, upsizing the sewer along City Center Drive to divert to north to relieve capacity long-term. Mr. Hegland reviewed watermain improvements and required as part of St. Therese and adjacent M/I Homes development and reviewed upsizing the watermain and provides flexibility of potential users in the downtown district. Mr. Hegland reviewed three stormwater alternatives, regional and subregional approaches, and efficiencies. Mr. Hegland outlined the preliminary assessment roll, appropriate assessment range, noting possible inclusion of properties to the south of City Hall. Council and staff discussed the 429 process, and impacted properties near the developing area, and deferred assessments. Council discussed location of stormwater ponds and options within the lineal park. Public Works Director Mattson noted opening the road will open sightline space of complex. Council consensus was unified in the project development and noted the benefit of St. Therese developing within Corcoran provides new opportunities for businesses and residents and noted excitement regarding the coffee shop and restaurant the development will bring to the community. Council noted concern of the cost of City Center Drive, the bonding cost, and state funding availability. Council direction to staff included utilizing the average letter of benefit range in valuation, no assessment for the smaller homesteads, pursuing regional stormwater systems with associated stie mass grading options, supporting utility fund investment to shift future sewer flow volumes to the north to protect capacity limitation is SE Corcoran, supporting potential revenue sources such as state aid fund balances, and bonding for additional costs beyond state eligible funds, and support of planning for a municipal sewer and water connection for City Hall.

10. New Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business items included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer.

Paul Heurer, Pulte Homes, 7500 Flying Cloud Drive, Eden Prairie, MN, noted a letter he sent to the Council. Mr. Heuer noted the letter outlined the goal of the city and a solution to allow the Bellwether project to move forward. Council inquired regarding letter sent by Mr. Heurer, and staff noted the letter was emailed to Council. Council requested Mr. Heurer briefly discuss the letter sent for clarity in discussion. Mr. Heurer noted a solution was presented in the letter in reaching the goals of the city and allowing the project to continue to move forward, noting the preliminary plat is scheduled for the July 22 Council meeting.

a. Stieg Road Transportation Improvements

City Administrator Martens outlined the Pulte position for being responsible for improving the road from existing Bellwether development through the VanBlaricom property, with paving the remaining portion of Stieg Road in a lower profile with soil correction if necessary, and restriping turn lanes County Road 116 versus creating pavement to support turn lanes on County Road 116. City Administrator Martens noted Council will receive a report at the July 22 Council meeting. City Administrator Martens noted

Planning Commission discussion with a Public Hearing on July 1. Council noted past discussion by Council to leave the road as gravel and allow the developer to complete the road. City Administrator Martens referenced the solution by Pulte homes to pave remaining road on Stieg Road, with re-stripping the turn lanes rather than constructing pavement for turn lanes to meet the city's goal for full pavement on Stieg Road. Council reiterated not utilizing public funds for road completion on Stieg Road. Council inquired if the remaining parcel lots on Stieg Road can support funding of the remaining gravel road. City Administrator Martens noted the feasibility study will determine the amount of traffic created on Stieg Road. City Administrator Martens noted the city is still waiting for confirmation from Maple Grove on water services for the area, and Council added Hennepin County may deem it necessary to lay pavement for the turn lanes, and not allow re-stripping for turn lanes as an option.

b. Maintenance Worker Position

City Administrator Martens outlined the process to hire a candidate for the position and requested authorization from Council to proceed.

MOTION: made by Bottema, seconded by Thomas to authorize City Administrator and Mayor to present a job offer for the Maintenance Worker position.

Aye by Roll Call Vote: McKee, Bottema, Nichols, Schultz, and Thomas

11. Staff Reports

a. Active Corcoran Planning Applications. Council received reports.

12. 2021 City Council Schedule

13. Adjournment

MOTION: made by McKee, seconded by Schultz to adjourn.

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

Meeting adjourned at 10:51 pm.

Michelle Friedrich – Deputy Clerk



CITY OF CORCORAN

**City Council Meeting Minutes
June 24, 2021 - 7:00 pm**

The Corcoran City Council met on June 24, 2021, in Corcoran, Minnesota. Pursuant to Minnesota Statute Section 13D.021 and due to the COVID-19 pandemic, the City Council meeting was held remotely through electronic means using the audio and video conferencing platform Zoom.

Mayor McKee, Councilor Bottema, Councilor Nichols, Council Schultz, and Councilor Thomas were present were present at City Hall.

City Administrator Martens, Administrative Services Director Beise, and City Planner Lindahl were present at City Hall, and Public Works Director Mattson was present through electronic means.

1. Call to Order/Roll Call

Mayor McKee called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.

3. Agenda Approval

City Administrator Martens reviewed the process for in-person and hybrid Open Forum and other general comment opportunities throughout the agenda. City Administrator Martens noted a five-minute limit per speaker to maximize public comment opportunity, noting Council discretion for participants extending past the allotted time. City Administrator Martens noted in-person public comment will launch each public comment opportunity section, followed by Zoom participant comments. City Administrator Martens noted additional claims were added to the agenda packet and emailed to Council, and an addition of 10b. Public Works Maintenance Worker Job Offer.

MOTION: made by Nichols, seconded by Schultz to approve the agenda as modified.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
(Motion carried 5:0)

4. Commission Representatives

Mayor McKee noted Planning Commissioner Shoulak and Parks and Trails Commissioner Nybo were present via telephonic or other electronic means. Mayor McKee invited Commissioner Jacobs and Commissioner Christenson to speak on relevant agenda items.

5. Open Forum (Public Comment Opportunity)

Mayor McKee invited residents to communicate telephonically during the Open Forum discussion for items not included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Martens noted instructions for participants during the in-person Open Forum comment period.

Louella Schany, 22140 Oakdale Drive, Ms. Schany commented on the ordinance enforcement process, requested Council review the recent code enforcement violations pertaining to RVs, brush piles, and general citations issued to residents completing home repairs. Ms. Schany asked Council to review code enforcement processes, dates on citations, and compliance timelines.

Becky Jones, Maple Hill Estates, opined in support of code enforcement of serious violations of code and referenced a property containing six unlicensed vehicles. Ms. Jones requested Council continue with code enforcement sweeps for serious code enforcement violations. Ms. Jones thanked Council for their prompt communication responses.

6. Presentations/Recognitions

7. Consent Agenda

- a. Draft Minutes of June 10, 2021, Work Session Meeting

- b. Draft Minutes of June 10, 2021, Council Meeting
- c. Financial Claims
- d. Tobacco Renewal
- e. Temporary Liquor License – St. Thomas Church
- f. Resolution Accepting the Coronavirus Fiscal Recovery Fund*
- g. 2021 Road Materials Bid Awards*
- h. Amendment to Interim Ordinance 2021-415*
- i. City Hall Remodel – Pay Request #7*

Council requested further discussion on 2021 Road Materials Bid Awards item 7g.

MOTION: made by Thomas, seconded by Nichols to approve consent agenda items 7a-7f, 7h, and 7i.
 Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
 (Motion carried 5:0)

Council and staff discussed bid opening timeline regarding item 7g. 2021 Road Materials Bid Awards, with staff noting bid opening was after Council received packet.

MOTION: made by Thomas Schultz, seconded by Bottema to approve item 7g. 2021 Road Materials Bid Awards.

Voting Aye: McKee, Bottema, Nichols, Schultz, and Thomas
 (Motion carried 5:0)

8. Planning Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Planning Business items 8a-8d. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Martens noted in-person comments will be heard first, followed by Zoom call participants.

Tim Boser, General Manager of Shamrock Golf Course, 19625 Larkin Road, noted discussion on the proposed ordinance update regarding low-density zones and exempting schools and churches from the low-density zones, item 8d. Mr. Boser stands against the proposed ordinance change. Mr. Boser opined the proposed change is not solid policy for the city and cited examples to support his opinion. Mr. Boser noted surrounding communities do not impose such restrictions on schools or churches in requiring them only to be placed in commercial or industrially zoned districts. Mr. Boser is in support of schools and churches allowed in residentially zoned districts. Mr. Boser commented on the impacts to residents by placing schools and churches in a higher commercial or industrial taxing district and taking valuable land space away from industrial and commercial businesses, causing the tax burden to increase for existing residents.

Greg Hogle, 19220 Hackamore Road, opined on 8d. Conditional Uses in Zoning District, noted possible conflict of interest non-contractual decisions made by Council regarding zoning, and referenced the League of Minnesota statement on the matter.

Dean Jacobs, 20415 Duffney Circle, Planning Commissioner, discussed 8c., and issue relating to amendment of ordinances, the length of process, and impacts to current projects in Corcoran.

Jonathan Coots, 19398 Lupine Lane, commented on 8d. Conditional Uses in Zoning District and changing the ordinance more universal in accordance with 2040 Comprehensive Plan, opined on diminishing value of properties and the number of schools and churches that may be built in Corcoran. Mr. Coots commented on what is best for Corcoran. City Planner Lindahl noted the ordinance change would require a 4/5 vote by Council.

- a. Zoning Ordinance Amendment – Westside Tire

City Planner Lindahl presented the applicant request for a zoning ordinance text amendment to the light industrial standards (I-1). City Planner Lindahl noted the proposed amendment would allow the applicant to apply for approval of an IUP and site plan for outside storage and parking as a principal use and would bring the vacant lot and the Westside lot into compliance if approved. City Planner Lindahl noted the Planning Commission vote of 5-0 recommending approval of the request to Council with modified language and retaining the 50-foot front yard setback in the I-1 district. Council and staff

discussed the need to amend the code rather than utilizing the conditional use permit. City Planner Lindahl noted currently the code does not allow an applicant to apply for an IUP. City Planner Lindahl noted an interim use permit has a termination date while a conditional use permit transfers with the property. Council and staff reviewed curb and gutter requirements and standards in the industrial district. Council and staff discussed high raised curb and low raised curb ordinance definitions.

MOTION: made by Schultz, seconded by Nichols approving 2021-417 Ordinance Amending the Text of Title X of the Corcoran City Code Related to I-1 District Standards (City File 20-015)

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

MOTION: made by Schultz, seconded by Thomas approving Resolution 2021-64 Approving Findings of Fact for an Ordinance Amending the Text of Section 1040.125 of Corcoran Zoning Ordinance (City File 21-015)

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

MOTION: made by Schultz, seconded by Thomas approving Ordinance 2021-418 Summary Ordinance of 2021-417 (City File 21-015).

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

b. Cain Road Vacation Commencement Request

Planner Davis presented request by applicant for vacating the northern portion of a right of way established for Cain Road from 1978, adjacent to 20700 70th Avenue North. Planner Davis noted the two ways to commence a street vacation include a petition, or through Council Resolution with 4/5 vote. Planner Davis noted applicant was not successful in obtaining all signatures in petition. Planner Davis outlined the process for Council to approve the vacation, engineering discussions regarding the property, current building on the property that does meet the required setbacks. Planner Davis noted considerations for Council regarding the commencement request, application fee and escrow amount condition with applicant agreeing to meet the condition. Council discussed wetland to the north of the property and city easements associated with wetlands in the case of drainage and utility aspects. Public Works Director Mattson noted the wetland and drainage corridors would be retained and relocated by the city if request is approved. Council and staff discussed future use of the right-of-way easement on the south. Council asked why a signature by an adjacent property was not obtained. Craig Galbraith, applicant, 20700 70th Avenue North, noted phone conversations and text messages with the adjacent property owner, and surmised the adjacent property owner may be worried he could no longer access his land, or that his access would be limited. Mr. Galbraith noted he would not limit the property owner's access if the vacation request were approved and is mainly concerned with the existing building that does not meet the setback requirement and if improvements are made to building. Mr. Galbraith noted this analysis of the adjacent property owner thoughts was Mr. Galbraith's opinion and the adjacent property owner did not in fact state this to him.

MOTION: made by Nichols, seconded by Thomas to approving Resolution 2021-65 Commencing Proceedings to Vacate the Cain Road Right-of-Way Easement at 20700 Avenue North (PID 27-119-23-44-0022) (City File 21-025).

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

c. Consider Amendment to Section 1030.020 of the Zoning Ordinance

City Planner Lindahl presented the background information regarding an application request for a CUP to exceed the accessory sidewall height. City Planner Lindahl outlined the June 3 Planning Commission's 3-2 vote recommending approval of request noting concerns within ordinance language. City Planner Lindahl noted acting on the modification to the ordinance language prior to review of the Dornsbach application. City Planner Lindahl noted staff revisions to conflicting and erroneous language within the ordinance and with Council approval, staff will schedule a public hearing to consider the amendment at the August 5 Planning Commission meeting and August 26 Council

meeting, and then follow the action of ordinance with the Dornsbach CUP application. Council discussed sidewall height proposal on property smaller than 10 acres, the specific amendment to the ordinance, the original application submitted, and CUP submittal. Council discussed further review of the purpose a higher accessory sidewall. City Planner Lindahl noted the sidewall height request is for 16 feet rather than the maximum 13 ½ feet per current standard for properties under 10 acres. City Planner Lindahl reviewed past Council intention in 2011 regarding the existing ordinance to simplify the process for property owners to change the wall height. Council and staff discussed without the language amendment change, current requests for property under 10 acres cannot be considered for a higher sidewall height. Council reviewed history of ordinance, building sizes and sidewall height in relation to property size and discussed potential impacts of the language amendment change.

MOTION: made by Schultz, seconded by McKee to authorize staff to make necessary language changes to ordinance.

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz
(Motion carried 5:0)

d. Conditional Uses in Zoning Districts

City Administrator Martens reviewed continued Council discussion of conditional uses within zoning districts regarding location of places of worship/assembly and educational facilities. City Administrator Martens noted Council voting on zoning changes is not a conflict of interest as the zoning change would be consistent throughout the city. City Administrator Martens reviewed a current zoning map where places of assembly CUP are allowed, and a potential zoning map indicating where places of assembly CUP would no longer be allowed if Council approves the proposed zoning district change. Council addressed previous comments of Council vote on a zoning change, and Council abstaining from vote if the parcel is adjacent to the zoning district in question. Council noted each councilmember's perspective is independent pertaining to Council vote. Council recapped the proposed zoning district changes regarding future developments, the multiple uses that may not be compatible with all residentially zoned districts and CUP impacts to the surrounding neighborhoods. Council discussed the proposed zoning district change provides consistency across the city regarding CUP usage. Council noted negative impact to landowners in Corcoran with the proposed zoning district change by eliminating places of worship/assembly and educational facilities from low residentially zoned districts. Attorney Thames commented on general rules for places of worship and places of assembly, and both uses need to be treated the same, and is a policy decision for the future of the city. Council and staff discussed undue burden for places of worship and assembly within the city by excluding areas of the city with the proposed zoning district change. Council and staff debated performance standard as a potential option, noting an example of including broad infrastructure, setbacks, and buffering consideration with certain uses, and is then specific to the application and location rather than eliminating areas of the city for places of worship and assembly. Council discussed difficulties with performance standards versus allowed CUP uses in specific districts. City Attorney Thames clarified aligning performance standards into the CUP standards is the most secure option regarding potential liability challenges. Council reviewed the expense of the CUP process for both the applicant and staff. Council and staff discussed process for applicant interested in an urban reserve area of the city. City Planner Lindahl clarified the urban reserve area on the map is a holding area for the future planned zoning district. Council discussed a more subjective decision on places of worship and assembly. Council discussed the definition of a CUP, restrictions of land space, and maintaining the CUP process in other areas. Council and staff reviewed options to move forward with the process, scheduling a public hearing for public comments to gather more information.

MOTION: made by Nichols, seconded by Thomas to direct staff to schedule a public hearing at the August 5 Planning Commission meeting.

Voting Aye ~~by Roll Call Vote~~: McKee, Nichols, and Thomas
(Motion carried 3:2)

Nay: Bottema and Schultz

9. Unfinished Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business items included on the agenda. Administrative Services Director

Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer. City Administrator Martens noted in-person comments will be heard first, followed by Zoom call participants. No residents participated in the public comment opportunity.

a. Draft City Center Drive and 79th Place Feasibility Study

Public Works Director Mattson noted the project is related to the St. Therese concept plan located southeast of City Hall, and the city related responsibilities of the project. Public Works Director Mattson introduced presenter Steve Hegland of Stantec. Mr. Hegland referenced the draft feasibility study scope and area is focused on the northern 13 acres and includes the street and utilities within the 1st Addition of City Center Drive, review of stormwater alternatives for regional approach, and noted financing sources include preliminary assessment roll with the 429 processes. Mr. Hegland reviewed project finances with concentration on city funding portion for roadways, stormwater and grading associated with roadways, sanitary sewer and watermain. Mr. Hegland reviewed the parkway design with Town Center standards with varied costs based on amenities, noted the Municipal State Aid as a possible funding source. Mr. Hegland reviewed the four alternatives within sanitary sewer, capacity limits, upsizing the sewer along City Center Drive to divert to north to relieve capacity long-term. Mr. Hegland reviewed watermain improvements and required as part of St. Therese and adjacent M/I Homes development and reviewed upsizing the watermain and provides flexibility of potential users in the downtown district. Mr. Hegland reviewed three stormwater alternatives, regional and subregional approaches, and efficiencies. Mr. Hegland outlined the preliminary assessment roll, appropriate assessment range, noting possible inclusion of properties to the south of City Hall. Council and staff discussed the 429 process, and impacted properties near the developing area, and deferred assessments. Council discussed location of stormwater ponds and options within the lineal park. Public Works Director Mattson noted opening the road will open sightline space of complex. Council consensus was unified in the project development and noted the benefit of St. Therese developing within Corcoran provides new opportunities for businesses and residents and noted excitement regarding the coffee shop and restaurant the development will bring to the community. Council noted concern of the cost of City Center Drive, the bonding cost, and state funding availability. Council direction to staff included utilizing the average letter of benefit range in valuation, no assessment for the smaller homesteads, pursuing regional stormwater systems with associated stie mass grading options, supporting utility fund investment to shift future sewer flow volumes to the north to protect capacity limitation is SE Corcoran, supporting potential revenue sources such as state aid fund balances, and bonding for additional costs beyond state eligible funds, and support of planning for a municipal sewer and water connection for City Hall.

10. New Business (Public Comment Opportunity)

Mayor McKee invited residents to communicate in-person or telephonically during the public comment opportunity for Unfinished Business items included on the agenda. Administrative Services Director Beise explained the instructions to participate in the meeting via the Zoom video format and reviewed instructions for participation in the meeting through telephone or computer.

Paul Heurer, Pulte Homes, 7500 Flying Cloud Drive, Eden Prairie, MN, noted a letter he sent to the Council. Mr. Heuer noted the letter outlined the goal of the city and a solution to allow the Bellwether project to move forward. Council inquired regarding letter sent by Mr. Heurer, and staff noted the letter was emailed to Council. Council requested Mr. Heurer briefly discuss the letter sent for clarity in discussion. Mr. Heurer noted a solution was presented in the letter in reaching the goals of the city and allowing the project to continue to move forward, noting the preliminary plat is scheduled for the July 22 Council meeting.

a. Stieg Road Transportation Improvements

City Administrator Martens outlined the Pulte position for being responsible for improving the road from existing Bellwether development through the VanBlaricom property, with paving the remaining portion of Stieg Road in a lower profile with soil correction if necessary, and restriping turn lanes County Road 116 versus creating pavement to support turn lanes on County Road 116. City Administrator Martens noted Council will receive a report at the July 22 Council meeting. City Administrator Martens noted

Planning Commission discussion with a Public Hearing on July 1. Council noted past discussion by Council to leave the road as gravel and allow the developer to complete the road. City Administrator Martens referenced the solution by Pulte homes to pave remaining road on Stieg Road, with re-stripping the turn lanes rather than constructing pavement for turn lanes to meet the city's goal for full pavement on Stieg Road. Council reiterated not utilizing public funds for road completion on Stieg Road. Council inquired if the remaining parcel lots on Stieg Road can support funding of the remaining gravel road. City Administrator Martens noted the feasibility study will determine the amount of traffic created on Stieg Road. City Administrator Martens noted the city is still waiting for confirmation from Maple Grove on water services for the area, and Council added Hennepin County may deem it necessary to lay pavement for the turn lanes, and not allow re-stripping for turn lanes as an option.

b. Maintenance Worker Position

City Administrator Martens outlined the process to hire a candidate for the position and requested authorization from Council to proceed.

MOTION: made by Bottema, seconded by Thomas to authorize City Administrator and Mayor to present a job offer for the Maintenance Worker position.

Voting Aye ~~by Roll Call Vote~~: McKee, Bottema, Nichols, Schultz, and Thomas

11. Staff Reports

a. Active Corcoran Planning Applications. Council received reports.

12. 2021 City Council Schedule

13. Adjournment

MOTION: made by McKee, seconded by Schultz to adjourn.

Voting Aye: McKee, Bottema, Nichols, Thomas, and Schultz

(Motion carried 5:0)

Meeting adjourned at ~~10~~9:51 pm.

Michelle Friedrich – Deputy Clerk

Agenda Item 7b.
Council Meeting Date: 7/8/2021
Prepared By: jbeise

FINANCIAL CLAIMS

CHECK RANGE

Agenda Item: 7b. **Paid to**
 SEE CLAIMS REGISTER FOR 500 Claims

FUND #500 ESCROW CLAIMS
Amount Project name

Total	\$0.00	Total Fund #500 = \$ -
		(See attached Payments Detail)

Agenda Item: 7b.	<u>ALL OTHER FINANCIAL CLAIMS</u>	\$ 967,887.40
	(See attached Check Detail Register)	Total Checks
	Total of Auto Deductions	\$ 34,820.53

TOTAL EXPENDITURES FOR APPROVAL \$ 34,820.53

Auto Deductions / Electronic Fund Transfer / Other Disbursements

Date	Paid to	Amount	
6/18/2021	RevTrak	\$ 1,174.94	Credit Card Fees
6/29/2021	Optum	\$ 6,911.20	HSA Contributions
7/1/2021	Health Partners	\$ 25,218.21	Health Insurance Premiums
6/21/2021	The Webstraunt Store	\$ 337.23	Night to Unite Supplies
6/22/2021	Humanity.com	\$ 80.00	PD Software
6/24/2021	US Post Office	\$ 600.00	Postage
6/25/2021	PLANETIZEN* PL COURSES	\$ 24.95	Training
6/25/2021	Marie Ridgeway and Associates	\$ 150.00	Wellness Program
7/1/2021	GTS Educational Events	\$ 99.00	Training
7/2/2021	Association of Minnesota	\$ 225.00	Training

Total	\$ 34,820.53
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*Claim Register©

07/08/21 PAY

June 2021

Claim Type	Direct					
Claim#	37151	COMPUTER INTEGRATION TECH				
AP Payment	E 100-41951-300 Professional Svcs (GENER June billing					\$832.00
	Invoice 310618					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$832.00
Claim#	37152	COMPUTER INTEGRATION TECH				
AP Payment	E 100-41951-300 Professional Svcs (GENER July billing					\$4,215.00
	Invoice 311201					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$4,215.00
Claim#	37153	COMPUTER INTEGRATION TECH				
AP Payment	E 100-41951-300 Professional Svcs (GENER July billing					\$595.00
	Invoice 311063					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$595.00
Claim#	37154	INTEGRATED PROTECTION SYSTE				
AP Payment	E 400-41941-520 Buildings and Structures remainder past due					\$1,380.91
	Invoice 75229					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,380.91
Claim#	37155	DELTA DENTAL				
AP Payment	E 100-41400-131 Employer Paid Health DENTAL INSURANCE					\$132.05
	Invoice CNS0000722106					
AP Payment	E 100-42100-131 Employer Paid Health DENTAL INSURANCE					\$122.80
	Invoice CNS0000722106					
AP Payment	E 100-42102-131 Employer Paid Health DENTAL INSURANCE					\$0.00
	Invoice CNS0000722106					
AP Payment	E 100-43100-131 Employer Paid Health DENTAL INSURANCE					\$156.70
	Invoice CNS0000722106					
AP Payment	E 100-42100-131 Employer Paid Health DENTAL INSURANCE - HAMILTON					\$63.00
	Invoice CNS0000722106					
AP Payment	E 100-42102-131 Employer Paid Health DENTAL INSURANCE					\$30.70
	Invoice CNS0000722106					
AP Payment	E 100-42102-131 Employer Paid Health DENTAL INSURANCE					\$101.35
	Invoice CNS0000722106					
AP Payment	E 100-41300-131 Employer Paid Health DENTAL INSURANCE					\$30.70
	Invoice CNS0000722106					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$637.30
Claim#	37156	RANDYS ENVIRONMENTAL SERVIC				
AP Payment	E 100-41941-380 Utility & Services (GENER CITY HALL GARBAGE 1280351					\$309.59
	Invoice June					
AP Payment	E 100-43232-300 Professional Svcs (GENER MONTHLY RECYCLING					\$678.33
	Invoice June					
AP Payment	E 100-45200-380 Utility & Services (GENER PARKS GARBAGE 11039					\$0.00
	Invoice June					
AP Payment	E 100-43100-380 Utility & Services (GENER PUBLIC WORKS GARBAGE (9100) 12					\$0.00
	Invoice June					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$987.92
Claim#	37157	NORTHLAND TRUST SERVICES				
AP Payment	E 601-49400-610 Interest August Bonds					\$16,975.01
	Invoice CORCO14B					
AP Payment	E 602-49450-610 Interest					\$21,250.00
	Invoice CORCO14B					

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*Claim Register©

07/08/21 PAY

June 2021

Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$38,225.01
Claim#	37158 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 312-47000-610 Interest		August bonds			\$17,940.00
	Invoice CORCO16A					
AP Payment	E 309-47000-610 Interest					\$1,700.00
	Invoice CORCO16A					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$19,640.00
Claim#	37159 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 100-41900-300 Professional Svcs (GENER		Obligation bonds			\$495.00
	Invoice CORCO18A					
AP Payment	E 309-47000-610 Interest					\$7,200.00
	Invoice CORCO18A					
AP Payment	E 313-47000-610 Interest					\$16,762.50
	Invoice CORCO18A					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$24,457.50
Claim#	37160 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 311-43100-610 Interest		Plan refunding Bonds			\$40,483.73
	Invoice CORCO20B					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$40,483.73
Claim#	37161 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 309-47000-610 Interest		Obligation bonds			\$8,050.00
	Invoice CORCO20A					
AP Payment	E 601-49400-610 Interest					\$11,450.00
	Invoice CORCO20A					
AP Payment	E 100-41900-300 Professional Svcs (GENER					\$495.00
	Invoice CORCO20A					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$19,995.00
Claim#	37162 <i>PULTE HOMES OF MINNESOTA LLC</i>					
AP Payment	E 602-49450-310 Other Professional Service		Recapture Agreement			\$57,236.00
	Invoice 11-19-2018					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$57,236.00
Claim#	37163 <i>METRO SALES INC</i>					
AP Payment	E 100-41951-210 Operating Supplies (GENE		Copier contract			\$1,471.98
	Invoice 1825245					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,471.98
Claim#	37164 <i>US BANKCORP EQUIPMENT FINAN</i>					
AP Payment	E 100-41951-210 Operating Supplies (GENE		COPIER LEASE			\$848.92
	Invoice 446087918					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$848.92
Claim#	37165 <i>WRIGHT HENNEPIN COOP ELECT</i>					
AP Payment	G 500-20390 Ravinia Street Lights		Bridle/Gleason: 150-1690-5131			\$15.10
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Bridle/Paddock: 150-1690-5135			\$15.72
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Paddock Ln 150-1690-5137			\$15.20
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Bridle Path: 150-1690-5146			\$15.72
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Paddock/Bridle: 150-1690-5158			\$15.72
	Invoice 35028858277					

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***Claim Register©**

07/08/21 PAY

June 2021

AP Payment	G 500-20390 Ravinia Street Lights	6471 Carriage: 150-1691-0155	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Steeple: 150-1691-0158	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Bluestem: 150-1691-0168	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Prairie/Bridle: 150-1691-0174	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle Path: 150-1691-0177	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Elderberry Ct: 150-1691-0178	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19301 Annabelle: 150-1691-8063	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6675 Carriage: 150-1691-8064	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6681 Bridle: 150-1691-8066	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6657 Bridle: 150-1691-8079	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19130 Galloway: 150-1691-8080	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19065 Galloway: 150-1691-8082	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6485 Larkspur: 150-1692-0907	\$30.82
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6398 Larkspur: 150-1692-0908	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	66TH/CEDAR: 150-1692-8373	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/66th Ave: 150-1692-8374	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19437 Lupine LN: 150-1693-0197	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19389 Lupine LN: 150-1693-0199	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19345 Golden TR: 150-1693-0200	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6310 Steeple LN: 150-1693-0201	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6370 Steeple LN: 150-1693-0202	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19367 Annabelle: 150-1693-5724	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19343 Annabelle: 150-1693-5726	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19315 Primrose: 150-1693-5731	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19399 Primrose: 150-1693-5732	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Primrose/Wildfl: 150-1693-5733	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Wildflo/Gleason: 150-1693-5734	\$15.10
	Invoice 35028858277		

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June 2021

AP Payment	G 500-20390 Ravinia Street Lights	Gleason/Wildflo: 150-1693-5986	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/75TH AVE: 150-1693-7072	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1693-7074	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/74TH AVE: 150-1693-7075	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1693-7076	\$23.98
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N: 150-1693-7077	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1694-0076	\$23.98
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1694-0078	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #8: 150-1694-0079	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/72ND N: 150-1694-0080	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	72ND AVE N: 150-1694-0081	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #5: 150-1694-0082	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	ANNABELLE LOT 5 150-1694-0821	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	PRIMROSE COURT 150-1694-4502	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	SUNFLOWER COURT 150-1694-4503	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4505	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4506	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH PL & MAPLE 150-1694-6889	\$18.58
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	JACK PINE LN N 150-1694-6891	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N 150-1694-6892	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	75TH AVE N 150-1694-6893	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	HICKORY LN N 150-1694-6894	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7911	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7917	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	SNOWBERRY CT 150-1694-7918	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7919	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7920	\$15.10
	Invoice 35028858277		

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June 2021

AP Payment	G 500-20390 Ravinia Street Lights	LARKSPUR LN/63RD 150-1694-9986	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	63RD AVE N 150-1694-9987	\$15.10
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	CTY RD10/116 000-0100-1469	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	Ballpark: 120-1246-7200	\$0.00
	Invoice 35028858277		
AP Payment	E 100-42100-380 Utility & Services (GENER	CIVIL DEFENSE: 120-1246-8000	\$0.00
	Invoice 35028858277		
AP Payment	E 100-42100-380 Utility & Services (GENER	Maple Hill Est: 120-1246-8100	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	School Property: 120-1247-9600	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1255-6300	\$0.00
	Invoice 35028858277		
AP Payment	E 601-49400-380 Utility & Services (GENER	19090 Bass Lk Rd:150-1687-7510	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-380 Utility & Services (GENER	9525 Cain Rd: 150-1689-5230	\$0.00
	Invoice 35028858277		
AP Payment	E 602-49450-380 Utility & Services (GENER	Brockton Ln: 150-1689-6871	\$0.00
	Invoice 35028858277		
AP Payment	E 602-49450-380 Utility & Services (GENER	20120 CTY 10 LIF:150-1691-6661	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 CR116/SIGN: 150-1693-6612	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	BASEBALL FIELD: 150-1693-6855	\$0.00
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER: 150-1694-4774	\$15.10
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Maple Hi: 120-1246-7300	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/Treptaus: 120-1246-7400	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/St Thomas:120-1246-7500	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Stanchion:120-1246-7600	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	Co Rd 10 & 50: 120-1246-7700	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1246-7800	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	75th Ave/Hwy 116:120-1246-7900	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 150-1684-2033	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-380 Utility & Services (GENER	9100 Cty Rd 19: 150-1688-8463	\$0.00
	Invoice 35028858277		
AP Payment	E 100-42100-380 Utility & Services (GENER	6510 Cty Rd 116: 150-1680-4662	\$0.00
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6629 CTY 101: 150-1691-8062	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Ironwood Lane	\$15.10
	Invoice 35028858277		

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June 2021

AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	ironwood lane 102			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	jackpine			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	102nd ave			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	102nd ave/jackpine ln			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	102nd pl/jack pine			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Coach House			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Coach House/Annabelle			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Annabelle Lane/Black Oak			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Annabelle Ct			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Coach House Ln			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Black Oak			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Black Oak Ln			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle path			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Gleason Pkway			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle Path			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Prairie Sage			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Prairie Sage			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Prairie Sage/Bridle Path			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Gleason Pkwy			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Gleason Pkwy			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights				\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights				\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights				\$15.10	
	Invoice 35028858277					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,356.34
Claim#	37166 WRIGHT HENNEPIN COOP ELECT					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Gleason: 150-1690-5131			\$0.00	
	Invoice June					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Paddock: 150-1690-5135			\$0.00	
	Invoice June					
AP Payment	G 500-20390 Ravinia Street Lights	Paddock Ln 150-1690-5137			\$0.00	
	Invoice June					

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June 2021

AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle Path: 150-1690-5146	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Paddock/Bridle: 150-1690-5158	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6471 Carriage: 150-1691-0155	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle/Steeple: 150-1691-0158	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle/Bluestem: 150-1691-0168	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Prairie/Bridle: 150-1691-0174	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle Path: 150-1691-0177	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Elderberry Ct: 150-1691-0178	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19301 Annabelle: 150-1691-8063	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6675 Carriage: 150-1691-8064	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6681 Bridle: 150-1691-8066	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6657 Bridle: 150-1691-8079	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19130 Galloway: 150-1691-8080	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19065 Galloway: 150-1691-8082	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6485 Larkspur: 150-1692-0907	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6398 Larkspur: 150-1692-0908	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	66TH/CEDAR: 150-1692-8373	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle/66th Ave: 150-1692-8374	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19437 Lupine LN: 150-1693-0197	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19389 Lupine LN: 150-1693-0199	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19345 Golden TR: 150-1693-0200	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6310 Steeple LN: 150-1693-0201	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6370 Steeple LN: 150-1693-0202	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19367 Annabelle: 150-1693-5724	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19343 Annabelle: 150-1693-5726	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19315 Primrose: 150-1693-5731	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19399 Primrose: 150-1693-5732	\$0.00

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June 2021

AP Payment	G 500-20390 Ravinia Street Lights	Primrose/Wildfl: 150-1693-5733	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	Wildflo/Gleason: 150-1693-5734	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	Gleason/Wildflo: 150-1693-5986	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/75TH AVE: 150-1693-7072	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1693-7074	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/74TH AVE: 150-1693-7075	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1693-7076	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N: 150-1693-7077	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1694-0076	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1694-0078	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #8: 150-1694-0079	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/72ND N: 150-1694-0080	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	72ND AVE N: 150-1694-0081	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #5: 150-1694-0082	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	ANNABELLE LOT 5 150-1694-0821	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	PRIMROSE COURT 150-1694-4502	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	SUNFLOWER COURT 150-1694-4503	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4505	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4506	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH PL & MAPLE 150-1694-6889	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	JACK PINE LN N 150-1694-6891	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N 150-1694-6892	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	75TH AVE N 150-1694-6893	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	HICKORY LN N 150-1694-6894	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7911	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7917	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	SNOWBERRY CT 150-1694-7918	\$0.00
Invoice June			

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June 2021

AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7919	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7920	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	LARKSPUR LN/63RD 150-1694-9986	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	63RD AVE N 150-1694-9987	\$0.00
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	CTY RD10/116 000-0100-1469	\$0.00
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	Ballpark: 120-1246-7200	\$0.00
Invoice June			
AP Payment	E 100-42100-380 Utility & Services (GENER	CIVIL DEFENSE: 120-1246-8000	\$14.48
Invoice June			
AP Payment	E 100-42100-380 Utility & Services (GENER	Maple Hill Est: 120-1246-8100	\$13.11
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	School Property: 120-1247-9600	\$5.35
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1255-6300	\$299.79
Invoice June			
AP Payment	E 601-49400-380 Utility & Services (GENER	19090 Bass Lk Rd:150-1687-7510	\$29.32
Invoice June			
AP Payment	E 100-43100-380 Utility & Services (GENER	9525 Cain Rd: 150-1689-5230	\$17.72
Invoice June			
AP Payment	E 602-49450-380 Utility & Services (GENER	Brockton Ln: 150-1689-6871	\$146.70
Invoice June			
AP Payment	E 602-49450-380 Utility & Services (GENER	20120 CTY 10 LIF:150-1691-6661	\$43.51
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 CR116/SIGN: 150-1693-6612	\$90.96
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	BASEBALL FIELD: 150-1693-6855	\$39.04
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER: 150-1694-4774	\$27.79
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Maple Hi: 120-1246-7300	\$0.00
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/Treptaus: 120-1246-7400	\$3.62
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/St Thomas:120-1246-7500	\$8.87
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Stanchion:120-1246-7600	\$0.00
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	Co Rd 10 & 50: 120-1246-7700	\$0.00
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1246-7800	\$0.00
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	75th Ave/Hwy 116:120-1246-7900	\$0.00
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 150-1684-2033	\$0.00
Invoice June			
AP Payment	E 100-43100-380 Utility & Services (GENER	9100 Cty Rd 19: 150-1688-8463	\$0.00
Invoice June			
AP Payment	E 100-42100-380 Utility & Services (GENER	6510 Cty Rd 116: 150-1680-4662	\$0.00
Invoice June			

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AP Payment	G 500-20390 Ravinia Street Lights	6629 CTY 101: 150-1691-8062				\$0.00
Invoice June						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$740.26
Claim#	37167 CLAYTON DECKER					
AP Payment	E 202-42100-213 Police K9	Reimbursements				\$201.33
Invoice June exp						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$201.33
Claim#	37168 LORETTO FIRE DEPARTMENT					
AP Payment	E 100-42200-300 Professional Srvs (GENER					\$45,295.98
Invoice 2-2306						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$45,295.98
Claim#	37169 POSTMASTER					
AP Payment	E 100-41130-351 Newsletter Expenses					\$1,550.00
Invoice 7/8/21						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,550.00
Claim#	37170 RANDYS ENVIRONMENTAL SERVIC					
AP Payment	E 100-41941-380 Utility & Services (GENER	CITY HALL GARBAGE 1280351				\$218.72
Invoice 211214-9						
AP Payment	E 100-43232-300 Professional Srvs (GENER	MONTHLY RECYCLING				\$0.00
Invoice 211214-9						
AP Payment	E 100-45200-380 Utility & Services (GENER	PARKS GARBAGE 11039				\$0.00
Invoice 211214-9						
AP Payment	E 100-43100-380 Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12				\$0.00
Invoice 211214-9						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$218.72
Claim#	37171 RANDYS ENVIRONMENTAL SERVIC					
AP Payment	E 100-41941-380 Utility & Services (GENER	CITY HALL GARBAGE 1280351				\$0.00
Invoice 103-9						
AP Payment	E 100-43232-300 Professional Srvs (GENER	MONTHLY RECYCLING				\$0.00
Invoice 103-9						
AP Payment	E 100-45200-380 Utility & Services (GENER	PARKS GARBAGE 11039				\$275.49
Invoice 103-9						
AP Payment	E 100-43100-380 Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12				\$0.00
Invoice 103-9						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$275.49
Claim#	37172 RANDYS ENVIRONMENTAL SERVIC					
AP Payment	E 100-41941-380 Utility & Services (GENER	CITY HALL GARBAGE 1280351				\$0.00
Invoice 338495-2						
AP Payment	E 100-43232-300 Professional Srvs (GENER	MONTHLY RECYCLING				\$0.00
Invoice 338495-2						
AP Payment	E 100-45200-380 Utility & Services (GENER	PARKS GARBAGE 11039				\$140.31
Invoice 338495-2						
AP Payment	E 100-43100-380 Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12				\$0.00
Invoice 338495-2						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$140.31
Claim#	37173 METRO SALES INC					
AP Payment	E 100-41941-200 Office Supplies (GENERAL	copier				\$96.00
Invoice 1836832						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$96.00
Claim#	37174 ECM PUBLISHERS INC					

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AP Payment	E 100-41941-200 Office Supplies (GENERAL					\$35.62
	Invoice 840516					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$35.62
Claim#	37175 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$31.66
	Invoice 840517					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$31.66
Claim#	37176 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$39.57
	Invoice 840518					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$39.57
Claim#	37177 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$67.28
	Invoice 840519					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$67.28
Claim#	37178 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$59.37
	Invoice 839478					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$59.37
Claim#	37179 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$63.32
	Invoice 839477					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$63.32
Claim#	37180 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$55.40
	Invoice 839476					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$55.40
Claim#	37181 OFFICE DEPOT					
AP Payment	E 100-41941-200 Office Supplies (GENERAL					\$28.99
	Invoice 172883624001					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$28.99
Claim#	37182 INTEGRATED PROTECTION SYSTE					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$311.88
	Invoice 75485					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$311.88
Claim#	37183 TROPHYDEALS.COM					
AP Payment	E 100-45200-261 Recreation Programming Soccer Medals					\$477.15
	Invoice Jessica					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$477.15
Claim#	37184 CINTAS - 470					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$10.00
	Invoice 4087320449					
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE					\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320449					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320449					

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AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4087320449					
AP Payment	E 100-42100-223 Building Repair Supplies		FLOOR MATS - POLICE			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320449					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4087320449					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$10.00

Claim# 37185 CINTAS - 470

AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$16.35
	Invoice 4088004099					
AP Payment	E 100-42100-223 Building Repair Supplies		FLOOR MATS - POLICE			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004099					
AP Payment	E 100-42100-223 Building Repair Supplies		FLOOR MATS - POLICE			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4088004099					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$16.35

Claim# 37186 CINTAS - 470

AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$121.33
	Invoice 4088004252					
AP Payment	E 100-42100-223 Building Repair Supplies		FLOOR MATS - POLICE			\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004252					

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AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004252					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004252					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4088004252					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$121.33
Claim#	37187 CINTAS - 470					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$121.33
	Invoice 4087320480					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4087320480					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4087320480					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$121.33
Claim#	37188 SANDIS SCREEN PRINTING					
AP Payment	E 100-45200-261 Recreation Programming	Soccer 2021 Tshirts				\$4,392.00
	Invoice soccer 2021					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$4,392.00

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Claim#	37189 AMAZON CAPITAL SERVICES				
AP Payment	E 100-42100-210 Operating Supplies (GENE Cotton candy floss Invoice 1D1FK6R7DKQY				\$65.98
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$65.98
Claim#	37190 AMAZON CAPITAL SERVICES				
AP Payment	E 100-42100-200 Office Supplies (GENERAL office supplies Invoice 1X39J9VH1M6Q				\$212.56
AP Payment	E 100-42100-210 Operating Supplies (GENE office supplies Invoice 1X39J9VH1M6Q				\$32.99
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$245.55
Claim#	37191 NAPA AUTO PARTS - CORCORAN				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN supplies Invoice 357641				\$37.16
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$37.16
Claim#	37192 NAPA AUTO PARTS - CORCORAN				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN Battery Invoice 357240				\$318.99
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$318.99
Claim#	37193 NAPA AUTO PARTS - CORCORAN				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN Core deposit Invoice 357253				-\$18.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total -\$18.00
Claim#	37194 STAR TRIBUNE				
AP Payment	E 100-42100-200 Office Supplies (GENERAL Invoice 12696390				\$55.77
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$55.77
Claim#	37195 UNIQUE EMBROIDERY				
AP Payment	E 100-42100-417 Uniforms caps Invoice 10086				\$46.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$46.00
Claim#	37196 NET TRANSCRIPTS INC				
AP Payment	E 100-42100-200 Office Supplies (GENERAL Invoice NT4265				\$95.52
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$95.52
Claim#	37197 PATNODE ELECTRIC				
AP Payment	E 100-41951-210 Operating Supplies (GENE receptacle Invoice 2535				\$185.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$185.00
Claim#	37198 WESTSIDE WHOLESALE TIRE				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN tire repair Invoice 883976				\$25.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$25.00
Claim#	37199 EMBEDDED SYSTEMS, INC.				
AP Payment	E 100-42100-380 Utility & Services (GENER Siren Maint Fee Invoice 344210				\$830.25
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$830.25
Claim#	37200 CINTAS - 470				

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AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004223					
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE					\$35.76
	Invoice 4088004223					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms UNIFORMS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms UNIFORMS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004223					
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE					\$24.10
	Invoice 4087320559					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms UNIFORMS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms UNIFORMS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4088004223					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$59.86
Claim#	37201 AMAZON CAPITAL SERVICES					
AP Payment	E 100-42100-200 Office Supplies (GENERAL supplies					\$86.12
	Invoice 14CYTCQGYKQV					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$86.12
Claim#	37202 PAINTERATI					
AP Payment	E 100-42100-223 Building Repair Supplies final installment					\$530.48
	Invoice 33464					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$530.48
Claim#	37203 VOSS SIGNS					
AP Payment	E 100-42100-210 Operating Supplies (GENE signs					\$211.00
	Invoice C245675					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$211.00
Claim#	37204 CORCORAN PET CARE CENTER, LL					
AP Payment	E 202-42100-213 Police K9 shots					\$186.19
	Invoice 36008					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$186.19
Claim#	37205 AMAZON CAPITAL SERVICES					
AP Payment	E 100-42100-210 Operating Supplies (GENE cotton candy					\$58.99
	Invoice 1D1FK6R7DKQY					
AP Payment	E 100-41100-210 Operating Supplies (GENE microphone					\$6.99
	Invoice 1D1FK6R7DKQY					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$65.98
Claim#	37206 MARTENS, BRAD					

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AP Payment	G 100-21709 Dependent Care FSA Withhold reimb					\$512.00
	Invoice 062121					
AP Payment	E 100-41300-210 Operating Supplies (GENE reimb					\$50.00
	Invoice 062121					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$562.00
Claim#	37207 HOLIDAY STATION STORES					
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN PRE PAID CAR WASH					\$70.00
	Invoice June					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$70.00
Claim#	37208 BEAUDRY OIL COMPANY					
AP Payment	E 100-42100-212 Motor Fuels		SQUAD FUEL			\$0.00
	Invoice 1838206					
AP Payment	E 100-43100-212 Motor Fuels		GASOLINE			\$0.00
	Invoice 1838206					
AP Payment	E 100-41920-210 Operating Supplies (GENE GASOLINE					\$1,190.30
	Invoice 1838206					
AP Payment	E 100-43100-212 Motor Fuels		DIESEL			\$0.00
	Invoice 1838206					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,190.30
Claim#	37209 SPRINT					
AP Payment	E 100-43100-321 Telephone		CELL SERVICE			\$368.88
	Invoice 391283315-235					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$368.88
Claim#	37210 XCEL ENERGY					
AP Payment	E 100-43100-381 Street/Signal Lights		STREET LIGHTING			\$1,128.59
	Invoice 736889914					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,128.59
Claim#	37211 CENTURY LINK					
AP Payment	E 100-45200-321 Telephone		LAND LINE 763-420-4061			\$0.00
	Invoice 314225024					
AP Payment	E 100-43100-321 Telephone		LAND LINE/FIRE MONITORING-9100			\$66.19
	Invoice 314225024					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$66.19
Claim#	37212 SWANSTON EQUIP CORP.					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN Auto Repairs					\$572.70
	Invoice P69762					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$572.70
Claim#	37213 SWANSTON EQUIP CORP.					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN Auto Repairs					\$1,353.54
	Invoice P69748					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,353.54
Claim#	37214 SWANSTON EQUIP CORP.					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN Auto Repairs					\$180.20
	Invoice P69758					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$180.20
Claim#	37215 SITE ONE LANDSCAPE SUPPLY					
AP Payment	E 100-45200-210 Operating Supplies (GENE supplies					\$129.24
	Invoice 110671796-001					

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Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$129.24
Claim#	37216 <i>NORTHERN SALT INC</i>					
AP Payment	E 100-43100-228 Dust Control Invoice 22765					\$109,408.75
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$109,408.75
Claim#	37217 <i>GREYSTONE CONSTRUCTION CO</i>					
AP Payment	E 100-43100-223 Building Repair Supplies annual maintenance Invoice 28545					\$950.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$950.00
Claim#	37218 <i>BEAUDRY OIL COMPANY</i>					
AP Payment	E 100-42100-212 Motor Fuels SQUAD FUEL Invoice 1841206					\$0.00
AP Payment	E 100-43100-212 Motor Fuels GASOLINE Invoice 1841206					\$2,330.74
AP Payment	E 100-41920-210 Operating Supplies (GENE GASOLINE Invoice 1841206					\$0.00
AP Payment	E 100-43100-212 Motor Fuels DIESEL Invoice 1841206					\$0.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$2,330.74
Claim#	37219 <i>CINTAS - 470</i>					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL Invoice 4088004342					\$0.00
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE Invoice 4088004342					\$0.00
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS Invoice 4088004342					\$79.05
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS Invoice 4088004342					\$0.00
AP Payment	E 100-43100-417 Uniforms UNIFORMS Invoice 4088004342					\$0.00
AP Payment	E 100-43100-417 Uniforms UNIFORMS Invoice 4088004342					\$0.00
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL Invoice 4088004342					\$0.00
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE Invoice 4088004342					\$0.00
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS Invoice 4088004342					\$0.00
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS Invoice 4088004342					\$0.00
AP Payment	E 100-43100-417 Uniforms UNIFORMS Invoice 4088004342					\$0.00
AP Payment	E 100-43100-417 Uniforms UNIFORMS Invoice 4088004342					\$0.00
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS Invoice 4088004342					\$0.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$79.05
Claim#	37220 <i>CINTAS - 470</i>					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL Invoice 4087320549					\$0.00
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE Invoice 4087320549					\$0.00

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AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$46.73
	Invoice 4087320549					
AP Payment	E 100-43100-210 Operating Supplies (GENE CITY HALL - RUGS					\$46.73
	Invoice 4087320678					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320549					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4087320549					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320549					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4087320549					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$93.46
Claim#	37221 <i>BIFFS INC.</i>					
AP Payment	E 100-45200-210 Operating Supplies (GENE					\$174.00
	Invoice W817222					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$174.00
Claim#	37222 <i>TERMINAL SUPPLY CO</i>					
AP Payment	E 100-43100-210 Operating Supplies (GENE screws					\$13.17
	Invoice 43075-01					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$13.17
Claim#	37223 <i>NUTRIEN AG SOLUTIONS, INC.</i>					
AP Payment	E 100-45200-221 Maintenance Projects					\$518.05
	Invoice 45626046					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$518.05
Claim#	37224 <i>SITE ONE LANDSCAPE SUPPLY</i>					
AP Payment	E 100-45200-210 Operating Supplies (GENE supplies					\$28.97
	Invoice 109833663-001					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$28.97
Claim#	37225 <i>MIDWEST MACHINERY CO.</i>					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN repairs					\$815.60
	Invoice 2416326					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$815.60
Claim#	37226 <i>WETLAND CREDIT AGENCY</i>					
AP Payment	E 427-43100-530 Improvements Other Than Wetlands credit					\$185,568.04
	Invoice 655					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$185,568.04
Claim#	37227 <i>NORTHWEST LASERS & INSTRUME</i>					
AP Payment	E 100-43100-225 Landscape/Ditch Materials supplies					\$36.00
	Invoice 15865					

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Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$36.00
Claim#	37228 FLOW RIGHT PLUMBING					
AP Payment	E 100-43100-223 Building Repair Supplies repairs to car washes					\$820.00
	Invoice 2119					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$820.00
Claim#	37229 TOWN & COUNTRY FENCE					
AP Payment	E 100-45200-221 Maintenance Projects double swing gate					\$3,395.00
	Invoice 120208					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$3,395.00
Claim#	37230 SITE ONE LANDSCAPE SUPPLY					
AP Payment	E 100-45200-210 Operating Supplies (GENE repairs					\$361.84
	Invoice 110023803-001					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$361.84
Claim#	37232 PREVOLV					
AP Payment	E 100-42100-210 Operating Supplies (GENE wardrobe insert for storage					\$429.60
	Invoice 998662					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$429.60
Claim#	37234 RYAN AUTOMOTIVE					
AP Payment	E 100-42100-810 Refunds/Reimbursements Hail damage to vehicle					\$3,429.20
	Invoice 1156724					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$3,429.20
Claim#	37235 WENCK ASSOCIATES, INC.					
AP Payment	E 100-43170-300 Professional Svcs (GENER Transportation					\$230.00
	Invoice 1803239					
AP Payment	E 100-43170-300 Professional Svcs (GENER Stormwater					\$5,645.00
	Invoice 1803240					
AP Payment	E 602-49450-303 Engineering Fees		Sewer Utility			\$28.00
	Invoice 1781203					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$5,903.00
Claim#	37236 WENCK ASSOCIATES, INC.					
AP Payment	E 100-43170-299 Watershed LGU					\$813.75
	Invoice 1803241					
AP Payment	E 427-43100-530 Improvements Other Than					\$727.50
	Invoice 1803241					
AP Payment	G 500-20485 Tessmer -Topo Exemption 20-0					\$750.00
	Invoice 1803241					
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-					\$675.00
	Invoice 1803241					
AP Payment	G 500-20209 Ohrt Solar C of C 20-038					\$180.00
	Invoice 1803241					
AP Payment	G 500-20490 Cook Lake - Schommer					\$1,222.50
	Invoice 1803241					
AP Payment	G 500-20488 Rush Creek Reserve					\$2,167.50
	Invoice 1803241					
AP Payment	G 500-20480 Nelson Wetland Review					\$90.00
	Invoice 1803241					
AP Payment	G 500-20332 Lennar Tavera Development					\$33.75
	Invoice 1803241					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$6,660.00
Claim#	37237 WENCK ASSOCIATES, INC.					

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AP Payment	E 601-49400-303 Engineering Fees					\$2,652.50
	Invoice 1781462					
AP Payment	E 601-49400-234 Inspections					\$207.00
	Invoice 1781462					
AP Payment	E 602-49450-234 Inspections					\$207.00
	Invoice 1781462					
AP Payment	E 601-49400-234 Inspections					\$1,209.25
	Invoice 1781462					
AP Payment	E 602-49450-234 Inspections					\$1,209.25
	Invoice 1781462					
AP Payment	E 601-49400-234 Inspections					\$719.75
	Invoice 1781462					
AP Payment	E 602-49450-234 Inspections					\$719.75
	Invoice 1781462					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$462.75
	Invoice 1781462					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$7,387.25
Claim#	37238 WENCK ASSOCIATES, INC.					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$2,126.25
	Invoice 1803245					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$11,745.75
	Invoice 1803247					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$9,090.50
	Invoice 1803246					
AP Payment	G 500-20335 Lennar Eng Plan Review/Modifi					\$3,921.44
	Invoice 1781205					
AP Payment	G 500-20335 Lennar Eng Plan Review/Modifi					\$14,807.20
	Invoice 1781205					
AP Payment	E 419-43100-303 Engineering Fees					\$65.00
	Invoice 1800549					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$41,756.14
Claim#	37239 WENCK ASSOCIATES, INC.					
AP Payment	E 427-43100-530 Improvements Other Than					\$12,153.68
	Invoice 227701079					
AP Payment	G 500-20438 Bass Lk CR M/I HomeEngineer					\$604.00
	Invoice 227701079					
AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0					\$481.00
	Invoice 227701079					
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0					\$535.00
	Invoice 227701079					
AP Payment	G 500-20222 Scherber Garages Too 21-002					\$1,592.50
	Invoice 227701079					
AP Payment	G 500-20223 Napa Site Plan CUP 21-004					\$122.50
	Invoice 227701079					
AP Payment	G 500-20222 Scherber Garages Too 21-002					\$783.00
	Invoice 227701079					
AP Payment	G 500-20221 Franzen Minor Subd #20-049					\$40.50
	Invoice 227701079					
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0					\$973.50
	Invoice 227701079					
AP Payment	G 500-20227 D&D Service CUP SP VAR 21-					\$1,487.50
	Invoice 227701079					
AP Payment	G 500-20497 Kariniemi PP 20-016					\$569.00
	Invoice 227701079					

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AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0					\$20,100.00
	Invoice 1800553					
AP Payment	G 500-20471 St. Therese Sketch Plan 19-00					\$310.50
	Invoice 1800562					
AP Payment	G 500-20332 Lennar Tavera Development					\$10,290.50
	Invoice 1800565					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$869.00
	Invoice 1800566					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$12,709.75
	Invoice 1800569					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$6,406.92
	Invoice 1800570					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$70,028.85
Claim#	37240 FERGUSON WATERWORKS					
AP Payment	E 601-49400-215 Water Meters					\$137.15
	Invoice 0476198					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$137.15
Claim#	37241 ESCH CONSTRUCTION SUPPLY					
AP Payment	E 100-43170-300 Professional Svcs (GENER downtown stormwater					\$340.00
	Invoice 6495					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$340.00
Claim#	37242 FEHN COMPANIES					
AP Payment	E 100-43170-300 Professional Svcs (GENER downtown stormwater					\$33.75
	Invoice 6528					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$33.75
Claim#	37243 THE UPS STORE #1533					
AP Payment	E 601-49400-210 Operating Supplies (GENE water					\$10.71
	Invoice 6900					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$10.71
Claim#	37244 CORE & MAIN					
AP Payment	E 100-43170-300 Professional Svcs (GENER downtown stormwater					\$2,002.00
	Invoice P042317					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$2,002.00
Claim#	37245 WENCK ASSOCIATES, INC.					
AP Payment	E 601-49400-303 Engineering Fees					\$2,265.50
	Invoice 1800555					
AP Payment	E 100-43170-300 Professional Svcs (GENER					\$630.50
	Invoice 1800556					
AP Payment	E 100-43170-300 Professional Svcs (GENER					\$4,443.00
	Invoice 1800557					
AP Payment	E 100-43170-299 Watershed LGU					\$3,142.50
	Invoice 1800558					
AP Payment	E 602-49450-303 Engineering Fees					\$1,176.50
	Invoice 1800559					
AP Payment	E 601-49400-303 Engineering Fees					\$5,984.75
	Invoice 1800560					
AP Payment	E 601-49400-234 Inspections					\$994.25
	Invoice 1800567					
AP Payment	E 602-49450-234 Inspections					\$994.25
	Invoice 1800567					

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AP Payment	E 100-43170-300 Professional Srvs (GENER	\$135.00
	Invoice 1800571	
AP Payment	E 100-43170-300 Professional Srvs (GENER	\$3,270.00
	Invoice 1800575	
AP Payment	E 100-43170-300 Professional Srvs (GENER	\$15,798.50
	Invoice 1800555	
AP Payment	G 500-20335 Lennar Eng Plan Review/Modifi	\$15,935.20
	Invoice 1800548	
AP Payment	G 500-20213 Van Blaricom WCA	\$690.00
	Invoice 1800558	
AP Payment	G 500-20214 M/I Homes WCA	\$877.50
	Invoice 1800558	
AP Payment	G 500-20490 Cook Lake - Schommer	\$240.00
	Invoice 1800558	
AP Payment	G 500-20488 Rush Creek Reserve	\$1,170.00
	Invoice 1800558	
AP Payment	G 500-20232 Franzen Wetland Delineation	\$240.00
	Invoice 1800558	
AP Payment	G 500-20449 Hunter lot Vaca and Var 18-002	\$150.00
	Invoice 1800558	
AP Payment	E 419-43100-300 Professional Srvs (GENER	\$65.00
	Invoice 1800549	
AP Payment	E 427-43100-530 Improvements Other Than	\$12,153.68
	Invoice 1800551	
AP Payment	G 500-20438 Bass Lk CR M/I HomeEngineer	\$604.00
	Invoice 1800551	
AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0	\$481.00
	Invoice 1800551	
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0	\$535.00
	Invoice 1800551	
AP Payment	G 500-20222 Scherber Garages Too 21-002	\$1,592.50
	Invoice 1800551	
AP Payment	G 500-20223 Napa Site Plan CUP 21-004	\$122.50
	Invoice 1800551	
AP Payment	G 500-20201 Building Permits Payable	\$783.00
	Invoice 1800551	
AP Payment	G 500-20221 Franzen Minor Subd #20-049	\$40.50
	Invoice 1800551	
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0	\$973.50
	Invoice 1800551	
AP Payment	G 500-20227 D&D Service CUP SP VAR 21-	\$1,487.50
	Invoice 1800551	
AP Payment	G 500-20497 Kariniemi PP 20-016	\$567.00
	Invoice 1800551	
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	\$20,100.00
	Invoice 1800553	
AP Payment	G 500-20471 St. Therese Sketch Plan 19-00	\$310.50
	Invoice 1800562	
AP Payment	G 500-20332 Lennar Tavera Development	\$10,290.50
	Invoice 1800565	
AP Payment	G 500-20482 Nelson Sketch Plan 19-023	\$869.00
	Invoice 1800566	
AP Payment	G 500-20488 Rush Creek Reserve	\$12,709.75
	Invoice 1800569	

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AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$6,406.92
	Invoice 1800570					
AP Payment	E 100-43170-303 Engineering Fees					\$1,396.50
	Invoice 1800558					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$129,625.80
Claim#	37246 WENCK ASSOCIATES, INC.					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$230.00
	Invoice 1803239					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$5,645.00
	Invoice 1803240					
AP Payment	E 100-43170-299 Watershed LGU					\$813.75
	Invoice 1803241					
AP Payment	G 500-20449 Hunter lot Vaca and Var 18-002					\$120.00
	Invoice 1803241					
AP Payment	E 427-43100-530 Improvements Other Than					\$607.50
	Invoice 1803241					
AP Payment	G 500-20480 Nelson Wetland Review					\$90.00
	Invoice 1803241					
AP Payment	G 500-20332 Lennar Tavera Development					\$33.75
	Invoice 1803241					
AP Payment	G 500-20485 Tessmer -Topo Exemption 20-0					\$750.00
	Invoice 1803241					
AP Payment	G 500-20214 M/I Homes WCA					\$675.00
	Invoice 1803241					
AP Payment	G 500-20209 Ohrt Solar C of C 20-038					\$180.00
	Invoice 1803241					
AP Payment	G 500-20490 Cook Lake - Schommer					\$1,222.50
	Invoice 1803241					
AP Payment	G 500-20488 Rush Creek Reserve					\$2,167.50
	Invoice 1803241					
AP Payment	E 602-49450-303 Engineering Fees					\$28.00
	Invoice 1781203					
AP Payment	E 601-49400-303 Engineering Fees					\$2,652.50
	Invoice 1781462					
AP Payment	E 601-49400-234 Inspections					\$1,226.25
	Invoice 1803243					
AP Payment	E 602-49450-234 Inspections					\$1,226.25
	Invoice 1803243					
AP Payment	E 100-43170-300 Professional Srvs (GENER Inspections					\$2,282.25
	Invoice 1803243					
AP Payment	E 100-43170-300 Professional Srvs (GENER Bridge					\$2,126.25
	Invoice 1803245					
AP Payment	E 100-43170-300 Professional Srvs (GENER City Center Drive					\$11,745.75
	Invoice 1803247					
AP Payment	E 100-43170-300 Professional Srvs (GENER General Engineering					\$9,099.50
	Invoice 1803246					
AP Payment	G 500-20335 Lennar Eng Plan Review/Modifi					\$2,933.44
	Invoice 1781205					
AP Payment	E 419-43100-303 Engineering Fees					\$208.50
	Invoice 1803235					
AP Payment	E 427-43100-530 Improvements Other Than					\$26,955.97
	Invoice 1803236					
AP Payment	G 500-20438 Bass Lk CR M/I HomeEngineer					\$364.00
	Invoice 1803238					

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AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0				\$147.00	
	Invoice 1803238					
AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0				\$171.50	
	Invoice 1803238					
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0				\$1,470.00	
	Invoice 1803238					
AP Payment	G 500-20226 Tharp Lot Line Adjust. 21-006				\$101.25	
	Invoice 1803238					
AP Payment	G 500-20223 Napa Site Plan CUP 21-004				\$923.50	
	Invoice 1803238					
AP Payment	G 500-20201 Building Permits Payable	SCHEBER ROLL OFF			\$97.50	
	Invoice 1803238					
AP Payment	G 500-20221 Franzen Minor Subd #20-049				\$162.50	
	Invoice 1803238					
AP Payment	G 500-20219 Krominga Variance 21-010				\$33.75	
	Invoice 1803238					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0				\$16,333.18	
	Invoice 1781207					
AP Payment	G 500-20332 Lennar Tavera Development				\$5,544.50	
	Invoice 1803242					
AP Payment	G 500-20490 Cook Lake - Schommer				\$1,310.00	
	Invoice 1781210					
AP Payment	G 500-20332 Lennar Tavera Development				\$7,750.75	
	Invoice 1781218					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023				\$1,666.50	
	Invoice 1781221					
AP Payment	G 500-20488 Rush Creek Reserve				\$8,012.25	
	Invoice 1781217					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023				\$3,083.00	
	Invoice 1803244					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$120,190.84

Claim Type	Direct	Total
		\$967,887.40

Pre-Written Checks	\$0.00
Checks to be Generated by the Compute	\$967,887.40
Total	\$967,887.40

Agenda Item: **Revised 7b.**
 Council Meeting Date: 7/8/2021
 Prepared By: jbeise

FINANCIAL CLAIMS

CHECK RANGE

Agenda Item: 7b. **FUND #500 ESCROW CLAIMS**
 Paid to Amount Project name

SEE CLAIMS REGISTER FOR 500 Claims

Total \$0.00
Total Fund #500 = \$ -
 (See attached Payments Detail)

Agenda Item: 7b. **ALL OTHER FINANCIAL CLAIMS** \$ 869,707.03 Total Checks
 (See attached Check Detail Register)
Total of Auto Deductions \$ 34,820.53

TOTAL EXPENDITURES FOR APPROVAL \$ 34,820.53

Auto Deductions / Electronic Fund Transfer / Other Disbursements

Date	Paid to	Amount	
6/18/2021	RevTrak	\$ 1,174.94	Credit Card Fees
6/29/2021	Optum	\$ 6,911.20	HSA Contributions
7/1/2021	Health Partners	\$ 25,218.21	Health Insurance Premiums
6/21/2021	The Webstraunt Store	\$ 337.23	Night to Unite Supplies
6/22/2021	Humanity.com	\$ 80.00	PD Software
6/24/2021	US Post Office	\$ 600.00	Postage
6/25/2021	PLANETIZEN* PL COURSES	\$ 24.95	Training
6/25/2021	Marie Ridgeway and Associates	\$ 150.00	Wellness Program
7/1/2021	GTS Educational Events	\$ 99.00	Training
7/2/2021	Association of Minnesota	\$ 225.00	Training

Total \$ 34,820.53

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Claim Type	Direct					
Claim#	37151	COMPUTER INTEGRATION TECH				
AP Payment	E 100-41951-300	Professional Svcs (GENER	June billing		\$832.00	
	Invoice	310618				
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$832.00	
Claim#	37152	COMPUTER INTEGRATION TECH				
AP Payment	E 100-41951-300	Professional Svcs (GENER	July billing		\$4,215.00	
	Invoice	311201				
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$4,215.00	
Claim#	37153	COMPUTER INTEGRATION TECH				
AP Payment	E 100-41951-300	Professional Svcs (GENER	July billing		\$595.00	
	Invoice	311063				
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$595.00	
Claim#	37154	INTEGRATED PROTECTION SYSTE				
AP Payment	E 400-41941-520	Buildings and Structures	remainder past due		\$1,380.91	
	Invoice	75229				
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$1,380.91	
Claim#	37155	DELTA DENTAL				
AP Payment	E 100-41400-131	Employer Paid Health	DENTAL INSURANCE		\$132.05	
	Invoice	CNS0000722106				
AP Payment	E 100-42100-131	Employer Paid Health	DENTAL INSURANCE		\$122.80	
	Invoice	CNS0000722106				
AP Payment	E 100-42102-131	Employer Paid Health	DENTAL INSURANCE		\$0.00	
	Invoice	CNS0000722106				
AP Payment	E 100-43100-131	Employer Paid Health	DENTAL INSURANCE		\$156.70	
	Invoice	CNS0000722106				
AP Payment	E 100-42100-131	Employer Paid Health	DENTAL INSURANCE - HAMILTON		\$63.00	
	Invoice	CNS0000722106				
AP Payment	E 100-42102-131	Employer Paid Health	DENTAL INSURANCE		\$30.70	
	Invoice	CNS0000722106				
AP Payment	E 100-42102-131	Employer Paid Health	DENTAL INSURANCE		\$101.35	
	Invoice	CNS0000722106				
AP Payment	E 100-41300-131	Employer Paid Health	DENTAL INSURANCE		\$30.70	
	Invoice	CNS0000722106				
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$637.30	
Claim#	37156	RANDYS ENVIRONMENTAL SERVIC				
AP Payment	E 100-41941-380	Utility & Services (GENER	CITY HALL GARBAGE 1280351		\$309.59	
	Invoice	June				
AP Payment	E 100-43232-300	Professional Svcs (GENER	MONTHLY RECYCLING		\$678.33	
	Invoice	June				
AP Payment	E 100-45200-380	Utility & Services (GENER	PARKS GARBAGE 11039		\$0.00	
	Invoice	June				
AP Payment	E 100-43100-380	Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12		\$0.00	
	Invoice	June				
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$987.92	
Claim#	37157	NORTHLAND TRUST SERVICES				
AP Payment	E 601-49400-610	Interest	August Bonds		\$16,975.01	
	Invoice	CORCO14B				
AP Payment	E 602-49450-610	Interest			\$21,250.00	
	Invoice	CORCO14B				

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Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$38,225.01
Claim#	37158 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 312-47000-610 Interest		August bonds			\$17,940.00
	Invoice CORCO16A					
AP Payment	E 309-47000-610 Interest					\$1,700.00
	Invoice CORCO16A					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$19,640.00
Claim#	37159 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 100-41900-300 Professional Svcs (GENER		Obligation bonds			\$495.00
	Invoice CORCO18A					
AP Payment	E 309-47000-610 Interest					\$7,200.00
	Invoice CORCO18A					
AP Payment	E 313-47000-610 Interest					\$16,762.50
	Invoice CORCO18A					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$24,457.50
Claim#	37160 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 311-43100-610 Interest		Plan refunding Bonds			\$40,483.73
	Invoice CORCO20B					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$40,483.73
Claim#	37161 <i>NORTHLAND TRUST SERVICES</i>					
AP Payment	E 309-47000-610 Interest		Obligation bonds			\$8,050.00
	Invoice CORCO20A					
AP Payment	E 601-49400-610 Interest					\$11,450.00
	Invoice CORCO20A					
AP Payment	E 100-41900-300 Professional Svcs (GENER					\$495.00
	Invoice CORCO20A					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$19,995.00
Claim#	37162 <i>PULTE HOMES OF MINNESOTA LLC</i>					
AP Payment	E 602-49450-310 Other Professional Service		Recapture Agreement			\$54,374.20
	Invoice 11-19-2018					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$54,374.20
Claim#	37163 <i>METRO SALES INC</i>					
AP Payment	E 100-41951-210 Operating Supplies (GENE		Copier contract			\$1,471.98
	Invoice 1825245					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,471.98
Claim#	37164 <i>US BANKCORP EQUIPMENT FINAN</i>					
AP Payment	E 100-41951-210 Operating Supplies (GENE		COPIER LEASE			\$848.92
	Invoice 446087918					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$848.92
Claim#	37165 <i>WRIGHT HENNEPIN COOP ELECT</i>					
AP Payment	G 500-20390 Ravinia Street Lights		Bridle/Gleason: 150-1690-5131			\$15.10
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Bridle/Paddock: 150-1690-5135			\$15.72
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Paddock Ln 150-1690-5137			\$15.10
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Bridle Path: 150-1690-5146			\$15.72
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights		Paddock/Bridle: 150-1690-5158			\$15.72
	Invoice 35028858277					

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AP Payment	G 500-20390 Ravinia Street Lights	6471 Carriage: 150-1691-0155	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Steeple: 150-1691-0158	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Bluestem: 150-1691-0168	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Prairie/Bridle: 150-1691-0174	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle Path: 150-1691-0177	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Elderberry Ct: 150-1691-0178	\$15.72
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19301 Annabelle: 150-1691-8063	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6675 Carriage: 150-1691-8064	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6681 Bridle: 150-1691-8066	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6657 Bridle: 150-1691-8079	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19130 Galloway: 150-1691-8080	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19065 Galloway: 150-1691-8082	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6485 Larkspur: 150-1692-0907	\$30.82
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6398 Larkspur: 150-1692-0908	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	66TH/CEDAR: 150-1692-8373	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/66th Ave: 150-1692-8374	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19437 Lupine LN: 150-1693-0197	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19389 Lupine LN: 150-1693-0199	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19345 Golden TR: 150-1693-0200	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6310 Steeple LN: 150-1693-0201	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6370 Steeple LN: 150-1693-0202	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19367 Annabelle: 150-1693-5724	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19343 Annabelle: 150-1693-5726	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19315 Primrose: 150-1693-5731	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	19399 Primrose: 150-1693-5732	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Primrose/Wildfl: 150-1693-5733	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	Wildflo/Gleason: 150-1693-5734	\$15.10
	Invoice 35028858277		

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AP Payment	G 500-20390 Ravinia Street Lights	Gleason/Wildflo: 150-1693-5986	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/75TH AVE: 150-1693-7072	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1693-7074	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/74TH AVE: 150-1693-7075	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1693-7076	\$23.98
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N: 150-1693-7077	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1694-0076	\$23.98
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1694-0078	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #8: 150-1694-0079	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/72ND N: 150-1694-0080	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	72ND AVE N: 150-1694-0081	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #5: 150-1694-0082	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	ANNABELLE LOT 5 150-1694-0821	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	PRIMROSE COURT 150-1694-4502	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	SUNFLOWER COURT 150-1694-4503	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4505	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4506	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH PL & MAPLE 150-1694-6889	\$18.58
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	JACK PINE LN N 150-1694-6891	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N 150-1694-6892	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	75TH AVE N 150-1694-6893	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	HICKORY LN N 150-1694-6894	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7911	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7917	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	SNOWBERRY CT 150-1694-7918	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7919	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7920	\$15.10
	Invoice 35028858277		

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AP Payment	G 500-20390 Ravinia Street Lights	LARKSPUR LN/63RD 150-1694-9986	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	63RD AVE N 150-1694-9987	\$15.10
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	CTY RD10/116 000-0100-1469	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	Ballpark: 120-1246-7200	\$0.00
	Invoice 35028858277		
AP Payment	E 100-42100-380 Utility & Services (GENER	CIVIL DEFENSE: 120-1246-8000	\$0.00
	Invoice 35028858277		
AP Payment	E 100-42100-380 Utility & Services (GENER	Maple Hill Est: 120-1246-8100	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	School Property: 120-1247-9600	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1255-6300	\$0.00
	Invoice 35028858277		
AP Payment	E 601-49400-380 Utility & Services (GENER	19090 Bass Lk Rd:150-1687-7510	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-380 Utility & Services (GENER	9525 Cain Rd: 150-1689-5230	\$0.00
	Invoice 35028858277		
AP Payment	E 602-49450-380 Utility & Services (GENER	Brockton Ln: 150-1689-6871	\$0.00
	Invoice 35028858277		
AP Payment	E 602-49450-380 Utility & Services (GENER	20120 CTY 10 LIF:150-1691-6661	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 CR116/SIGN: 150-1693-6612	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	BASEBALL FIELD: 150-1693-6855	\$0.00
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER: 150-1694-4774	\$15.10
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Maple Hi: 120-1246-7300	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/Treptaus: 120-1246-7400	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/St Thomas:120-1246-7500	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Stanchion:120-1246-7600	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-381 Street/Signal Lights	Co Rd 10 & 50: 120-1246-7700	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1246-7800	\$0.00
	Invoice 35028858277		
AP Payment	E 100-45200-380 Utility & Services (GENER	75th Ave/Hwy 116:120-1246-7900	\$0.00
	Invoice 35028858277		
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 150-1684-2033	\$0.00
	Invoice 35028858277		
AP Payment	E 100-43100-380 Utility & Services (GENER	9100 Cty Rd 19: 150-1688-8463	\$0.00
	Invoice 35028858277		
AP Payment	E 100-42100-380 Utility & Services (GENER	6510 Cty Rd 116: 150-1680-4662	\$0.00
	Invoice 35028858277		
AP Payment	G 500-20390 Ravinia Street Lights	6629 CTY 101: 150-1691-8062	\$15.10
	Invoice 35028858277		
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	Ironwood Lane	\$15.10
	Invoice 35028858277		

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AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	ironwood lane 102			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	jackpine			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	102nd ave			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	102nd ave/jackpine In			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	102nd pl/jack pine			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Coach House			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Coach House/Annabelle			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Annabelle Lane/Black Oak			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Annabelle Ct			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Coach House Ln			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Black Oak			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Black Oak Ln			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle path			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Gleason Pkwy			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle Path			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Prairie Sage			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Prairie Sage			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Prairie Sage/Bridle Path			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Gleason Pkwy			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights	Gleason Pkwy			\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights				\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights				\$15.10	
	Invoice 35028858277					
AP Payment	G 500-20390 Ravinia Street Lights				\$15.10	
	Invoice 35028858277					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,356.24
Claim#	37166 WRIGHT HENNEPIN COOP ELECT					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Gleason: 150-1690-5131			\$0.00	
	Invoice June					
AP Payment	G 500-20390 Ravinia Street Lights	Bridle/Paddock: 150-1690-5135			\$0.00	
	Invoice June					
AP Payment	G 500-20390 Ravinia Street Lights	Paddock Ln 150-1690-5137			\$0.00	
	Invoice June					

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AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle Path: 150-1690-5146	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Paddock/Bridle: 150-1690-5158	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6471 Carriage: 150-1691-0155	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle/Steeple: 150-1691-0158	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle/Bluestem: 150-1691-0168	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Prairie/Bridle: 150-1691-0174	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle Path: 150-1691-0177	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Elderberry Ct: 150-1691-0178	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19301 Annabelle: 150-1691-8063	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6675 Carriage: 150-1691-8064	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6681 Bridle: 150-1691-8066	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6657 Bridle: 150-1691-8079	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19130 Galloway: 150-1691-8080	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19065 Galloway: 150-1691-8082	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6485 Larkspur: 150-1692-0907	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6398 Larkspur: 150-1692-0908	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	66TH/CEDAR: 150-1692-8373	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	Bridle/66th Ave: 150-1692-8374	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19437 Lupine LN: 150-1693-0197	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19389 Lupine LN: 150-1693-0199	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19345 Golden TR: 150-1693-0200	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6310 Steeple LN: 150-1693-0201	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	6370 Steeple LN: 150-1693-0202	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19367 Annabelle: 150-1693-5724	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19343 Annabelle: 150-1693-5726	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19315 Primrose: 150-1693-5731	\$0.00
AP Payment Invoice June	G 500-20390 Ravinia Street Lights	19399 Primrose: 150-1693-5732	\$0.00

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AP Payment	G 500-20390 Ravinia Street Lights	Primrose/Wildfl: 150-1693-5733	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	Wildflo/Gleason: 150-1693-5734	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	Gleason/Wildflo: 150-1693-5986	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/75TH AVE: 150-1693-7072	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1693-7074	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN/74TH AVE: 150-1693-7075	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1693-7076	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N: 150-1693-7077	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/CR 10: 150-1694-0076	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N: 150-1694-0078	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #8: 150-1694-0079	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/72ND N: 150-1694-0080	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	72ND AVE N: 150-1694-0081	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	FIR LN N/LOT #5: 150-1694-0082	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	ANNABELLE LOT 5 150-1694-0821	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	PRIMROSE COURT 150-1694-4502	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	SUNFLOWER COURT 150-1694-4503	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4505	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER TRL 150-1694-4506	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH PL & MAPLE 150-1694-6889	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	JACK PINE LN N 150-1694-6891	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	74TH AVE N 150-1694-6892	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	75TH AVE N 150-1694-6893	\$0.00
Invoice June			
AP Payment	G 500-20420 Bass Lake Cross MI Home 17-	HICKORY LN N 150-1694-6894	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7911	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7917	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	SNOWBERRY CT 150-1694-7918	\$0.00
Invoice June			

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AP Payment	G 500-20390 Ravinia Street Lights	MEADOW RUE CT 150-1694-7919	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	STEEPLE CHASE LN 150-1694-7920	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	LARKSPUR LN/63RD 150-1694-9986	\$0.00
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	63RD AVE N 150-1694-9987	\$0.00
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	CTY RD10/116 000-0100-1469	\$0.00
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	Ballpark: 120-1246-7200	\$0.00
Invoice June			
AP Payment	E 100-42100-380 Utility & Services (GENER	CIVIL DEFENSE: 120-1246-8000	\$14.48
Invoice June			
AP Payment	E 100-42100-380 Utility & Services (GENER	Maple Hill Est: 120-1246-8100	\$13.11
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	School Property: 120-1247-9600	\$5.35
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1255-6300	\$299.79
Invoice June			
AP Payment	E 601-49400-380 Utility & Services (GENER	19090 Bass Lk Rd:150-1687-7510	\$29.32
Invoice June			
AP Payment	E 100-43100-380 Utility & Services (GENER	9525 Cain Rd: 150-1689-5230	\$17.72
Invoice June			
AP Payment	E 602-49450-380 Utility & Services (GENER	Brockton Ln: 150-1689-6871	\$146.70
Invoice June			
AP Payment	E 602-49450-380 Utility & Services (GENER	20120 CTY 10 LIF:150-1691-6661	\$43.51
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 CR116/SIGN: 150-1693-6612	\$90.96
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	BASEBALL FIELD: 150-1693-6855	\$39.04
Invoice June			
AP Payment	G 500-20390 Ravinia Street Lights	WILDFLOWER: 150-1694-4774	\$27.79
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Maple Hi: 120-1246-7300	\$0.00
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/Treptaus: 120-1246-7400	\$3.62
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	CTY 10/St Thomas:120-1246-7500	\$8.87
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	Cty 10/Stanchion:120-1246-7600	\$0.00
Invoice June			
AP Payment	E 100-43100-381 Street/Signal Lights	Co Rd 10 & 50: 120-1246-7700	\$0.00
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	8200 Cty Rd 116: 120-1246-7800	\$0.00
Invoice June			
AP Payment	E 100-45200-380 Utility & Services (GENER	75th Ave/Hwy 116:120-1246-7900	\$0.00
Invoice June			
AP Payment	E 100-41941-380 Utility & Services (GENER	8200 Cty Rd 116: 150-1684-2033	\$0.00
Invoice June			
AP Payment	E 100-43100-380 Utility & Services (GENER	9100 Cty Rd 19: 150-1688-8463	\$0.00
Invoice June			
AP Payment	E 100-42100-380 Utility & Services (GENER	6510 Cty Rd 116: 150-1680-4662	\$0.00
Invoice June			

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AP Payment	G 500-20390 Ravinia Street Lights	6629 CTY 101: 150-1691-8062				\$0.00
Invoice June						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$740.26
Claim#	37167 CLAYTON DECKER					
AP Payment	E 202-42100-213 Police K9	Reimbursements				\$201.33
Invoice June exp						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$201.33
Claim#	37168 LORETTO FIRE DEPARTMENT					
AP Payment	E 100-42200-300 Professional Srvs (GENER					\$45,295.98
Invoice 2-2306						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$45,295.98
Claim#	37169 POSTMASTER					
AP Payment	E 100-41130-351 Newsletter Expenses					\$1,550.00
Invoice 7/8/21						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,550.00
Claim#	37170 RANDYS ENVIRONMENTAL SERVIC					
AP Payment	E 100-41941-380 Utility & Services (GENER	CITY HALL GARBAGE 1280351				\$218.72
Invoice 211214-9						
AP Payment	E 100-43232-300 Professional Srvs (GENER	MONTHLY RECYCLING				\$0.00
Invoice 211214-9						
AP Payment	E 100-45200-380 Utility & Services (GENER	PARKS GARBAGE 11039				\$0.00
Invoice 211214-9						
AP Payment	E 100-43100-380 Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12				\$0.00
Invoice 211214-9						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$218.72
Claim#	37171 RANDYS ENVIRONMENTAL SERVIC					
AP Payment	E 100-41941-380 Utility & Services (GENER	CITY HALL GARBAGE 1280351				\$0.00
Invoice 103-9						
AP Payment	E 100-43232-300 Professional Srvs (GENER	MONTHLY RECYCLING				\$0.00
Invoice 103-9						
AP Payment	E 100-45200-380 Utility & Services (GENER	PARKS GARBAGE 11039				\$275.49
Invoice 103-9						
AP Payment	E 100-43100-380 Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12				\$0.00
Invoice 103-9						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$275.49
Claim#	37172 RANDYS ENVIRONMENTAL SERVIC					
AP Payment	E 100-41941-380 Utility & Services (GENER	CITY HALL GARBAGE 1280351				\$0.00
Invoice 338495-2						
AP Payment	E 100-43232-300 Professional Srvs (GENER	MONTHLY RECYCLING				\$0.00
Invoice 338495-2						
AP Payment	E 100-45200-380 Utility & Services (GENER	PARKS GARBAGE 11039				\$140.31
Invoice 338495-2						
AP Payment	E 100-43100-380 Utility & Services (GENER	PUBLIC WORKS GARBAGE (9100) 12				\$0.00
Invoice 338495-2						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$140.31
Claim#	37173 METRO SALES INC					
AP Payment	E 100-41941-200 Office Supplies (GENERA	copier				\$96.00
Invoice 1836832						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$96.00
Claim#	37174 ECM PUBLISHERS INC					

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AP Payment	E 100-41941-200 Office Supplies (GENERA					\$35.62
	Invoice 840516					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$35.62
Claim#	37175 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$31.66
	Invoice 840517					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$31.66
Claim#	37176 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$39.57
	Invoice 840518					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$39.57
Claim#	37177 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$67.28
	Invoice 840519					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$67.28
Claim#	37178 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$59.37
	Invoice 839478					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$59.37
Claim#	37179 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$63.32
	Invoice 839477					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$63.32
Claim#	37180 ECM PUBLISHERS INC					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$55.40
	Invoice 839476					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$55.40
Claim#	37181 OFFICE DEPOT					
AP Payment	E 100-41941-200 Office Supplies (GENERA					\$28.99
	Invoice 172883624001					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$28.99
Claim#	37182 INTEGRATED PROTECTION SYSTE					
AP Payment	E 100-41941-210 Operating Supplies (GENE					\$311.88
	Invoice 75485					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$311.88
Claim#	37183 TROPHYDEALS.COM					
AP Payment	E 100-45200-261 Recreation Programming Soccer Medals					\$477.15
	Invoice Jessica					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$477.15
Claim#	37184 CINTAS - 470					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$10.00
	Invoice 4087320449					
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE					\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320449					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320449					

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AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4087320449					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320449					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320449					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4087320449					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$10.00
Claim#	37185 CINTAS - 470					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$16.35
	Invoice 4088004099					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004099					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4088004099					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4088004099					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$16.35
Claim#	37186 CINTAS - 470					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$121.33
	Invoice 4088004252					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004252					

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AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004252					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004252					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004252					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4088004252					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$121.33
Claim#	37187 CINTAS - 470					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$121.33
	Invoice 4087320480					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4087320480					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4087320480					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4087320480					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$121.33
Claim#	37188 SANDIS SCREEN PRINTING					
AP Payment	E 100-45200-261 Recreation Programming	Soccer 2021 Tshirts				\$2,292.00
	Invoice soccer 2021					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$2,292.00

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Claim#	37189 AMAZON CAPITAL SERVICES				
AP Payment	E 100-42100-210 Operating Supplies (GENE Cotton candy floss Invoice 1D1FK6R7DKQY				\$65.98
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$65.98
Claim#	37190 AMAZON CAPITAL SERVICES				
AP Payment	E 100-42100-200 Office Supplies (GENERA office supplies Invoice 1X39J9VH1M6Q				\$212.56
AP Payment	E 100-42100-210 Operating Supplies (GENE office supplies Invoice 1X39J9VH1M6Q				\$32.99
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$245.55
Claim#	37191 NAPA AUTO PARTS - CORCORAN				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN supplies Invoice 357641				\$37.16
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$37.16
Claim#	37192 NAPA AUTO PARTS - CORCORAN				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN Battery Invoice 357240				\$318.99
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$318.99
Claim#	37194 STAR TRIBUNE				
AP Payment	E 100-42100-200 Office Supplies (GENERA Invoice 12696390				\$55.77
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$55.77
Claim#	37195 UNIQUE EMBROIDERY				
AP Payment	E 100-42100-417 Uniforms caps Invoice 10086				\$46.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$46.00
Claim#	37196 NET TRANSCRIPTS INC				
AP Payment	E 100-42100-200 Office Supplies (GENERA Invoice NT4265				\$95.52
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$95.52
Claim#	37197 PATNODE ELECTRIC				
AP Payment	E 100-41951-210 Operating Supplies (GENE receptacle Invoice 2535				\$185.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$185.00
Claim#	37198 WESTSIDE WHOLESALE TIRE				
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN tire repair Invoice 883976				\$25.00
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$25.00
Claim#	37199 EMBEDDED SYSTEMS, INC.				
AP Payment	E 100-42100-380 Utility & Services (GENER Siren Maint Fee Invoice 344210				\$830.25
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total \$830.25
Claim#	37200 CINTAS - 470				
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL Invoice 4088004223				\$0.00
AP Payment	E 100-42100-223 Building Repair Supplies FLOOR MATS - POLICE Invoice 4088004223				\$35.76

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AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004223					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4088004223					
AP Payment	E 100-42100-223 Building Repair Supplies	FLOOR MATS - POLICE				\$24.10
	Invoice 4087320559					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-417 Uniforms	UNIFORMS				\$0.00
	Invoice 4088004223					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4088004223					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$59.86
Claim#	37201 AMAZON CAPITAL SERVICES					
AP Payment	E 100-42100-200 Office Supplies (GENERA supplies					\$86.12
	Invoice 14CYTCQGYKQV					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$86.12
Claim#	37202 PAINTERATI					
AP Payment	E 100-42100-223 Building Repair Supplies	final installment				\$530.48
	Invoice 33464					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$530.48
Claim#	37203 VOSS SIGNS					
AP Payment	E 100-42100-210 Operating Supplies (GENE signs					\$211.00
	Invoice C245675					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$211.00
Claim#	37204 CORCORAN PET CARE CENTER, LL					
AP Payment	E 202-42100-213 Police K9	shots				\$186.19
	Invoice 36008					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$186.19
Claim#	37205 AMAZON CAPITAL SERVICES					
AP Payment	E 100-42100-210 Operating Supplies (GENE cotton candy					\$58.99
	Invoice 1D1FK6R7DKQY					
AP Payment	E 100-41100-210 Operating Supplies (GENE microphone					\$6.99
	Invoice 1D1FK6R7DKQY					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$65.98
Claim#	37206 MARTENS, BRAD					
AP Payment	G 100-21709 Dependent Care FSA Withhold reimb					\$512.00
	Invoice 062121					
AP Payment	E 100-41300-210 Operating Supplies (GENE reimb					\$56.16
	Invoice 062121					

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Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$568.16
Claim#	37207 HOLIDAY STATION STORES					
AP Payment	E 100-42100-220 Repair/Maint Supply (GEN PRE PAID CAR WASH					\$70.00
	Invoice June					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$70.00
Claim#	37208 BEAUDRY OIL COMPANY					
AP Payment	E 100-42100-212 Motor Fuels		SQUAD FUEL			\$0.00
	Invoice 1838206					
AP Payment	E 100-43100-212 Motor Fuels		GASOLINE			\$0.00
	Invoice 1838206					
AP Payment	E 100-41920-210 Operating Supplies (GENE GASOLINE					\$1,190.30
	Invoice 1838206					
AP Payment	E 100-43100-212 Motor Fuels		DIESEL			\$0.00
	Invoice 1838206					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,190.30
Claim#	37209 SPRINT					
AP Payment	E 100-43100-321 Telephone		CELL SERVICE			\$368.88
	Invoice 391283315-235					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$368.88
Claim#	37210 XCEL ENERGY					
AP Payment	E 100-43100-381 Street/Signal Lights		STREET LIGHTING			\$1,128.59
	Invoice 736889914					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,128.59
Claim#	37211 CENTURY LINK					
AP Payment	E 100-45200-321 Telephone		LAND LINE 763-420-4061			\$0.00
	Invoice 314225024					
AP Payment	E 100-43100-321 Telephone		LAND LINE/FIRE MONITORING-9100			\$66.19
	Invoice 314225024					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$66.19
Claim#	37212 SWANSTON EQUIP CORP.					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN Auto Repairs					\$572.70
	Invoice P69762					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$572.70
Claim#	37213 SWANSTON EQUIP CORP.					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN Auto Repairs					\$1,353.54
	Invoice P69748					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$1,353.54
Claim#	37214 SWANSTON EQUIP CORP.					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN Auto Repairs					\$180.20
	Invoice P69758					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$180.20
Claim#	37215 SITE ONE LANDSCAPE SUPPLY					
AP Payment	E 100-45200-210 Operating Supplies (GENE supplies					\$129.24
	Invoice 110671796-001					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$129.24
Claim#	37216 NORTHERN SALT INC					
AP Payment	E 100-43100-228 Dust Control					\$109,408.75
	Invoice 22765					

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Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$109,408.75
Claim#	37217 <i>GREYSTONE CONSTRUCTION CO</i>					
AP Payment	E 100-43100-223	Building Repair Supplies	annual maintenance			\$950.00
	Invoice 28545					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$950.00
Claim#	37218 <i>BEAUDRY OIL COMPANY</i>					
AP Payment	E 100-42100-212	Motor Fuels	SQUAD FUEL			\$0.00
	Invoice 1841206					
AP Payment	E 100-43100-212	Motor Fuels	GASOLINE			\$2,330.74
	Invoice 1841206					
AP Payment	E 100-41920-210	Operating Supplies (GENE	GASOLINE			\$0.00
	Invoice 1841206					
AP Payment	E 100-43100-212	Motor Fuels	DIESEL			\$0.00
	Invoice 1841206					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$2,330.74
Claim#	37219 <i>CINTAS - 470</i>					
AP Payment	E 100-41941-210	Operating Supplies (GENE	CITY HALL			\$0.00
	Invoice 4088004342					
AP Payment	E 100-42100-223	Building Repair Supplies	FLOOR MATS - POLICE			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-210	Operating Supplies (GENE	PUBLIC WORKS			\$79.05
	Invoice 4088004342					
AP Payment	E 100-41941-210	Operating Supplies (GENE	CITY HALL - RUGS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-417	Uniforms	UNIFORMS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-417	Uniforms	UNIFORMS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-41941-210	Operating Supplies (GENE	CITY HALL			\$0.00
	Invoice 4088004342					
AP Payment	E 100-42100-223	Building Repair Supplies	FLOOR MATS - POLICE			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-210	Operating Supplies (GENE	PUBLIC WORKS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-41941-210	Operating Supplies (GENE	CITY HALL - RUGS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-417	Uniforms	UNIFORMS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-417	Uniforms	UNIFORMS			\$0.00
	Invoice 4088004342					
AP Payment	E 100-43100-210	Operating Supplies (GENE	TOWELS			\$0.00
	Invoice 4088004342					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$79.05
Claim#	37220 <i>CINTAS - 470</i>					
AP Payment	E 100-41941-210	Operating Supplies (GENE	CITY HALL			\$0.00
	Invoice 4087320549					
AP Payment	E 100-42100-223	Building Repair Supplies	FLOOR MATS - POLICE			\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-210	Operating Supplies (GENE	PUBLIC WORKS			\$46.73
	Invoice 4087320549					
AP Payment	E 100-43100-210	Operating Supplies (GENE	CITY HALL - RUGS			\$46.73
	Invoice 4087320678					

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June 2021

AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320549					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL					\$0.00
	Invoice 4087320549					
AP Payment	E 100-42100-223 Building Repair Supplies		FLOOR MATS - POLICE			\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-210 Operating Supplies (GENE PUBLIC WORKS					\$0.00
	Invoice 4087320549					
AP Payment	E 100-41941-210 Operating Supplies (GENE CITY HALL - RUGS					\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-417 Uniforms		UNIFORMS			\$0.00
	Invoice 4087320549					
AP Payment	E 100-43100-210 Operating Supplies (GENE TOWELS					\$0.00
	Invoice 4087320549					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$93.46
Claim#	37221 <i>BIFFS INC.</i>					
AP Payment	E 100-45200-210 Operating Supplies (GENE					\$174.00
	Invoice W817222					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$174.00
Claim#	37222 <i>TERMINAL SUPPLY CO</i>					
AP Payment	E 100-43100-210 Operating Supplies (GENE screws					\$13.17
	Invoice 43075-01					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$13.17
Claim#	37223 <i>NUTRIEN AG SOLUTIONS, INC.</i>					
AP Payment	E 100-45200-221 Maintenance Projects					\$518.05
	Invoice 45626046					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$518.05
Claim#	37224 <i>SITE ONE LANDSCAPE SUPPLY</i>					
AP Payment	E 100-45200-210 Operating Supplies (GENE supplies					\$28.97
	Invoice 109833663-001					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$28.97
Claim#	37225 <i>MIDWEST MACHINERY CO.</i>					
AP Payment	E 100-43100-220 Repair/Maint Supply (GEN repairs					\$815.60
	Invoice 2416326					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$815.60
Claim#	37226 <i>WETLAND CREDIT AGENCY</i>					
AP Payment	E 427-43100-530 Improvements Other Than Wetlands credit					\$185,568.04
	Invoice 655					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$185,568.04
Claim#	37227 <i>NORTHWEST LASERS & INSTRUME</i>					
AP Payment	E 100-43100-225 Landscape/Ditch Materials supplies					\$36.00
	Invoice 15865					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$36.00
Claim#	37228 <i>FLOW RIGHT PLUMBING</i>					
AP Payment	E 100-43100-223 Building Repair Supplies		repairs to car washes			\$820.00
	Invoice 2119					

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Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$820.00	
Claim#	37229 TOWN & COUNTRY FENCE						
AP Payment	E 100-45200-221	Maintenance Projects	double swing gate			\$3,395.00	
	Invoice 120208						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$3,395.00	
Claim#	37230 SITE ONE LANDSCAPE SUPPLY						
AP Payment	E 100-45200-210	Operating Supplies (GENE repairs				\$361.84	
	Invoice 110023803-001						
AP Payment	E 100-43100-223	Building Repair Supplies	REPAIRS			\$217.19	
	Invoice 109834684-001						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$579.03	
Claim#	37232 PREVOLV						
AP Payment	E 100-42100-210	Operating Supplies (GENE wardrobe insert for storage				\$429.60	
	Invoice 998662						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$429.60	
Claim#	37234 RYAN AUTOMOTIVE						
AP Payment	E 100-42100-810	Refunds/Reimbursements	Hail damage to vehicle			\$5,525.15	
	Invoice 1156724						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$5,525.15	
Claim#	37240 FERGUSON WATERWORKS						
AP Payment	E 601-49400-215	Water Meters				\$137.15	
	Invoice 0476198						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$137.15	
Claim#	37241 ESCH CONSTRUCTION SUPPLY						
AP Payment	E 100-43170-300	Professional Srvs (GENER downtown stormwater				\$340.00	
	Invoice 6495						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$340.00	
Claim#	37242 FEHN COMPANIES						
AP Payment	E 100-43170-300	Professional Srvs (GENER downtown stormwater				\$33.75	
	Invoice 6528						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$33.75	
Claim#	37243 THE UPS STORE #1533						
AP Payment	E 601-49400-210	Operating Supplies (GENE water				\$10.71	
	Invoice 6900						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$10.71	
Claim#	37244 CORE & MAIN						
AP Payment	E 100-43170-300	Professional Srvs (GENER downtown stormwater				\$2,002.00	
	Invoice P042317						
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$2,002.00	
Claim#	37245 WENCK ASSOCIATES, INC.						
AP Payment	E 601-49400-303	Engineering Fees				\$2,265.50	
	Invoice 1800555						
AP Payment	E 100-43170-300	Professional Srvs (GENER				\$630.50	
	Invoice 1800556						
AP Payment	E 100-43170-300	Professional Srvs (GENER				\$4,443.00	
	Invoice 1800557						
AP Payment	E 100-43170-299	Watershed LGU				\$3,142.50	
	Invoice 1800558						

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AP Payment	E 602-49450-303 Engineering Fees	\$1,176.50
	Invoice 1800559	
AP Payment	E 601-49400-303 Engineering Fees	\$5,984.75
	Invoice 1800560	
AP Payment	E 601-49400-234 Inspections	\$994.25
	Invoice 1800567	
AP Payment	E 602-49450-234 Inspections	\$994.25
	Invoice 1800567	
AP Payment	E 100-43170-300 Professional Srvs (GENER	\$135.00
	Invoice 1800571	
AP Payment	E 100-43170-300 Professional Srvs (GENER	\$3,270.00
	Invoice 1800575	
AP Payment	E 100-43170-300 Professional Srvs (GENER	\$15,798.50
	Invoice 1800555	
AP Payment	G 500-20335 Lennar Eng Plan Review/Modifi	\$15,935.20
	Invoice 1800548	
AP Payment	G 500-20213 Van Blaricom WCA	\$690.00
	Invoice 1800558	
AP Payment	G 500-20214 M/I Homes WCA	\$877.50
	Invoice 1800558	
AP Payment	G 500-20490 Cook Lake - Schommer	\$240.00
	Invoice 1800558	
AP Payment	G 500-20488 Rush Creek Reserve	\$1,170.00
	Invoice 1800558	
AP Payment	G 500-20232 Franzen Wetland Delineation	\$240.00
	Invoice 1800558	
AP Payment	G 500-20449 Hunter lot Vaca and Var 18-00	\$150.00
	Invoice 1800558	
AP Payment	E 419-43100-300 Professional Srvs (GENER	\$65.00
	Invoice 1800549	
AP Payment	E 427-43100-530 Improvements Other Than	\$12,153.68
	Invoice 1800551	
AP Payment	G 500-20438 Bass Lk CR M/I HomeEngineer	\$604.00
	Invoice 1800551	
AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0	\$481.00
	Invoice 1800551	
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0	\$535.00
	Invoice 1800551	
AP Payment	G 500-20222 Scherber Garages Too 21-002	\$1,592.50
	Invoice 1800551	
AP Payment	G 500-20223 Napa Site Plan CUP 21-004	\$122.50
	Invoice 1800551	
AP Payment	G 500-20201 Building Permits Payable	\$783.00
	Invoice 1800551	
AP Payment	G 500-20221 Franzen Minor Subd #20-049	\$40.50
	Invoice 1800551	
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0	\$973.50
	Invoice 1800551	
AP Payment	G 500-20227 D&D Service CUP SP VAR 21-	\$1,487.50
	Invoice 1800551	
AP Payment	G 500-20497 Kariniemi PP 20-016	\$567.00
	Invoice 1800551	
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0	\$20,100.00
	Invoice 1800553	

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AP Payment	G 500-20471 St. Therese Sketch Plan 19-00					\$310.50
	Invoice 1800562					
AP Payment	G 500-20332 Lennar Tavera Development					\$10,290.50
	Invoice 1800565					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$869.00
	Invoice 1800566					
AP Payment	G 500-20488 Rush Creek Reserve					\$12,709.75
	Invoice 1800569					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$6,406.92
	Invoice 1800570					
AP Payment	E 100-43170-303 Engineering Fees					\$1,396.50
	Invoice 1800558					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$129,625.80
Claim#	37246 WENCK ASSOCIATES, INC.					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$230.00
	Invoice 1803239					
AP Payment	E 100-43170-300 Professional Srvs (GENER					\$5,645.00
	Invoice 1803240					
AP Payment	E 100-43170-299 Watershed LGU					\$813.75
	Invoice 1803241					
AP Payment	G 500-20449 Hunter lot Vaca and Var 18-00					\$120.00
	Invoice 1803241					
AP Payment	E 427-43100-530 Improvements Other Than					\$607.50
	Invoice 1803241					
AP Payment	G 500-20480 Nelson Wetland Review					\$90.00
	Invoice 1803241					
AP Payment	G 500-20332 Lennar Tavera Development					\$33.75
	Invoice 1803241					
AP Payment	G 500-20485 Tessmer -Topo Exemption 20-					\$750.00
	Invoice 1803241					
AP Payment	G 500-20214 M/I Homes WCA					\$675.00
	Invoice 1803241					
AP Payment	G 500-20209 Ohrt Solar C of C 20-038					\$180.00
	Invoice 1803241					
AP Payment	G 500-20490 Cook Lake - Schommer					\$1,222.50
	Invoice 1803241					
AP Payment	G 500-20488 Rush Creek Reserve					\$2,167.50
	Invoice 1803241					
AP Payment	E 602-49450-303 Engineering Fees					\$28.00
	Invoice 1781203					
AP Payment	E 601-49400-303 Engineering Fees					\$2,652.50
	Invoice 1781462					
AP Payment	E 601-49400-234 Inspections					\$1,226.25
	Invoice 1803243					
AP Payment	E 602-49450-234 Inspections					\$1,226.25
	Invoice 1803243					
AP Payment	E 100-43170-300 Professional Srvs (GENER Inspections					\$2,282.25
	Invoice 1803243					
AP Payment	E 100-43170-300 Professional Srvs (GENER Bridge					\$2,126.25
	Invoice 1803245					
AP Payment	E 100-43170-300 Professional Srvs (GENER City Center Drive					\$11,745.75
	Invoice 1803247					
AP Payment	E 100-43170-300 Professional Srvs (GENER General Engineering					\$9,090.50
	Invoice 1803246					

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AP Payment	G 500-20335 Lennar Eng Plan Review/Modifi					\$2,933.44
	Invoice 1781205					
AP Payment	E 419-43100-303 Engineering Fees					\$208.50
	Invoice 1803235					
AP Payment	E 427-43100-530 Improvements Other Than					\$26,955.97
	Invoice 1803236					
AP Payment	G 500-20438 Bass Lk CR M/I HomeEngineer					\$364.00
	Invoice 1803238					
AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0					\$147.00
	Invoice 1803238					
AP Payment	G 500-20423 Bass Lake Est Skch PUD 17-0					\$171.50
	Invoice 1803238					
AP Payment	G 500-20459 Refuge of Rush Creek FP 18-0					\$1,470.00
	Invoice 1803238					
AP Payment	G 500-20226 Tharp Lot Line Adjust. 21-006					\$101.25
	Invoice 1803238					
AP Payment	G 500-20223 Napa Site Plan CUP 21-004					\$923.50
	Invoice 1803238					
AP Payment	G 500-20201 Building Permits Payable	SCHEBER ROLL OFF				\$97.50
	Invoice 1803238					
AP Payment	G 500-20221 Franzen Minor Subd #20-049					\$162.50
	Invoice 1803238					
AP Payment	G 500-20219 Krominga Variance 21-010					\$33.75
	Invoice 1803238					
AP Payment	G 500-20436 Pulte Encore - PUD Skch 17-0					\$16,333.18
	Invoice 1781207					
AP Payment	G 500-20332 Lennar Tavera Development					\$5,544.50
	Invoice 1803242					
AP Payment	G 500-20490 Cook Lake - Schommer					\$1,310.00
	Invoice 1781210					
AP Payment	G 500-20332 Lennar Tavera Development					\$7,750.75
	Invoice 1781218					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$1,666.50
	Invoice 1781221					
AP Payment	G 500-20488 Rush Creek Reserve					\$8,012.25
	Invoice 1781217					
AP Payment	G 500-20482 Nelson Sketch Plan 19-023					\$3,083.00
	Invoice 1803244					
Transaction Date	6/30/2021	Due 6/30/2021	Accounts Payable	20200	Total	\$120,181.84
Claim#	37247 FERGUSON WATERWORKS					
AP Payment	E 601-49400-215 Water Meters		METERS			\$513.24
	Invoice 0476846					
Transaction Date	7/8/2021	Due 7/8/2021	Accounts Payable	20200	Total	\$513.24
Claim#	37248 BIFFS INC.					
AP Payment	E 100-45200-210 Operating Supplies (GENE					\$76.50
	Invoice W817223					
AP Payment	E 100-45200-210 Operating Supplies (GENE					\$250.50
	Invoice W817224					
AP Payment	E 100-45200-210 Operating Supplies (GENE					\$76.50
	Invoice W817225					
AP Payment	E 100-45200-210 Operating Supplies (GENE					\$174.00
	Invoice W817226					
Transaction Date	7/8/2021	Due 7/8/2021	Accounts Payable	20200	Total	\$577.50

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June 2021

Claim#	37249 CINTAS - 470					
AP Payment	E 100-41941-210	Operating Supplies (GENE CITY HALL				\$0.00
Invoice 0						
AP Payment	E 100-42100-223	Building Repair Supplies FLOOR MATS - POLICE				\$0.00
Invoice 0						
AP Payment	E 100-43100-210	Operating Supplies (GENE PUBLIC WORKS				\$0.00
Invoice 0						
AP Payment	E 100-41941-210	Operating Supplies (GENE CITY HALL - RUGS				\$0.00
Invoice 0						
AP Payment	E 100-43100-417	Uniforms UNIFORMS				\$138.60
Invoice 0						
AP Payment	E 100-43100-417	Uniforms UNIFORMS				\$138.60
Invoice 0						
AP Payment	E 100-41941-210	Operating Supplies (GENE CITY HALL				\$0.00
Invoice 0						
AP Payment	E 100-42100-223	Building Repair Supplies FLOOR MATS - POLICE				\$0.00
Invoice 0						
AP Payment	E 100-43100-210	Operating Supplies (GENE PUBLIC WORKS				\$0.00
Invoice 0						
AP Payment	E 100-41941-210	Operating Supplies (GENE CITY HALL - RUGS				\$0.00
Invoice 0						
AP Payment	E 100-43100-417	Uniforms UNIFORMS				\$0.00
Invoice 0						
AP Payment	E 100-43100-417	Uniforms UNIFORMS				\$0.00
Invoice 0						
AP Payment	E 100-43100-210	Operating Supplies (GENE TOWELS				\$0.00
Invoice 0						
Transaction Date	7/8/2021	Due 7/8/2021	Accounts Payable	20200	Total	\$277.20

Claim Type	Direct	Total	\$834,886.50
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Pre-Written Checks	\$0.00
Checks to be Generated by the Compute	\$834,886.50
Total	\$834,886.50

RESOLUTION NO. 2021-71

Motion By:
Seconded By:

**A RESOLUTION APPROVING 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE
IN THE CITY OF CORCORAN, MINNESOTA**

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Liquor License is granted effective for the dates as indicated, to the following Licensee, provided appropriate application and insurance documents.

<u>LICENSEE</u>	<u>LICENSE</u>	<u>LICENSE EFFECTIVE DATE</u>
Rockford Lions Club* 8220 Elm Street Rockford, MN 55373	1 Day to 4 Day Temporary On-Sale Liquor License	August 28, 2021 (One day License) <i>Event Location:</i> <i>Corcoran Lions Park</i> <i>7205 County Road 101</i> <i>Corcoran, MN 55340</i>

*Restricted use (purchasing and consuming) in fenced off "Beer Gardens" area only at Corcoran Lions Park.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

Whereupon, said Resolution is hereby declared adopted on this 8th day of July, 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

City of Corcoran
County of Hennepin
State of Minnesota

RESOLUTION NO. 2021-72

Motion By:
Seconded By:

**A RESOLUTION APPROVING 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE
IN THE CITY OF CORCORAN, MINNESOTA**

BE IT RESOLVED, by the City Council of the City of Corcoran that the following Liquor License is granted effective for the dates as indicated, to the following Licensee, provided appropriate application and insurance documents.

<u>LICENSEE</u>	<u>LICENSE</u>	<u>LICENSE EFFECTIVE DATE</u>
Corcoran Lions Club* 20121 County Road 10 Corcoran, MN 55340	1 Day to 4 Day Temporary On-Sale Liquor License	September 11, 2021 (One day License) <i>Event Location:</i> <i>Corcoran Lions Park</i> <i>7205 County Road 101</i> <i>Corcoran, MN 55340</i>

*Restricted use (purchasing and consuming) in fenced off "Beer Gardens" area only at Corcoran Lions Park.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

Whereupon, said Resolution is hereby declared adopted on this 8th day of July, 2021.

Tom McKee - Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

RESOLUTION NO. 2021-73

Motion By:
Seconded By:

A RESOLUTION ACCEPTING DONATIONS

WHEREAS, the City Council of the City of Corcoran, Minnesota, is authorized to accept donations of real or personal property pursuant to Minnesota Statutes Section 456.03 for the benefit of citizens, and is specifically authorized to accept gifts;

WHEREAS, the City received a monetary donation in the amount of \$1,000, from Leigh Burlingame for services provided at a funeral and to be allocated to the Corcoran Police Department;

WHEREAS, the City received pre-packaged assorted food, soda, candy, and water donations from Dean Derheim, Denise Derheim, and Becky Derheim included below:

- | | |
|---|--|
| Mountain Dew – 6 pk 16.9 oz | Miniature Candies – 33.8 oz |
| Diet Mountain Dew – 6 pk 16.9 oz | Little Debbie Cosmic Brownies |
| Pepsi – 6 pk 16.9 oz | Grandma’s Cookies – 15 packages |
| Diet Pepsi – 6 pk 16.9 oz. | Kirkland Snack size candy bars – 90 oz |
| Sport Drink – 24 bottles – 20 oz | Jack Links Big Beef Sticks – 20 - .92 oz |
| Kirkland bottled water – 40 bottles – 16.9 oz | Chewy granola snack bars – 60 bars |
| Little Debbie – Zebra Cake Rolls | Natures Valley Chew Fruit and Nut bars – 48 bars |
| Little Debbie Swiss Rolls | Kirkland snacking nuts – 30 packs |
| David Sunflower Seeds – 8 bags – 5.25 oz | Extra gun - 18 – 15 stick packs |
| David BBQ Sunflower Seed – 4 bags – 5.25 oz | 54 bags Frito chips |
| Fleet Farm Trail Mix – 14 bags - 3.75 oz | 3 Fleet Farm Water bottles |
| Fleet Farm Butterscotch candies – 1 bag - 16 oz | 4 Fleet Farm chip clips |
| Fleet Farm Dads Root Beer Barrels – 1 bag – 16 oz | 5 Fleet Farm bottle openers |
| Lifesavers Pep o Mints – 1 bag - 50 oz. | 5 Fleet Farm screw drivers |
| Cattleman’s Cut Beef Jerky – 4 packages – 10 oz | 1 Fleet Farm cooler bag |
| Popcorn container | 6 - \$10 Starbucks gift cards |
| | 5 - \$10 Jersey Mike’s gift cards |

WHEREAS, the City Council finds that it is appropriate to accept the donations as offered for the benefit of the City of Corcoran, and residents;

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Corcoran acknowledges the generosity of Leigh Burlingame, Dean Derheim, Denise Durheim, and Becky Durheim, and graciously accepts the donations.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

RESOLUTION NO. 2021-73

Whereupon, said Resolution is hereby declared adopted on this 8th day of July, 2021.

Tom McKee – Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

STAFF REPORT

<p>Council Meeting: July 8th, 2021</p>	<p>Prepared By: Lieutenant Burns</p>
<p>Topic: Waiver Request for Amplified Sound – 7205 Brockton Lane, Corcoran Lions Park. 2021 Corcoran Country Daze</p>	<p>Action Required: Approval</p>

Summary:

Northwest Area Jaycees is requesting a wavier for amplified sound at Corcoran Lions Park, 7205 Brockton Lane for Corcoran Country Daze on Friday August 20th and Saturday August 21st, 2021.

Request is for amplified live music until 12:00 A.M. on Friday August 20th and Saturday August 21st, 2021.

The Northwest Area Jaycees are primary host of the 18th annual Corcoran Country Daze. This is a community-focused event and fund raiser for the non-profit Northwest Area Jaycees. At this point the application was approved as submitted by the operations group of Public Safety, Code Enforcement and Public Works.

Financial/Budget:

N/A

Council Action:

Authorize a waiver for amplified sound until 12:00 A.M. on Friday August 20th and Saturday August 21st, 2021.

Attachments:

1. Applications for Contract Police Security.



Corcoran Police Department

8200 County Road 116
Corcoran, MN 55340
Phone (763) 420-8966 Fax (763) 420-8965



EVENT REQUEST

Public Event Private Event

In an effort to meet your security needs, we ask that you read the attached City of Corcoran Event Policy. Then fully complete and submit the application at least sixty (60) days prior to your event.

Name of Event: Corcoran Country Daze

Location of Event: Corcoran Lions Park

Date(s) of Event: August 20 & 21, 2021

Event Sponsor: Northwest Area Jaycees/Corcoran Community Fund

Event Website: corcorancountrydaze.org

Main Contact Name: Kirsten Thompson

Cell Phone No. [REDACTED]

Main Contact Email Address: [REDACTED]

Event Day on site contact: Kirsten Thompson Cell Phone No. [REDACTED]

Expected Attendance: 2000-5000 per day

Event Starting Time: 4pm Friday, all day Sat Event Ending Time: Midnight

Officers Requested: Yes No

Security Starting Time: 5pm

Security Ending Time: 12:30am

Number of Officers Requested: TBD

Licensed Officers:

Reserve Officers:

Security Provided by: Corcoran Police Private Both CPD / Private

Private Security Info. Name: Security Specialists Inc.

Contact Person: Mark Winter Phone [REDACTED]

POLICE DEPARTMENT

- YES NO
1. Does this event involve the sale or availability of alcoholic beverages to the public? If YES you must obtain a temporary liquor license through City Hall.
2. Do you anticipate any medical support, security or traffic control services will be required?
3. Will this event affect traffic in the area? If YES, explain how traffic will be affected? Slowed down entering/exiting
4. Does this event involve a **moving route** (parade, race, run/walk, etc.) of any kind, along streets, trails or sidewalks? If YES, attach a map or sketch of your proposed route, indicate the direction of travel and/or provide a written narrative to explain your route.
5. Will this event involve outdoor music? If YES, please describe: Live music Friday and Saturday
6. Will this event involve any noise requiring exception to the noise ordinance? If YES, please describe: Concerts
7. Will this event be on or adjacent to any body of water? If YES, has Water Patrol been notified?

FIRE DEPARTMENT

- YES NO
8. Will there be a pyrotechnics (fireworks) display? If yes, you must apply for a permit from City Hall 30 days prior to the event
9. Is this event likely to involve a tent more than 200 sq. ft. or a canopy more than 400 sq. ft.? If YES, estimate number of tents and sizes: Numerous tents- 10X10', 15X15', 20x40' and 40x60'
10. Does the proposed event plan to use propane? If YES, for what and where? Cooking, concession bldg

CITY AND BUILDING CODES

11. Will there be any temporary electrical wiring or generators used? If yes, you must apply for an electrical permit from the State MN Labor / Industry 763-241-2102 (Generators must be surrounded by barriers with a fire extinguisher readily available.)
12. Will there be a need for portable toilet facilities?
13. Does this event involve any hanging banners or signage? If yes, you must apply for a sign permit from City Hall
14. Does this event involve animals? If YES, please describe: Petting zoo, pony rides
15. Does this event involve amusement attractions (carnival rides, inflatable's, dunk tanks, etc.) If YES, please describe:
16. Will any food or beverages be available or sold at the event? If YES, provide a Hennepin County food permit
17. Will any part of this event be held on city of public property? If YES, please describe:

All requests for contractual police services are subject to approval by the Chief of Police or his/her designee. Request must be a minimum of two (2) hours per officer and cancellation with less than twenty-four (24) hours notice will require a charge of two (2) hours per scheduled officer payable by the requesting business or organization. The requesting business will be billed by the City of Corcoran payable within fifteen (15) days of receipt of invoice. Any charges for future court proceedings that result from the requested service will be billed to the requesting business. It is understood that the services requested are in addition to police services normally provided and not in lieu thereof, and that officers assigned are not subject to direct supervision or control by the requestor, but will coordinate with the event organizers.

THE REQUESTING BUSINESS FURTHER AGREES TO WAIVE ANY AND ALL CLAIMS AGAINST THE CITY OF CORCORAN, ITS POLICE DEPARTMENT AND OFFICERS FOR ANY FORM OF DAMAGE OR INJURY RESULTING OUT OF THE SERVICES PROVIDED OR REQUESTED HEREIN.

Applicant Signature Kirsten Thompson **Date** 6/8/21

Mayor

City Administrator

Police Chief

OFFICE USE ONLY

- Application Approved as Submitted Approved See Below Denied See Below
 Corcoran Police Fire Department Building Inspector
 Road Closure Granted Noise Ordinance Exception Granted
 Off-Premise Alcohol Allowed ___ Police Officers Required ___ Other City Staff

Comments

Corcoran Police

Event Policy

The Corcoran Police Chief will authorize security for all City, Public and Private Events based on the number of expected people, type of activity, and experience as described below.

Type of Events	City Event – An event fully or partially sponsored by the City of Corcoran Public Event – An event open to the public Private / Other Event – An event closed to the public or outside of normal business
When Security is Required	City Event – When requested by City Officials Public events – anytime alcohol is served - or crowds exceeding or expecting to exceed 500 - or where public safety or health is concerned Private Events / Other – Outside of normal business when alcohol is served. (This policy does not affect private residents.)
Level of Security Required	The Chief of Police will determine the number of uniformed officers working at each event - If alcohol is served a minimum of: One (1) licensed police officer and two (2) reserve police officers Sponsor may request additional officers to be supplied upon availability Sponsor may hire qualified private security subject to the Chief of Police approval, requires thirty (30) days notice Or other levels of security as determined by the Chief of Police
Sponsor's Requirements	Submission of completed application form to the Chief of Police sixty (60) prior to the event Receive approved application from Chief of Police Any other requirements determined by the Chief of Police
Police Department Requirements	Promptly notify sponsor of approval or denial of application Notify sponsor of any additional requirement(s) Attempt to meet all the needs of the applicant
Rates of Compensation	City Events – No Cost Public and Private Events – Licensed Police Officer \$90.00 per hour Reserve Police Officer \$30.00 per hour City Holidays \$115.00 per hour
Payment	Payment for Corcoran Officers made directly to: City of Corcoran within fifteen (15) days of invoice. City of Corcoran may require an escrow account as part of the application. Funds paid for Reserve Police Officers go to the fund for training and equipment of the Reserve Program and not the individual reserve officer
Officers Duties	Attempts will be made to accommodate sponsor's special requests; however, responsibility for duty assignments remain with the officer-in-charge of the event
Special Notes	Only uniformed police and fire personnel are to direct traffic on City, County and State roads
Policy Approval	Passed by the Council of the City of Corcoran, Hennepin County, Minnesota, the 27 th day of April, 2000, updated the 26 th day of October, 2006.

July 1, 2021

Kevin Mattson

Page 2 of 2

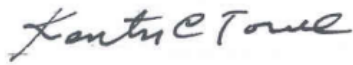
Reference: CSAH 101 & 105th Place Turn Lane Improvements – Authorization to Bid

Recommendations

Staff is recommending that Council take the action of accepting the plans and specifications and authorizing the publication of an advertisement for bids for the CSAH 101 & 105th Place Turn Lane Improvements.

Site plans (Sheets C-601 and C-602) are attached for reference. A complete set of plans and specifications are available for review upon request.

Stantec Consulting Services Inc.



Kent Torve, PE

City Engineer

Phone: 763-479-4209

ktorve@wenck.com

Attachments:

- Cost Estimate
- CSAH 101 & 105th Avenue Turn Lane Improvements
- Site Plans

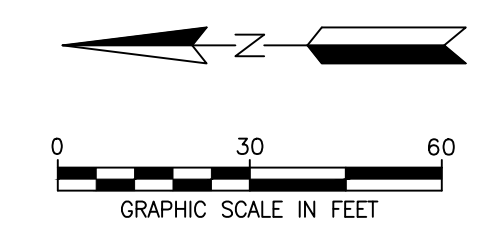
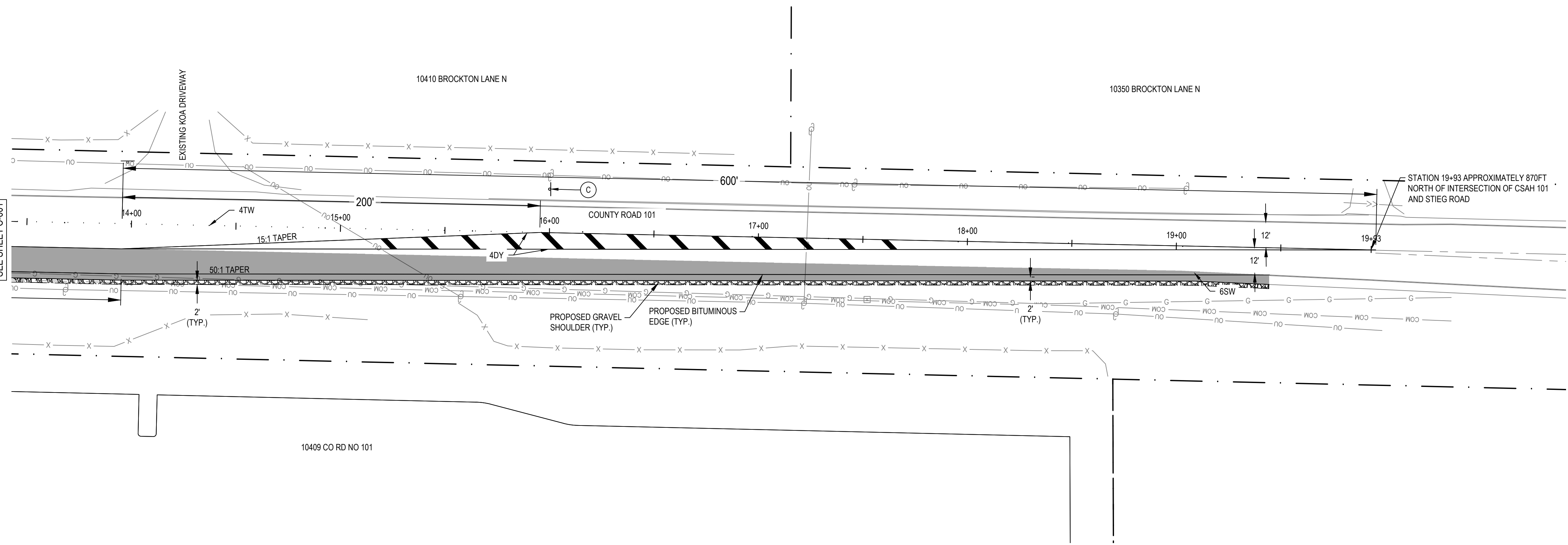
TABLE 1

7/1/2021

CSAH 101 AND 105TH PLACE TURN LANE IMPROVEMENTS

Bid Item	Description	Units	Quantity	Unit Price	Subtotal
	BASE BID:				
1	MOBILIZATION & DEMOBILIZATION	LUMP SUM	1	\$ 19,000.00	\$ 19,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00
3	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$ 2,500.00	\$ 2,500.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	1930	\$ 3.50	\$ 6,755.00
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	675	\$ 6.50	\$ 4,387.50
6	REMOVE SIGN & POST	EACH	1	\$ 75.00	\$ 75.00
7	SALVAGE & REINSTALL SIGN & POST	EACH	1	\$ 50.00	\$ 50.00
8	PAVEMENT MARKING REMOVAL	LUMP SUM	1	\$ 4,000.00	\$ 4,000.00
9	SALVAGE & RESPREAD EXISTING TOPSOIL	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00
10	COMMON EXCAVATION - ONSITE (EV) (P)	CU YD	1000	\$ 15.00	\$ 15,000.00
11	COMMON EXCAVATION - OFFSITE (LV)	CU YD	400	\$ 25.00	\$ 10,000.00
12	COMMON BORROW (LV)	CU YD	50	\$ 25.00	\$ 1,250.00
13	SUBGRADE CORRECTION EXCAVATION - OFFSITE (LV)	CU YD	250	\$ 25.00	\$ 6,250.00
14	GEOTEXTILE FABRIC, TYPE V WOVEN	SQ YD	3670	\$ 2.50	\$ 9,175.00
15	GRANULAR BORROW (SUBGRADE CORRECTION OVER UTILITIES)	TON	50	\$ 20.00	\$ 1,000.00
16	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	2020	\$ 22.00	\$ 44,440.00
17	AGGREGATE SURFACING CLASS 2, 100 % CRUSHED LIMESTONE	TON	190	\$ 40.00	\$ 7,600.00
18	STABILIZING AGGREGATE, 3" MINUS	TON	250	\$ 35.00	\$ 8,750.00
19	BITUMINOUS MATERIAL FOR TACK COAT	GAL	190	\$ 5.00	\$ 950.00
20	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	910	\$ 90.00	\$ 81,900.00
21	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	910	\$ 80.00	\$ 72,800.00
22	SIGN PANELS TYPE C	SQ FT	15	\$ 75.00	\$ 1,125.00
23	INSTALL SIGN TYPE C AND POST	EACH	2	\$ 250.00	\$ 500.00
24	HYDROSEED - SEED MIXTURE 22-111	SQ YD	3365	\$ 0.50	\$ 1,682.50
25	SEED MIXTURE 25-141	SQ YD	3365	\$ 1.00	\$ 3,365.00
26	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1760	\$ 3.00	\$ 5,280.00
27	BALE BARRIERS - MAINTAINED	LIN FT	520	\$ 7.00	\$ 3,640.00
28	CULVERT PROTECTION - MAINTAINED	EACH	1	\$ 225.00	\$ 225.00
29	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	30	\$ 150.00	\$ 4,500.00
30	WATER FOR DUST CONTROL	MGAL	50	\$ 50.00	\$ 2,500.00
31	EROSION CONTROL BLANKET CATEGORY 3N STRAW 2S	SQ YD	3365	\$ 2.00	\$ 6,730.00
32	PAVEMENT MESSAGE (RT ARROW) THERMOPLASTIC (GROUND-IN)	EACH	2	\$ 450.00	\$ 900.00
33	PAVEMENT MESSAGE (LT ARROW) THERMOPLASTIC (GROUND-IN)	EACH	2	\$ 450.00	\$ 900.00
34	4" DOUBLE SOLID LINE YELLOW - MULTI-COMPONENT (GROUND-IN)	LIN FT	3300	\$ 1.75	\$ 5,775.00
35	6" SOLID LINE WHITE - MULTI-COMPONENT (GROUND-IN)	LIN FT	1750	\$ 1.00	\$ 1,750.00
36	4" DOTTED LINE WHITE - MULTI-COMPONENT (GROUND-IN)	LIN FT	560	\$ 1.00	\$ 560.00
37	4" SOLID LINE WHITE - MULTI-COMPONENT (GROUND-IN)	LIN FT	500	\$ 0.75	\$ 375.00
38	24" SOLID LINE YELLOW - MULTI-COMPONENT (GROUND-IN)	LIN FT	430	\$ 10.00	\$ 4,300.00

SUBTOTAL: \$ 349,990.00
 10% CONTINGENCY \$ 34,999.00
SUBTOTAL: \$ 384,989.00
 10% ENGINEERING \$ 38,498.90
ESTIMATED TOTAL \$ 423,487.90



WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

- NOTES**
1. ALL LONGITUDINAL MARKINGS TO BE GROUND IN MULTI-COMPONENT
 2. ALL NON-LONGITUDINAL MARKINGS (ARROWS) TO BE GROUND IN THERMOPLASTIC
 3. SEE SHEET G-102 FOR ADDITIONAL PROJECT NOTES AND LEGEND

PAVEMENT MARKING LEGEND

1ST DIGIT - WIDTH	2ND DIGIT - PATTERN	3RD DIGIT - COLOR
4 - 4 INCH	S - SOLID	W - WHITE
6 - 6 INCH	B - BROKEN	Y - YELLOW
24 - 24 INCH	D - DOUBLE SOLID	
	T - DOTTED	

EXAMPLE: 4SW - 4" SOLID WHITE LINE MULTI-COMPONENT

KEYNOTE LEGEND

SYMBOL	DESCRIPTION	SIZE
(A)	R1-1 (BY OTHERS)	36" X 36"
(B)	R3-8CA	36" X 30"
(C)	R3-8AC	36" X 30"

WENCK
 now part of
Stantec
 1800 PIONEER CREEK CENTER
 MAPLE PLAIN, MN 55359
 PHONE: 763-479-4200
 FAX: 763-479-4242
 WWW.WENCK.COM

CLIENT:
CITY OF CORCORAN
 8200 COUNTY ROAD 116
 CORCORAN, MN 55340

**CSAH 101 AND 105TH PLACE
 TURN LANE IMPROVEMENTS**
 CORCORAN, MINNESOTA

PROJECT TITLE	ISSUE NO.	DESCRIPTION	DATE
CSAH 101 AND 105TH PLACE TURN LANE IMPROVEMENTS	0	ISSUED FOR BID	06/30/2021

CERTIFICATION:
 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.
Kenton C. Torve
 KENTON C. TORVE
 LICENSE NO.: 24807
 DATE: 06/30/2021

PROJECT NO.:	227701855	
DWN BY:	CHKD BY:	APPD BY:
SJB	NPW	KCT
ISSUE DATE:	06/30/2021	
ISSUE NO.:	0	
SHEET TITLE:	PROPOSED SITE LAYOUT	
SHEET NO.:	C-602	

STAFF REPORT

Agenda Item 7h.

Council Meeting: July 8, 2021	Prepared By: Kevin Mattson
Topic: Equipment Trade – Public Works	Action Required: Approval

Summary:

As part of the 2020-2021 Capital Improvement Plan, the Public Works Department replaced an existing track excavator.

At the time, staff considered two pieces of equipment.

- Bobcat E145 with zero tail-swing
- Doosan DX140 with low clearance tail-swing

The decision was made to purchase the Bobcat E145 with zero tail-swing for increased safety reasons as the excavator housing does not extend beyond the tracks as the machine rotates.

However, after staff operated the equipment on numerous jobs applications including culvert replacements, they found the piece of equipment to be unstable without the extended counter balance.

Staff is seeking approval to trade the Bobcat E145 for a Doosan DX140.

Financial/Budget:

The proposed equipment trade would be at no cost to the city.

Options:

1. Approve the equipment trade as detailed in Attachment 1.
2. Decline.

Recommendation:

Staff recommends approving the equipment trade as detailed in Attachment 1.

Council Action:

Consider a motion to approve the equipment trade as detailed in Attachment 1.

Attachments:

1. Theco Inc – Equipment Trade Proposal



P.O. Box 160 Big Lake, MN 55309 WWW.THECOINC.COM WWW.BOBCATMN.COM 800.776.0335

SALES CONTRACT

Quote: 01-4527
Date: 6/7/2021

PO:
CustId: CITYOFCORCORAN

Cust Email: pmeister@ci.corcoran.mn.us
Phone: (763) 420-2652
Salesperson: MaxD
User: MaxD

Bill To:

CITY OF CORCORAN
8200 CO RD 116
CORCORAN, MN 55340

Ship To:

CITY OF CORCORAN

Item	Type	Description	Qty	Tax	Price	Discount	Net Price
DX140LC-5-US40	QU	DOOSAN DX140LC-5-US40 DOS - EXCAVATOR-CRAWLER, 1&2 WAY PIPING Total DX140LC-5-US40	1.0000		\$120,740.26		\$120,740.26
5QC65H1G3	QU	DOOSAN 5QC65H1G3 DOS - QUICK COUPLER W INSTALL KIT Total 5QC65H1G3	1.0000		\$6,480.99		\$6,480.99
HF40-036	QU	DOOSAN HF40-036 DOS - 36" WIDTH HD BUCKET Total HF40-036	1.0000		\$3,775.28		\$3,775.28
PL65QH-036	QU	DOOSAN PL65QH-036 DOS - PRO LINK THUMB Total PL65QH-036	1.0000		\$8,552.51		\$8,552.51
4945	TR	BOBCAT E145 USD - BOBCAT E145	1.0000		\$139,549.04		(\$139,549.04)
Total:							\$0.00

Totals		Sub Total:	\$0.00
		Total Tax:	\$0.00
		Invoice Total:	\$0.00

Signature: _____

ALL USED EQUIPMENT IS SOLD "AS IS" UNLESS OTHERWISE SPECIFIED ABOVE.

THIS CONTRACT consisting of the foregoing, and THE FOLLOWING PAGE(S), correctly sets forth the entire Agreement between the parties. No agreements or understandings shall be binding on either of the parties hereto unless specifically set forth in this Agreement.



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340 763-420-2288 www.corcoranmn.gov

Date: 7/8/21 Open Forum: Yes or No

Name of Speaker: GREG HAGSTAD
If you are not speaking on an agenda item, you will speak at Open Forum
(PLEASE PRINT CLEARLY)

Related to Agenda Item: Yes or No Agenda Item Number: _____

Representing: _____

Address: 19220 HACKAMORE RD Telephone (optional): _____

**Please note your public comment card will become part of the permanent record.
Please approach the podium to speak when called upon.**

Comments: _____

PUBLIC COMMENT CARD

Meeting Rules of Conduct:

- Fill out and turn in white comment card to a staff member.
- When called upon, approach podium and state name and address.
- Indicate if representing a group.
- Limit remarks to 5 minutes.



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340 763-420-2288 www.corcoranmn.gov

Date: 7/8/21 Open Forum: Yes or No

Name of Speaker: Mike Beinert
If you are not speaking on an agenda item, you will speak at Open Forum
(PLEASE PRINT CLEARLY)

Related to Agenda Item: Yes or No Agenda Item Number: 8a

Representing: _____

Address: 23160 Meadowview Dr. Telephone (optional): _____

Please note your public comment card will become part of the permanent record.

Comments: _____

PUBLIC COMMENT CARD

Meeting Rules of Conduct:

- Fill out and turn in white comment card to a staff member.
- When called upon, approach podium and state name and address.
- Indicate if representing a group.
- Limit remarks to 5 minutes.

STAFF REPORT

Agenda Item 7i.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: Job Offer - Accountant	Action Required: Approval

Summary:

Interviews are taking place for the vacant position of Accountant. Staff requests authorization for the Mayor and City Administrator to issue an offer to the preferred candidate upon the conclusion of the process.

Financial/Budget:

This is a budgeted position and costs are approved in the adopted 2021 budget.

Council Action:

Authorize the Mayor and City Administrator to issue a job offer for the position of Accountant.

Attachments:

None.



TO: Corcoran City Council

FROM: Nicholas Ouellette through Kendra Lindahl, Landform

DATE: July 1, 2021 for the July 8, 2021 City Council Meeting

RE: Request for Amendments to the text of Chapter 82 (Nuisances) of the City Code (city file no. 21-032)

REVIEW DEADLINE: NA

1. Description of Request

City Council has directed staff to amend the City Code to ease storage restrictions for recreational vehicles, firewood and lots with double frontages to allow some storage in front yards.

2. Background

City Council discussed code enforcement and nuisance standards for outside storage at their June 10, 2021 meeting. The context for this discussion was the large number residents receiving violation notices for improper storage of recreational vehicles or other violations of the City Code nuisance standards.

The City Council directed staff to draft amendments to the City Code to ease front yard storage restrictions for recreational vehicles and firewood and for lots with double frontages. Storage of recreational vehicles in the front yard is a common code violation throughout Corcoran, particularly in the summer season during which recreational vehicles are frequently used by residents and stored on their property for convenience.

3. Analysis

Staff has reviewed City Code from a dozen municipalities in the region to understand how other communities address front yard storage and storage of recreational vehicles. Hanover, Rogers and Shorewood have well organized nuisance code sections that were used to inform the proposed amendments. A chart with relevant code language from several municipalities in the region has been included with this report.



Of the twelve cities staff reviewed for ordinance regarding outside storage, the following findings were made:

Standard	Number of Cities
Restricts the storage of RV's to only the side or rear yard	4
Allows the storage of RV's in the front yard	8
Front yard storage of RV's allowed on an improved surface or driveway	8
Front yard storage of RV's with minimum front yard setbacks (≥ 15 ft.)	2
Front yard storage of RV's restricted to back half of the front yard	2
Front yard storage of RV's restricted on a seasonal basis (summer/winter)	1
Restricts the number of RVs that may be stored on a property	7

Council requested the following nuisance standards be addressed through the proposed amendments:

1. Allow storage of recreational vehicles in the front yard to reduce the number of rural residents in violation of City Code for storage of recreational vehicles.
2. Allow storage of firewood in the front yard.
3. Reduce the burden of limited options for outside storage on lots with double frontage, where both street frontages are considered front yards and storage options are limited.

The following amendments to Chapter 82, "Nuisances", are proposed to address the nuisance standards discussed by City Council.

Proposed Amendment to Chapter 82.02: Definitions

The proposed addition of the following definitions to Chapter 82.02 will allow parcels with frontage on two streets to consider one of the front yards as a side yard for storage purposes. By allowing corner lots to consider one of the front yards a side yard for the purposes of outside storage, it will reduce the number of front yard storage violations and code violation notices issued to properties with double frontages. Staff proposes the addition of the following definitions, which are taken directly from Section 1020.020 "Definitions" and the underlined text is added to address the specific issue in this chapter:

LOT LINE: The property line bounding a lot except that where any portion of a lot extends into an easement for public right-of-way, the line of such public right-of-way shall be the lot line for applying this Ordinance.

LOT LINE, FRONT: That boundary of a lot which abuts an existing or dedicated public street or private drive easement, and in the case of a corner lot it shall be the shortest dimension on a public street or private drive easement. If the dimensions of a corner lot are reasonably equal, the front lot line shall be designated by the owner and filed with the City. However, all front lot lines shall be subject to the front setback requirements.



LOT LINE, REAR: That boundary of a lot which is opposite the front lot line. If the rear line is less than 10 feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line 10 feet in length within the lot, parallel to, and at the maximum distance from the front lot line.

LOT LINE, SIDE: Any boundary of a lot which is not a front lot line or a rear lot line.

LOT LINE, WIDTH: The maximum horizontal distance between the side lot lines of a lot measured at the required front lot line or ordinary high water level of the shoreline.

YARD, FRONT: An area extending the full width of a lot between the front line and the nearest principal structure. For the purposes of Chapter 82.04 Subd. 3., a corner lot shall have one front yard and it shall be the area extending the full width of a lot between the principal structure and the front lot line with driveway access to the principal structure.



Figure A

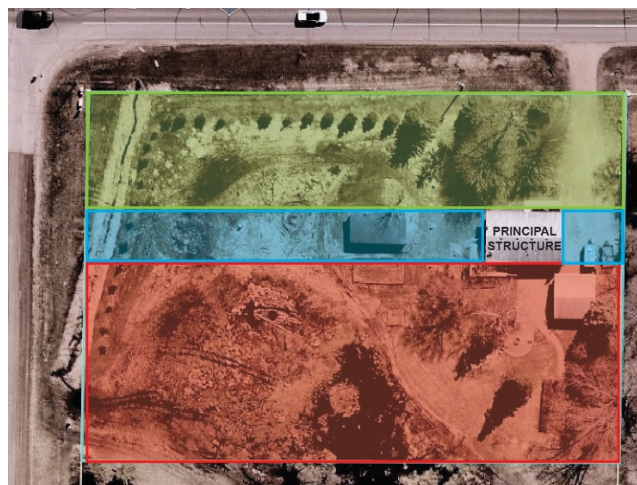


Figure B

The example property in Figures A and B is a corner lot and demonstrates how the proposed amendment affects the interpretation of front, side, and rear yards. Green corresponds with the front yard, blue with the side yard and red with the rear yard.

- Figure A demonstrates how front, side and rear yards are determined for corner lots under the current City Code. As a corner lot with two front property lines the front yard covers most of the property and outside storage is limited.
- Figure B demonstrates how front, side and rear yards would be determined for corner lots under the proposed amendment. The front yard is situated between the property line with driveway access leading to the principal structure. This could allow for storage of an RV in the front yard on the driveway. The side and rear yard now extend to the secondary front property line and allows more area to be used for outside storage.



Proposed Amendments to Chapter 82.04: Storage Nuisance, Subd. 3.C. and Subd. 3.G.

Two options for an amendment to Chapter 82.04, Subd. 3.C., are proposed to address the Council's desire to allow recreational vehicles in the front yard.

- Option 1 allows residents to store one recreational vehicle on an improved surface, provided it complies with a minimum setback of 25 ft. from the front property line. The minimum setback of 25 ft. is half the minimum setback required for principal structure setbacks in the Urban Reserve and Rural Residential districts. Option 1 effectively restricts the storage of recreational vehicles in the front yard in Corcoran's urban neighborhoods where principal structure setbacks are less than 25 ft. from the front property line.
- Option 2 allows residents to store one recreational vehicle on an improved surface in the front yard but limits the location to the back half of the front yard closest to the principal structure. Option 2 is based on the Zoning Ordinance from Hanover and Rogers which allows for variable storage setbacks for recreational vehicles in the front yard. Option 2 will allow storage of recreational vehicles in the front yard across Corcoran; however, recreational vehicle storage will be more restrictive in urban areas where the front yard setback is smaller than the front yard setback in rural areas.

The proposed amendment to Chapter 82.04, Subd. 3.G., is proposed to allow for the storage of wood in the front yard. Staff suggests that the prohibition against storing firewood in the front yard be eliminated to accomplish the Council's desire to allow storage in that location.

Staff proposes the following options for amendments to Chapter 82.04, Subd. 3., "Storage Nuisance":

- A. Construction materials, including, but not limited to, piles of dirt, sand, lumber, bricks, concrete blocks or sod, left in the open on property more than 60 days after construction has been completed or a certificate of occupancy has been issued, whichever occurred first.
- B. Discarded construction material or other litter at a construction site that is not placed in an adequate waste container or that is allowed to blow around or off the site.
- C. A recreational vehicle, personal recreational vehicle, ORV, and unoccupied trailer is considered a storage nuisance when remaining in the same location for 72 hours. Except that:
 - a. Recreational vehicles, personal recreational vehicles, ORVs and unoccupied trailers may be stored in the side or rear yard, provided they comply with a minimum setback of 10 feet.
 - b. (Option 1) One recreational vehicle may be stored in the front yard, provided it is stored on an improved surface and complies with a minimum setback of 25 feet from the front property line.



b. *(Option 2)* One recreational vehicle may be stored in the front yard, provided it is stored on an improved surface and located entirely in the back half of the front yard closest to the principal structure.

- D. Vehicles may be stored in the side or rear yard, provided they comply with a minimum setback of 10 feet and are screened according to Chapter 1060.070.
- E. In accordance with City Code governing junk vehicles there shall be no collection of junk or inoperable vehicles as defined in chapter 80, unused or unusable motor vehicle bodies, parts and engines and related accessories, with the exception of appropriately licensed pioneer, classic or collector vehicles as defined in Minn. Stat. § 168.10.
- F. The accumulation of rubbish, waste matter, disused furniture, appliances, machinery, automobiles and parts thereof, accumulations, which may become a harborage for rats, snakes or vermin or which may be conducive to fire, or which endangers the health, safety or welfare of the public or otherwise not allowed by Section 1060.010.
- G. Wood for burning in a fireplace, stove, furnace, or recreational fire site shall be considered a nuisance unless it is properly stored as follows:
 - 1. In a neat and secure stack, not exceeding 4 feet in height.
 - 2. The wood stack is not infested with rodents.
 - ~~3. The wood is not kept in a front yard.~~



Code Violation Compliance Examples

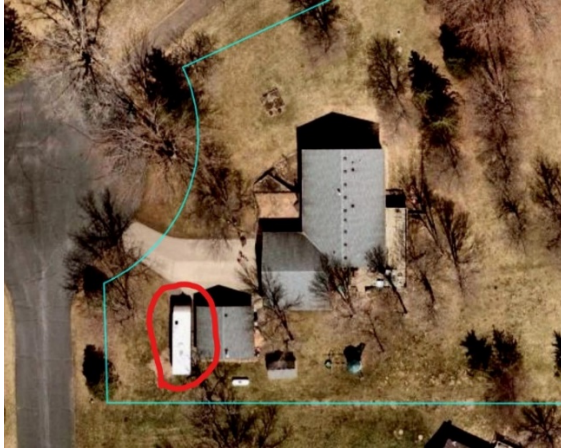


Figure 1



Figure 2



Figure 3



Figure 4

This is a complicated quality of life issue and we have tried to find a solution that addresses the Council's desire to allow some recreational vehicle storage in the front yard while respecting other neighboring landowners view. Unfortunately, there is no one solution that will allow every landowner to continue to store these vehicles in the current locations. For example, the recreational vehicles stored in Figures 1 through 4 were stored in the front yard in violation of the current Storage Nuisance Ordinance.

- The recreational vehicle in Figure 1 is stored on an improved surface and is compliant with Proposed Amendment Option 1 but not Option 2 because it is stored in the front half of the front yard.



- The recreational vehicle in Figure 2 is not compliant with Option 1 or Option 2 because it cannot be stored in the front yard while complying with proposed setbacks and must be stored in the side or rear yard to comply with City Code.
- The recreational vehicle in Figure 3 is stored on an unimproved surface in the front yard in violation of City Code. The vehicle in Figure 3 could be stored on the driveway in compliance with Option 2 but not Option 1.
- The recreational vehicle in Figure 4 is stored on an improved surface and compliant with both Option 1 and Option 2.

Under either of the proposed ordinance amendments, approximately 70% of 2021 violation notices for recreational vehicles stored in the front yard would be considered compliant with City Code and approximately 70% of notices for storage violations on lots with double frontages would be considered complaint. With the amended Nuisance Ordinance, vehicles must still be licensed as a recreational vehicle and stored on an improved surface, therefore, a percentage of the 2021 violation notices for recreational vehicles would remain out of compliance with these standards. However, these noncompliant violation notices are more easily resolved, for example, by moving a recreational vehicle from an unimproved surface to a driveway.

Conclusion

Staff requests Council feedback on the proposed amendments. Staff has reviewed the options with the City Attorney and recommends that the Council consider Proposed Amendment Option 1 for an amendment to Chapter 82.04 Subd. 3.C. because it will be easier to identify in the field and is consistent across all zoning districts and properties.

Amendments to the Nuisance Chapter of the City Code do not required a public hearing at the Planning Commission. However, the Planning Commission did review the 2018 Comprehensive Amendment to the Nuisance Chapter. The Council should provide direction on the amendment review process and direct staff to schedule for the next available meeting.

4. Recommendation

Provide feedback to staff on the Proposed Ordinance Amendments and desired review process.

Attachments

1. Comparison of Outdoor Storage Standards in Other Municipalities

City	Code Section/Reference	Code Language/Text
Rogers	Section 125-310 Exterior Storage (3) Recreational equipment	The outside storage of no more than three items of recreational equipment is permitted, provided that any such side yard storage shall not be adjacent to a street and all setbacks are met. Additional recreational equipment must be stored inside a building. Recreational equipment shall include: snowmobiles; boats and canoes; all-terrain vehicles; campers; trailers for the transportation of boats, canoes, all-terrain vehicles, snowmobiles, and automobiles; all travel trailers or motor vehicles designed, constructed, or used to provide temporary, movable living quarters for recreational use, or similar transportation device. The maximum length of recreational equipment to be stored in the front yard shall be limited to the back half of the front yard. Recreational vehicles shall not be located in the front half of the front yard; or that half of the front yard closest to the street. All recreational vehicles shall be located on a paved or dustless surface and shall not be located on a drainage or utility easement. Paved surfaces will be bituminous, concrete or concrete pavers. A dustless surface must consist of compacted bituminous millings or crushed rock. The crushed rock must all be similar in size with no fines. Aggregate material similar state DOT class 5 is not permitted. All other recreational equipment shall be stored off-site or within a completely enclosed building or garage that meets all other city Codes.
Plymouth	Section 21105.11 Outside Storage/Display Subd. 2 (A.9)	Recreational vehicles and recreational camping vehicles that are registered to the occupant, provided they are stored in a side or rear yard, or in a designated driveway or parking area that is surfaced in compliance with Section 21135.07, Subd. 1 of this Chapter.
Chanhassen	Proposed Ordinance Amending Chapter 20, Zoning, of the Chanhassen City Code (Not approved by City Council)	<p>(1) No more than one summer seasonal recreational vehicle, boats, and/or trailers may be stored in the driveway of a residential lot. Storage in the driveway is limited to April 1 to November 1.</p> <p>(2) Additional recreational vehicles, boats, and trailers may be kept within an enclosed structure which otherwise conforms to the zoning requirements of the district.</p> <p>(3) Recreational vehicles, boats, and trailers must be maintained in a clean, well-kept, operable condition.</p> <p>(4) Recreational vehicles, boats, and trailers shall be mobile and not be permanently affixed in the ground in a manner that would prevent removal.</p> <p>(5) Recreational vehicles, boats, and trailers may be parked or stored in the following locations:</p> <p>(a) One recreational vehicle, boat, or trailer may be parked or stored within front yard setback of the driveway, provided that it is not located within the sight distance triangle, does not protrude into the road right-of-way, and does not obstruct the sidewalk.</p> <p>(b) Recreational vehicles, boats, and trailers may be stored in the rear or side yard, provided that such storage does not extend beyond the front of the principal structure. The parking or storage of recreational vehicles, boats, and trailers in the rear or side yard may be on surfaced or unsurfaced areas.</p> <p>(c) On corner or double frontage lots, storage or parking of recreational vehicles, boats, and trailers are not permitted within any required front yard setback except as provided under Section 20-910(4)(a) above.</p> <p>(6) Recreational vehicles, boats, and trailers may not be used for outdoor storage; however, trailers designed and intended to convey other vehicles may be used to store those vehicles.</p> <p>(7) Recreational vehicles may not be occupied or used for living, sleeping or housekeeping purposes for more than seven consecutive days or more than 21 days within a 365-day period.</p> <p>(8) Except for routine maintenance or during emergency conditions when power supply is disrupted, the operation of a recreational vehicle power generation plant shall not be permitted in residential districts.</p>

Chanhassen	<p>Section 20-910 "Storage of Recreational Vehicles"</p> <p>(Current Code)</p>	<p>Recreational vehicles may be parked or stored in a residential or agricultural district provided the following conditions are met:</p> <p>(1) No more than one recreational vehicle may be parked or stored outside on a residential lot. Additional recreational vehicles may be kept within an enclosed structure which otherwise conforms to the zoning requirements of the district.</p> <p>(2) Recreational vehicles must be maintained in a clean, well-kept, operable condition.</p> <p>(3) Recreational vehicles shall be mobile and shall not be permanently affixed in the ground in a manner that would prevent removal.</p> <p>(4) Recreational vehicles may be parked or stored only on the rear or side yard behind the required front yard setback. The parking or storage of recreational vehicles on the rear or side yard, as permitted herein, may be on surfaced or unsurfaced areas.</p> <p>(5) Recreational vehicles may be stored on a lot without regard to the location on the lot for the sole and express purpose of loading and unloading for a period not to exceed 24 hours.</p> <p>(6) Unmounted slide-in pickup campers must be stored no higher than 20 inches above the ground and must be securely supported at least at four corners by solid support blocks or support mechanisms.</p> <p>(7) Recreational vehicles may not be occupied or used for living, sleeping or housekeeping purposes for more than seven consecutive days or more than 21 days within a 365-day period.</p> <p>(8) Except for routine maintenance or during emergency conditions when power supply is disrupted, the operation of a recreational vehicle power generation plant shall not be permitted in residential districts. Routine maintenance periods shall not exceed 60 minutes per month.</p>
Hanover	<p>Section 10.36 Exterior Storage; Applicability</p> <p>Subd. C: Recreational Equipment</p>	<p>Recreational equipment. The exterior storage of no more than three items of recreational equipment is permitted, provided that any such side yard storage shall not be adjacent to a street and all setbacks are met. Additional recreational equipment must be stored inside a building. Recreational equipment shall include: snowmobiles; boats and canoes; all-terrain vehicles; campers; trailers for the transportation of boats, canoes, all-terrain vehicles, snowmobiles, and automobiles; all travel trailers or motor vehicles designed, constructed, or used to provide temporary, movable living quarters for recreational use, or similar transportation devices. The maximum length of recreational equipment to be stored in the front yard shall be limited to the back half of the front yard. Recreational vehicles shall not be located in the front half of the front yard; or that half of the front yard closest to the street. All recreational vehicles shall be located on a paved or dustless surface and shall not be located on a drainage or utility easement. Paved surfaces will be bituminous, concrete or concrete pavers. A dustless surface must consist of compacted bituminous millings or crushed rock. The crushed rock must all be similar in size with no fines. Aggregate material similar state DOT class 5 is not permitted. All other recreational equipment shall be stored off-site or within a completely enclosed building or garage that meets all other City Codes requirements.</p>
Medina	<p>Section 828.51 Off-Street Parking Standards</p> <p>Subd. 6(B): Off-Street Parking Restrictions in Residential Areas</p>	<p>Recreational Vehicle Parking. Boats, fish houses, house trailers, camping trailers, utility trailers, and motor homes must comply with the parking requirements of paragraph (a) of this subsection, and may not be parked, stored, or otherwise maintained on residential property except as provided below</p> <p>(i) the vehicle may not exceed 35 ft. in length;</p> <p>(ii) the vehicle must be operable and currently licensed;</p> <p>(iii) the vehicle must be parked in a garage, or other building, or on a parking space, in the rear or side yard no closer than 10 ft. to the property line;</p> <p>(iv) the vehicle must comply with all applicable parking regulations and utilize only the existing driveway or access point to the site; and,</p> <p>(v) the vehicle may not be used for business purposes.</p>

Prior Lake	Section 1102.700 (3): Residential Performance Standards	<p>The intent of this ordinance is to allow for the orderly storage of recreational equipment on property at certain locations during on and off seasons. During off season times, the equipment shall be located in the most visually inconspicuous portion of the lot as viewed from the front, or from the street.</p> <p>Currently licensed and operable <i>winter</i> recreational equipment may be parked on or adjacent to a driveway on a lot in the "R" Use District from November to April 1 each year. Currently licensed and operable <i>summer</i> equipment may be parked on or adjacent to a driveway lot in the "R" Use District from April 1 to November 1 each year. In addition, all recreational equipment parked on or adjacent to a driveway shall be operable and shall have the current license posted or displayed in a visible manner on the equipment. Any recreational equipment parked on or adjacent to a driveway which is not both currently licensed and operable shall be considered an accessory structure pursuant to (8) below or as junk regulated by City code Section 606.</p> <p>At all other times, recreational equipment shall be stored in the rear or side yard provided the recreational equipment is operable. For the purposes of this section, side yards shall also include areas extending from the principal house structure, using lines parallel to the sides of the house extending to the rear and front yard lines.</p> <p>If topography or other natural conditions of the lot do not allow for the storage in the side or rear yards as permitted above, the recreational equipment may be parked in an alternative, but most inconspicuous, location of the lot subject to approval of the Zoning Administrator.</p>
Shorewood	Section 1201.03 Subd. 3(7) Section 1201.10 Subd. 3(e)Single-Family Residential District	<p>(3.7) For residential districts, one recreational vehicle or piece of equipment may be stored in required front yards; provided, that it is located within an approved driveway, it does not take up required parking space as provided in subdivision 5h of this section, it is currently licensed and operable and it is located no closer than 15 ft. from the paved surface of the street. This provision shall only apply when there is no practical way to store the vehicle or equipment within the buildable area of the lot.</p> <p>(3.e) Storage or parking of recreational vehicles and equipment within the buildable area of the lot.</p>
Lino Lakes	Section 1007.044 (11.b)	<p>Recreational Vehicles and Trailers, as defined by §1007.001 of this Ordinance may be parked or stored on a residential site provided that:</p> <p>(1.)The vehicles are registered to or rented by a resident of the dwelling on such site, provided that:</p> <p>(a.)The vehicles have affixed thereto current registration or license plates as required by law.</p> <p>(b.)The vehicles are stored no closer than five (5) feet from side and rear lot lines.</p> <p>(c.)The vehicles located within front yard areas are confined to designated driveways or parking areas surfaced in compliance with §1007.044 (11)(a)1</p> <p>(2.)All front yard storage comply with the following setbacks from street curb and pavement lines: (15-30 ft.)</p> <p>(3.)No vehicle shall be parked in a manner that blocks a city or county park or trail.</p> <p>(4.)The vehicles are not connected to any water or sewage disposal system on the residential property where the same is so parked or stored.</p> <p>(5.)A recreational vehicle or trailer shall not be utilized for storage of goods, materials or equipment other than those items considered to be part of the unit or essential for its immediate use.6.No Recreational Vehicle may be used as a living quarters while stored/parked on a residential property.</p>
Maple Plain	Chapter 93.21 Unlawful Parking	<p>(A) No person shall cause, undertake, permit, or allow the outside parking and storage of vehicles on residentially-zoned property unless it complies with the following requirements.</p> <p>(1) No more than 4 licensed and operable vehicles per lawful dwelling unit may be parked or stored anywhere outside a dwelling in the R1 or R2 zoned property, excluding vehicles of occasional guests who do not reside on the property.</p> <p>(2) Parking or storing of motor vehicles, recreational camping vehicles, recreational equipment, and/or trailers shall not be allowed in the front yard unless parked on an approved driveway.</p>

Wayzata	<p>916.12 (A.2) Exterior Storage/Display</p> <p>920.04 (A) Off-Street Parking Regulations</p>	<p>(A.2) Not more than two recreational vehicles and equipment (not including race cars). Refer to Section 920.08.A of the Zoning Ordinance regarding Off-Street-Parking.</p> <p>(A) Boats, fish houses, school buses, house trailers, camping trailers, farm tractors, utility trailers and motor homes may not be parked, stored or otherwise continued on residential property for a period greater than 72 hours, unless placed completely in the rear yard or side yard of said property and are screened from view of abutting properties and the public right-of-way.</p>
Saint Michael	<p>Section 155.039 (B) Exterior Storage</p> <p>Code Enforcement FAQ</p>	<p>155.039: All materials and equipment, except as provided for in §§ 155.146 through 155.420, shall be stored within a building or fully screened rear yard so not to be visible from adjoining properties, except for the following:</p> <p>(B) Not more than two recreational vehicles and equipment as described in § 155.009;</p> <p>Two recreational vehicles or pieces of equipment such as, snowmobiles, boats, or ATV's may be stored outdoors on the property. These items may be store in the driveway which leads directly into the garage, in the rear yard of the property or one open surfaced space located along side the garage (A minimum foot green space is required between the open surfaced space and the side property line). When the equipment is on a trailer, the trailer and equipment shall be considered as one.</p>
Orono	<p>Sec. 90-1 Prohibited use and parking of mobile homes and recreational vehicles.</p> <p>Sec. 78-1577.2 Exterior storage in R districts.</p>	<p>[Parking regulated.] Parking of recreational vehicles, mobile homes and utility trailers shall be regulated as follows:</p> <p>(1) It is unlawful for any person to park a mobile home or recreational vehicle upon public property for human habitation.</p> <p>(2) It is unlawful for any person to park or store a utility trailer, mobile home, recreational vehicle in any "R" district for more than 24 hours, except in a side or rear yard at least five feet from any property line.</p> <p>(3) It is unlawful to use a mobile home or recreational vehicle for human habitation on any private property for more than 72 hours without a permit from the city.</p>

STAFF REPORT

Agenda Item 9a.

Council Meeting: July 8, 2021	Prepared By: Kevin Mattson
Topic: City Center Drive & 79 th Place Improvements - Accept Feasibility Study & Order Improvement Hearing	Action Required: Approval

Summary:

On December 12, 2019, the City entered into a land purchase agreement with St. Therese to develop a new senior living campus on approximately 13 acres of undeveloped land located at 8200 County Road 116 immediately south of City Hall.

On November 23, 2020, the City approved a Minor Subdivision request by St. Therese to create 3 separate lots including public right-of-way for the proposed City Center Drive and 79th Place street alignments consistent with the Southeast Corcoran District Plan and Design Guidelines.

On January 28, 2021, the City authorized staff to complete a feasibility study related to the City Center Drive and 79th Place Improvements proposed to be constructed on the property consistent with preliminary development agreements.

Attached is a draft feasibility report outlining the recommended site improvements, preliminary assessment roll, estimated project costs, schedule, and overall feasibility.

It is recommended that City Council discuss the feasibility study presented, review and discuss the preliminary assessment roll provided, accept the report, then order the Improvement Hearing by Resolution.

Financial/Budget:

It is likely that the improvements will be funded through a combination of sources including Municipal State Aid, special assessments, developer contributions, and local participation (bonding). At this stage, it is unknown how the actual percentages will break down.

Options:

1. Accept the City Center Drive & 79th Place Improvements Feasibility Study and Order Improvement Hearing
2. Decline.

Recommendation:

Staff recommends approving the City Center Drive & 79th Place Improvements Feasibility Study and Ordering Improvement Hearing.

Council Action:

Consider a motion to accept the City Center Drive & 79th Place Improvements Feasibility Study and Order Improvement Hearing.

Attachments:

1. City Center Drive and 79th Place Improvements Feasibility Study
2. Resolution 2021-69 Receiving Feasibility Report and Calling Improvement Hearing for City Center Drive & 79th Place Improvements Project



**City Center Drive and 79th Place
Feasibility Study**

File No. 227702507

July 1, 2021

Prepared for:



City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Prepared by:

Stantec Consulting Services Inc.
1800 Pioneer Creek Center
Maple Plain, MN 55359



City Center Drive Feasibility Study

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July 1, 2021

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CITY CENTER DRIVE FEASIBILITY STUDY

Introduction

July 1, 2021

1.0 INTRODUCTION

The City of Corcoran is planning for future development and supporting infrastructure in area of the northeast quadrant of the County Road 116 (CR 116)/County Road 10 (CR 10) intersection. The southern boundary of the focus area is CR 10 and the northern limit of the area is near City Hall along CR 116. Along with private development, long-term plans and vision of the City have included the formation of a Town Center, served by a new street (parkway) connecting CR 10 approximately 0.5 mi. east of CR 116, and intersecting with CR 116 just south of City Hall (See Figure A below). This future street has been referred to as City Center Drive and will not only provide for a future Town Center, but also serve as a backbone for the transportation and utility infrastructure needed to serve future property developments in this area.

More recently, St. Therese Senior Services has proposed development of a new residence facility near City Hall at the north end of the proposed focus area. A prior Feasibility Study (June 2019) was prepared by Stantec at that time to analyze infrastructure needs related to improvements specific to that development. The purpose of this Feasibility Report is to more specifically review the north segment of a proposed City Center Drive and a street segment connecting City Center Drive with CR 116 (79th Place), including utilities, and a proposed stormwater detention pond to be located nearby.

Future development of the focus area is anticipated to consist of a significant amount of residential and retail uses requiring further construction of City Center Drive with access points and supporting utilities. The level of development envisioned will likely require construction of turn lanes and eventual traffic signal controls at the intersections with County Road 116 and CSAH 10. In addition, water and sewer will need to be extended into this area. Overall infrastructure extension needs were highlighted in the previous feasibility report which generally covered a much broader area.

This report focuses on the feasibility of constructing the first phase of City Center Drive and utilities, including funding considerations through the State of Minnesota Chapter 429 process. This first phase is essentially the portion of City Center Drive from CR 116 to the south boundary of the St. Therese property (See Figure B below), a distance of approximately 1700 feet (0.32 mi.). With the proposed street and infrastructure improvements for Phase 1 providing benefits to both the St. Therese property and eventually to nearby properties to the south, financing of the improvements through the assistance of special assessments has been discussed. State of Minnesota Statutes Chapter 429 requires a process that includes a separate feasibility study and report for specific public improvements.

This report essentially describes a schedule and process in accordance with Chapter 429 and identifies the costs of the improvements, including proposed special assessments assigned to the benefiting properties. In addition to transportation, water and sewer needs, this report also reviews stormwater needs and requirements from both local and regional perspectives. A regional approach to stormwater also provides an opportunity to reduce and share costs among benefiting property owners.



CITY CENTER DRIVE FEASIBILITY STUDY

Introduction

July 1, 2021

For the purposes of Chapter 429 and Special Assessments, this report is based on the intent of assessing transportation related improvements only.

In addition to special assessments, some of the mechanisms reviewed and/or available for funding the improvements include the following:

- On-site mass grading and infrastructure are typically managed and funded by the developer.
- In addition to special assessments, any upsizing of on-site trunk water utilities may be provided by credit, with eligibility determined during construction plan approval process.
- Trunk sewer and water fees.
- A review of City Center Drive as a designated Municipal State Aid Street.

This report should be used as a guide to assist in the planning, construction, and financing of improvements needed to construct City Center Drive Phase 1 and serve future development. Specific actions and recommendations can be refined further based on the timing and scale of proposed developments and potential funding scenarios.

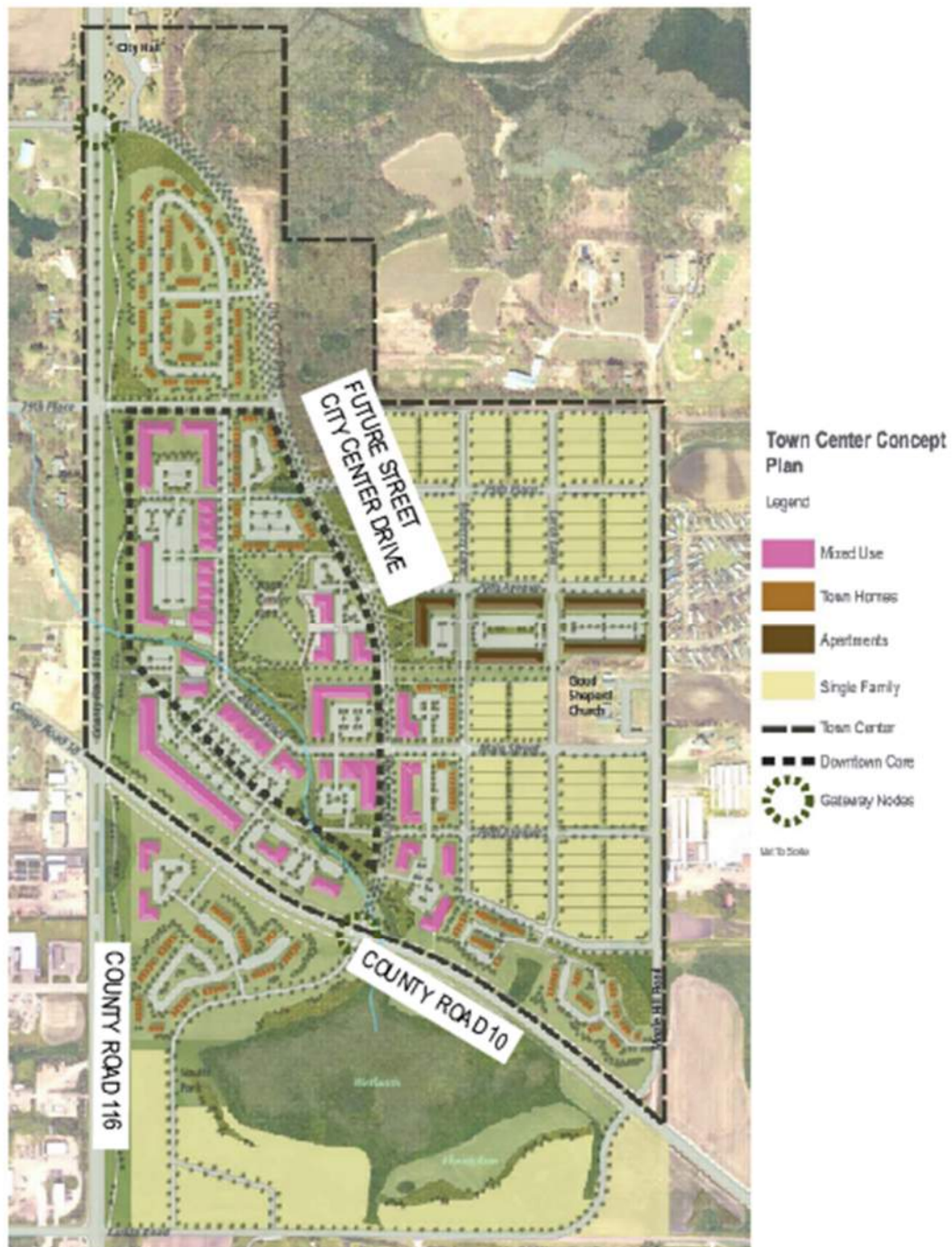


CITY CENTER DRIVE FEASIBILITY STUDY

Introduction

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Figure A – Proposed Town Center Vision



CITY CENTER DRIVE FEASIBILITY STUDY

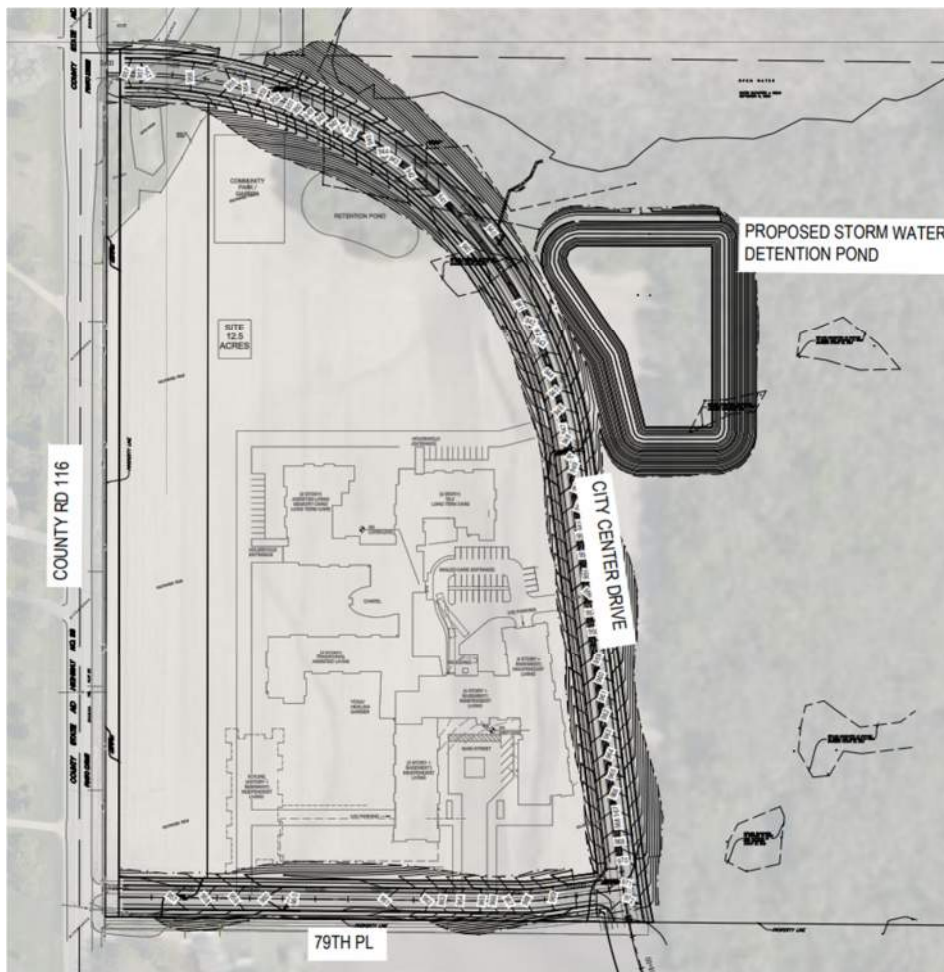
Proposed Improvements Introduction

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2.0 PROPOSED IMPROVEMENTS INTRODUCTION

For the purposes of this Feasibility Report, infrastructure improvements and estimated costs are provided for the streets and utilities to be constructed within the Phase 1 St. Therese site plan (Figure B below), including City Center Drive, 79th Place, and intersection improvements at County Road 116. Proposed assessments are calculated for not only the St. Therese property, but for properties directly south that will have access to the roadway and utilities through stubs provided at the south end of the property. Water and sewer main sizes have been reviewed and considered for the eventual extension of City Center Drive to County Road 10. In addition, stormwater detention improvements have been conceptually designed and sized to accommodate a portion of the contributing property drainage areas to the south, when they should develop. Eventually, when those properties to the south of Phase 1 submit development plans and/or City Center Drive is eventually extended the remaining distance, a similar feasibility study and report for the additional improvements and benefitting properties can be prepared accordingly.

Figure B – Proposed Phase 1 Improvements (City Center Drive - St. Therese)



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Proposed Improvements Introduction

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Proposed improvements have been reviewed and estimated within the following categories:

1. Site Grading and Earthwork
2. Transportation (new streets and intersection improvements at CR 116)
3. Sanitary Sewer (including alternatives)
4. Water (including alternatives)
5. Stormwater (including a detention pond and wetland and flood plain mitigation)

Because stormwater improvements can overlap with site grading and the transportation improvements, the estimated costs for stormwater are included within the costs for both site grading and streets in this report. For example, the stormwater detention pond cost is included with grading and earthwork, and storm sewer constructed as part of the new streets are included within the street/transportation costs. This also allows easier simplicity when determining funding sources and costs for individual improvement items. However, a separate section to describe stormwater in general is provided in Section 7.0 to explain regulatory information, stormwater management, and other design related considerations. In addition, cost estimate breakdowns at the end of this report provide further clarification regarding stormwater related items.

For all of the proposed improvements, estimated costs have been calculated and shown per the Tables at the end of the report. Estimated costs include contingencies and indirect costs such as engineering and administration.



3.0 SITE GRADING AND EARTHWORK

3.1 BACKGROUND

As part of the St. Therese site development and supporting infrastructure improvements, a significant amount of grading and earthwork will be necessary. This will not only include grading for the site development itself, but also the base grading and subgrade preparation for public streets (City Center Drive and 79th Place). The detention pond can also be considered as part of the site grading as cut and fill activities across the entire site can be considered together as earthwork is balanced to the extent possible.

Estimated costs for earthwork and grading are based upon estimated cut and fill calculations based on existing topography and proposed elevations from concept and preliminary designs for the streets and stormwater improvements. As part of the City Center Drive construction, some filling in a designated flood plain will be needed. As a result, fill and mitigation for floodplain impacts has been considered in the grading and earthwork calculations. Any additional wetland mitigation as needed is not considered in the earthwork calculations but has been considered and included in the overall cost summary in this report. Upon submittal of grading plans for the St. Therese site itself, coordination efforts between the public and private improvements may provide opportunities for construction efficiencies and possible cost reductions.

3.2 EXISTING CONDITIONS

The project area and site currently consist of vacant land. The City Center Drive/St. Therese site is bounded by County Road 116 on the west, City Hall on the north, undeveloped and some residential properties to the south, and undeveloped land on the east. The property is generally a mixture of agricultural use, pasture, and natural vegetation.

Adjacent to the site, County Road 116 is a two-lane undivided roadway with turn lanes at major intersections. At the existing City Hall access, a northbound right turn lane and a southbound left turn and bypass lane are provided.

3.3 PROPOSED EARTHWORK AND ALTERNATIVES

As part of the St. Therese site development and supporting infrastructure improvements, a significant amount of grading and earthwork will be conducted. This includes grading for the site itself (private property development), but also the base grading and shaping for City Center Drive and 79th Place. The proposed stormwater detention pond is included in the site grading work and estimated cost. As previously mentioned, the construction of City Center Drive will require some filling into the floodplain and wetland near the north end of the street as it approaches City Hall, and mitigation/compensation will be



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Site Grading and Earthwork

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required. Possible mitigation areas identified include areas adjacent to the floodplain east of the proposed fill area, and another area just east of City Hall. Eligibility of pond excavation for contribution to the mitigation requirement has also been identified as a possibility.

The proposed detention pond has been sized to accommodate the site and Phase 1 infrastructure improvements. Potential contributing areas south of the Phase 1 improvements and St. Therese site area were also initially considered in the pond sizing and cost estimates; thus providing a more regional facility. The estimated pond size (footprint) is 1.2 acres for a stand-alone (St. Therese and Phase 1 improvements) vs. 1.8 acres for a regional pond. If a pond were to be sized for solely the Phase 1 improvements (new streets), the footprint would be approximately 0.4 acres. For the purposes of this Feasibility Report, the 1.2 acre size for Phase 1 and St. Therese is recommended at this time. The pond is proposed to be located just east of City Center Drive and in addition to the St. Therese site as shown in Figure B on previous page 2.1.

3.4 ESTIMATED COSTS

Estimated costs for site grading and earthwork include the regional stormwater detention pond and also fill, grading, and base shaping for the street construction work. Table 4 provides a breakdown of the estimated costs. The grading and earthwork are estimated to be \$766,047 and does not include grading and fill for the private development itself. In addition to this amount, an additional estimated amount of \$150,000 for wetland mitigation should also be included in the overall estimated costs. However, coordination of grading for the entire site area, including the public infrastructure improvements and private development itself may provide cost savings as well as construction timeliness and efficiency in general.

The estimated cost as provided below includes a regional stormwater detention pond.

Estimated Costs (City Center Drive & 79 th Place):	\$766,047 ⁽¹⁾
Estimated Costs (floodplain and wetland mitigation)	\$150,000
Total	\$919,047

(1) Costs provided in the estimated cost tables were for largest regional pond. Costs are estimated to be proportional to the overall need.

3.5 FINDINGS AND RECOMMENDATIONS

It is recommended that the site grading and earthwork include a 1.2 acre regional stormwater pond to service the public roadways along with St. Therese in addition to the other site grading and earthwork. A detention pond serving only the Phase 1 improvements would be smaller and result in some savings. However, any savings would be relatively minimal and the resulting cost savings and development opportunity use for future phases could be significant. In addition, it is recommended that earthwork and grading related to both the public and private improvements be coordinated to the extent possible to



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Site Grading and Earthwork

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streamline construction efficiency and provide additional cost savings. For example, excavation for the regional detention pond may provide fill supplemental material for the private development, depending on the extent of material need and quality of the material.



4.0 TRANSPORTATION

4.1 BACKGROUND

As most recently proposed, based on information provided, the St. Therese project will include a senior living facility with 197 independent living units and 51 skilled care units. Access will be provided to the development from two public streets connecting directly to County Road 116 at two locations: A northern street connection (City Center Drive) at the existing main City Hall access and a southern connection approximately 1/4 mile to the south of City Hall (79th Place). Upon future development of the Town Center area and an eventual extension of City Center Drive to the south and connection to County Road 10, additional traffic will result on the Phase 1 roadways. This will eventually elevate the roadways to collector traffic levels, serving as primary transportation corridors and linkages for the Town Center area.

In anticipation of future traffic and service needs, the City has initiated the process of designating both City Center Drive and 79th Place as Municipal State Aid Streets in the Phase 1 improvement area. When the need arises in the future to extend City Center Drive to County Road 10, the remainder of City Center Drive will also be eligible for Municipal State Aid designation.

4.2 TRIP GENERATION AND TRAFFIC IMPACTS

Weekday A.M. and P.M. peak hour trip generation for St. Therese were calculated based on data presented in the tenth edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 5-1**.

Table 4-1. Weekday Trip Generation for St. Therese Project

Land Use	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Continuing Care Retirement Community	248 DU	23	12	35	15	25	40	595

Notes: DU=dwelling unit

As shown, the project adds 35 trips during the a.m. peak hour, 40 trips during the p.m. peak hour, and 595 net trips daily. The intersection improvements at County Road 116 for City Center Drive and 79th Place will easily accommodate these volumes.

The traffic impacts on the surrounding County Roadway system due to the proposed Phase 1/St. Therese development are expected to be minimal as shown by the numbers above. The number of trips generated during the peak hours and on a daily basis can be accommodated by the existing roadway system with minimal impacts to traffic operations.



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Upon subsequent completion of future City Center development and City Center Drive phases however, traffic levels at these intersections will see substantial increases, particularly during AM and PM peak periods. As previously described, the City of Corcoran is planning for future development for the northeast quadrant of the County Road 116/CSAH 10 intersection, including an eventual full extension of City Center Drive between the St. Therese property and County Road 10. The future Town Center development is expected to consist of a significant amount of residential and retail uses, requiring the construction of future City streets and access points.

As a result, turn lane additions and roadway adjustments at CR 116 for City Center Drive and 79th Place are being proposed as part of the Phase 1 improvements. Traffic signals at City Center Drive and County Road 116 will likely be needed in the future at some point, depending on the timing and rate of development.

4.3 FINDINGS AND PROPOSED IMPROVEMENTS

In order to accommodate the proposed project and future development in the area, implementation of the following improvements are proposed as part of the Phase 1 improvements:

County Road 116 Intersections

County Road 116/City Center Drive/Main City Hall access

- Hennepin County will have input and authority on the ultimate design requirements. As a result, the County has been contacted and has reviewed preliminary concepts for the intersections.
- For CR 116, a left turn (southbound) and right turn lanes (northbound) on the approach are being proposed.
- Turn lanes for the City Center Drive westbound approach to the intersection are proposed.
- Preservation of right-of-way is needed for a future traffic signal control when property west of CR 116 develops, and traffic levels on City Center Drive increase as a result of the street's eventual extension to the south.

County Road 116/79th Place

- Hennepin County will have input and authority on the ultimate design requirements. As a result, the County has been contacted and has reviewed preliminary concepts for the intersections.
- For CR 116, construction of a left turn (southbound) and a right turn lane (northbound) on the approaches are proposed as required by Hennepin County.
- Construction of the 79th Place westbound approach will include a left turn lane and a right turn lane as proposed.

Preliminary concepts have been utilized for estimating purposes, based on preliminary feedback from Hennepin County. As plans eventually progress toward construction, the design and costs will need to be refined accordingly.



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City Center Drive

City Center Drive will eventually connect CR 116 and CR 10 as the Town Center area gradually develops, with a total length of approximately 0.82 mi. The length of City Center Drive for this proposed Phase 1 is 1700 feet (0.32 mi.). Because the street will eventually connect two County roadways and serve as a collector street, the City has initiated the process of designating the Phase 1 portion of the roadway alignment as a Municipal State Aid Street under Minnesota Transportation guidelines and regulations. This will provide the City added flexibility in terms of funding possibilities and needs reporting to the State. Eventually, the remainder of City Center Drive extending to CR 10 can also be designated.

The street is therefore proposed to be designed and constructed in accordance with State Aid standards. These standards are typical for most municipal collector streets, including geometrics (width), load carrying capacity, and other design parameters. In addition, the Comprehensive Plan for the Town Center area, including this Phase 1 proposal recommends a divided parkway segment with consideration for multi-modal transportation (including accommodations for bicycles and pedestrians), lighting, and landscaping. In summary, the following is proposed:

City Center Drive (Phase 1):

- A two-lane roadway 0.32 miles in length constructed to Municipal State Aid standards, with a planted median, along with adjacent sidewalks.
- A 72-foot right-of-way per the SE District (Comprehensive Plan) and Town Center plans is proposed.
- Street lighting with an assumed 300 feet spacing per side, offset with the opposite sides of the street.

79th Place

79th Place will connect CR 116 with City Center Drive and form the south boundary of the St. Therese development. The street will span a distance of approximately 0.15 miles and similarly will be constructed to Municipal State Aid standards, as the City has also recently submitted this segment for State Aid designation. The following design parameters are proposed:

- A two-lane roadway, constructed to Municipal State Aid standards.
- 60-foot right-of-way per the SE District plan will be required.
- Lighting assumed 300 feet spacing per side, offset with opposite sides of the street.
- Sidewalk along at least one side of the street.

Long-term plans for CR 116 call for a multi-use trail along the roadway, including between City Center Drive and 79th Place. This trail segment is provided as part of a long-term desire and plan by both the City and County to provide multi-use trails along County Road corridors. The cost for a trail within this project area has not been included in the estimated costs. However, it is recommended that sufficient space for a trail easement be preserved for future construction.



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Along with the trail, dedication of green space (park) along CR 116 has been platted in anticipation of the site development. This will be reviewed further between the City and St. Therese as site plans continue to progress.

For both City Center Drive and 79th Place as described above, site access locations as proposed for the St. Therese site will be reviewed and coordinated with the owner accordingly to assure that safety, accessibility, and other related features such as medians and landscaping are balanced accordingly.

4.4 ESTIMATED COSTS

Estimated costs for the transportation improvements, including the City streets (City Center Drive and 79th Place) and the intersection/turn lane improvements on the County Roads are summarized below. Storm sewer is also included in the estimates, as are landscaping and lighting. However, lighting and landscaping costs can vary significantly, depending on the level of improvement and investment desired. For the purposes of this report, estimated costs for landscaping and lighting are based on a unit cost averaged from previous projects with what may be considered basic improvements. These typically include trees and other appropriate/desired plantings and irrigation, but would not include special “hardscape” features or public art.

Estimated Costs (City Center Drive & 79 th Place):	\$2,734,251
(including storm sewer, lighting, and landscaping)	
Estimated Costs (Turn Lanes Along County Roadways)	\$494,000

This estimate includes a 30% allowance for indirect project costs which includes contingency, engineering, and project administration.

A tabulation of these is shown at the end of this report in Table 5.

4.5 SUMMARY AND RECOMMENDATIONS

The transportation improvements as presented herein are necessary to not only allow for the proposed St. Therese development, but will provide the necessary base infrastructure for future roadway and utility improvements in the City of Corcoran, all in alignment with the City’s Comprehensive Plan. Close collaboration with Hennepin County and other partners will be needed as continued growth and development in this area of the City of Corcoran.



5.0 SANITARY SEWER

5.1 INTRODUCTION

Proposed sanitary sewer improvements for City Center Drive as presented herein have been reviewed previously and analyzed in the context of long-term sanitary sewer service needs and projections for the sub-regional area of Southeast Corcoran. Sewer needs from this sub-regional approach take into consideration not only the Town Center area, but a much larger area of SE Corcoran that is anticipated to need service in the future. These future needs and related requirements have been reviewed and discussed at length per a previous study, and other key infrastructure improvements needed are being addressed through separate projects outside of the scope of this feasibility study.

In accordance with the Comprehensive Plan and in consideration of the general area topography, sewer flows from City Center Drive (Phase 1) and the adjacent St. Therese property have generally been anticipated to flow north to a large gravity trunk sewer extended from the north-east. This trunk main is not yet constructed, and it is expected to be several years away, at least at this location. Properties just to the south of the Phase 1 and St. Therese improvement area, including the future Town Center area have been shown flowing south to an existing Metropolitan Council Environmental Services (MCES) interceptor (L-80). For the St. Therese (Phase 1) segment of City Center Drive, it has been determined that taking the flow north into another sub-system and temporarily diverting back to the L-80 system is necessary and feasible at this time.

Longer-term, the MCES L-80 lift station, located near the intersection of CR 10 and CR 101, has been reviewed extensively by both MCES and the City with regards to its eventual capacity and future development of southeast Corcoran. Future flow projections have been calculated and reviewed with MCES to investigate the feasibility of diverting some future L-80 area flows to the future trunk main to be extended from the northeast. Upon further review and analysis, MCES has concurred that diverting flows from some areas south of the Phase 1 improvements may eventually be needed. As a result, the sizing of a larger sewer main for the City Center Drive Phase 1 improvements for future flows is recommended.

The topography across the proposed City Center Drive alignment generally slopes upward from County Road 10 before sloping back down to where the Phase 1 portion begins. From this point, the roadway will generally slope down to the north and west toward City Hall where it will connect to CR 116. As a result, sewer service for City Center Drive (Phase 1) will be provided by constructing a gravity sewer that slopes downward to the north, with flows directed to the northwest corner of the development near City Hall. At the northwest corner, sewer flows will be directed across County Road 116 into a system constructed by others as a separate project. This separate project will connect to a system within the L-80 service area, and eventually connect to the future gravity trunk main from the northeast as previously described.



5.2 PROPOSED IMPROVEMENT ALTERNATIVES

There are essentially four different alternatives to the Phase 1 sanitary sewer construction, based on two different pipe sizes and two different alignment locations.

Pipe Sizing

The sanitary sewer design not only considers the proposed Phase 1 development, but also the future development of some properties to the south and east that may eventually have flows diverted to the north. This is discussed in the above introduction with regards to the MCES lift station capacity for southeast Corcoran. Essentially, sanitary sewer main will run from the southeast corner of the Phase 1 site (the intersection of City Center Drive and 79th Place), flowing by gravity to the northwest corner of the site near the City Hall entrance at CR 116.

Under typical design circumstances, an 8-inch sanitary sewer main pipe would suffice for Phase 1 (Option 1). However, because some areas to the south and east of Phase 1 are being evaluated for diversions, a 12-inch main would be needed to accommodate the projected flows. Therefore, two different sizes are being considered.

Sewer Pipe Location

The sanitary sewer main will flow by gravity from the southeast corner of Phase 1 to the northwest corner near City Hall. It is anticipated that the main will run in alignment with City Center Drive, along with the watermain and other private utilities. However, dependent on the layout and extent of proposed improvements on the St. Therese site, as well as anticipated future development on the west side of CR 116, an alternative alignment may be considered. A sewer main running from the southeast corner westerly down 79th Place and then north along CR 116 has been suggested as an alternative. However, this would result in a longer distance of pipe, and any future services for properties on the west side of CR 116 may be lengthy and subject to specific requirements of Hennepin County for crossing the roadway and right of way.

City Hall Sewer Service

The sanitary sewer service to City Hall is currently provided by a private septic system which is located to the south of the current city hall entrance and parking lot. With the proposed City Center Drive Improvements, the septic system will be impacted and will need to be relocated or removed. With the availability of sewer and water as a result of the improvements, it is recommended that the septic system be removed and the sewer service be modified and connected to the new sewer main.



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Sanitary Sewer

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5.3 ESTIMATED COSTS

The sanitary sewer as proposed herein for Phase 1 provides essentially four options, based on two possible sizes and two possible locations (alignments). As a result, four different alternatives and costs are presented in this report.

Both sizing options (8-inch vs. 12-inch gravity sewers) provide adequate service to the Saint Therese development. Option 1 (8-inch) would provide primarily local service for the proposed St. Therese development, with little capacity consideration for any additional sewer diversions from future development areas to the south of the Phase 1 improvements. As previously described, Option 2 (12-inch) would build in additional capacity for such diversions, should the City decide to divert some flows from the SE Corcoran MCES interceptor (L-80) connection to the NE Corcoran interceptor connection in the future, all subject to MCES review and approval.

For sewer main locations as described, one alignment would run along the west side of the St. Therese property, parallel to CR 116 and on property dedicated as space for a regional trail as previously mentioned. The other alignment option would follow the center of City Center Drive. Both alignment alternatives would terminate at the northwest corner of the site at CR 116 near City Hall. At that location, a separate improvement project outside of the scope of this report will include a crossing of CR 116 and connection to another system.

As described in the Introduction, the cost of installing sanitary sewer necessary to serve the St. Therese site (8-inch) would be the developer's responsibility as part of the site development. This would apply to either alignment, dependent on the specific site development needs. However, the cost difference in upsizing to a 12-inch (beyond the St. Therese needs) would not be the developer's responsibility and has been calculated accordingly for the City to consider.

The costs for the four identified options are:

Estimated Costs Option 1 – (City Center Drive and 8-inch):	\$335,500
Estimated Costs Option 2 – (City Center Drive and 12-inch):	\$435,500
Estimated Costs Option 3 – (79 th /CR 116 and 8-inch):	\$326,000
Estimated Costs Option 4 – (79 th /CR 116 and 12-inch):	\$413,000

In addition to the above, the cost to disconnect and remove the septic system serving City Hall and reconnect to the new sanitary sewer would add an additional estimated amount of \$25,000. Area charges and connection fees will likely apply and are not included in these estimates.



5.4 SUMMARY AND RECOMMENDATIONS

It is recommended that the 12-inch sanitary sewer main and City Center Drive alignment (Option 2) be considered for construction. The cost difference to install the larger size is relatively minimal in comparison to the total cost and provides additional capacity insurance for future growth beyond the Phase 1 improvements site, should it be needed. The City Center Drive alignment is also recommended as a result of the more direct and natural alignment with the overall improvements and the likelihood that this location will work well with the St. Therese development.

6.0 WATER

6.1 INTRODUCTION

Similar to sanitary sewer, improvements needed to construct water distribution infrastructure for Phase 1 City Center Drive Phase 1 and site improvements are being considered in conjunction with a previous study that addressed the greater sub-regional area of SE Corcoran and future Town Center. As a result, a water connection will be made available to the site per a separate public improvement that also serves properties west of County Road 116. This other improvement and a connection were considered and evaluated in the previous study and considers the long-term adequacy of water supply, distribution, and pressures for the greater southeast Corcoran area.

Under a contract to provide water, the City of Maple Grove will continue to supply SE Corcoran with up to a maximum day demand (MDD) of 5 million gallons per day (MGD) in accordance with agreements between the two cities. Overall water future water needs for this area have been modeled extensively, and future improvements (water supply, storage, and distribution) have been identified for the future in accordance with the City's Comprehensive and Capital Improvement Plans.

As previously mentioned in this report, proposed assessments are intended for transportation improvements only as the developer will be responsible for the water mains needed to serve the St. Therese site. However, any upsizing of the mains to better serve future development beyond the site will not be the developer's responsibility.

6.2 PROPOSED ALTERNATIVES

Studies have also indicated that upsized water main improvements for City Center Drive, including the Phase 1 segment may provide benefits to properties outside of Phase 1. These benefits would include access to the system, enhanced circulation and pressure distribution, and fire protection. Therefore, 2 options have been reviewed for the water distribution system for Phase 1 City Center Drive, and both are based on a system connection being available at City Center Drive and CR 116 by a separate project.



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Both options would provide a loop through the Phase 1 site by essentially following City Center Drive and 79th Place, connecting to a 16-inch trunk main to be constructed along CR 116 at both ends. This would essentially form a continuous loop around the site. Since the looping system is necessary for serving beyond the proposed development, the trunk main along CR 116 has not been included in the estimated costs. For the purposes of this feasibility report, estimated costs have been provided for two alternatives: a 12-inch main running the length of City Center Drive and 8-inch on 79th Place (Option 1), and the same with a 12-inch replacing the 8-inch on 79th Place (Option 2). In either scenario, a water main stub pointed southward (12-inch) will be provided at the City Center Drive/79th Place intersection in anticipation of the future street extension and development.

Previous modeling analyses for the water system in SE Corcoran reviewed various scenarios and results, based on future system improvements and future demands on the system. The options of constructing an 8-inch main or a 12-inch main for the St. Therese Development itself were reviewed as part of the various modeling scenarios. While an 8-inch line was generally considered adequate for present needs, the 12-inch was recommended to assure that future needs will be met. The city generally evaluates to a standard system pressure and if the St. Therese specific building needs additional pressure or requirements beyond the municipal system standards, that would be incorporated into their development plan.

City Hall Water Service

City Hall is currently serviced from a private well. The water quality from a private well is variable and the water provided from the public system is likely of a more consistent quality. With the City Center Project, it is recommended that a water stub be provided for the City Hall lot, and that a new service to the main be installed.

6.3 ESTIMATED COSTS

The water main as proposed herein for Phase 1 provides essentially two options based on an 8-inch watermain loop or an upgrade to a 12-inch size. As previously mentioned, the base 8-inch size will be the developer's responsibility and any upsizing to 12-inch will be funded by other sources. As a result, the following estimates are provided:

Estimated Costs (Option 1):	\$391,000
Estimated Costs (Option 2):	\$466,000

In addition to the above, an estimated amount of \$40,000 should be added for disconnecting the existing City Hall water service from the existing well and constructing a new connection to the new water main system. Area charges and connection fees will likely apply at time of connection and are not included in these costs.



6.4 SUMMARY AND RECOMMENDATIONS

Modeling has suggested that the 8-inch size will be adequate for future area needs beyond the St. Therese site, and the looping of main around the site will provide adequate circulation and fire protection. However, an upsizing to 12-inch pipe is a relatively minimal increment increase in proportion to the total installation cost and will provide assurance for future development and fire flow needs. It is therefore recommended that the 12-inch watermain pipe (Option 2), be installed accordingly as part of the project. It is recommended the city hall be connected to the water with the project.



7.0 STORM WATER - WATER RESOURCES

Stormwater implications for the proposed Phase 1 improvements have been reviewed in consideration of local and state regulations, regional ponding, floodplain, and potential changes in land use and additional runoff that would occur when future development proceeds. In addition, a proposed stormwater detention pond has been reviewed and described from both a local and regional service perspective. Wetland and floodplain mitigation and compensation in accordance with requirements has also been reviewed.

7.1 REGULATORY OVERVIEW

Stormwater management regulations in the proposed project area will be guided and directed by Corcoran's Local Surface Water Management Plan (Local Plan) and the City's Stormwater Pollution Prevention Plan (SWPPP). Each of these documents has a larger regulatory context:

- The Local Plan reflects the goals, policies, and rules of the Elm Creek Watershed Management Commission's Third Generation Watershed Management Plan (Commission's WMP).
- The SWPPP is a requirement of the City's stormwater permit, formally known as the Municipal Separate Storm Sewer System (MS4) permit. The MS4 permit is issued by the Minnesota Pollution Control Agency (MPCA).
- Among other goals, both documents include plans to meet pollutant load reductions calculated in the Elm Creek Watershed Total Maximum Daily Load (TMDL) study. TMDL studies are required for surface waters that are designated as impaired – in other words, those that do not meet one or more state water quality standards.

7.2 WATERSHED SETTING AND LAND USE

City Center Drive and related development areas are situated in the Rush Creek drainage area which includes natural wetland and floodplain areas east of City Hall. Land use and cover in the proposed street and development area is a mix of natural (woods) and agricultural with floodplain and wetlands. This pattern is typical of Corcoran, which is still a predominantly agricultural community with scattered low-density residential development and an abundance of wetlands. As development increases in the City however, the change from agricultural to non-agricultural land use presents opportunities to better manage stormwater runoff. In addition to effective design, stormwater Best Management Practices (BMPs) installed during construction will improve water quality in the large wetland complex near City Hall where the majority of runoff from the proposed improvements will flow.



7.3 STORMWATER MANAGEMENT

For the City Center Drive/Saint Therese development and construction as proposed in these Phase 1 improvements, the parcel area changes the land cover from agricultural/wooded/wetlands to urban senior living. Agricultural use of the land would cease, replaced by both pervious open/green space and impervious surfaces that will change the landscape and impact stormwater runoff.

Regional planning for conceptual ponding locations shows that the Phase 1 improvements and the Saint Therese parcel can be a “stand alone” parcel and mitigate the increased runoff rates. Any stormwater accommodation from the eventual extension of City Center Drive to the south, including related developable properties has also been considered. Sizing for a trunk storm sewer and expanded stormwater detention has therefore been reviewed and included in estimates and potential benefits.

Although cessation of agriculture generally benefits water quality by reducing export of nutrients and sediment, construction of additional impervious surfaces, such as roads, driveways and sidewalks in this development can increase the volume to receiving waters. CR 116 turn lanes and City streets will also increase impervious surface area and, will require BMPs to mitigate the impact of stormwater runoff.

Mitigation is accomplished by aligning development plans with stormwater regulations. Corcoran’s Local Plan, in agreement with the Watershed Commission’s WMP, requires that certain development plans be submitted to the City and the Commission for review. The purpose of the review is to ensure that the developer’s and City’s plans for stormwater management during and after construction meet the Commission’s rules regarding the rate, volume, and pollutant load of stormwater runoff, along with other rules regarding wetland alteration, erosion and sediment control and other aspects of surface water protection.

This adherence to Commission rules is one of the strategies the City of Corcoran has chosen to also meet its TMDL obligations. The implementation plan calls on Corcoran to apply these strategies and standards when land use changes, a strategy that is expected to have the net result of improving the quality of stormwater runoff. Stormwater modeling guidelines are in Appendix A, and as noted FEMA floodplain modifications and off-site water quality improvements are listed.

Complementing the Local Plan, Corcoran’s SWPPP requires plan review, construction site erosion and sediment control, and post-construction stormwater management. Construction site inspections by the City or its authorized staff would begin with land-disturbing activity and end with final stabilization of exposed soils. After construction, the City would enter an agreement with the developer to ensure that stormwater Best Management Practices continue to function as intended.

7.4 FINDINGS

- Regional planning for conceptual ponding locations shows that the City Center Drive/Saint Therese parcel can be a “stand alone” parcel and mitigate the increased runoff rates.



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Storm Water - Water Resources

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- Conceptual planning shows a 0.4 acre, 1.2 acre, or 1.8 acre pond footprint is necessary, depending on sizing for Public Right of Way (ROW) only, Public ROW and the St. Therese site, or Public ROW and the St. Therese site plus potential contributing areas to the south of these Phase 1 improvements.
- Stormwater improvements are necessary within the development to meet regulations of the WMO. The Elm Creek Watershed Management Commission's development rules and standards will apply.
- Stormwater improvements will also need to meet the goals of Corcoran's Local Plan and the Elm Creek TMDL study.
- The City of Corcoran has modeling guidelines for hydrology and hydraulics to consistently manage stormwater events in new developments.
- To move towards meeting load reduction goals, the City's Local Surface Water Plan identifies that improvements to water resources will occur with development.
- FEMA-designated Zone A floodplain is located within/adjacent to the project area. A Letter of Map Revision (LOMR) from FEMA is likely not required. However, mitigation of any floodplain fill areas will be necessary.
- The City has recently obtained the Local Government Unit (LGU) responsibility for implementing the Wetland Conservation Act (WCA).
- A detention pond sized accordingly for Phase 1 improvements and additional areas to the south (Regional) has been proposed (Figure 4).

7.5 ESTIMATED COSTS

As also described in Section 3.0, Site Grading and Earthwork, two different detention pond sizes have been analyzed, one for serving only the immediate Phase 1 improvements and a slightly larger pond to serve a more regional area. The cost of the pond has been included in the grading and earthwork costs. Costs for storm sewer, including conveyance to the pond have been included in the street improvement costs.

7.6 SUMMARY AND RECOMMENDATIONS

It is recommended that the 1.2 acre (regional) stormwater detention pond/basin be constructed. Because the pond is considered as part of the overall grading and earthwork cost, the incremental cost is considered relatively minimal. In addition, the additional excavation provides additional stormwater management and runoff treatment for future development and improvements. The additional excavation may also provide some additional floodplain and wetland mitigation capacity, depending on construction and alignment with mitigation regulations.



8.0 FINANCING

8.1 SUMMARY

Financing options for the Phase 1 improvements (transportation, sewer, water, and stormwater detention) that are necessary for infrastructure and to mitigate impacts typically follow the approach of:

- On-site infrastructure is managed by the developer.
- Upsizing of on-site trunk utilities is provided by credit, with eligibility determined during plan review.
- Off-site projects are managed by the City (engineering, bidding, and construction management) through an escrow.
- Other financing mechanisms (i.e., Ch 429 process). As previously mentioned in this report, it is proposed to utilize Special Assessments to fund the transportation related portion of the public improvements.
- The roadway is in the process of being designated as a Municipal State Aid Road and may be eligible for use of the City of Corcoran State Aid Funds.

The financial package will be further detailed and negotiated as the project moves forward and culminates in the overall Developer Agreement with the overall preliminary plat approval, which is updated for each phase of the Phase 1 improvements.

8.2 CHAPTER 429 PROCESS

As previously mentioned in this report, it has been proposed at this time to assess only the transportation portion of the improvements. Stormwater has also been mentioned as a possibility for further discussion. Phase 1 Public Improvements (transportation elements) will not only serve the proposed St. Therese site, but will also provide future benefit to identified properties to the south as the Town Center area develops and City Center Drive is extended. As a result, special assessments for the transportation improvements in accordance with State of Minnesota Chapter 429 requirements has been proposed and calculated as provided further below.

Special Assessments are a charge imposed on properties for a particular improvement that benefits the owners of those selected properties. The authority to use special assessments originates in the state constitution which allows the state legislature to give cities and other governmental units the authority “to levy and collect assessments for local improvements upon property benefitted thereby.” The legislature confers that authority to cities in Minnesota Statutes Chapter 429.

Special assessments have three distinct characteristics:



CITY CENTER DRIVE FEASIBILITY STUDY

Financing

July 1, 2021

1. They are a levy a city uses to finance, or partially finance, a particular public improvement program.
2. The city levies the charge only against those particular parcels of property that receive some special benefit from the program.
3. The amount of the charge bears a direct relationship to the value of the benefits the property receives.

The Chapter 429 process can be initiated from either a petition from the affected property owners or by the City Council by ordering a feasibility report. Upon completion of a feasibility report by the City Engineer or designee, the City Council must pass a resolution receiving the report and provide preliminary notice of the improvement.

Following is the general process and steps required for the Chapter 429 process:

Upon the ordering of a feasibility report by the City Council, staff prepares the report, which generally provides descriptions and conceptual designs for the proposed improvements, estimated costs, assessment rolls, a proposed schedule, and other pertinent information.

After the report is completed and accepted by the Council, a public hearing is scheduled and held in accordance with Chapter 429 requirements, followed ultimately by bidding and construction if the project is approved and continues to move forward. An assessment hearing is also included as part of the process to adopt the assessment rolls as presented. It should also be noted that the improvement hearing may be omitted if 100 percent of the affected landowners sign a petition requesting the improvement.

Proposed Possible Schedule

Following is a general outline of a proposed schedule for consideration for this project as part of the Chapter 429 process:

Council Orders Feasibility Report	January 2021
Council Receives Draft Feasibility Report and Reviews	June 24, 2021
Council Accepts Feasibility Report and Calls for Public Hearing	July 8, 2021
Staff submits notice of Public Hearing in accordance with Chapter 429	
Council Holds Public Hearing	August 12, 2021
Council Orders the Preparation of Plans and Specifications	August 12, 2021
Open Bids	Fall 2021
Council Provide Notification of Assessment Hearing	TBD
Council Hold Assessment Hearing, Adopt Assessment Roll and Award Contract	TBD
Commence Construction	TBD

The schedule provided is conceptual in nature and actual timing of the improvement project may coincide with the adjacent St. Therese development's anticipated schedule.



8.3 REPORT AND PRELIMINARY ASSESSMENT ROLL

The benefitting properties proposed for assessment are shown in the figures on the following page. Assessments are proposed for benefitting properties for transportation related improvements only. The city has received letters of benefits from Nagell Appraisal, Inc. A copy of the appraisal reports is provided in Appendix A.

The benefit reports received by the city provide a general range of benefit per acre of buildable area for each property. At the June 24th City Council Meeting, the city council discussed the assessment policy for this project and determined the average of the range of benefit should be used for the proposed assessments as the City's assessment policy does not directly dictate how to address this specific type of project that addresses immediate and longer-term benefits. As a result, a proposed preliminary assessment roll is provided herein for Council's consideration, utilizing the appraisal reports as a base or framework, in which a proposed midrange of the expected benefit will provide. The proposed assessment roll is provided in Appendix B.

The proposed buildable acres for each lot were calculated by subtracting the probable wetland areas available through the National Wetland Index (NWI) from the total acres for the parcel.

The Appraisal Reports from Nagell Appraisal, Inc noted that the additional parcels south of PID 2411923340002 received little to nil benefit from the improvements and were therefor note included in the preliminary assessment roll.

** The Property Owners as named below for each PID are per the most recent property information provided by Hennepin County. Any recent sales or transfers of property may not yet be recorded.



CITY CENTER DRIVE FEASIBILITY STUDY

Financing

July 1, 2021

Properties Proposed for Assessment



9.0 CONCLUSIONS AND RECOMMENDATIONS

The following infrastructure Phase 1 improvements are feasible and necessary to meet the needs of the St. Therese development and prepare for future phases of development in the Town Center area. These improvements are consistent with similar requirements for other developments in the City of Corcoran, and have been shown to be necessary for managing the City's growth and vision and goals in accordance with the Comprehensive Plan.

Sanitary Sewer

- Option 2 (City Center Drive alignment with 12-inch main) is recommended to accommodate the proposed St. Therese development as well as provide capacity for future developments to the south and east of the site. The estimated cost of this option is \$435,500 and does not include a crossing of CR 116 to connect with a separate system/improvement. An additional amount of \$25,000 should also be added for the City Hall sewer service, bringing the total to \$460,500.

Water

- The Saint Therese development will have adequate water pressures and will likely have adequate available fire flows, though Saint Therese will need to make the final evaluation of fire flow adequacy.
- The Saint Therese site and future area development can be adequately served by a looped 12-inch water main, and Option 2 as described previously is recommended.
- Typical of Corcoran requirements, a water main stub pointed southward will be required at the south property line for future City Center Drive and development to the south.
- The approximate cost of the recommended water main improvements (Option 2) is approximately \$466,000 and does not include the 12-inch main to be installed along CR 116 by others. An additional amount of \$40,000 should be added to for the City Hall water service, bringing the total to \$506,000.

Grading and Earthwork and Water Resources

- Stormwater improvements are necessary within the development to meet regulations of the WMO and to meet the goals of Corcoran's Local Plan and the Elm Creek TMDL study.
- The overall grading and excavation costs are estimated to be \$916,047 which includes a regional stormwater detention pond and a provision for wetland mitigation. Overall costs may be reduced, and construction streamlined through coordination with the property developer.
- FEMA-designated Zone A floodplain is located within/adjacent to the project area. A Letter of Map Revision (LOMR) from FEMA is likely not required. However, mitigation of floodplain fill areas as a result of the City Center Drive construction will be required, and an estimated cost has been included in the overall grading and excavation estimate.



CITY CENTER DRIVE FEASIBILITY STUDY

Conclusions and Recommendations

July 1, 2021

- The City has recently obtained the LGU responsibility for implementing WCA.

Transportation

In order to accommodate both the St. Therese Development, anticipated future needs, and Hennepin County requirements, the following improvements are recommended:

County Road 116/Main City Hall access

- Construct left turn (southbound) and right turn lanes (northbound) on the approaches.
- Preserve right-of-way for future traffic signal control when property west of CR 116 develops.
- Cost estimate = \$185,000

County Road 116/79th Place

- Construct left turn (southbound) and right turn lane (northbound) on the approaches.
- Construct the City's street westbound approach with a left turn lane and a right turn lane.
- Cost estimate = \$309,000

City Center Drive Phase 1 on east side of proposed project (includes a fill area with no wall design)

- Two lane roadways with planted median, designed and constructed in accordance with Municipal State Aid Standards.
- 72-foot right-of-way per SE District plan

79th Place on south side of proposed project

- Two lane roadway designed and constructed in accordance with Municipal State Aid Standards.
- 60-foot right-of-way per SE District plan

Total Estimated Street Costs (City Center Drive and 79th Place): \$2,734,251



CITY CENTER DRIVE FEASIBILITY STUDY

Conclusions and Recommendations

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Total Project Costs for Recommended Improvements:

Street (City Center Drive and 79 th Place)	\$2,734,251
County Roadway Intersection Improvements	\$494,000
Stormwater/Grading	\$916,047
Sanitary Sewer	\$460,500
Watermain	\$506,000

Total \$5,110,798

****These estimated costs do not include any additional costs that may be incurred outside of the scope of these improvements, including private utility extensions or relocations, including overhead utilities.***

The financing through the project will likely be a combination of Local Funds, Special Assessments, and funding from adjacent developers. Provided below is an estimated cost breakdown to show the estimated funding sources.

					7/1/2021
City Center Drive and 79th Place Improvements					
Component	Total Cost	City Funding	St. Therese Funded	429 Assessed	
Roadway (Streets and Turn Lanes)	\$ 3,228,251	\$ 2,452,494	\$ 280,657	\$ 495,100	
Stormwater/Grading*	\$ 916,047	\$ 402,796	\$ 513,251		
Sanitary Sewer Recommended	\$ 460,500	\$ 125,000	\$ 335,500		
Watermain Recommended	\$ 506,000	\$ 115,000	\$ 391,000		
	\$ 5,110,798	\$ 3,095,290	\$ 1,520,408	\$ 495,100	
*costs include wetland and floodplain mitigation					



TABLES

- 1. Cost Estimate for Street Improvements**
- 2. Cost Estimate for Sanitary Sewer Improvements**
- 3. Cost Estimate for Water Improvements**
- 4. Cost Estimate for Earthwork and Grading Improvements**
- 5. Cost Estimate for County Roadway Intersection Improvements**

TABLE 1 – COST ESTIMATE FOR STREET IMPROVEMENTS



OPINION OF PROBABLE COST					
CITY OF CORCORAN					
CITY CENTER DRIVE FEASIBILITY STUDY					
2294-21-500					
6/14/2021					
				 now part of 	
Bid Item	Description	Units	Total Quantity	Unit Price	Subtotal
STREET					
1	MOBILIZATION/DEMOBILIZATION	EACH	1	\$ 100,000.00	\$ 100,000.00
2	GEOTEXTILE FABRIC, TYPE V NON-WOVEN	SQ YD	13210	\$ 2.00	\$ 26,420.00
3	SELECT GRANULAR BORROW	TON	7050	\$ 20.00	\$ 141,000.00
4	AGGREGATE BASE CLASS 5, 100% CRUSHED	TON	8940	\$ 22.00	\$ 196,680.00
5	BITUMINOUS TACK COAT MATERIAL	GAL	530	\$ 5.00	\$ 2,650.00
6	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	1340	\$ 90.00	\$ 120,600.00
7	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1340	\$ 80.00	\$ 107,200.00
8	B618 CURB AND GUTTER	LF	8250	\$ 20.00	\$ 165,000.00
9	6" CONCRETE SIDEWALK	SQ FT	27600	\$ 10.00	\$ 276,000.00
10	PEDESTRIAN RAMP	EACH	7	\$ 2,500.00	\$ 17,500.00
11	LANDSCAPING & IRRIGATION	LIN FT	2450	\$ 80.00	\$ 196,000.00
12	LIGHT POLE & BASE	EACH	20	\$ 10,000.00	\$ 200,000.00
13	RCP STORM SEWER CLASS V	LF	2920	\$ 80.00	\$ 233,600.00
14	RCP FLARED END SECTION WITH TRASH GUARD	EACH	2	\$ 3,500.00	\$ 7,000.00
15	CONSTRUCT DRAINAGE STRUCTURE - 4' DIA MH	EACH	14	\$ 5,000.00	\$ 70,000.00
16	CONSTRUCT DRAINAGE STRUCTURE - 2'X3' CB	EACH	10	\$ 3,500.00	\$ 35,000.00
17	CONSTRUCT OUTLET CONTROL STRUCTURE - 5' DIA MH	EACH	1	\$ 10,000.00	\$ 10,000.00
18	4" PVC DRAINTILE PIPE	LF	4840	\$ 8.00	\$ 38,720.00
19	4" PVC DRAINTILE CLEANOUT	LF	12	\$ 200.00	\$ 2,400.00
20	FILTRATION BENCH PER DETAIL	LF	900	\$ 175.00	\$ 157,500.00
SUBTOTAL:					\$ 2,103,270.00
30% INDIRECT PROJECT COSTS					\$ 630,981.00
ESTIMATED TOTAL					\$ 2,734,251.00

TABLE 2 – COST ESTIMATE FOR SANITARY SEWER IMPROVEMENTS (OPTIONS 1 AND 2)

OPINION OF PROBABLE COST
 CITY OF CORCORAN
 CITY CENTER DRIVE FEASIBILITY STUDY
 2294-21-500
 6/2/2021



Bid Item	Description	Units	Total Quantity	Unit Price	Subtotal
SANITARY SEWER - OPTION 1					
1	CONNECT TO EXISTING SANITARY MANHOLE	EACH	1	\$ 2,500.00	\$ 2,500.00
2	8" PVC C-900 DR-18 SANITARY SEWER PIPE	LF	875	\$ 75.00	\$ 65,625.00
3	8" PVC SDR 26 SANITARY SEWER PIPE	LF	744	\$ 65.00	\$ 48,360.00
4	8" PVC SDR 35 SANITARY SEWER PIPE	LF	660	\$ 55.00	\$ 36,300.00
5	8" PVC PLUG	EACH	3	\$ 100.00	\$ 300.00
6	IMPROVED PIPE FOUNDATION - 24" THICK	LF	425	\$ 120.00	\$ 51,000.00
7	4' DIA SANITARY SEWER MANHOLE	EACH	10	\$ 4,500.00	\$ 45,000.00
8	4' DIA SANITARY STRUCTURE OVERDEPTH (>12' DEPTH)	LF	100	\$ 90.00	\$ 8,997.75
SUBTOTAL:					\$ 258,082.75
30% INDIRECT PROJECT COSTS					\$ 77,424.83
ESTIMATED TOTAL					\$ 335,507.58
SANITARY SEWER - OPTION 2: 12" SEWER					
1	8" PVC C-900 DR-18 SANITARY SEWER PIPE	LF	-875	\$ 75.00	\$ (65,625.00)
2	8" PVC SDR 26 SANITARY SEWER PIPE	LF	-744	\$ 65.00	\$ (48,360.00)
3	8" PVC SDR 35 SANITARY SEWER PIPE	LF	-660	\$ 50.00	\$ (33,000.00)
4	8" PVC PLUG	EACH	12	\$ 100.00	\$ 1,200.00
5	12" PVC C-900 DR-18 SANITARY SEWER PIPE	LF	683	\$ 110.00	\$ 75,130.00
6	12" PVC SDR 26 SANITARY SEWER PIPE	LF	1082	\$ 90.00	\$ 97,380.00
7	12" PVC SDR 35 SANITARY SEWER PIPE	LF	660	\$ 75.00	\$ 49,500.00
8	12" PVC PLUG	EACH	3	\$ 125.00	\$ 375.00
SUBTOTAL:					\$ 76,600.00
30% INDIRECT PROJECT COSTS					\$ 22,980.00
ESTIMATED TOTAL					\$ 99,580.00

TABLE 2 – COST ESTIMATE FOR SANITARY SEWER IMPROVEMENTS (OPTIONS 3 AND 4)

OPINION OF PROBABLE COST
 CITY OF CORCORAN
 CITY CENTER DRIVE FEASIBILITY STUDY
 2294-21-500
 6/2/2021



Bid Item	Description	Units	Total Quantity	Unit Price	Subtotal
SANITARY SEWER - OPTION 3: (TRAIL 8' SEWER)					
1	CONNECT TO EXISTING SANITARY MANHOLE	EACH	1	\$ 2,500.00	\$ 2,500.00
2	8" PVC C-900 DR-18 SANITARY SEWER PIPE	LF	628	\$ 75.00	\$ 47,100.00
3	8" PVC SDR 26 SANITARY SEWER PIPE	LF	1068	\$ 65.00	\$ 69,420.00
4	8" PVC SDR 35 SANITARY SEWER PIPE	LF	463	\$ 55.00	\$ 25,465.00
5	8" PVC PLUG	EACH	3	\$ 100.00	\$ 300.00
6	IMPROVED PIPE FOUNDATION - 24" THICK	LF	500	\$ 120.00	\$ 60,000.00
7	4' DIA SANITARY SEWER MANHOLE	EACH	8	\$ 4,500.00	\$ 36,000.00
8	4' DIA SANITARY STRUCTURE OVERDEPTH (>12' DEPTH)	LF	104	\$ 90.00	\$ 9,351.00
9	INSTALL STRUCTURE SIGN POST AND MARKER	EACH	3	\$ 120.00	\$ 360.00
SUBTOTAL:					\$ 250,496.00
30% INDIRECT PROJECT COSTS					\$ 75,148.80
ESTIMATED TOTAL					\$ 325,644.80
SANITARY SEWER - OPTION 4: (TRAIL 12" SEWER)					
1	8" PVC C-900 DR-18 SANITARY SEWER PIPE	LF	-628	\$ 75.00	\$ (47,100.00)
2	8" PVC SDR 26 SANITARY SEWER PIPE	LF	-1068	\$ 65.00	\$ (69,420.00)
3	8" PVC SDR 35 SANITARY SEWER PIPE	LF	12	\$ 50.00	\$ 600.00
4	8" PVC PLUG	EACH	-3	\$ 100.00	\$ (300.00)
5	12" PVC C-900 DR-18 SANITARY SEWER PIPE	LF	473	\$ 110.00	\$ 52,030.00
6	12" PVC SDR 26 SANITARY SEWER PIPE	LF	1068	\$ 90.00	\$ 96,120.00
7	12" PVC SDR 35 SANITARY SEWER PIPE	LF	463	\$ 75.00	\$ 34,725.00
8	12" PVC PLUG	EACH	3	\$ 125.00	\$ 375.00
SUBTOTAL:					\$ 67,030.00
30% INDIRECT PROJECT COSTS					\$ 20,109.00
ESTIMATED TOTAL					\$ 87,139.00



TABLE 3 – COST ESTIMATE FOR WATER IMPROVEMENTS

OPINION OF PROBABLE COST
 CITY OF CORCORAN
 CITY CENTER DRIVE FEASIBILITY STUDY
 2294-21-500
 6/2/2021



Bid Item	Description	Units	Total Quantity	Unit Price	Subtotal
WATERMAIN - OPTION 1					
1	CONNECT TO EXISTING WATERMAIN	EACH	2	\$ 2,500.00	\$ 5,000.00
2	INSTALL HYDRANT WITH GATE VALVE	EACH	9	\$ 6,000.00	\$ 54,000.00
3	IMPROVED PIPE FOUNDATION - 24" THICK	LIN FT	608.00	\$ 30.00	\$ 18,240.00
4	12" BUTTERFLY VALVE & BOX	EACH	2	\$ 3,800.00	\$ 7,600.00
5	8" GATE VALVE & BOX	EACH	2	\$ 2,500.00	\$ 5,000.00
6	12" PVC C900 DR 18 WATERMAIN	LIN FT	1669	\$ 85.00	\$ 141,859.90
7	8" PVC C900 DR 18 WATERMAIN	LIN FT	761	\$ 65.00	\$ 49,489.05
8	DUCTILE IRON FITTINGS	LB	1163	\$ 15.00	\$ 17,445.00
9	STRUCTURE SIGN POST AND MARKER	EACH	9	\$ 200.00	\$ 1,800.00
SUBTOTAL:					\$ 300,433.95
30% INDIRECT PROJECT COSTS					\$ 90,130.19
ESTIMATED TOTAL					\$ 390,564.14
WATERMAIN - OPTION 2: (12" WATER)					
1	8" GATE VALVE & BOX	EACH	-2	\$ 2,500.00	\$ (5,000.00)
2	8" PVC C900 DR 18 WATERMAIN	LIN FT	-761	\$ 65.00	\$ (49,465.00)
3	12" BUTTERFLY VALVE & BOX	EACH	12	\$ 3,800.00	\$ 45,600.00
3	12" PVC C900 DR 18 WATERMAIN	LIN FT	761	\$ 85.00	\$ 64,685.00
4	DUCTILE IRON FITTINGS	LB	119	\$ 15.00	\$ 1,785.00
SUBTOTAL:					\$ 57,605.00
30% INDIRECT PROJECT COSTS					\$ 17,281.50
ESTIMATED TOTAL					\$ 74,886.50



TABLE 4 – COST ESTIMATE FOR GRADING AND EARTHWORK IMPROVEMENTS

OPINION OF PROBABLE COST					
CITY OF CORCORAN					
CITY CENTER DRIVE FEASIBILITY STUDY				now part of	
2294-21-500					
6/14/2021					
Bid Item	Description	Units	Total Quantity	Unit Price	Subtotal
SITE GRADING AND EARTHWORK					
1	MOBILIZATION & DEMOBILIZATION/EROSION CONTROL	LUMP SUM	1	\$ 75,000.00	\$ 75,000.00
2	COMMON EXCAVATION - ONSITE (EV) (P) - STREET	CU YD	21300	\$ 7.00	\$ 149,100.00
3	COMMON EXCAVATION - ONSITE (CV) (STOCKPILE)	CU YD	39900	\$ 5.00	\$ 199,500.00
4	COMMON EXCAVATION - OFFSITE (LV)	CU YD	12000	\$ 22.00	\$ 264,000.00
5	COMMON BORROW (LV)	CU YD	2130	\$ 25.00	\$ 53,250.00
6	CLEAR AND GRUB	AC	3	\$ 10,000.00	\$ 30,000.00
7	SEEDING/RESTORATION	SQ YD	17740	\$ 4.00	\$ 70,960.00
				SUBTOTAL:	\$ 841,810.00
				30% INDIRECT PROJECT COSTS	\$ 252,543.00
				ESTIMATED TOTAL	\$ 1,094,353.00

This estimate does not include excavation and related costs for wetland mitigation, estimated at this time to be \$150,000.

Costs are for largest regional pond and are proportional to recommended improvement

TABLE 5 – COST ESTIMATE FOR COUNTY ROADWAY INTERSECTION IMPROVEMENTS

OPINION OF PROBABLE COST					 now part of 
CITY OF CORCORAN					
CITY CENTER DRIVE FEASIBILITY STUDY					
2294-21-500					
6/14/2021					
County Roadway Intersection Costs					
Description	Units	Total Quantity	Unit Price	Subtotal	
County Road 116 & City Hall Turn Lanes					
Mobilization, Traffic, Removals	Sq Yd	\$ 12.00	2040	\$ 24,480.00	
Earthwork	Sq Yd	\$ 6.00	2040	\$ 12,240.00	
Aggregate	Sq Yd	\$ 10.00	2040	\$ 20,400.00	
Bituminous	Sq Yd	\$ 30.00	2040	\$ 61,200.00	
Other	Sq Yd	\$ 11.50	2040	\$ 23,460.00	
			Subtotal	\$ 141,780.00	
			30% INDIRECT PROJECT COSTS	\$ 42,534.00	
			Estimated Total Project Costs	\$ 185,000.00	
Description	Units	Total Quantity	Unit Price	Subtotal	
County Road 116 & 79th Place Turn Lanes					
Mobilization, Traffic, Removals	Sq Yd	\$ 12.00	3420	\$ 41,040.00	
Earthwork	Sq Yd	\$ 6.00	3420	\$ 20,520.00	
Aggregate	Sq Yd	\$ 10.00	3420	\$ 34,200.00	
Bituminous	Sq Yd	\$ 30.00	3420	\$ 102,600.00	
Other	Sq Yd	\$ 11.50	3420	\$ 39,330.00	
			Subtotal	\$ 237,690.00	
			30% INDIRECT PROJECT COSTS	\$ 71,307.00	
			Estimated Total Project Costs	\$ 309,000.00	

FIGURES

- 1. Roadway/Street Improvements**
- 2. Sanitary Sewer and Water Distribution**
- 3. Ponding/Stormwater**

Figure 1 - Roadway/Street Improvements

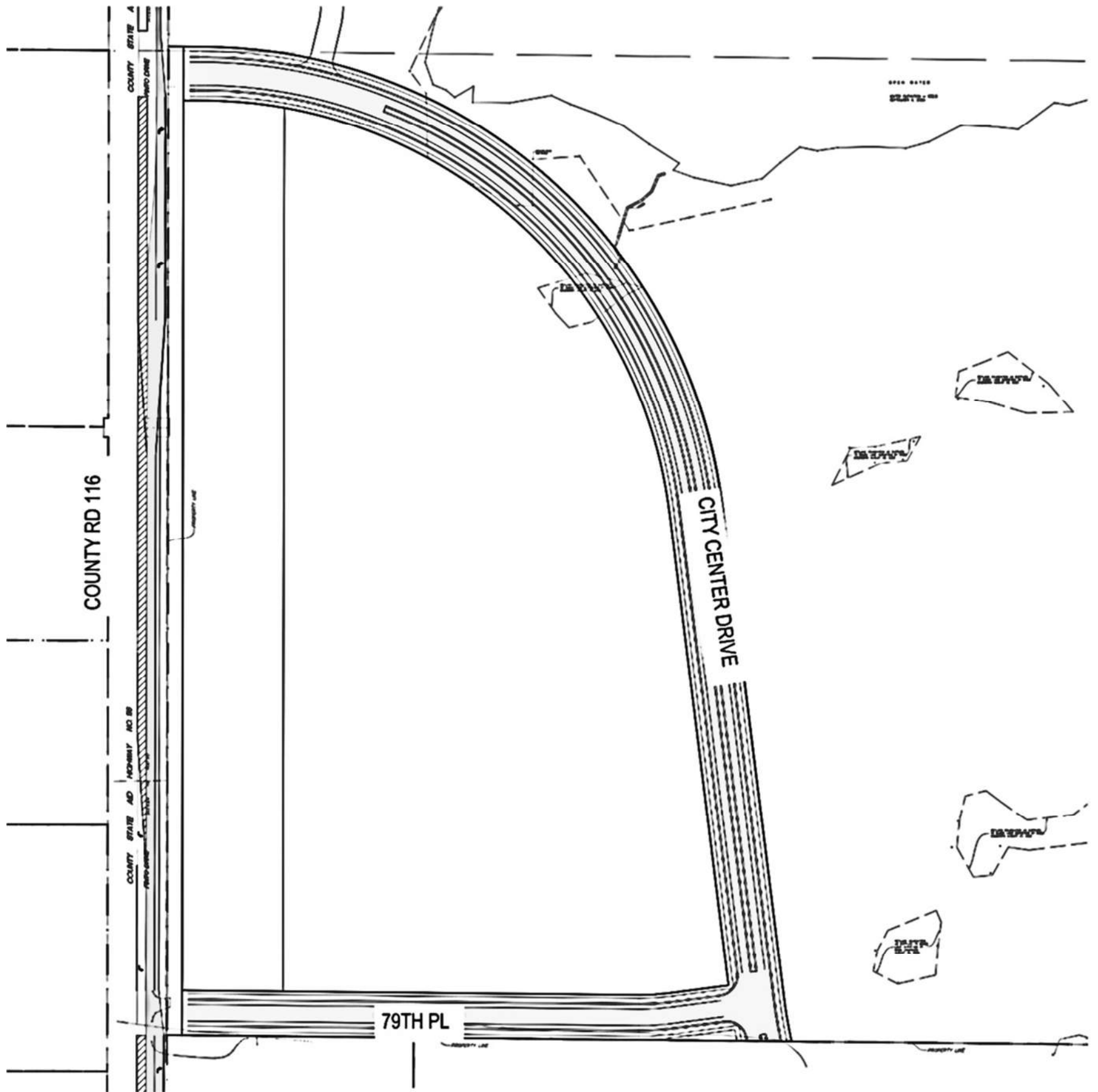


Figure 2 - Sanitary Sewer and Water Distribution (Sewer Preferred Option)

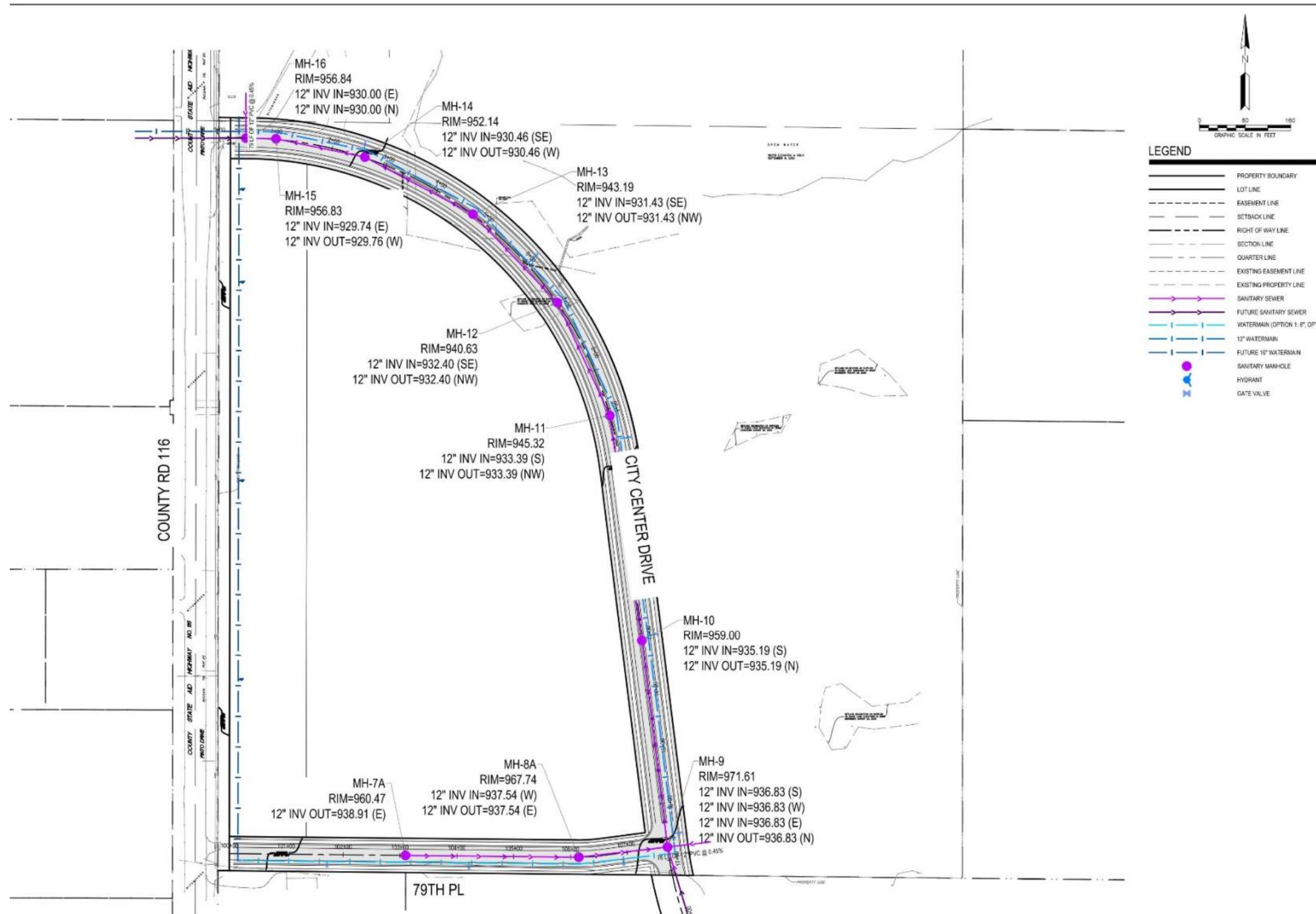


Figure 2 - Sanitary Sewer and Water Distribution (Sewer Alternate CR 116 Option)

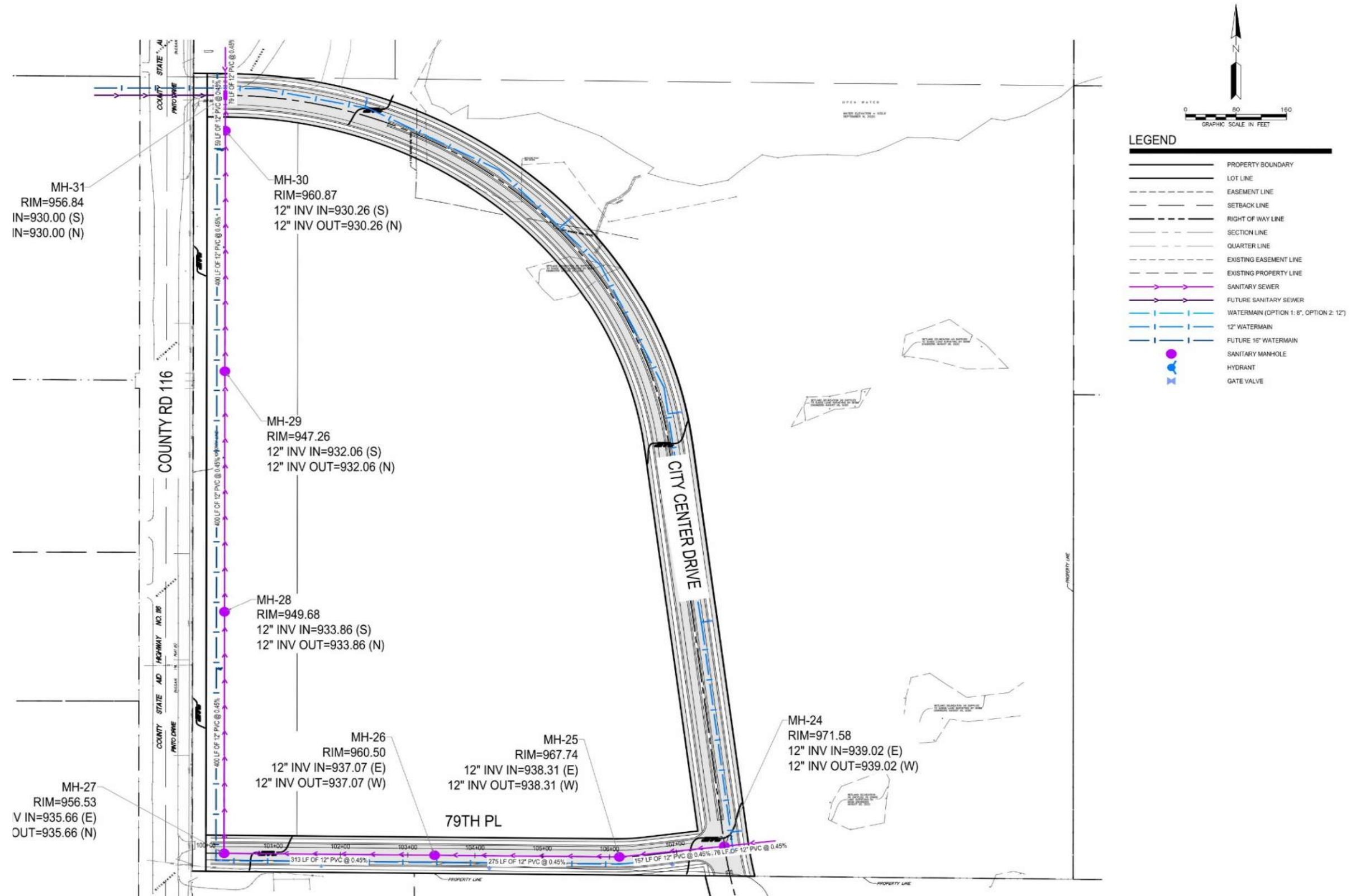
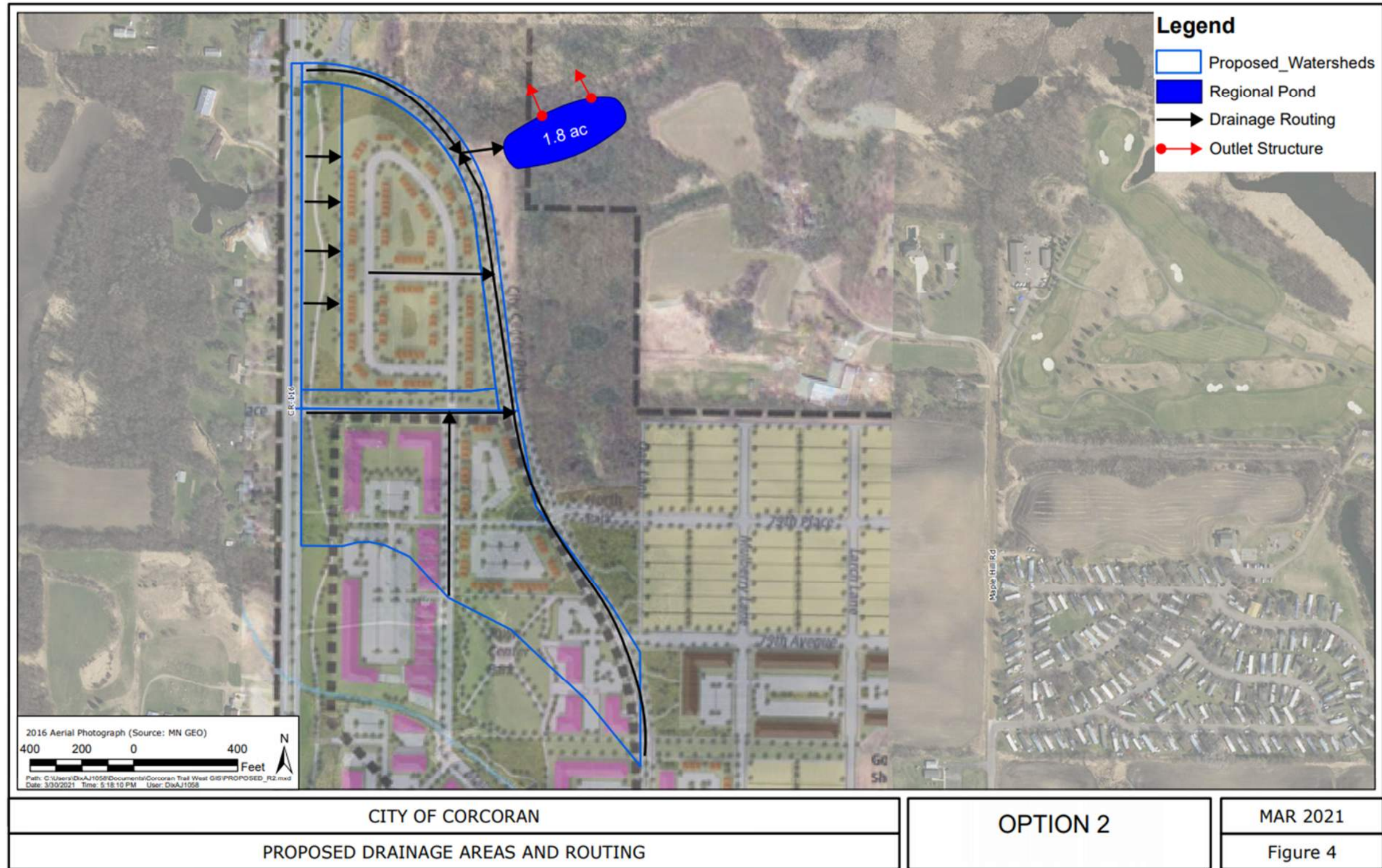


Figure 3 - Ponding/Stormwater



APPENDIX A

APPRAISAL REPORTS



Report Type

Real Estate Consulting
Letter Report (Restricted Appraisal)

Effective Date

May 28, 2021

Client

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

Subject Property

Street Improvement Project
7801 & 7900 Maple Hill Road
Corcoran, Hennepin County, MN 55340
Owner: Corcoran Bay Holdings LLC



File # V2103003 – Corcoran Bay Holdings

Prepared By:

Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated

12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

NAGELL APPRAISAL INCORPORATED

12805 Highway 55 #300
Plymouth, MN 55441
Established in 1968

Phone 952-544-8966
Fax 952-544-8969

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

June 29, 2021

To Brad Martens:

Per your request, this is a letter report to assist the city for guidance regarding a street construction project within Corcoran (see attached map for the location of the project). The project is the new construction of City Center Drive and 79th Place.

The intended use is for special assessment decision making purposes, the intended user is the City of Corcoran.

The scope of the assignment is to provide an indication of benefit due to the proposed road construction project. The research included selection of land sales with characteristics of the subject before and after the improvement project. The information is retained in the appraiser's workfile.

While an overall value is not provided, there are market conclusions shown in this report. A definition of market value is provided at the end of this letter.

The appraiser used the Sales Comparison Approach to indicate market benefit. The Income and Cost Approaches were not found to be applicable at this time.

The project is assumed to be completed as described on the effective date of this report. Per city, access to CR 116 is not allowed due to intersection spacing prior to completion of the project. There are no other hypothetical or extraordinary assumptions noted. This letter has been written to conform to USPAP only, specifically Standards Rule 2-2B.

Ethan Waytas, MAI inspected the property from the right-of-way on May 28, 2021.

PROJECT

The project is the new construction of City Center Drive and 79th Place. These roads currently do not exist and will be new.

Per request, you desire to know the benefit (if any) as it impacts properties in the project area.

AREA DESCRIPTION

The City of Corcoran is a western outlying suburban community located approximately 35 minutes northwest of Downtown Minneapolis. The population was 5,500 as of 2010 census (a decrease of 2.3% from the 2000 census).

The commercial portion of the city is located at the intersection of County Roads 10 & 116. The remainder of the city is mostly made up of rural residential, large estate-sized residential and newer scattered single-family residential developments. Corcoran has a reputation as a stable community. Access to most shopping and surrounding communities is within 15 minutes. Most existing buildings in the area range from average to good quality. No apparent adverse influences.

The population for Corcoran in 2010 was 5,379, down from 5,630 in 2000—a 4.5% decrease. The 2019 estimated population is 6,250, a 16.2% increase.

Single family homes generally range in value between \$195,000 and \$600,000+ in the City Limits with an average of about \$510,000 (MLS statistics). The city is a mixture of residential, industrial, and commercial. Most homes are average to good quality.

SUBJECT PROPERTY

PID: 24-119-23-34-0002 & 24-119-23-33-0004

Owner: Corcoran Bay Holdings, LLC

Current Use: Single-family residential home and agricultural land

Site Size: 3,290,663 SF (75.54 acres), per county

Home Size: 1,230 SF, per public records

SUBJECT PROPERTY AERIAL IMAGE



EXISTING STREETS & UTILITIES

There is existing public water and public sanitary sewer in the overall greater area. Utilities are not part of this specific project.

There is existing road infrastructure along County Road 116, County Road 10, and Maple Hill Road. The county roads provide north/south and east/west access, but there is no internal road infrastructure to support development.

In addition, per city, the subject would not be allowed direct access to County Road 116 due to county intersection spacing requirements. This would mean that all road access points would have to come from Maple Hill Road, which is a small, narrow road that would not support significant development.

HIGHEST AND BEST USE

The subject project area is located in the southeastern portion of the city in an area of commercial, residential, agricultural, and industrial uses.

The subject has a current zoning of DMU, Downtown Mixed Use. The property is guided for Mixed Use, which is a “mix of residential, retail and office uses either within 1 building or 1 development. Residential development at 8 to 30 units per acre”.

The subject site, prior to the project, has a highest and best use for future mixed-use development. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

Note: Per city, the subject would not be allowed direct access to County Road 116 due to county intersection spacing requirements. This would mean that all road access points would have to come from Maple Hill Road, which is a small, narrow road that would not support significant development.

After the project, the site continues to have a highest and best use for future mixed-use development. The beginning of interior road infrastructure is being constructed by the city. With the construction of the new roads, the development timing will be shortened and the site will have access to County Road 116.

The proposed project will create two new asphalt roads with concrete curb and gutter, along with storm sewer.

The market recognizes that interior road infrastructure, and road infrastructure in general, is necessary for the development of property. It can be very appealing when the city extends roads, as it opens land up for development.

DISCUSSION OF MARKET BENEFIT

Listed below are the factors that will be taken into consideration concerning the potential benefit to the property:

<u>Description</u>	<u>Existing Improvements</u>	<u>Change</u>
Road Surface	Asphalt along County Road 116, County Road 10, and Maple Hill Road	New asphalt roads to be constructed, City Center Drive & 79th Place
Base Condition	Average	New base on City Center Drive & 79th Place
Curb & Gutter	None on existing roads	New concrete on City Center Drive & 79th Place; unchanged for existing roads
Drainage	Fair to Average	Improved on City Center Drive & 79th Place; unchanged for existing roads
Storm Sewer	None, surface	New storm sewer on City Center Drive & 79th Place; unchanged for existing roads
City water	Not applicable	Not applicable
City sewer	Not applicable	Not applicable
Sidewalk	None	None
Immediate Site Access	Fair, reportedly no direct access allowed to CR 116 (per city)	Improved with new roads, access to CR 117
Development / Site Appeal	Fair, reportedly no direct access allowed to CR 116 (per city)	Average to Good with new road

The existing road infrastructure would have to be expanded in order for development to occur.

The new road improvements are directly abutting the subject property.

Based on past appraisals, experience, and general market information, it is not uncommon for properties similar to those in the subject market to realize an increase in price for new infrastructure improvements.

Given the scope of the project, the subject is considered to have a benefit due to the project of:

Subject Property: \$6,000 to \$8,000 per buildable acre

CONCLUSION

The subject will have increased development appeal due to the project. As a result, the property does recognize a positive increase in value after completion of the improvements.

The benefit to the subject property is **\$6,000 to \$8,000 per acre**.

If you have additional questions, please do not hesitate to contact us.

Sincerely,



Ethan Waytas, MAI
Certified General MN 40368613

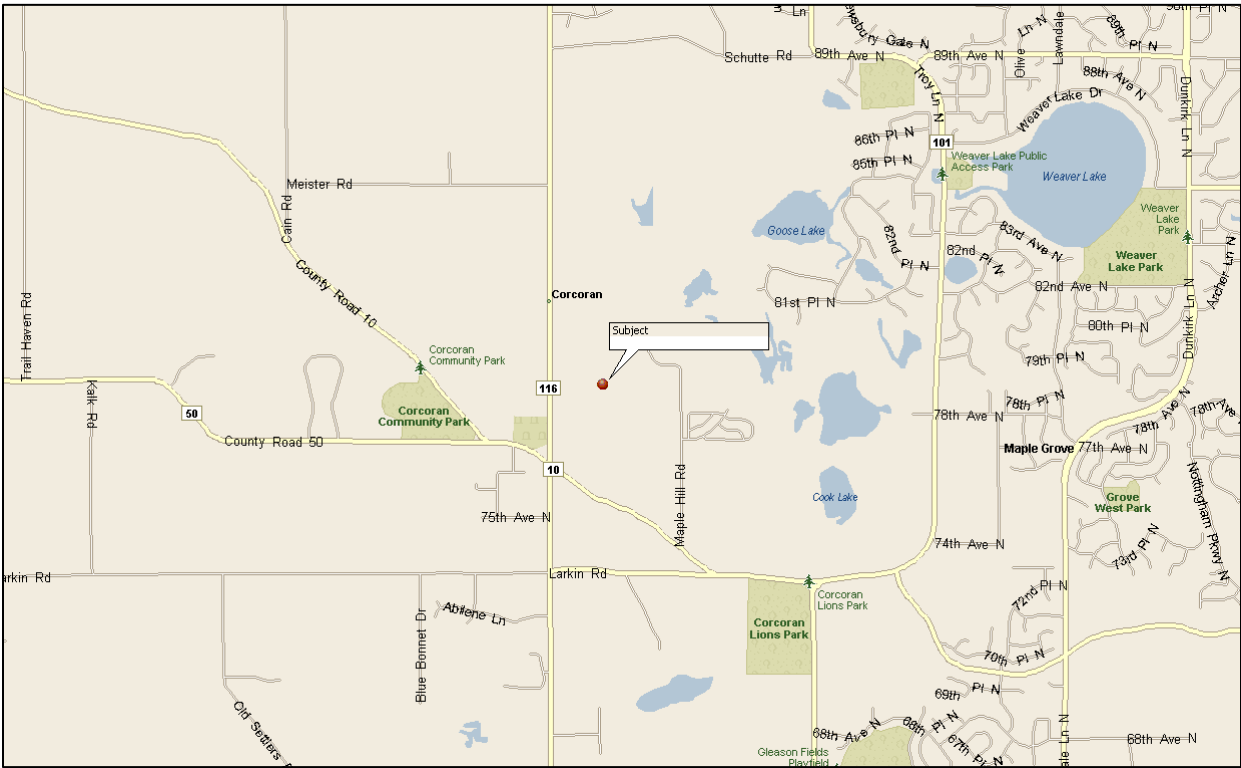
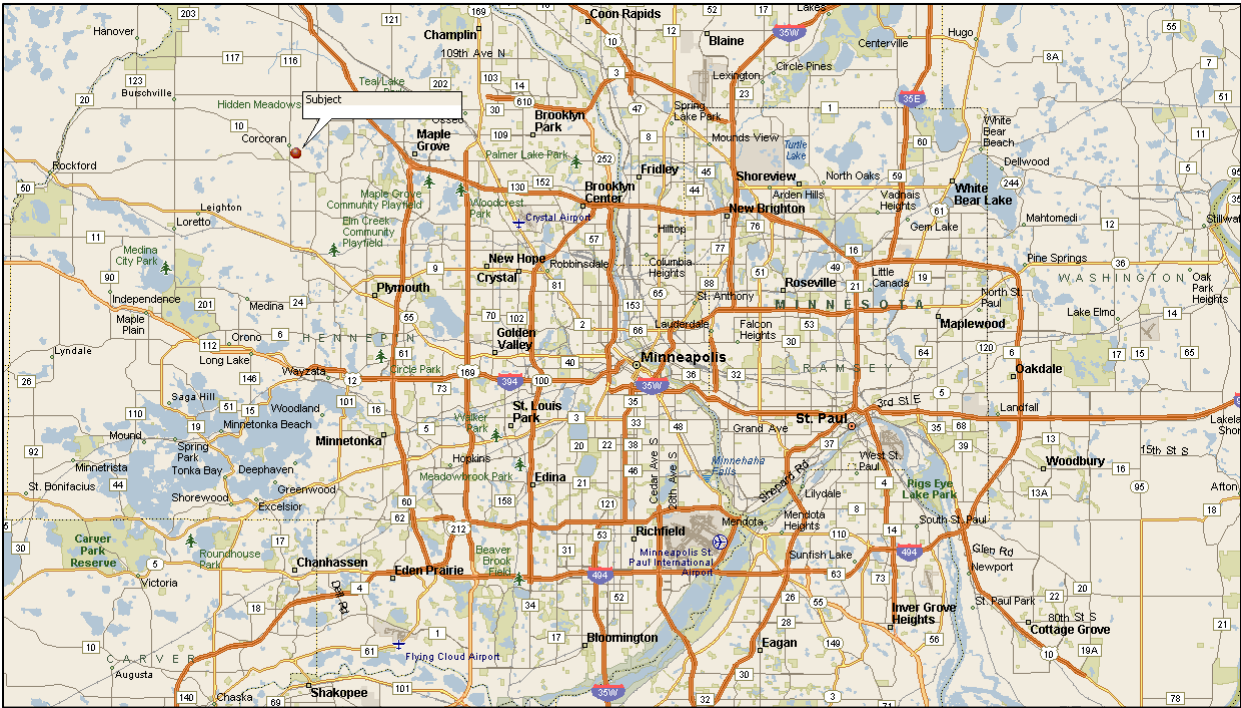


William R. Waytas, SRA
Certified General MN 4000813

Enclosures: Location Map, Aerial Map View of Project, Qualifications

www.nagellmn.com

LOCATION MAP



AERIAL VIEW OF PROJECT



*Red line reflects the approximate project area

Red arrow indicates the subject

DEFINITIONS

MARKET VALUE - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(A) buyer and seller are typically motivated;

(B) both parties are well informed or well advised, and each acting in what they consider their own best interest;

(C) a reasonable time is allowed for exposure in the open market;

(D) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and


(E) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.


Source: Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8) The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Appraisal Practice.
- 9) **Ethan Waytas** has made a personal inspection of the property that is the subject of this report. **William R Waytas** did not inspect the subject property (but has been by it previously numerous times). Ethan Waytas wrote and selected all the data in the report. William R. Waytas read the report, concurred with the findings, and then co-signed the report.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) In accordance with the competency provision USPAP, I have verified that my knowledge, experience and education are sufficient to allow me to competently complete this appraisal. See attached qualifications.
- 12) As of the date of this report, William R. Waytas and Ethan Waytas have completed the requirements of the continuing education program of the appraisal institute.
- 13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- 14) We **have** provided services as an appraiser, regarding the subject property within the 3-year period immediately preceding acceptance to this assignment.


Ethan Waytas, MAI
Certified General MN 40368613
Date: see report


William R. Waytas, SRA
Certified General MN 4000813
Date: see report

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (12 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, golf courses, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Testimony

-- Court, commission, mediation testimony, etc. has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613

Holds the MAI designation from the Appraisal Institute

Education

-- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.

General & Professional Practice Courses & Seminars

- Basic Appraisal Procedures
- Basic Appraisal Principles
- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- Advanced Income Capitalization
- General Appraiser Report Writing and Case Studies
- Real Estate Finance, Statistics and Valuation Modeling
- 2014-2015 7-hour National USPAP Update Course
- General Appraiser Site Valuation & Cost Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts & Case Studies
- Quantitative Analysis

Curriculum Vitae -- continued

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Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, hotel, hotel water park, bed & breakfast, cinema, marina, numerous special use properties, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Review** – residential, commercial and land development.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
Employee Relocation Council: CRP Certified Relocation Professional Designation.
International Right-Of-Way Association: Member
HUD/FHA: On Lender Selection Roster and Review Appraiser
DNR: Approved appraiser for Department of Natural Resources

Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

Mediator

-- Court appointed in Wright County.

Committees

-- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
-- Chairman of Residential Admissions, Metro/MN Chapter, AI.
-- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
-- Elm Creek Watershed Commission, Medina representative 3 years.
-- Medina Park Commission, 3 years.

Curriculum Vitae -- continued

Education

- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
- During college, summer employment in building trades (residential and commercial).
- Graduate of Cecil Lawter Real Estate School. Past Arizona Real Estate License.

- **General & Professional Practice Courses & Seminars**
- Course 101-Introduction to Appraising Real Property.
- Numerous Standards of Professional Practice Seminar.
- Fair Lending Seminar.
- Eminent Domain & Condemnation Appraising.
- Eminent Domain (An In-Depth Analysis)
- Property Tax Appeal
- Eminent Domain
- Business Practices and Ethics
- Scope of Work
- Construction Disturbances and Temporary Loss of Going Concern
- Uniform Standards for Federal Land Acquisitions (Yellow Book Seminar)
- Partial Interest Valuation Divided (conservation easements, historic preservation easements, life estates, subsurface rights, access easements, air rights, water rights, transferable development rights)

- **Commercial/Industrial/Subdivision Courses & Seminars**
- Capitalization Theory & Techniques
- Highest & Best Use Seminar
- General & Residential State Certification Review Seminar
- Subdivision Analysis Seminar.
- Narrative Report Writing Seminar (general)
- Advanced Income Capitalization Seminar
- Advanced Industrial Valuation
- Appraisal of Local Retail Properties
- Appraising Convenience Stores
- Analyzing Distressed Real Estate
- Evaluating Commercial Construction
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets

- **Residential Courses & Seminars**
- Course 102-Applied Residential Appraising
- Narrative Report Writing Seminar (residential)
- HUD Training session local office for FHA appraisals
- Familiar with HUD Handbook 4150.1 REV-1 & other material from local FHA office.
- Appraiser/Underwriter FHA Training
- Residential Property Construction and Inspection
- Numerous other continuing education seminars for state licensing & AI

Speaking Engagements

- Bankers
- Auditors
- Assessors
- Relocation (Panel Discussion)

Publications

- Real Estate Appraisal Practice (book): Acknowledgement
- Articles for Finance & Commerce and Minnesota Real Estate Journal

Report Type

Real Estate Consulting
Letter Report (Restricted Appraisal)

Effective Date

May 28, 2021

Client

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

Subject Property

Street Improvement Project
7916 County Road 116
Corcoran, Hennepin County, MN 55340
Owner: Donald & Nadine Jelinski



File # V2103003 – Jelinski

Prepared By:

Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated

12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

NAGELL APPRAISAL INCORPORATED

12805 Highway 55 #300
Plymouth, MN 55441
Established in 1968

Phone 952-544-8966
Fax 952-544-8969

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

June 9, 2021

To Brad Martens:

Per your request, this is a letter report to assist the city for guidance regarding a street construction project within Corcoran (see attached map for the location of the project). The project is the new construction of City Center Drive and 79th Place.

The intended use is for special assessment decision making purposes, the intended user is the City of Corcoran.

The scope of the assignment is to provide an indication of benefit due to the proposed road construction project. The research included selection of land sales with characteristics of the subject before and after the improvement project. The information is retained in the appraiser's workfile.

While an overall value is not provided, there are market conclusions shown in this report. A definition of market value is provided at the end of this letter.

The appraiser used the Sales Comparison Approach to indicate market benefit. The Income and Cost Approaches were not found to be applicable at this time.

The project is assumed to be completed as described on the effective date of this report. There are no other hypothetical or extraordinary assumptions noted. This letter has been written to conform to USPAP only, specifically Standards Rule 2-2B.

Ethan Waytas, MAI inspected the property from the right-of-way on May 28, 2021.

PROJECT

The project is the new construction of City Center Drive and 79th Place. These roads currently do not exist and will be new.

Per request, you desire to know the benefit (if any) as it impacts properties in the project area.

AREA DESCRIPTION

The City of Corcoran is a western outlying suburban community located approximately 35 minutes northwest of Downtown Minneapolis. The population was 5,500 as of 2010 census (a decrease of 2.3% from the 2000 census).

The commercial portion of the city is located at the intersection of County Roads 10 & 116. The remainder of the city is mostly made up of rural residential, large estate-sized residential and newer scattered single-family residential developments. Corcoran has a reputation as a stable community. Access to most shopping and surrounding communities is within 15 minutes. Most existing buildings in the area range from average to good quality. No apparent adverse influences.

The population for Corcoran in 2010 was 5,379, down from 5,630 in 2000—a 4.5% decrease. The 2019 estimated population is 6,250, a 16.2% increase.

Single family homes generally range in value between \$195,000 and \$600,000+ in the City Limits with an average of about \$510,000 (MLS statistics). The city is a mixture of residential, industrial, and commercial. Most homes are average to good quality.

SUBJECT PROPERTY

PID: 24-119-23-33-0002

Owner: Donald & Nadine Jelinski

Current Use: Single-family residential home

Site Size: 87,123 SF (2.00 acres), per county

Home Size: 1,033 SF above grade, per public records

SUBJECT PROPERTY AERIAL IMAGE



EXISTING STREETS & UTILITIES

There is existing public water and public sanitary sewer in the overall greater area. Utilities are not part of this specific project.

There is existing road infrastructure along County Road 116, County Road 10, and Maple Hill Road. The county roads provide north/south and east/west access, but there is no internal road infrastructure to support development.

HIGHEST AND BEST USE

The subject project area is located in the southeastern portion of the city in an area of commercial, residential, agricultural, and industrial uses.

The subject has a current zoning of DMU, Downtown Mixed Use. The property is guided for Mixed Use, which is a “mix of residential, retail and office uses either within 1 building or 1 development. Residential development at 8 to 30 units per acre”.

The subject site (as vacant), prior to the project, has a highest and best use for future mixed-use development. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

The subject site (as improved), prior to the project, has a highest and best use for the existing residential use with strong future potential mixed-use redevelopment. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

After the project, the site continues to have a highest and best use for future mixed-use development (interim residential use). The beginning of interior road infrastructure is being constructed by the city. With the construction of the new roads, the development timing will be shortened.

Note: The subject does not adjoin the new roads. Either the roads will need to be extended or other sites developed first before the subject is developed.

The proposed project will create two new asphalt roads with concrete curb and gutter, along with storm sewer.

The market recognizes that interior road infrastructure, and road infrastructure in general, is necessary for the development of property. It can be very appealing when the city extends roads, as it opens land up for development.

DISCUSSION OF MARKET BENEFIT

Listed below are the factors that will be taken into consideration concerning the potential benefit to the property:

<u>Description</u>	<u>Existing Improvements</u>	<u>Change</u>
Road Surface	Asphalt along County Road 116, County Road 10, and Maple Hill Road	New asphalt roads to be constructed, City Center Drive & 79th Place
Base Condition	Average	New base on City Center Drive & 79th Place
Curb & Gutter	None on existing roads	New concrete on City Center Drive & 79th Place; unchanged for existing roads
Drainage	Fair to Average	Improved on City Center Drive & 79th Place; unchanged for existing roads
Storm Sewer	None, surface	New storm sewer on City Center Drive & 79th Place; unchanged for existing roads
City water	Not applicable	Not applicable
City sewer	Not applicable	Not applicable
Sidewalk	None	None
Immediate Site Access	Fair	Fair
Development / Sale Appeal	Fair to Average	Fair to average, slight improvement as the new roads will create development potential in the area

The existing road infrastructure would have to be expanded in order for development to occur.

The new road improvements are not directly abutting the subject property.

Based on past appraisals, experience, and general market information, it is not uncommon for properties similar to those in the subject market to realize an increase in price for new infrastructure improvements.

Given the scope of the project, the subject is considered to have a benefit due to the project of:

Subject Property: \$1,000 to \$3,000 per buildable acre

CONCLUSION

The subject will have increased development appeal due to the project. As a result, the property does recognize a positive increase in value after completion of the improvements.

The benefit to the subject property is **\$1,000 to \$3,000 per acre**.

If you have additional questions, please do not hesitate to contact us.

Sincerely,



Ethan Waytas, MAI
Certified General MN 40368613

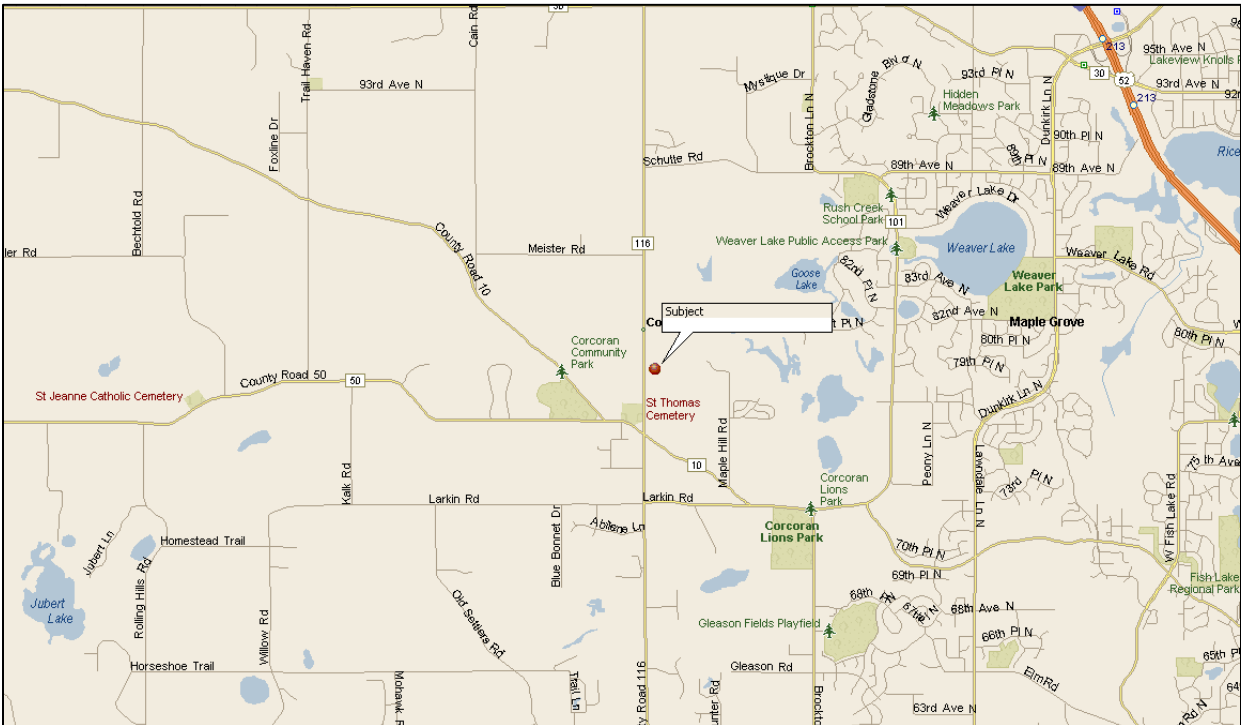
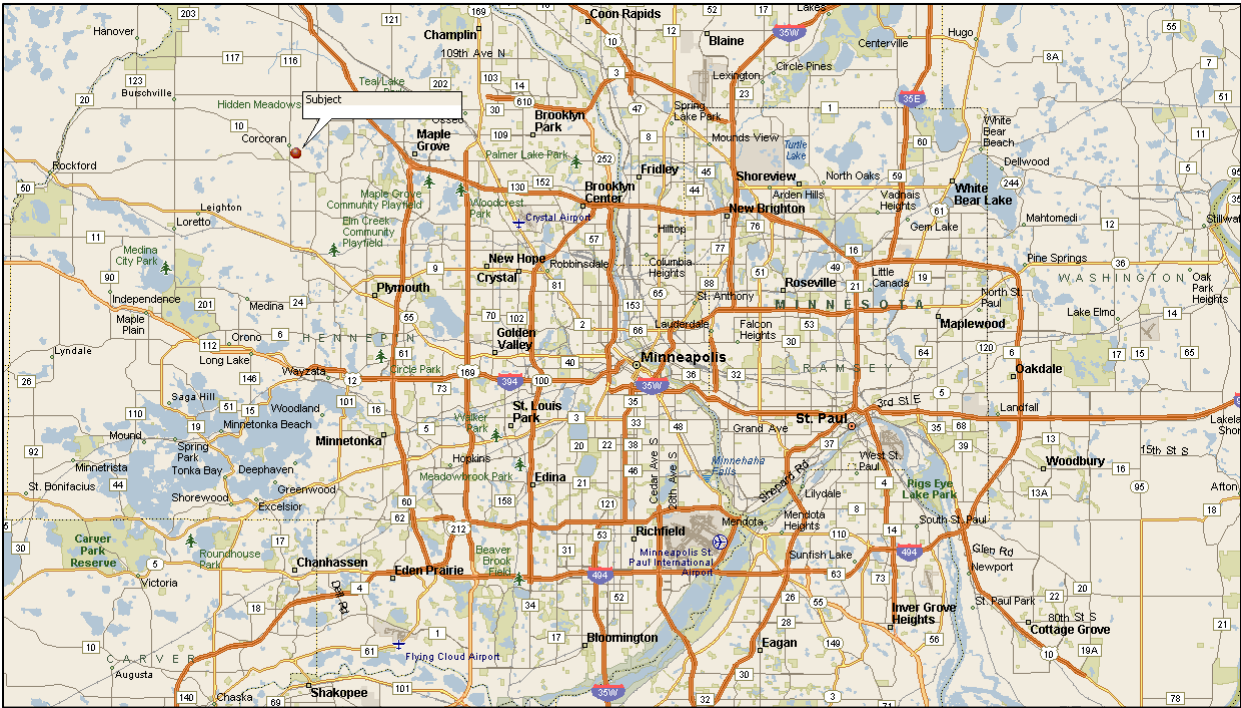


William R. Waytas, SRA
Certified General MN 4000813

Enclosures: Location Map, Aerial Map View of Project, Qualifications

www.nagellmn.com

LOCATION MAP



AERIAL VIEW OF PROJECT



*Red line reflects the approximate project area

Red arrow indicates the subject

DEFINITIONS

MARKET VALUE - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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- 13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- 14) We **have** provided services as an appraiser, regarding the subject property within the 3-year period immediately preceding acceptance to this assignment.


Ethan Waytas, MAI
Certified General MN 40368613
Date: see report


William R. Waytas, SRA
Certified General MN 4000813
Date: see report

QUALIFICATIONS

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- Quantitative Analysis

Curriculum Vitae -- continued

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License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
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Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

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-- Court appointed in Wright County.

Committees

- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
- Chairman of Residential Admissions, Metro/MN Chapter, AI.
- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
- Elm Creek Watershed Commission, Medina representative 3 years.
- Medina Park Commission, 3 years.

Curriculum Vitae -- continued

Education

- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
- During college, summer employment in building trades (residential and commercial).
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- Subdivision Analysis Seminar.
- Narrative Report Writing Seminar (general)
- Advanced Income Capitalization Seminar
- Advanced Industrial Valuation
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- Appraising Convenience Stores
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- Auditors
- Assessors
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Publications

- Real Estate Appraisal Practice (book): Acknowledgement
- Articles for Finance & Commerce and Minnesota Real Estate Journal

Report Type

Real Estate Consulting
Letter Report (Restricted Appraisal)

Effective Date

May 28, 2021

Client

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

Subject Property

Street Improvement Project
7938 County Road 116
Corcoran, Hennepin County, MN 55340
Owner: Viktor & Alla Trachuk



File # V2103003 – Trachuk

Prepared By:

Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated

12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

NAGELL APPRAISAL INCORPORATED

12805 Highway 55 #300
Plymouth, MN 55441
Established in 1968

Phone 952-544-8966
Fax 952-544-8969

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

June 9, 2021

To Brad Martens:

Per your request, this is a letter report to assist the city for guidance regarding a street construction project within Corcoran (see attached map for the location of the project). The project is the new construction of City Center Drive and 79th Place.

The intended use is for special assessment decision making purposes, the intended user is the City of Corcoran.

The scope of the assignment is to provide an indication of benefit due to the proposed road construction project. The research included selection of land sales with characteristics of the subject before and after the improvement project. The information is retained in the appraiser's workfile.

While an overall value is not provided, there are market conclusions shown in this report. A definition of market value is provided at the end of this letter.

The appraiser used the Sales Comparison Approach to indicate market benefit. The Income and Cost Approaches were not found to be applicable at this time.

The project is assumed to be completed as described on the effective date of this report. There are no other hypothetical or extraordinary assumptions noted. This letter has been written to conform to USPAP only, specifically Standards Rule 2-2B.

Ethan Waytas, MAI inspected the property from the right-of-way on May 28, 2021.

PROJECT

The project is the new construction of City Center Drive and 79th Place. These roads currently do not exist and will be new.

Per request, you desire to know the benefit (if any) as it impacts properties in the project area.

AREA DESCRIPTION

The City of Corcoran is a western outlying suburban community located approximately 35 minutes northwest of Downtown Minneapolis. The population was 5,500 as of 2010 census (a decrease of 2.3% from the 2000 census).

The commercial portion of the city is located at the intersection of County Roads 10 & 116. The remainder of the city is mostly made up of rural residential, large estate-sized residential and newer scattered single-family residential developments. Corcoran has a reputation as a stable community. Access to most shopping and surrounding communities is within 15 minutes. Most existing buildings in the area range from average to good quality. No apparent adverse influences.

The population for Corcoran in 2010 was 5,379, down from 5,630 in 2000—a 4.5% decrease. The 2019 estimated population is 6,250, a 16.2% increase.

Single family homes generally range in value between \$195,000 and \$600,000+ in the City Limits with an average of about \$510,000 (MLS statistics). The city is a mixture of residential, industrial, and commercial. Most homes are average to good quality.

SUBJECT PROPERTY

PID: 24-119-23-33-0001

Owner: Viktor & Alla Trachuk

Current Use: Single-family residential home

Site Size: 87,123 SF (2.00 acres), per county

Home Size: 1,504 SF above grade, per public records

SUBJECT PROPERTY AERIAL IMAGE



EXISTING STREETS & UTILITIES

There is existing public water and public sanitary sewer in the overall greater area. Utilities are not part of this specific project.

There is existing road infrastructure along County Road 116, County Road 10, and Maple Hill Road. The county roads provide north/south and east/west access, but there is no internal road infrastructure to support development.

HIGHEST AND BEST USE

The subject project area is located in the southeastern portion of the city in an area of commercial, residential, agricultural, and industrial uses.

The subject has a current zoning of DMU, Downtown Mixed Use. The property is guided for Mixed Use, which is a “mix of residential, retail and office uses either within 1 building or 1 development. Residential development at 8 to 30 units per acre”.

The subject site (as vacant), prior to the project, has a highest and best use for future mixed-use development. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

The subject site (as improved), prior to the project, has a highest and best use for the existing residential use with strong future potential mixed-use redevelopment. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

After the project, the site continues to have a highest and best use for future mixed-use development (interim residential use). The beginning of interior road infrastructure is being constructed by the city. With the construction of the new roads, the development timing will be shortened.

The proposed project will create two new asphalt roads with concrete curb and gutter, along with storm sewer.

The market recognizes that interior road infrastructure, and road infrastructure in general, is necessary for the development of property. It can be very appealing when the city extends roads, as it opens land up for development.

DISCUSSION OF MARKET BENEFIT

Listed below are the factors that will be taken into consideration concerning the potential benefit to the property:

<u>Description</u>	<u>Existing Improvements</u>	<u>Change</u>
Road Surface	Asphalt along County Road 116, County Road 10, and Maple Hill Road	New asphalt roads to be constructed, City Center Drive & 79th Place
Base Condition	Average	New base on City Center Drive & 79th Place
Curb & Gutter	None on existing roads	New concrete on City Center Drive & 79th Place; unchanged for existing roads
Drainage	Fair to Average	Improved on City Center Drive & 79th Place; unchanged for existing roads
Storm Sewer	None, surface	New storm sewer on City Center Drive & 79th Place; unchanged for existing roads
City water	Not applicable	Not applicable
City sewer	Not applicable	Not applicable
Sidewalk	None	None
Immediate Site Access	Fair	Improved with new roads
Development / Sale Appeal	Fair to Average	Average to Good with new road

The existing road infrastructure would have to be expanded in order for development to occur.

The new road improvements are directly abutting the subject property.

Based on past appraisals, experience, and general market information, it is not uncommon for properties similar to those in the subject market to realize an increase in price for new infrastructure improvements.

Given the scope of the project, the subject is considered to have a benefit due to the project of:

Subject Property: \$5,000 to \$8,000 per buildable acre (higher rate due to smaller site)

CONCLUSION

The subject will have increased development appeal due to the project. As a result, the property does recognize a positive increase in value after completion of the improvements.

The benefit to the subject property is **\$5,000 to \$8,000 per acre (higher rate due to smaller site)**.

If you have additional questions, please do not hesitate to contact us.

Sincerely,



Ethan Waytas, MAI
Certified General MN 40368613

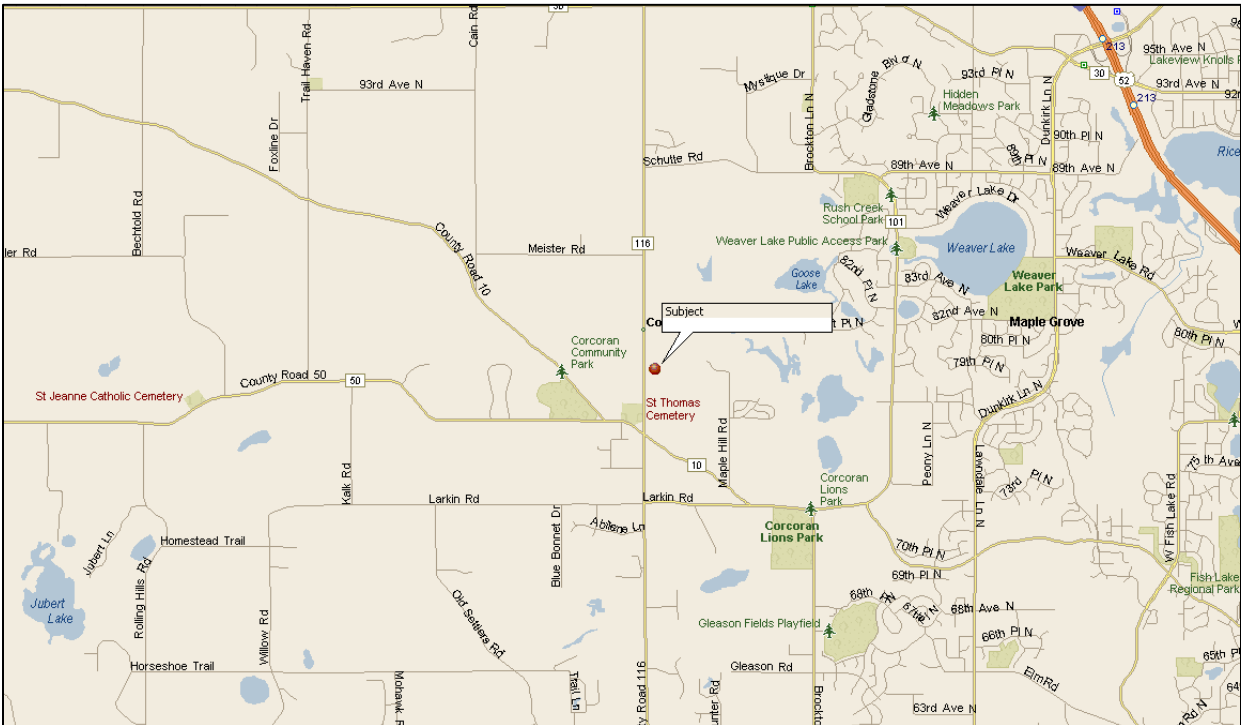
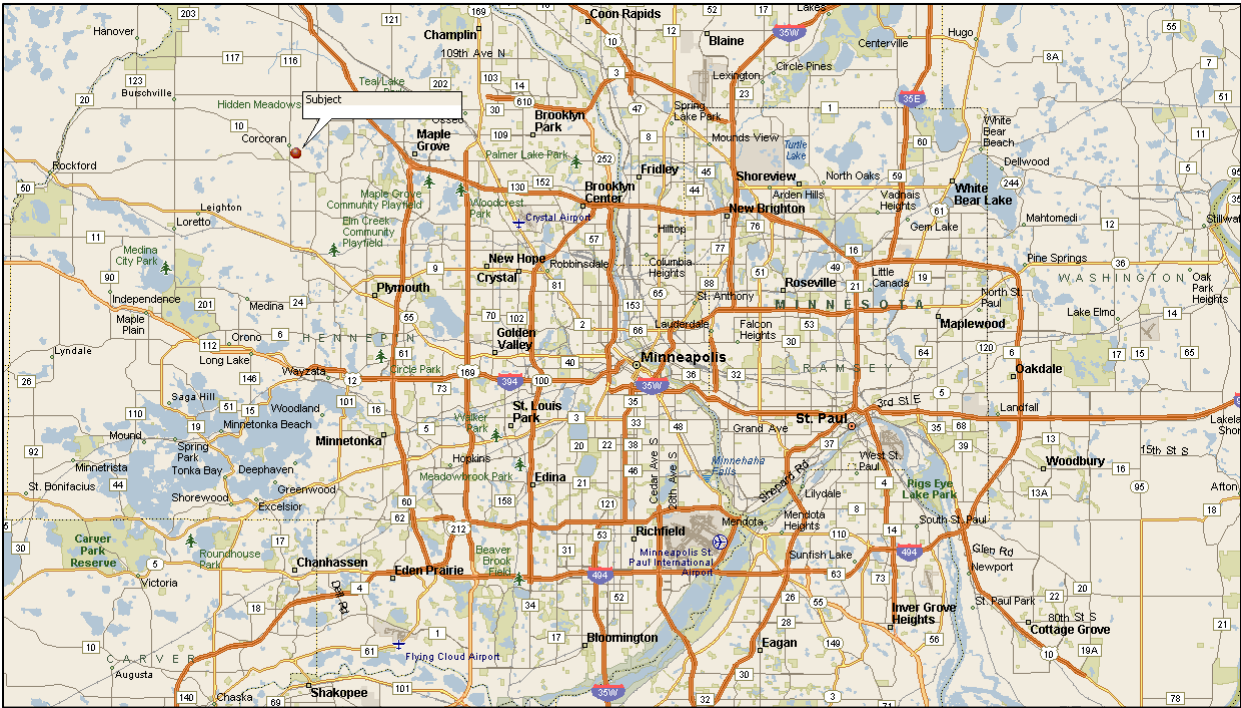


William R. Waytas, SRA
Certified General MN 4000813

Enclosures: Location Map, Aerial Map View of Project, Qualifications

www.nagellmn.com

LOCATION MAP



AERIAL VIEW OF PROJECT



*Red line reflects the approximate project area

Red arrow indicates the subject

DEFINITIONS

MARKET VALUE - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(A) buyer and seller are typically motivated;

(B) both parties are well informed or well advised, and each acting in what they consider their own best interest;

(C) a reasonable time is allowed for exposure in the open market;

(D) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and


(E) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.


Source: Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8) The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Appraisal Practice.
- 9) **Ethan Waytas** has made a personal inspection of the property that is the subject of this report. **William R Waytas** did not inspect the subject property (but has been by it previously numerous times). Ethan Waytas wrote and selected all the data in the report. William R. Waytas read the report, concurred with the findings, and then co-signed the report.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) In accordance with the competency provision USPAP, I have verified that my knowledge, experience and education are sufficient to allow me to competently complete this appraisal. See attached qualifications.
- 12) As of the date of this report, William R. Waytas and Ethan Waytas have completed the requirements of the continuing education program of the appraisal institute.
- 13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- 14) We **have** provided services as an appraiser, regarding the subject property within the 3-year period immediately preceding acceptance to this assignment.


Ethan Waytas, MAI
Certified General MN 40368613
Date: see report


William R. Waytas, SRA
Certified General MN 4000813
Date: see report

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (12 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, golf courses, and subdivision analysis.
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Testimony

-- Court, commission, mediation testimony, etc. has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613

Holds the MAI designation from the Appraisal Institute

Education

-- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.

General & Professional Practice Courses & Seminars

- Basic Appraisal Procedures
- Basic Appraisal Principles
- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- Advanced Income Capitalization
- General Appraiser Report Writing and Case Studies
- Real Estate Finance, Statistics and Valuation Modeling
- 2014-2015 7-hour National USPAP Update Course
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- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts & Case Studies
- Quantitative Analysis

Curriculum Vitae -- continued

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Report Type

Real Estate Consulting
Letter Report (Restricted Appraisal)

Effective Date

May 28, 2021

Client

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

Subject Property

Street Improvement Project

Multiple Addresses
Corcoran, Hennepin County, MN 55340

Owner: Multiple Owners



File # V2103003 – Multiple Owners

Prepared By:

Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated

12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

NAGELL APPRAISAL INCORPORATED

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Plymouth, MN 55441
Established in 1968

Phone 952-544-8966
Fax 952-544-8969

City of Corcoran
Attn: Brad Martens, City Administrator
8200 County Road 116
Corcoran, MN 55340

June 9, 2021

To Brad Martens:

Per your request, this is a letter report to assist the city for guidance regarding a street construction project within Corcoran (see attached map for the location of the project). The project is the new construction of City Center Drive and 79th Place.

The intended use is for special assessment decision making purposes, the intended user is the City of Corcoran.

The scope of the assignment is to provide an indication of benefit due to the proposed road construction project. The research included selection of land sales with characteristics of the subject before and after the improvement project. The information is retained in the appraiser's workfile.

While an overall value is not provided, there are market conclusions shown in this report. A definition of market value is provided at the end of this letter.

The appraiser used the Sales Comparison Approach to indicate market benefit. The Income and Cost Approaches were not found to be applicable at this time.

The project is assumed to be completed as described on the effective date of this report. There are no other hypothetical or extraordinary assumptions noted. This letter has been written to conform to USPAP only, specifically Standards Rule 2-2B.

Ethan Waytas, MAI inspected the property from the right-of-way on May 28, 2021.

PROJECT

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Per request, you desire to know the benefit (if any) as it impacts properties in the project area.

AREA DESCRIPTION

The City of Corcoran is a western outlying suburban community located approximately 35 minutes northwest of Downtown Minneapolis. The population was 5,500 as of 2010 census (a decrease of 2.3% from the 2000 census).

The commercial portion of the city is located at the intersection of County Roads 10 & 116. The remainder of the city is mostly made up of rural residential, large estate-sized residential and newer scattered single-family residential developments. Corcoran has a reputation as a stable community. Access to most shopping and surrounding communities is within 15 minutes. Most existing buildings in the area range from average to good quality. No apparent adverse influences.

The population for Corcoran in 2010 was 5,379, down from 5,630 in 2000—a 4.5% decrease. The 2019 estimated population is 6,250, a 16.2% increase.

Single family homes generally range in value between \$195,000 and \$600,000+ in the City Limits with an average of about \$510,000 (MLS statistics). The city is a mixture of residential, industrial, and commercial. Most homes are average to good quality.

SUBJECT PROPERTY

PID: 25-119-23-22-0001, 25-119-23-21-0011, 25-119-23-21-0010, 25-119-23-21-0009, & 25-119-23-24-0005

Owner: Gregory E Ebert; D A Bermel Et Al Rev Trust; GB Land LLC

Current Use: Mixture of agricultural land and rural residential

Site Size: 3,037,229 SF (69.73 acres), per county

Home Size: Retained in workfile

SUBJECT PROPERTY AERIAL IMAGE



EXISTING STREETS & UTILITIES

There is existing public water and public sanitary sewer in the overall greater area. Utilities are not part of this specific project.

There is existing road infrastructure along County Road 116, County Road 10, and Maple Hill Road. The county roads provide north/south and east/west access, but there is no internal road infrastructure to support development.

HIGHEST AND BEST USE

The subject project area is located in the southeastern portion of the city in an area of commercial, residential, agricultural, and industrial uses.

The subject property has a current zoning of DMU, Downtown Mixed Use. The property is guided for Mixed Use, which is a “mix of residential, retail and office uses either within 1 building or 1 development. Residential development at 8 to 30 units per acre”.

The subject properties (as vacant), prior to the project, have a highest and best use for future mixed-use development. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

The subject properties (as improved), prior to the project, have a highest and best use for the existing residential uses or agricultural uses with strong future potential mixed-use redevelopment. Public utilities are in the area, however, interior road infrastructure is needed for development. Due to the lack of interior roads, the development timing is considered to be extended.

After the project, the properties continue to have a highest and best use for future mixed-use development (interim residential and agricultural use). The beginning of interior road infrastructure is being constructed by the city. With the construction of the new roads, the development timing will be shortened for the overall area. However, the roads are well to the north of the subject properties and would need to be extended further to encourage development.

The proposed project will create two new asphalt roads with concrete curb and gutter, along with storm sewer.

The market recognizes that interior road infrastructure, and road infrastructure in general, is necessary for the development of property. It can be very appealing when the city extends roads, as it opens land up for development.

DISCUSSION OF MARKET BENEFIT

Listed below are the factors that will be taken into consideration concerning the potential benefit to the property:

<u>Description</u>	<u>Existing Improvements</u>	<u>Change</u>
Road Surface	Asphalt along County Road 116, County Road 10, and Maple Hill Road	New asphalt roads to be constructed, City Center Drive & 79th Place
Base Condition	Average	New base on City Center Drive & 79th Place
Curb & Gutter	None on existing roads	New concrete on City Center Drive & 79th Place; unchanged for existing roads
Drainage	Fair to Average	Improved on City Center Drive & 79th Place; unchanged for existing roads
Storm Sewer	None, surface	New storm sewer on City Center Drive & 79th Place; unchanged for existing roads
City water	Not applicable	Not applicable
City sewer	Not applicable	Not applicable
Sidewalk	None	None
Immediate Site Access	Fair	Improved with new roads
Development / Sale Appeal	Fair to Average	Fair to average; slightly improved with new road starting in the north, not available to the subject properties.

The existing road infrastructure would have to be expanded in order for development to occur.

The new road improvements are approximately 2,000 feet from the subject properties.

Based on past appraisals, experience, and general market information, it is not uncommon for properties similar to those in the subject market to realize an increase in price for new infrastructure improvements.

Given the scope of the project, the subject is considered to have a benefit due to the project of:

Subject Properties: Limited to nil at this time

CONCLUSION

The subject will have increased development appeal due to the project. As a result, the property does recognize a positive increase in value after completion of the improvements.

The benefit to the subject property is **limited to nil at this time**.

If you have additional questions, please do not hesitate to contact us.

Sincerely,



Ethan Waytas, MAI
Certified General MN 40368613

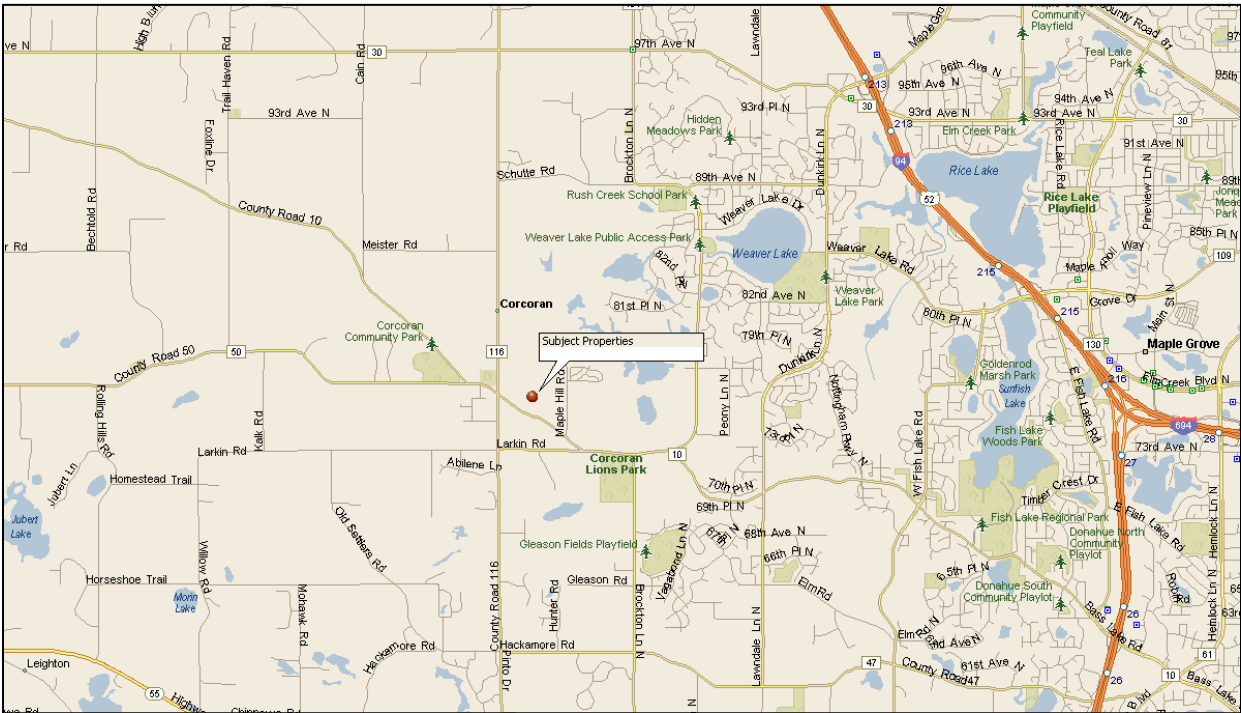
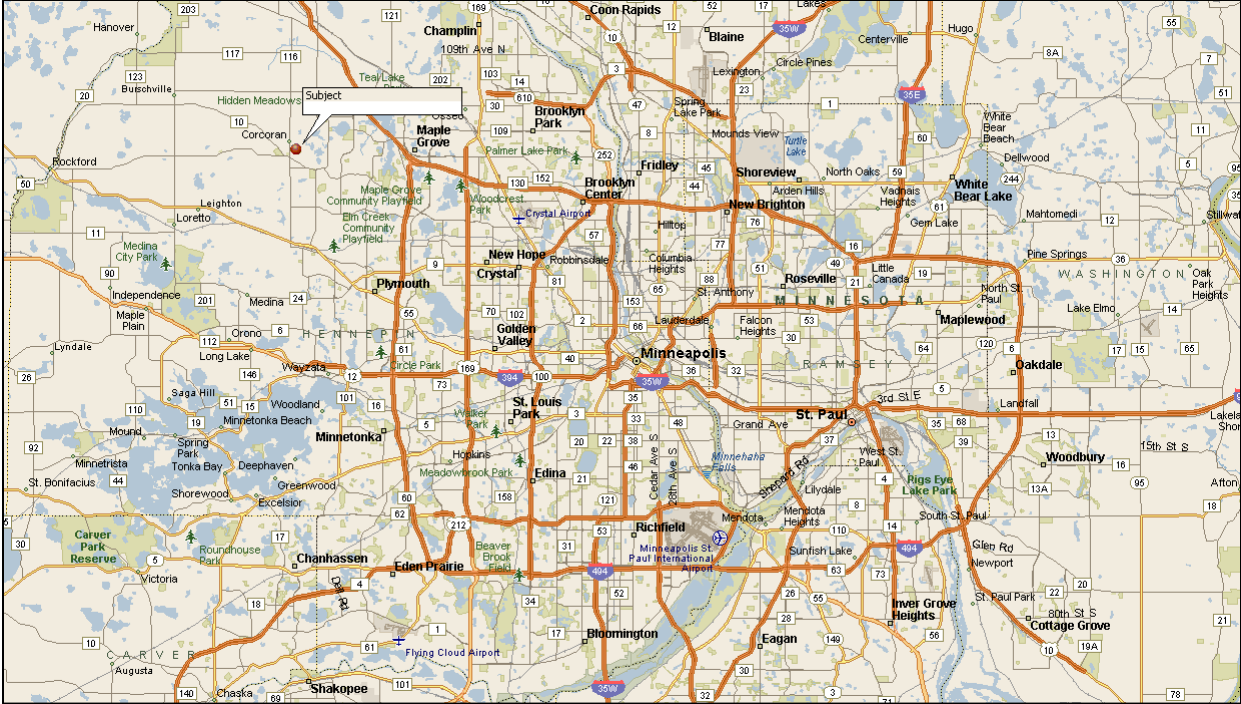


William R. Waytas, SRA
Certified General MN 4000813

Enclosures: Location Map, Aerial Map View of Project, Qualifications

www.nagellmn.com

LOCATION MAP



AERIAL VIEW OF PROJECT



*Red line reflects the approximate project area

Red arrow indicates the subject

DEFINITIONS

MARKET VALUE - The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(A) buyer and seller are typically motivated;

(B) both parties are well informed or well advised, and each acting in what they consider their own best interest;

(C) a reasonable time is allowed for exposure in the open market;

(D) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and


(E) the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.


Source: Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8) The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Appraisal Practice.
- 9) **Ethan Waytas** has made a personal inspection of the property that is the subject of this report. **William R Waytas** did not inspect the subject property (but has been by it previously numerous times). Ethan Waytas wrote and selected all the data in the report. William R. Waytas read the report, concurred with the findings, and then co-signed the report.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) In accordance with the competency provision USPAP, I have verified that my knowledge, experience and education are sufficient to allow me to competently complete this appraisal. See attached qualifications.
- 12) As of the date of this report, William R. Waytas and Ethan Waytas have completed the requirements of the continuing education program of the appraisal institute.
- 13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- 14) We **have** provided services as an appraiser, regarding the subject property within the 3-year period immediately preceding acceptance to this assignment.


Ethan Waytas, MAI
Certified General MN 40368613
Date: see report


William R. Waytas, SRA
Certified General MN 4000813
Date: see report

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (12 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, golf courses, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Testimony

-- Court, commission, mediation testimony, etc. has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613

Holds the MAI designation from the Appraisal Institute

Education

-- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.

General & Professional Practice Courses & Seminars

- Basic Appraisal Procedures
- Basic Appraisal Principles
- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- Advanced Income Capitalization
- General Appraiser Report Writing and Case Studies
- Real Estate Finance, Statistics and Valuation Modeling
- 2014-2015 7-hour National USPAP Update Course
- General Appraiser Site Valuation & Cost Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts & Case Studies
- Quantitative Analysis

Curriculum Vitae -- continued

Appraisal Experience

Presently and since 1985, **William R. Waytas** has been employed as a full time real estate appraiser. Currently a partner and President of the Nagell Appraisal & Consulting, an independent appraisal firm (12 employees) who annually prepare 1,500 +/- appraisal reports of all types. Mr. Waytas was employed with Iver C. Johnson & Company, Ltd., Phoenix, AZ from 1985 to 1987.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, hotel, hotel water park, bed & breakfast, cinema, marina, numerous special use properties, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Review** – residential, commercial and land development.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
Employee Relocation Council: CRP Certified Relocation Professional Designation.
International Right-Of-Way Association: Member
HUD/FHA: On Lender Selection Roster and Review Appraiser
DNR: Approved appraiser for Department of Natural Resources

Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

Mediator

-- Court appointed in Wright County.

Committees

- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
- Chairman of Residential Admissions, Metro/MN Chapter, AI.
- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
- Elm Creek Watershed Commission, Medina representative 3 years.
- Medina Park Commission, 3 years.

Curriculum Vitae -- continued

Education

- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
- During college, summer employment in building trades (residential and commercial).
- Graduate of Cecil Lawter Real Estate School. Past Arizona Real Estate License.

- **General & Professional Practice Courses & Seminars**
- Course 101-Introduction to Appraising Real Property.
- Numerous Standards of Professional Practice Seminar.
- Fair Lending Seminar.
- Eminent Domain & Condemnation Appraising.
- Eminent Domain (An In-Depth Analysis)
- Property Tax Appeal
- Eminent Domain
- Business Practices and Ethics
- Scope of Work
- Construction Disturbances and Temporary Loss of Going Concern
- Uniform Standards for Federal Land Acquisitions (Yellow Book Seminar)
- Partial Interest Valuation Divided (conservation easements, historic preservation easements, life estates, subsurface rights, access easements, air rights, water rights, transferable development rights)

- **Commercial/Industrial/Subdivision Courses & Seminars**
- Capitalization Theory & Techniques
- Highest & Best Use Seminar
- General & Residential State Certification Review Seminar
- Subdivision Analysis Seminar.
- Narrative Report Writing Seminar (general)
- Advanced Income Capitalization Seminar
- Advanced Industrial Valuation
- Appraisal of Local Retail Properties
- Appraising Convenience Stores
- Analyzing Distressed Real Estate
- Evaluating Commercial Construction
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets

- **Residential Courses & Seminars**
- Course 102-Applied Residential Appraising
- Narrative Report Writing Seminar (residential)
- HUD Training session local office for FHA appraisals
- Familiar with HUD Handbook 4150.1 REV-1 & other material from local FHA office.
- Appraiser/Underwriter FHA Training
- Residential Property Construction and Inspection
- Numerous other continuing education seminars for state licensing & AI

Speaking Engagements

- Bankers
- Auditors
- Assessors
- Relocation (Panel Discussion)

Publications

- Real Estate Appraisal Practice (book): Acknowledgement
- Articles for Finance & Commerce and Minnesota Real Estate Journal

APPENDIX B

PRELIMINARY ASSESSMENT ROLL



Preliminary Assessment Roll

CITY CENTER DRIVE
AND 79TH PLACE

7/1/2021

No.	PID	PROPERTY OWNER	Total	Probable	Potential	*Preliminary	Estimated Benefit	**Proposed Benefit	***PROPOSED ASSESSMENT
			Area (Ac)	Wetland Area (Ac)	Wetland Area (Ac)	Buildable Area	(Per Buildable Acre)	(Per Buildable Acre)	TRANSPORTATION
1	2411923230001	City of Corcoran (St. Therese Site)	78.88	38.62	5.17	40.26	TBD	TBD	TBD
2	2411923340002	Corcoran Bay Holdings, LLC	73.54	7.24	12.46	66.3	\$6,000 - \$8,000	\$7,000.0	\$464,100
3	2411923330001	Victor Trachuk	2	0	0	2	\$5,000 - \$8,000	\$6,500.0	\$13,000
4	2411923330004	Gregory R Ebert (Corcoran Bay Holdings)	2	0	0	2	\$6,000 - \$8,000	\$7,000.0	\$14,000
5	2411923330002	Donald M and Nadine R Jelinski	2	0	0	2	\$1,000 - \$3,000	\$2,000.0	\$4,000

Transportation Cost is Based on the Following:
Street: (City Center Drive and 79th Pl.) and County Road intersection improvements

***Proposed assessment roll is preliminary; Final roll will consider buildable area, City policies, and other potential factors. City of Corcoran/St. Therese to be determined per terms of Agreement

**Proposed Benefit per Buildable Acre based on median value

*Preliminary buildable area based on Total area minus Probable Wetland Area

RESOLUTION NO. 2021-69

Motion By:
Seconded By:

**A RESOLUTION RECEIVING THE FEASIBILITY REPORT AND CALLING A HEARING ON
IMPROVEMENT FOR THE CITY CENTER DRIVE & 79TH PLACE IMPROVEMENTS PROJECT**

WHEREAS, on January 28th, 2021 the City Council of the City of Corcoran authorized the preparation of a report by Wenck Associates, Inc. with reference to the proposed City Center Drive & 79th Place Improvements Project (the "Project"), the improvement by construction and paving of the new roadways as described below:

- City Center Drive and 79th Place to the respective connections with County Road 116; and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CORCORAN, MINNESOTA:**

1. The recitals set forth above are hereby incorporated as if fully stated herein.
2. The City Council will consider the improvement of such streets in accordance with the report and the assessment of benefiting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$3,228,251.00.
3. A public hearing shall be held on such proposed improvement (improvement hearing) on the 12th day of August 2021, in the council chambers of the City Hall at 7 p.m., attendance at said hearing shall occur in **person or virtually**, and the Administrative Services Director shall provide mailed and published notice of such hearing and improvement, including directions for virtual participation, as required by law.

RESOLUTION NO. 2021-69

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Thomas, Manoj

Whereupon, said Resolution is hereby declared adopted on this 8th day of July 2021.

Tom McKee – Mayor

ATTEST:

Jessica Beise – Administrative Services Director

City Seal

STAFF REPORT

Agenda Item 9b.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: Dust Control Billing	Action Required: Direction

Summary:

At the June 10, 2021, meeting, the City Council held a public hearing related to the potential assessments for the 2021 dust control program. As part of the discussion following the hearing, staff was directed to place the topic of billing for dust control on a future agenda. The specific item for discussion was whether or not to bill for dust control in 2021 or have the City pay for the entire cost of the project. An outline of the proposed costs is shown in the table below.

Neighborhood Road Assessment	Collector/Adjacent Road Assessment	Other Assessment	City Share	Total
\$8,232	\$28,009	\$1,260	\$74,099	\$111,600

City Council should direct staff on whether or not to send out bills for the project.

Financial/Budget:

Costs for this project are included in the adopted 2021 budget along with projected revenue from billing in the amount of \$37,500. If the City Council chooses to not bill for these costs it would result in reduced revenue in that amount.

Options:

1. Direct staff to bill as presented at the June 10th meeting.
2. Direct staff to not send bills for 2021.

Recommendation:

Staff recommends billing as presented as revenues were planned to balance the 2021 budget.

Council Action:

Direct staff on whether or not to bill for the 2021 dust control program.

Attachments:

None.

STAFF REPORT

Agenda Item 10a.

Council Meeting: July 8, 2021	Prepared By: Kevin Mattson
Topic: FEMA Floodplain Mapping	Action Required: Approval

Summary:

The Federal Emergency Management Agency (FEMA) through the MNDNR is in the process of completing a modeling study to update the flood elevations within the Elm Creek Watershed District (HUC-8).

Most member cities including Corcoran have noted significant differences between the preliminary Elm Creek Floodplain Modeling and Mapping HUC-8 Study and their community hydrologic and hydraulic models.

Eighty (80) bridges and culverts in the HUC-8 study model are based on assumptions as they were not surveyed by the MNDNR for the study. Thirty (30) of those bridges and culverts are in Corcoran. Predicted flood elevations from the preliminary study are, in some locations, over four feet higher than elevations predicted by City of Corcoran models.

At a future to-be-determined date, the MNDNR will conduct a Flood Risk Review meeting with Elm Creek after which member cities will have 30 days to respond to the proposed floodplain. It is best to identify issues with the proposed floodplain before it becomes effective, after which FEMA Letter of Map Change (LOMAs, LOMRs, and CLOMRs) become the mechanism to change the effective floodplain which is a very expensive and lengthy process.

Wenck/Stantec has provided a proposal with three tasks outlining a recommended approach to address these issues.

- Task 1 – Culvert Survey (\$6,000)
- Task 2 – Review Corcoran Portion of the Elm Creek HUC-8 Study (\$8,200)
- Task 3 – Additional Technical Responses (\$4,600)

Financial/Budget:

The proposed work for Task 1 could be funded from the 2021 General Budget Stormwater Line Item.

Council should consider increasing the Stormwater Line Item in the 2022 General Budget to address Tasks 2 and 3.

Options:

1. Approve Task 1 – Culvert Survey in the amount of \$6,000.
2. Approve Task 1 – Culvert Survey and Task 2 – Review Corcoran Portion of the Elm Creek HUC-8 Study in the amount of \$14,200.

3. Decline.

Recommendation:

Staff recommends approving Task 1 – Culvert Survey in the amount of \$6,000.

Council Action:

Consider a motion to approve Task 1 – Culvert Survey in the amount of \$6,000.

Attachments:

1. HUC8 Study Survey and Model Review Proposal



Stantec Consulting Services Inc.
2080 Wooddale Drive, Ste 100
Woodbury, MN 55125

June 16, 2021

Attention: Kevin Mattson
Public Works Director
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Dear Mr. Mattson,

Reference: Proposal – Elm Creek HUC8 Study Culvert Survey & Model Review

We appreciate the opportunity to present this proposal to the City of Corcoran. Our proposal includes a scope of work and budget to guide the City through review and possible approval of the Elm Creek HUC8 study.

Project Understanding

Our understanding of the project and your needs is presented below.

- The Elm Creek Watershed Management Commission (ECWMC) recently completed the preliminary HUC8 study.
- Predicted flood elevations from the study are, in some locations, over four feet higher than elevations predicted by City of Corcoran models.
- The ECWMC recently conducted a re-review of model input data and noted that many culverts included in the model were based on assumed data. Therefore, the ECWMC provided a list of specific culverts and requested the best available data from member cities for those culverts.
- Approval of the HUC8 study will lead to a revised FEMA floodplain map. If approved, it will be the City of Corcoran's or impacted property owner's responsibility to finance and request map modifications. Therefore, it is of great benefit for the City to thoroughly review and request changes to the study now rather than in the future.

Scope of Work

Task 1 – Culvert Survey. Stantec will conduct a field survey of up to 35 culverts identified as having assumed attributes in the study. This includes approximately 30 culverts within Corcoran and five culverts in Maple Grove, which are downstream of the Ravinia development. Although outside of Corcoran's municipal boundary, we believe it is important to survey these culverts as they likely influence high water levels adjacent to Ravinia. Stantec will collect location, invert elevation, type, size, and road overflow information for each culvert. We will provide the data to the ECWMC in CAD and/or a GIS database.

Task 2 – Review Corcoran Portion of the Elm Creek HUC8 Study. Stantec will attend the Elm Creek HUC8 study introduction meeting with ECWMC and DNR. After receiving model files, Stantec will review hydraulic (culverts, overflows, and storage) conditions of the study model. We will cross-reference input parameters with the culvert survey in Task 1 and City models (where available) and will evaluate differences in predicted high water levels. We will summarize our review and analysis in a technical memorandum. The technical memorandum will be issued to ECWMC per the 30-day review requirement.

Task 3 – Additional Technical Responses. Stantec will conduct up to two additional reviews and responses to HUC8 study modifications that may be made by ECWMC or the DNR.

Reference: Elm Creek HUC8 Study Culvert Survey & Model Review

Fee Estimate

The fees for the scope of work described in this proposal are shown in Table 1.

Table 1 – Fee Estimate

Task	Budget
Task 1: Culvert Survey	\$6,000
Task 2: Review Elm Creek HUC8 Study	\$8,200
Task 3: Additional Technical Responses	\$4,600
Total	\$18,800

Project Team

The following Stantec staff have been selected to execute the Scope of Work.

- Project Manager Kent Torve
- Water Resources Engineers Todd Shoemaker, Josh Accola, Eric Osterdyk

Please let me know if you need additional information about this proposal. We greatly appreciate assisting the City and strive to ensure exceptional outcomes for your projects.

Regards,

Stantec Consulting Services Inc.



Todd Shoemaker, PE, CFM

Senior Associate

Phone: 612-414-7166

tshoemaker@wenck.com

Reference: Elm Creek HUC8 Study Culvert Survey & Model Review

Proposal Terms & Acceptance

- Stantec will complete this scope of work according to the letter of engagement and previous practices with the City of Corcoran.
- Stantec will perform the scope of work on a time and materials basis and will not exceed the authorized budget without prior authorization.
- To accept the proposal as stated above, please complete the following:

City of Corcoran

Type or Print Name

Signature

Title

Date

STAFF REPORT

Agenda Item 10b.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: American Recovery Plan Act Fund Use	Action Required: Direction

Summary:

The City of Corcoran will receive \$656,250 in federal funds from the American Recovery Plan Act otherwise known as ARPA. Funds will be issued in two installments, with half in summer of 2021 and the remainder in the summer of 2022. The City has until the end of 2024 to fully commit the funds to uses.

While rules are not final, there are many interim rules on what are eligible uses such as the following:

- Response and mitigation expenses
- Revenue losses
- Assistance to households for food, rent, mortgage, utility
- Assistance to businesses for loans/grants to mitigate financial hardships
- Payroll expenses for public safety, public health and similar employees
- Investments in improving outdoor spaces
- Water, sewer, and broadband projects
- Expenditures covered under the previous Corona Virus Relief Fund program

Full U.S. Treasury guidance can be found at:

<https://home.treasury.gov/system/files/136/SLFRPFAQ.pdf>

Staff would like to understand whether the City Council has specific direction on the use of funds so a formal plan can be developed.

Financial/Budget:

No costs will be incurred in receiving the funds as staff has completed the request through an online portal. Half of the funds will be received in 2021 with the remainder in 2022.

Options:

1. Direct staff on priorities for the American Recovery Plan Act funds.

Recommendation:

A priority for staff would be to continue investments in technology/software to become paperless and enhanced cyber security. This would allow staff to continue workflow and response as necessary should the pandemic re-emerge, or a new emergency exist. An additional expenditure recommended for consideration is water infrastructure related to connecting City Hall to the municipal water/sewer system or towards the proposed well, treatment, and tower project.

Council Action:

Direct staff on priorities for the American Recovery Plan Act funds.

Attachments:

None.

STAFF REPORT

Agenda Item 10c.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: Public Works Staff Planning	Action Required: Direction

Summary:

The Corcoran Public Works Department is responsible for overseeing the infrastructure of the City (streets, parks, storm water, water, sanitary sewer, public buildings, etc.), managing and reviewing development, overseeing engineering, and many more activities such as fleet, purchasing, etc. Over the last several years, development has taken place much quicker than anticipated which has exhausted the ability to manage all of these areas with the incremental additions to the Public Works team. Additionally, the goal of the City Council is to bring in engineering related services as much as practical.

In order to meet the challenge mentioned above, and achieve City Council goals, a significant re-organization is required of the Public Works Department along with additional staff. The following re-organization of the department is recommended for consideration and authorization to proceed:

- Update Public Works Director job description to include more engineering functions.
- Hire a new Development Superintendent to oversee the majority of engineering related to development.
- Hire an Operations Superintendent to take on oversight of operations other than engineering.
- Hire an Administrative Assistant/Building Permit Technician.
- Add a summer seasonal for recreation support in 2022

Staff believes that the new structure with the additional staff will allow for the department to catch up to the levels of staff needed today, and work well moving forward. Attached to this report is the existing organizational structure as well as the proposed organizational structure.

Financial/Budget:

The proposed re-organization is not included in the existing 2021 budget however there are revenues to offset some of the costs. The below table shows an estimated budget impact including wages and benefits:

Position	2021 Budget Impact*	2022 Budget Impact**	Notes
Public Works Director	\$1,250	\$5,150	Wage increase related to additional duties
Development Superintendent	\$13,600	\$56,000	60% of costs estimated to be billed to projects

Operations Superintendent	\$34,000	\$140,000	General fund with no billable hours
Administrative Assistant/BT	\$6,600	\$27,300	70% estimated to be charged to building permits for review time
Summer Seasonal	\$0	\$10,000	General fund with no billable hours
	\$55,450	\$238,450	

*Assumes three months and deducts offsetting revenue to help pay for the position.

**Assumes 12 months, three-percent increase, and deducts offsetting revenue to help pay for the position.

Options:

1. Direct staff to proceed with drafting job descriptions as presented for Council approval.
2. Direct staff to make no changes for 2021.
3. Send back to staff for further review.

Recommendation:

Additional staffing is needed to manage the demand on the department. Staffing levels for 2021 were drafted in second quarter of 2020 and workload has been significantly higher than anticipated. Staff recommends proceeding forward with the staff plan as soon as possible in 2021.

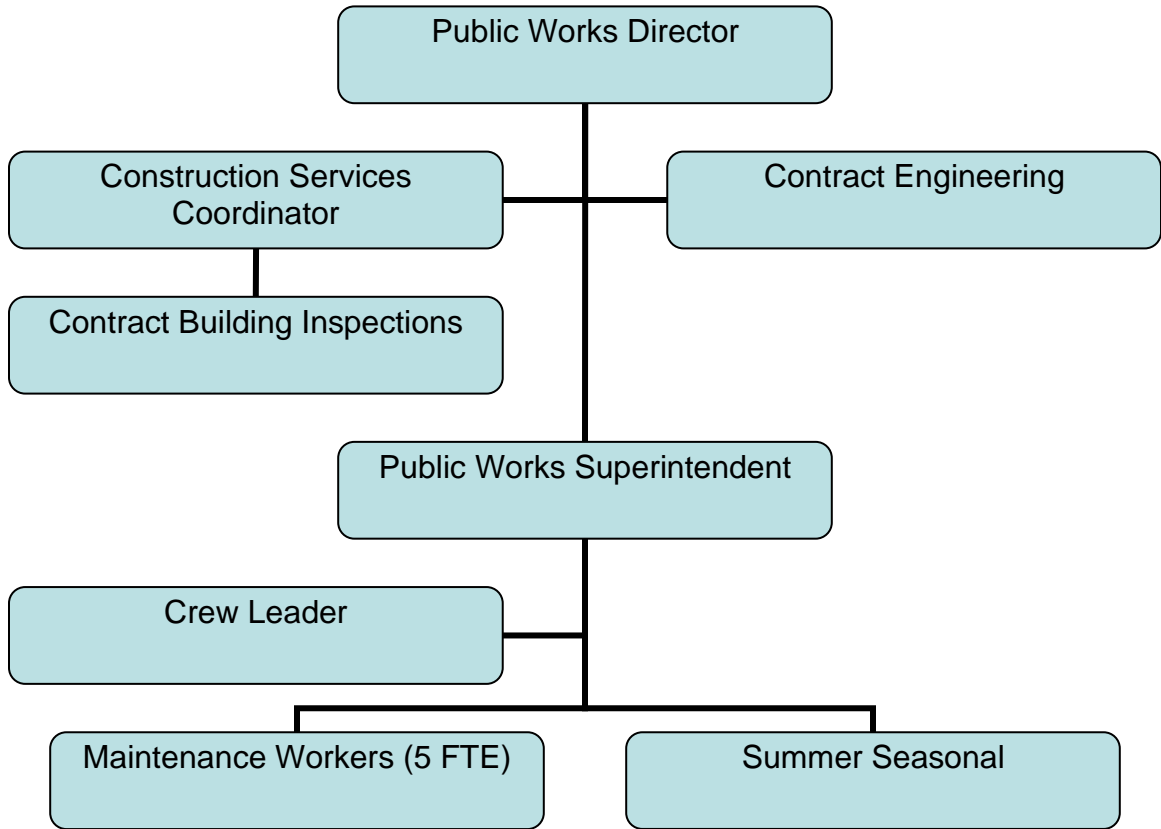
Council Action:

Direct staff on action related to the proposed staffing changes in the Public Works Department.

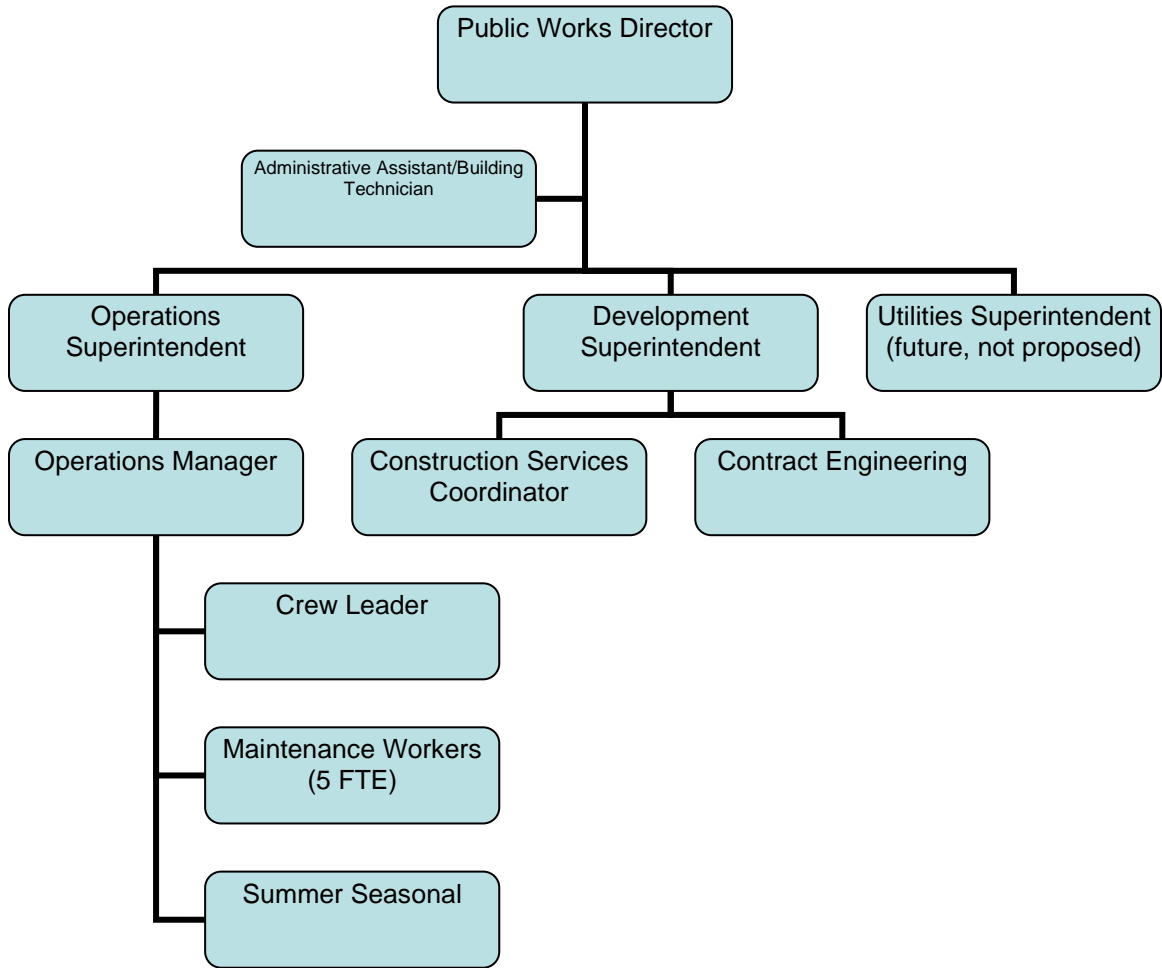
Attachments:

- Existing Public Works staffing plan
- Proposed Public Works staffing plan

Existing Public Works Staffing Plan



Proposed Public Works Staffing Plan



STAFF REPORT

Agenda Item 10d.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: Open Book Meeting Discussion	Action Required: Direction

Summary:

In 2015, the City Council transitioned from holding a Local Board of Appeals and Equalization hearing, to holding an Open Book Meeting with the City Assessor. Councilmember Bottema has requested the City discuss this decision and whether or not to return back to the Local Board of Appeals and Equalization hearing process.

The purpose of either the Local Board of Appeals and Equalization (LBAE) hearing or the Open Book Meeting, is to allow property owners an opportunity to appeal the valuation or classification of their property which has a direct relation to the taxes levied. Currently the Open Book Meeting process allows property owners to speak directly to the County Assessor. In a LBAE format, property owners would attend a hearing at the City Council who would decide any action. At least one member must have attended an appeals and equalization course within the last four years.

Staff requests direction on how to proceed for 2022 as the appeal period has already closed for 2021. The decision must be made prior to December 1st.

Financial/Budget:

There are minimal costs associated with the current process. Moving to a Local Board of Appeals and Equalization Hearing would likely have some minor costs for training.

Options:

1. Direct staff to continue with the Open Book Meeting process.
2. Direct staff to take action to move to a Local Board of Appeal and Equalization Hearing format.

Recommendation:

Property classification and valuation is a complex topic. Staff recommends continuing with the Open Book Meeting format as staff has not heard of any complaints from residents. If the Council would like to return to the Local Board of Appeals and Equalization format, it is recommended that all members take the appeals and equalization course.

Council Action:

Direct staff on action related to the proposed staffing changes in the Public Works Department.

Attachments:

1. MN Statutes Chapter 274

CHAPTER 274

ASSESSMENTS; REVIEW, CORRECTION, EQUALIZATION

274.01	BOARD OF APPEAL AND EQUALIZATION.	274.12	DUTIES OF AUDITOR AND ASSESSORS.
274.014	LOCAL BOARDS; APPEALS AND EQUALIZATION COURSE AND MEETING REQUIREMENTS.	274.13	COUNTY BOARD OF APPEAL AND EQUALIZATION.
274.03	NOTICE OF MEETING.	274.135	COUNTY BOARDS; APPEALS AND EQUALIZATION COURSE AND MEETING REQUIREMENTS.
274.07	LIST BY PERSON SICK OR ABSENT.	274.14	LENGTH OF SESSION; RECORD.
274.08	CORRECTION OF BOOKS.	274.16	CORRECTED LISTS.
274.09	CORRECTION OF FALSE LISTS AND RETURNS.	274.17	RECORD; ABSTRACT TO COUNTY AUDITORS.
274.10	PROPERTY OMITTED OR UNDERVALUED.	274.175	VALUES FINALIZED.
274.11	TAXES A LIEN ON PROPERTY IN EXAMINER'S LIST.	274.18	ABSTRACT OF REALTY ASSESSMENT ROLL TO TOWN CLERKS.

274.01 BOARD OF APPEAL AND EQUALIZATION.

Subdivision 1. **Ordinary board; meetings, deadlines, grievances.** (a) The town board of a town, or the council or other governing body of a city, is the local board of appeal and equalization except (1) in cities whose charters provide for a board of equalization or (2) in any city or town that has transferred its local board of review power and duties to the county board as provided in subdivision 3. The county assessor shall fix a day and time when the local board of equalization shall meet in the assessment districts of the county. Notwithstanding any law or city charter to the contrary, a city board of equalization shall be referred to as a local board of appeal and equalization. On or before February 15 of each year the assessor shall give written notice of the time to the city or town clerk. Notwithstanding the provisions of any charter to the contrary, the meetings must be held between April 1 and May 31 each year. The clerk shall give published and posted notice of the meeting at least ten days before the date of the meeting.

The board shall meet either at a central location within the county or at the office of the clerk to review the assessment and classification of property in the town or city. No changes in valuation or classification which are intended to correct errors in judgment by the county assessor may be made by the county assessor after the board has adjourned in those cities or towns that hold a local board of review; however, corrections of errors that are merely clerical in nature or changes that extend homestead treatment to property are permitted after adjournment until the tax extension date for that assessment year. The changes must be fully documented and maintained in the assessor's office and must be available for review by any person. A copy of the changes made during this period in those cities or towns that hold a local board of review must be sent to the county board no later than December 31 of the assessment year.

(b) The board shall determine whether the taxable property in the town or city has been properly placed on the list and properly valued by the assessor. If real or personal property has been omitted, the board shall place it on the list with its market value, and correct the assessment so that each tract or lot of real property, and each article, parcel, or class of personal property, is entered on the assessment list at its market value. No assessment of the property of any person may be raised unless the person has been duly notified of the intent of the board to do so. On application of any person feeling aggrieved, the board shall review the assessment or classification, or both, and correct it as appears just. The board may not make an individual market value adjustment or classification change that would benefit the property if the owner or other person having control over the property has refused the assessor access to inspect the property and the interior of any buildings or structures as provided in section 273.20. A board member shall not participate in any actions of the board which result in market value adjustments or classification changes to property owned by the board member, the spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle,

aunt, nephew, or niece of a board member, or property in which a board member has a financial interest. The relationship may be by blood or marriage.

(c) A local board may reduce assessments upon petition of the taxpayer but the total reductions must not reduce the aggregate assessment made by the county assessor by more than one percent. If the total reductions would lower the aggregate assessments made by the county assessor by more than one percent, none of the adjustments may be made. The assessor shall correct any clerical errors or double assessments discovered by the board without regard to the one percent limitation.

(d) A local board does not have authority to grant an exemption or to order property removed from the tax rolls.

(e) A majority of the members may act at the meeting, and adjourn from day to day until they finish hearing the cases presented. The assessor shall attend and take part in the proceedings, but must not vote. The county assessor, or an assistant delegated by the county assessor shall attend the meetings. The board shall list separately all omitted property added to the list by the board and all items of property increased or decreased, with the market value of each item of property, added or changed by the board. The county assessor shall enter all changes made by the board.

(f) Except as provided in subdivision 3, if a person fails to appear in person, by counsel, or by written communication before the board after being duly notified of the board's intent to raise the assessment of the property, or if a person feeling aggrieved by an assessment or classification fails to apply for a review of the assessment or classification, the person may not appear before the county board of appeal and equalization for a review. This paragraph does not apply if an assessment was made after the local board meeting, as provided in section 273.01, or if the person can establish not having received notice of market value at least five days before the local board meeting.

(g) The local board must complete its work and adjourn within 20 days from the time of convening stated in the notice of the clerk, unless a longer period is approved by the commissioner of revenue. No action taken after that date is valid. All complaints about an assessment or classification made after the meeting of the board must be heard and determined by the county board of equalization. A nonresident may, at any time, before the meeting of the board file written objections to an assessment or classification with the county assessor. The objections must be presented to the board at its meeting by the county assessor for its consideration.

Subd. 2. **Special board; duties delegated.** The governing body of a city may appoint a special board of review. The city may delegate to the special board of review all of the powers and duties in subdivision 1. The special board of review shall serve at the direction and discretion of the appointing body, subject to the restrictions imposed by law. The appointing body shall determine the number of members of the board, the compensation and expenses to be paid, and the term of office of each member. At least one member of the special board of review must be an appraiser, real estate broker, or other person familiar with property valuations in the assessment district.

Subd. 3. **Local board duties transferred to county.** The town board of any town or the governing body of any home rule charter or statutory city may transfer its powers and duties under subdivision 1 to the county board, and no longer perform the function of a local board. Before the town board or the governing body of a city transfers the powers and duties to the county board, the town board or city's governing body shall give public notice of the meeting at which the proposal for transfer is to be considered. The public notice shall follow the procedure contained in section 13D.04, subdivision 2. A transfer of duties as permitted under this subdivision must be communicated to the county assessor, in writing, before December 1 of any

year to be effective for the following year's assessment. This transfer of duties to the county may either be permanent or for a specified number of years, provided that the transfer cannot be for less than three years. Its length must be stated in writing. A town or city may renew its option to transfer. The option to transfer duties under this subdivision is only available to a town or city whose assessment is done by the county.

History: (2034) RL s 847; 1941 c 402 s 1; 1945 c 402 s 1; 1949 c 543 s 1; Ex1967 c 32 art 8 s 3; 1971 c 434 s 3; 1971 c 564 s 6; 1973 c 123 art 5 s 7; 1973 c 150 s 1; 1973 c 582 s 3; 1975 c 339 s 5; 1977 c 434 s 11; 1986 c 444; 1987 c 229 art 4 s 1; 1987 c 268 art 7 s 37; 1988 c 719 art 7 s 8; 1990 c 480 art 7 s 14; 1995 c 264 art 3 s 13; 1997 c 231 art 2 s 23; 1998 c 254 art 1 s 77; 1999 c 243 art 5 s 25; 1Sp2001 c 5 art 7 s 21; 2003 c 127 art 5 s 22; 1Sp2005 c 3 art 1 s 18; 2008 c 154 art 13 s 35; 2014 c 308 art 9 s 32,33; art 10 s 9; 2017 c 40 art 1 s 121; 1Sp2017 c 1 art 15 s 25

274.013 [Repealed, 1976 c 44 s 70]

274.014 LOCAL BOARDS; APPEALS AND EQUALIZATION COURSE AND MEETING REQUIREMENTS.

Subdivision 1. **Handbook for local boards.** By no later than January 1, 2005, the commissioner of revenue must develop a handbook detailing procedures, responsibilities, and requirements for local boards of appeal and equalization. The handbook must include, but need not be limited to, the role of the local board in the assessment process, the legal and policy reasons for fair and impartial appeal and equalization hearings, local board meeting procedures that foster fair and impartial assessment reviews and other best practices recommendations, quorum requirements for local boards, and explanations of alternate methods of appeal.

Subd. 2. **Appeals and equalization course.** Beginning in 2006, and each year thereafter, there must be at least one member at each meeting of a local board of appeal and equalization who has attended an appeals and equalization course developed or approved by the commissioner within the last four years, as certified by the commissioner. The course may be offered in conjunction with a meeting of the Minnesota League of Cities or the Minnesota Association of Townships. The course content must include, but need not be limited to, a review of the handbook developed by the commissioner under subdivision 1.

Subd. 3. **Proof of compliance; transfer of duties.** (a) Any city or town that conducts local boards of appeal and equalization meetings must comply with the training requirements of subdivision 2 by February 1, by having at least one member who has attended an appeals and equalization course described in subdivision 2 within the last four years. A city or town that does not comply with these requirements is deemed to have transferred its board of appeal and equalization powers to the county for a minimum of two assessment years, beginning with the current year's assessment and continuing thereafter unless the powers are reinstated under paragraph (c).

(b) The county shall notify the taxpayers when the board of appeal and equalization for a city or town has been transferred to the county under this subdivision and, prior to the meeting time of the county board of equalization, the county shall make available to those taxpayers a procedure for a review of the assessments, including, but not limited to, open book meetings. This alternate review process shall take place in April and May.

(c) A local board whose powers are transferred to the county under this subdivision may be reinstated by resolution of the governing body of the city or town and upon proof of compliance with the requirements of subdivision 2. The resolution and proofs must be provided to the county assessor by February 1 in order to be effective for the following year's assessment.

(d) A local board whose powers are transferred to the county under this subdivision may continue to employ a local assessor and is not deemed to have transferred its powers to make assessments.

History: *2003 c 127 art 2 s 16; 2005 c 151 art 5 s 25,26; 2008 c 366 art 15 s 16; 2014 c 308 art 10 s 10; 1Sp2017 c 1 art 20 s 8*

274.02 [Repealed, 1949 c 543 s 2]

274.03 NOTICE OF MEETING.

The clerk shall give at least ten days' posted notice of the time and place of the meeting of the board of review. Failure to give notice or hold the meeting does not vitiate any assessment, except as to the excess over the market value of the property.

History: *(2036) RL s 849; 1941 c 402 s 2; 1975 c 339 s 8; 1987 c 229 art 4 s 1*

274.04 [Repealed, 2003 c 127 art 5 s 50]

274.05 [Repealed, 2005 c 151 art 5 s 46]

274.06 [Repealed, 1949 c 543 s 2]

274.07 LIST BY PERSON SICK OR ABSENT.

If any person required to list property for taxation is prevented by sickness or absence from listing it with the assessor, the person, or the person's agent in charge of the property, may give the auditor a statement of the property value as required by this chapter at any time before the taxes are extended by the county auditor. The auditor shall list the property and correct the corresponding items in the return made by the assessor. No statement may be received from any person who refused or neglected to attest to the statement when required by the assessor. No statement may be received from any person, unless the person makes and files with it an affidavit of absence from the town or district without design to avoid the listing of the property, or was prevented by sickness from giving the assessor the required statement when asked to do so.

History: *(2041) RL s 851; 1986 c 444; 1987 c 229 art 4 s 1*

274.08 CORRECTION OF BOOKS.

The county auditor shall carefully examine the assessment books. If any property has been omitted, the auditor shall enter it on the list. The auditor shall notify the assessor of the omission. Upon notification, the assessor shall immediately determine the value of the omitted property and correct the original return. If the assessor does not perform, the auditor shall determine the value of the property and make the necessary corrections.

History: *(2042) RL s 852; 1986 c 444; 1987 c 229 art 4 s 1*

274.09 CORRECTION OF FALSE LISTS AND RETURNS.

If the county auditor believes that any person has given the assessor a false statement of personal property, or that the assessor has not returned the full amount of all property required to be listed in the assessor's town or district, or has omitted, or made an erroneous return of, any property subject to taxation, the auditor shall correct the return of the assessor. At any time before the final settlement with the county treasurer, the auditor shall charge the owners of the property on the tax lists with the proper amount of taxes.

For purposes of this section the auditor may issue compulsory process, require the attendance of any person supposed to have a knowledge of the property, or its value, and examine the person, on oath, about the statement or return. Before making the entry on the tax list, the county auditor shall notify the person required to list the property of the right to show that the person's statement or the return of the assessor is correct. The county auditor shall file in the auditor's office a statement of the facts or evidence upon which the auditor made the corrections. The county auditor must not reduce the amount returned by the assessor without the written consent of the commissioner of revenue. A statement supporting the reduction must be submitted by the county auditor or the party aggrieved to the commissioner of revenue.

History: (2043) *RL s 853; Ex1959 c 59 s 2; 1973 c 582 s 3; 1986 c 444; 1987 c 229 art 4 s 1*

274.10 PROPERTY OMITTED OR UNDERVALUED.

Subdivision 1. **Examiner; appointment, duties.** The governor shall appoint an examiner when it appears to the governor on a verified complaint, or by the finding of a court or of the legislature, or any committee of the legislature, that a considerable amount of property in any county has been improperly omitted from the tax lists and assessment roll of the county for a year; or, if assessed, that the property has been grossly undervalued by the assessor or other county officials, whether or not the assessment has been reviewed by the county board of equalization. The appointment must be in writing. The appointee must be a competent citizen of the state, but not a resident of the county. The person appointed shall determine the character, location, value, and ownership of the real and personal property in the county omitted or undervalued. The person shall take an oath to faithfully perform the duties.

The person shall examine the subject and prepare a report in duplicate. A list must be attached to the report, showing the character, location, ownership, and valuation of all property that has been omitted or undervalued. The list must state the years or part of years that the property has been omitted or undervalued. The list must show opposite each piece or parcel of land or item of personal property undervalued, the amount of the assessment, its actual and market value at the time it should have been assessed, and the difference between its assessed and actual value. On or before January 1, in the assessment year, the examiner shall file the report and list with the county auditor and with the commissioner of management and budget. Lists must be verified substantially as follows:

"I,, solemnly swear that I have personally examined the real and personal property in the attached list, and that it is a correct and full list of the real and personal property subject to taxation in the county, and omitted from taxation for the years stated in it, or, if assessed for those years, grossly undervalued, and that the character, location, ownership, and valuation of the property as set down in the proper column, opposite the property, are correct, to the best of my knowledge and belief."

Subd. 2. **Deputies; appointment, duties.** When necessary to properly perform duties within the time prescribed by law, with the approval of the governor, the examiner may appoint one or more well-qualified citizens of the state as deputies to assist in the performance of examiner's duties. The deputies shall perform the duties assigned them by the examiner. The deputies must take an oath to faithfully perform the duties.

Subd. 3. **Compensation of examiner and deputies.** The examiner shall be paid \$3 for services, and each deputy shall be paid \$2, for every day they are necessarily employed in the performance of their duties. The examiner and deputies shall be paid their necessary expenses. Upon the approval by the governor, the compensation and expenses must be paid out of the general fund in the state treasury. The respective counties shall reimburse the state two years after the payments are made. The state auditor shall notify the county auditor of the amount to be paid. The county auditor shall levy a tax on the taxable property in the county

sufficient to pay it. When collected, the proceeds of the tax must be paid into the state treasury like other state taxes.

History: (2044, 2045, 2046) *RL s 854,855,856; 1973 c 492 s 14; 1975 c 339 s 8; 1986 c 444; 1987 c 229 art 4 s 1; 2009 c 101 art 2 s 109*

274.11 TAXES A LIEN ON PROPERTY IN EXAMINER'S LIST.

The taxes upon the property on the list of the examiner under section 274.10, and found to have been omitted from or undervalued in the tax list for any year, is a lien upon all the real property owned in the county by any person named in it as the owner. The lien attaches at the time the list is filed with the county auditor. The lien continues until the taxes are paid. The lien may be satisfied from the proceeds of the sale of any property in the county owned by the person.

History: (2047) *RL s 857; 1987 c 229 art 4 s 1*

274.12 DUTIES OF AUDITOR AND ASSESSORS.

Upon the receipt of the examiner's list, the county auditor shall enter the property described in it in the real and personal property assessment books. Upon receiving the books from the auditor, the assessor shall assess the property entered in it at its market value as shown by the list. A copy of the list must be furnished to the assessor with the assessment books of the district. The assessor shall also make the necessary corrections in any assessment made before receipt of the list to correspond with the market value of the property shown in the list and correct the returns accordingly. The auditor shall proceed under sections 273.02 and 274.09. On finding from the examiner's list that any property has been omitted from or undervalued in the lists of any prior year or years, the auditor shall enter it on the assessment and tax books for the year or years it was omitted or undervalued. The omitted and undervalued property must be assessed at the valuation and amounts shown on the list. The arrearages of taxes on the property accruing against it must be extended upon the tax list for the current year and collected like other taxes. An assessor or county auditor who neglects to perform a duty under this section is guilty of a misdemeanor. In addition to the usual penalty, the assessor or auditor is liable on official bond for all taxes on the property on the examiner's list.

History: (2048) *RL s 858; 1975 c 339 s 8; 1986 c 444; 1987 c 229 art 4 s 1*

274.13 COUNTY BOARD OF APPEAL AND EQUALIZATION.

Subdivision 1. **Members; meetings; rules for equalizing assessments.** The county commissioners, or a majority of them, with the county auditor, or, if the auditor cannot be present, the deputy county auditor, or, if there is no deputy, the court administrator of the district court, shall form a board for the equalization of the assessment of the property of the county, including the property of all cities whose charters provide for a board of equalization. This board shall be referred to as the county board of appeal and equalization. The board shall meet annually, on the date specified in section 274.14, at the office of the auditor. Each member shall take an oath to fairly and impartially perform duties as a member. Members shall not participate in any actions of the board which result in market value adjustments or classification changes to property owned by the board member, the spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece of a board member, or property in which a board member has a financial interest. The relationship may be by blood or marriage. The board shall examine and compare the returns of the assessment of property of the towns or districts, and equalize them so that each tract or lot of real property and each article or class of personal property is entered on the assessment list at its market value, subject to the following rules:

(1) The board shall raise the valuation of each tract or lot of real property which in its opinion is returned below its market value to the sum believed to be its market value. The board must first give notice of intention to raise the valuation to the person in whose name it is assessed, if the person is a resident of the county. The notice must fix a time and place for a hearing.

(2) The board shall reduce the valuation of each tract or lot which in its opinion is returned above its market value to the sum believed to be its market value.

(3) The board shall raise the valuation of each class of personal property which in its opinion is returned below its market value to the sum believed to be its market value. It shall raise the aggregate value of the personal property of individuals, firms, or corporations, when it believes that the aggregate valuation, as returned, is less than the market value of the taxable personal property possessed by the individuals, firms, or corporations, to the sum it believes to be the market value. The board must first give notice to the persons of intention to do so. The notice must set a time and place for a hearing.

(4) The board shall reduce the valuation of each class of personal property that is returned above its market value to the sum it believes to be its market value. Upon complaint of a party aggrieved, the board shall reduce the aggregate valuation of the individual's personal property, or of any class of personal property for which the individual is assessed, which in its opinion has been assessed at too large a sum, to the sum it believes was the market value of the individual's personal property of that class.

(5) The board must not reduce the aggregate value of all the property of its county, as submitted to the county board of equalization, with the additions made by the auditor under this chapter, by more than one percent of its whole valuation. The board may raise the aggregate valuation of real property, and of each class of personal property, of the county, or of any town or district of the county, when it believes it is below the market value of the property, or class of property, to the aggregate amount it believes to be its market value.

(6) The board shall change the classification of any property which in its opinion is not properly classified.

(7) The board does not have the authority to grant an exemption or to order property removed from the tax rolls.

(8) The board may not make an individual market value adjustment or classification change that would benefit property if the owner or other person having control over the property has refused the assessor access to inspect the property and the interior of any buildings or structures as provided in section 273.20.

Subd. 1a. **Failure to appear or appeal.** If a person, other than a public utility, mining company, or the metropolitan airports commission for which the original assessments are determined by the commissioner of revenue, fails to appear in person, by counsel, or by written communication before the county board after being duly notified of the board's intent to raise the assessment of the person's property, or if a person fails to appeal a decision of the board of review as described in section 274.01 after appearing before the local board, the person may not appear before the commissioner of revenue under section 270C.92, subdivisions 1 and 2, to contest the valuation.

Subd. 1b. **Assessment changes.** No changes in valuation or classification that are intended to correct errors in judgment by the county assessor may be made by the county assessor after the county board of equalization has adjourned; however, corrections of errors that are merely clerical in nature or changes that extend homestead treatment to property are permitted after adjournment until the tax extension date for that assessment year. The changes must be fully documented and maintained in the assessor's office and must be available for review by any person.

Subd. 1c. **Alternative review option.** The county shall notify taxpayers whose town or city elected to transfer its powers and duties under section 274.01 to the county. Prior to the time of the county board of equalization, the county shall make available to those taxpayers a procedure for a review of its assessments, including, but not limited to, open book meetings. This alternative review process shall take place in April and May.

Subd. 2. **Special board; delegated duties.** The board of equalization for any county may appoint a special board of equalization and may delegate to it the powers and duties in subdivision 1. The special board of equalization shall serve at the direction and discretion of the appointing county board, subject to the restrictions imposed by law on the appointing board. The appointing board may determine the number of members to be appointed to the special board, the compensation and expenses to be paid, and the term of office of each member. At least one member of the special board of equalization must be an appraiser, real estate broker, or other person familiar with property valuations in the county. The county auditor is a nonvoting member and serves as the recorder for the special board. The special board is subject to the quorum requirements for county boards and the training requirements for county boards in section 274.135, subdivision 2.

History: (2049) RL s 859; 1945 c 401 s 1; 1949 c 543 s 3; 1971 c 564 s 8; 1975 c 339 s 6; 1977 c 434 s 12; 1980 c 437 s 7; 1986 c 444; 1Sp1986 c 3 art 1 s 82; 1987 c 229 art 4 s 1; 1993 c 375 art 3 s 22; 1997 c 231 art 2 s 24,25; 1Sp2001 c 5 art 7 s 22; 2003 c 127 art 5 s 23; 2005 c 151 art 2 s 17; 2008 c 154 art 13 s 36; 2009 c 88 art 10 s 11; 2017 c 40 art 1 s 121; 1Sp2017 c 1 art 15 s 26

274.135 COUNTY BOARDS; APPEALS AND EQUALIZATION COURSE AND MEETING REQUIREMENTS.

Subdivision 1. **Handbook for county boards.** By no later than January 1, 2009, the commissioner of revenue must develop a handbook detailing procedures, responsibilities, and requirements for county boards of appeal and equalization. The handbook must include, but need not be limited to, the role of the county board in the assessment process, the legal and policy reasons for fair and impartial appeal and equalization hearings, county board meeting procedures that foster fair and impartial assessment reviews and other best practices recommendations, quorum requirements for county boards, and explanations of alternate methods of appeal.

Subd. 2. **Appeals and equalization course.** Beginning in 2009, and each year thereafter, there must be at least one member at each meeting of a county board of appeal and equalization who has attended an appeals and equalization course developed or approved by the commissioner within the last four years, as certified by the commissioner. The course may be offered in conjunction with a meeting of the Minnesota Association of Assessment Officers. The course content must include, but need not be limited to, a review of the handbook developed by the commissioner under subdivision 1.

Subd. 3. **Proof of compliance; transfer of duties.** (a) Any county that conducts county boards of appeal and equalization meetings must comply with the training requirements of subdivision 2 by February 1, by having at least one member who has attended an appeals and equalization course described in subdivision 2 within the last four years. A county that does not comply with these requirements is deemed to have transferred its board of appeal and equalization powers to the special board of equalization appointed pursuant to section 274.13, subdivision 2, for a minimum of two assessment years, beginning with the current year's assessment and continuing thereafter unless the powers are reinstated under paragraph (c). A county that does not comply with the requirements of subdivision 2 and has not appointed a special board of equalization shall appoint a special board of equalization before the following year's assessment.

(b) The county shall notify the taxpayers when the board of appeal and equalization for a county has been transferred to the special board of equalization under this subdivision and, prior to the meeting time of the special board of equalization, the county shall make available to those taxpayers a procedure for a review of the assessments, including, but not limited to, open book meetings. This alternate review process must take place in April and May.

(c) A county board whose powers are transferred to the special board of equalization under this subdivision may be reinstated by resolution of the county board and upon proof of compliance with the requirements of subdivision 2. The resolution and proofs must be provided to the commissioner by February 1 in order to be effective for the current year's assessment.

(d) If a person who was entitled to appeal to the county board of appeal and equalization or to the county special board of equalization is not able to do so in a particular year because the county board or special board did not meet the quorum and training requirements in this section and section 274.13, or because the special board was not appointed, that person may instead appeal to the commissioner of revenue, provided that the appeal is received by the commissioner prior to August 1. The appeal is not subject to either chapter 14 or section 270C.92. The commissioner must issue an appropriate order to the county assessor in response to each timely appeal, either upholding or changing the valuation or classification of the property. Prior to October 1 of each year, the commissioner must charge and bill the county where the property is located \$500 for each tax parcel covered by an order issued under this paragraph in that year. Amounts received by the commissioner under this paragraph must be deposited in the state's general fund. If payment of a billed amount is not received by the commissioner before December 1 of the year when billed, the commissioner must deduct that unpaid amount from any state aid the commissioner would otherwise pay to the county under chapter 477A in the next year. Late payments may either be returned to the county uncashed and undeposited or may be accepted. If a late payment is accepted, the state aid paid to the county under chapter 477A must be adjusted within 12 months to eliminate any reduction that occurred because the payment was late. Amounts needed to make these adjustments are included in the appropriation under section 477A.03, subdivision 2.

History: 2008 c 154 art 13 s 37; 2009 c 88 art 10 s 12; 1Sp2017 c 1 art 20 s 9

274.14 LENGTH OF SESSION; RECORD.

The board must meet after the second Friday in June on at least one meeting day and may meet for up to ten consecutive meeting days. The actual meeting dates must be contained on the valuation notices mailed to each property owner in the county as provided in section 273.121. For this purpose, "meeting days" is defined as any day of the week excluding Sunday. At the board's discretion, "meeting days" may include Saturday. No action taken by the county board of review after June 30 is valid, except for corrections permitted in sections 273.01 and 274.01. The county auditor shall keep an accurate record of the proceedings and orders of the board. The record must be published like other proceedings of county commissioners. A copy of the published record must be sent to the commissioner of revenue within five days following final action of the county board of equalization.

For counties that conduct either regular board of review meetings or open book meetings, at least one of the meeting days must include a meeting that does not end before 7:00 p.m. For counties that require taxpayer appointments for the board of review, appointments must include some available times that extend

until at least 7:00 p.m. The county may have a Saturday meeting in lieu of, or in addition to, the extended meeting times under this paragraph.

History: (2050) *RL s 860; 1949 c 543 s 4; 1971 c 564 s 9; 1973 c 582 s 3; 1975 c 339 s 7; 1976 c 334 s 8; 1980 c 437 s 8; 1987 c 229 art 4 s 1; 1987 c 268 art 7 s 38; 1Sp1989 c 1 art 9 s 29; 1990 c 480 art 7 s 15; 1995 c 264 art 11 s 5; 2005 c 151 art 5 s 27; 2008 c 366 art 6 s 32; 2009 c 88 art 10 s 13; 1Sp2019 c 6 art 18 s 14*

274.15 [Repealed, 1975 c 301 s 16]

274.16 CORRECTED LISTS.

The county assessor or, in Ramsey County, the official designated by the board of county commissioners shall calculate the changes of the assessment lists determined by the county board of equalization, and make corrections accordingly, in the real or personal lists, or both, and shall make duplicates of them. One must be filed in the assessor's office, and one must be forwarded to the commissioner of revenue as provided in section 270C.89.

History: (2052) *RL s 862; 1949 c 543 s 5; 1955 c 71 s 1; 1971 c 25 s 56; 1971 c 564 s 10; 1973 c 582 s 3; 1978 c 743 s 11; 1986 c 444; 1987 c 229 art 4 s 1; 1987 c 268 art 7 s 39; 2005 c 151 art 2 s 17; 1Sp2019 c 6 art 18 s 15*

274.17 RECORD; ABSTRACT TO COUNTY AUDITORS.

The secretary shall keep a record of the proceedings of the county board of equalization. The record must be published in the annual report of the commissioner of management and budget. Upon final adjournment the secretary shall send each county auditor an abstract of the proceedings, specifying: (1) the percent added to or deducted from the valuation of the real property of each of the towns and cities, and of the real property not in towns or cities, in case an equal percent has not been added to or deducted from each; (2) the percent added to or deducted from the classes of personal property in each of the towns and cities; and (3) the amounts added to the assessments of individuals, firms, or corporations.

The county auditor shall add to or deduct from each tract or lot of real property in the county the required percent on the valuation of the property after equalization by the county board, rounding the value of each separate tract or lot to the nearest dollar. The county auditor shall also add to or deduct from the classes of personal property in the county the required percent on the valuation of the property after equalization by the county board, rounding the value of each separate class of personal property to the nearest dollar. The county auditor shall also add to the assessments of individuals, firms, and corporations after equalization by the county board, the required amounts.

History: (2053) *RL s 864; 1973 c 123 art 5 s 7; 1973 c 492 s 14; 1986 c 444; 1987 c 229 art 4 s 1; 2009 c 101 art 2 s 109*

274.175 VALUES FINALIZED.

The assessments recorded by the county assessor and the county auditor under sections 273.124, subdivision 9; 274.16; 274.17; or other law for real and personal property are final on July 1 of the assessment year, except for property added to the assessment rolls under section 272.02, subdivision 38, and assessments certified to the auditor under sections 270.87; 273.33, subdivision 2; 273.37, subdivision 2; and 273.3711 or deleted because of tax forfeiture pursuant to chapter 281. No changes in value may be made after July 1

of the assessment year, except for corrections permitted in sections 273.01 and 274.01, or assessments certified to the auditor under sections 270.87; 273.33, subdivision 2; 273.37, subdivision 2; and 273.3711.

History: *1Sp1989 c 1 art 9 s 30; 1990 c 480 art 7 s 16; 2009 c 88 art 10 s 14; 2011 c 112 art 3 s 8*

274.18 ABSTRACT OF REALTY ASSESSMENT ROLL TO TOWN CLERKS.

Once each year, the county auditor shall make out and send to each town clerk in the county who has requested it, a copy or abstract of the latest available real estate assessment roll of the town, as equalized by the county and state boards of equalization.

History: *(2054) RL s 865; 1979 c 50 s 31; 1986 c 444; 1987 c 229 art 4 s 1; 1993 c 375 art 3 s 23*

274.19 [Repealed, 1993 c 375 art 3 s 47]

274.20 [Repealed, 1993 c 375 art 3 s 47]

STAFF REPORT

Agenda Item 10e.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: Developer Round Table	Action Required: Schedule Meeting

Summary:

Staff continues to work on the proposed amendments to the zoning ordinance to promote clustered development and preservation of open space. As part of that process, the Council discussed hosting a developer round table meeting to discuss the proposed ordinance. After speaking with Councilmembers, the recommended date for the meeting is August 26th, in advance of the Council Meeting that evening. Staff requests the Council formally schedule that meeting.

Financial/Budget:

Costs for the round table are limited to any staff time needed.

Options:

1. Schedule a developer round table at 5:30 pm on August 26, 2021
2. Schedule a developer round table at a different time and date.

Recommendation:

Schedule a developer round table at 5:30 pm on August 26, 2021

Council Action:

Schedule a developer round table at 5:30 pm on August 26, 2021

Attachments:

None.

STAFF REPORT

Agenda Item 11a.

Council Meeting: July 8, 2021	Prepared By: Brad Martens
Topic: 2021 Action Steps Progress Update	Action Required: Discussion

Summary:

On March 11th, the City Council adopted an amended mission and vision, and approved a set of core strategies, short-term goals, and action steps. Attached to this report is a status update on those directives.

One discussion item for the Council is related to the short-term goal to “Facilitate expansion of broadband coverage in the City”. The Mayor and staff have met with the City of Greenfield about their process to expand internet services which seems to be very successful. Their process included establishing a task force to review the issue, creating a request for proposals for internet providers, and selecting a provider to establish a franchise agreement with for extending coverage. There were no financial incentives used or government funds beyond the costs for the task force and creation of legal agreements. Internet will be available to all properties by the end of this year.

Staff would like direction on whether or not to initiate a model similar to Greenfield.

Financial/Budget:

Costs for initiatives are funded from the 2021 budget or other appropriate funds. The 2022 budget will request additional funds to continue progress on goals.

Options:

1. Provide feedback and direction on the Core Strategies, Short-Term Goals, and Action Steps.

Recommendation:

Related to the broadband discussion, staff believes the Greenfield model could be successful in Corcoran. Due to the majority of the work already completed, it is not necessary to have a formal taskforce unless it is desired by the Council. It would be helpful however to have a subcommittee of the Council available to assist staff in leading the effort due to the amount of other work already taking place.

Council Action:

Provide feedback and direction on the Core Strategies, Short-Term Goals, and Action Steps.

Attachments:

1. 2021 Core Strategies, Short-Term Goals, and Action Steps.



CITY OF CORCORAN

2021 City of Corcoran Core Strategies, Short-Term Goals, and Action Steps

Core Strategy Enhancing Corcoran's sense of place and identity.		
Strategic Objectives <ol style="list-style-type: none"> Engage residents through proactive outreach and communication. Provide and/or support high quality community events for community gathering. Identify and develop a place where people identify with Corcoran. 	Short-Term Goals <ol style="list-style-type: none"> Develop opportunities and strategies for increasing public involvement. Increase percentage of meeting time on non-time sensitive community issues. Work with civic groups to create additional community events. 	Action Steps <ol style="list-style-type: none"> Add section to each newsletter highlighting the activities of the parks & trails commission, planning commission and garden club. This action is taking place. Schedule monthly work sessions to focus on non-time sensitive community issues before the first meeting of the month. Work sessions have been taking place each month.
Core Strategy Provide diverse community amenities and recreational opportunities.		
Strategic Objectives <ol style="list-style-type: none"> Plan for and provide multi-seasonal and multi-use trail and park systems. Provide high quality parks that are unique, innovative, and accessible. 	Short-Term Goals <ol style="list-style-type: none"> Develop and implement the City parks and trails plan 	Action Steps <ol style="list-style-type: none"> Complete a County Road trail corridor feasibility study. Funding denied by Hennepin County. Seek funding for phase 1 City Park improvement project. Donations received from the Northwest Area Jaycees. Grant application to be completed this fall when the grant opens. Finalize details to complete the Wildflower Park project. Tree replacement remains to be completed by the developer.
Core Strategy Maintain excellence in safety and security for our community.		
Strategic Objectives <ol style="list-style-type: none"> Promote public safety engagement with the community. Maintain position as one of the safest cities in Minnesota. 	Short-Term Goals <ol style="list-style-type: none"> Develop and implement the work plan for fire services. 	Action Steps <ol style="list-style-type: none"> Present fire service work plan to Council for adoption; incorporate into 2022 budget. To be presented in August.

Core Strategy Ensure high quality, market driven growth.		
Strategic Objectives <ol style="list-style-type: none"> 1. Be innovative in molding market forces and organic growth into the community. 2. Protect natural character, environmental features, and agricultural roots. 3. Preserve our distinguishing features through market driven development. 4. Be responsive to the needs of businesses, both current and prospective. 	Short-Term Goals <ol style="list-style-type: none"> 1. Complete review of specific sections of the city code, including the zoning ordinances to increase incentives to incorporate the vision of the City. 2. Update northeast district design standards 3. Facilitate expansion of broadband coverage in the City 4. Review and initiate a plan to assist existing businesses and attract new businesses. 5. Encourage and empower the Planning Commission to explore long-term issues and propose actions. 	Action Steps <ol style="list-style-type: none"> 1. Approve ordinance update work plan, begin review. Work plan reviewed; ordinance updates in process. 2. Obtain proposal to update northeast district design standards. Grant application under review to fund update. 3. Review geographical gaps in high speed internet availability. Geographic review in process. 4. Review options for assisting businesses (marketing, etc) at a work session. Work session to be scheduled. 5. Schedule Planning Commission work sessions to accomplish their 2021 priorities. Training work session scheduled for July 21st.

Core Strategy Provide high quality, innovative municipal services.		
Strategic Objectives <ol style="list-style-type: none"> 1. Maintain fiscal stability and affordability. 2. Perform exceptionally within the structure of limited government services. 3. Excel at managing change. 	Short-Term Goals <ol style="list-style-type: none"> 1. Develop a long-term financial model, including a future revenue forecasts and comprehensive infrastructure planning 2. Develop a staffing needs and compensation plan, including review of job descriptions 3. Digitize and implement technology improvements to reduce costs and increase efficiency 4. Evaluate strategic opportunities to bring contract services in-house 5. Develop and implement the northeast water infrastructure plan 6. Review options for infrastructure revenue increases. 	Action Steps <ol style="list-style-type: none"> 1. Hire finance manager; enhance five-year financial management plan to a 10-year plan. Finance Manager started July 6th. 2. Update five-year staffing plan; adopt a compensation philosophy and complete a compensation review. Updating staffing plan; compensation review in process. 3. Implement new software system for finance/administration; continue process of scanning files to Laserfiche. In process of implementing new software. 4. Review planning demand for potential internal staff additions to reduce contract hours. Reviewing options that will be included in the 2022 budget. 5. Review engineering demand for potential internal staff additions to reduce contract hours. To be discussed at July 8th meeting. 6. Seek financing assistance from the Public Facilities Authority (PFA); finalize finance plan; site water tower location; continue design and planning to be operational in late 2022/early 2023. Reviewed PFA options which are not helpful; finalizing finance plan and site locations. 7. Discuss potential additional funding mechanisms such as franchise fees and stormwater fees. To be discussed with 2022 budget.

City of Corcoran 2021 City Council Schedule

Agenda Item 12.

July 22, 2021 Work Session – 5:30 pm

- 2022 Budget and Finance Plan
- Water Fee Feasibility Study Discussion – Trunk Stormwater Fee

July 22, 2021

- Active Corcoran Planning Applications
- Country Daze Noise Waiver
- Resolution Supporting Hennepin County Bridge Project
- Franzen Final Plat
- Amberly and Bellwether Rezoning, Preliminary Plat, and PUD
- Cook Lake Highlands
- Zoning/Land Use Map and SE Plan Amendments
- Gordon's Country Estates Preliminary Plat and Variance
- PUD Amendment Request for Tavera; Recapture Agreement and DA Amendment
- Job Description Update – Police Administrative Assistant
- Discussion on Open Book meeting vs. Local Board of Appeals and Equalization (December 1 deadline)

August 12, 2021 Work Session – 5:30 pm (not scheduled)

- Fire Service Work Plan

August 12, 2021

- City Park Master Plan Update – Phase 1 (apply for grant funds)
- Schedule Tabletop Emergency Exercise
- Stormwater Fee Discussion
- Commissioner appointment process
- Diamond Lake Regional Trail Corridor – Preferred Route

August 26, 2021

- Active Corcoran Planning Applications
- Sign Ordinance Update - Campaign Signs
- Appaloosa Woods Assessment Hearing
- Karinemi Concept Plan – Roehlke
- Conditional Uses in Residential Zoning Districts