Trail to the Past. Road to the Future.

CITY COUNCIL MEETING

MUNICIPAL COUNCIL CHAMBERS
21 5TH STREET E, MANTORVILLE, MN 55955
MONDAY, November 9, 2026 - 6:30pm

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Changes to Agenda**

4. **Consent Agenda** **
   - **A.** Accounts Payable (warrant lists) for 11.9.26
   - **B.** Park Board Meeting minutes 9.29.26
   - **C.** County Commissioners Meeting minutes 9.22.26
   - **D.** County Commissioners Meeting Minutes 10.13.26
   - **E.** Fire Department Meeting Minutes October 2026
   - **F.** Fire Department Minutes November 2026
   - **G.** Sheriff's Report October 2026

5. **Proclamations, Presentations and Recognitions – No Items**

6. **Public Concerns**

   Individuals may address the City Council about any item not included on the regular agenda. Speakers must come to the podium to be heard, and must state their name and address for the Clerk's record, and remain under the five-minute allotted time limit. Generally, the City Council will not take official action on items discussed at this time but may, typically, refer the matter to Staff for a future report or direct that the matter be scheduled on an upcoming agenda.

7. **Public Safety Update**

8. **Public Hearings – Close Regular Meeting & Open Public Hearing**

   A. Public hearing to consider a final plat application to subdivide the property located at 421 Clay Street, Mantorville, Minnesota (PID No. 25.100.0184) into four lots proposed to accommodate a planned unit development with one detached single-family dwelling on each of the four lots.

   Public Hearing Closed – Regular Meeting Opened

   B. Resolution 2026-27 Approving the Final Plat and Final Development Plan for Three Cord Cottages within the City of Mantorville**

C. Final Development Agreement by and Between The City of Mantorville and Three Cord Homes for Three Cord Cottages **

9. New Business

A. Resolution 2024-28 Canvassing the 2026 Municipal General Election Results **
B. Scott Huneke – WHKS Discussion of a possible grant application for road improvements to 5th Street East
C. Pay Request #1 to KM Excavation for the 2026 Lead Service Line Replacement Project
D. Resolution 2026-29 Accepting a Conditional Donation from the Mantorville Restoration Association for Fire Department Equipment **
E. Preliminary Budget for 2027 & Line by line discussion
1. Line by Line Meeting Schedule for 2027 Preliminary Budget

10. Old Business

A. Mantorville Brewing building at 101 5th Street East
B. Progress on property at 401 Walnut street regarding weeds and repairs
C. Plumbing Agreement with CMS discussion

11. Tabled Items

A. Ordinance 2026-04, An Ordinance Repealing and Replacing Section 96.13 of the Mantorville City Code Regarding Permits for Open Burning
B. Resolution 2026-15 Authorizing Publication of Ordinance 2026-04 by Title and Summary
C. Streetlight on HWY 57 across from Casey's
D. Amended Personnel Policy for 2026

12. Reports

A. Public Works Report
B. City Clerk Report
C. Consultant Report
D. Committee Reports
Chamber, EDA, Finance/Budget, Fire Department, Infrastructure, Planning & Zoning, KM Joint Powers, Historical Preservation Committee, Decorations, Park Board, Personnel, FD Relief, Township
E. Councilmember Reports
F. Mayor's Report

13. Executive Session – No Items

14. Adjourn **

Upcoming Meetings and Events in Mantorville:		
Nov. 9, 2026	***6:30pm***	***City Council Regular Meeting***
Nov. 11, 2026	***All Day***	***Veteran's Day – City Offices closed***
Nov. 16, 2026	***6:30pm***	***EDA Regular Meeting***
Nov. 23, 2026	***6:30pm***	***Special Council Line by Line Meeting***
Nov. 24, 2026	***6:30pm***	***Park Board Regular Meeting***
Because Mantorville is a small, but active community, a possible quorum may result as members of the City Council and other Boards may be in attendance meeting and community events in Mantorville.		

MANTORVILLE,MN

Payments

Current Period: October 2026

Payments Batch 103126PAY $8,332.59

Refer	0 *WEX HEALTH, INC.*	Ck# 007033 10/31/2026			
Cash Payment	G 101-21714 Health Savings Account	ER PR 22 2026			$253.84
Invoice 10.29.26	10/31/2026				
Cash Payment	G 101-21714 Health Savings Account	EE PR 22 2026			$190.00
Invoice 10.29.26	10/31/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$443.84
Refer	0 *WEX HEALTH, INC.*	Ck# 007026 10/31/2026			
Cash Payment	G 101-21704 PERA	ER PR 21 2026			$253.84
Invoice 10.15.26	10/31/2026				
Cash Payment	G 101-21714 Health Savings Account	EE PR 21 2026			$190.00
Invoice 10.15.26	10/31/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$443.84
Refer	0 *RESNEXUS*	Ck# 007027 10/31/2026			
Cash Payment	E 603-45183-210 Tax and Licensing	October Payment Fees			$50.25
Invoice 10.15.26	10/15/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$50.25
Refer	0 *INTERNAL REVENUE SERVICE*	Ck# 007032 10/31/2026			
Cash Payment	G 101-21703 FICA Tax Withholding	PR 21 2026			$1,266.02
Invoice 102026	10/20/2026				
Cash Payment	G 101-21709 Medicare	PR 21 2026			$296.08
Invoice 102026	10/20/2026				
Cash Payment	G 101-21701 Federal Withholding	PR 21 2026			$860.93
Invoice 102026	10/20/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$2,423.03
Refer	0 *MN PERA*	Ck# 007031 10/31/2026			
Cash Payment	G 101-21704 PERA	PR 20.01 2026 Lewis Supp			$2.93
Invoice 102026	10/20/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$2.93
Refer	0 *MN PERA*	Ck# 007028 10/31/2026			
Cash Payment	G 101-21704 PERA	PR 21 2026			$1,561.43
Invoice 10202026	10/20/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$1,561.43
Refer	0 *MINNESOTA REVENUE*	Ck# 007030 10/31/2026			
Cash Payment	E 101-45200-210 Tax and Licensing	Qtr 3 sales and use tax			$30.00
Invoice 10.19.26	10/19/2026				
Cash Payment	E 603-45183-210 Tax and Licensing	Qtr 3 sales and use tax			$998.00
Invoice 10.19.26	10/19/2026				
Cash Payment	E 601-49400-210 Tax and Licensing	Qtr 3 sales and use tax			$870.00
Invoice 10.19.26	10/19/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$1,898.00
Refer	0 *MINNESOTA REVENUE*	Ck# 007029 10/31/2026			
Cash Payment	G 101-21702 State Withholding	PR 21 2026			$494.48
Invoice 102926	10/19/2026				
Transaction Date	11/3/2026	MBT Bank Checking	10100	**Total**	$494.48

MANTORVILLE,MN

Payments

Current Period: October 2026

Refer	0 *LINCOLN NATIONAL LIFE INSURAN*					
Cash Payment	G 101-21711 Life Insurance Payable		November Coverage			$150.73
Invoice 5020569203	10/31/2026					
Transaction Date	11/3/2026		MBT Bank Checking	10100	**Total**	$150.73
Refer	0 *MN FIRE CERTIFICATION BOARD*					
Cash Payment	E 101-42200-433 Dues and Memberships		certification statement 2255			$75.00
Invoice 15980	10/31/2026					
Transaction Date	11/3/2026		MBT Bank Checking	10100	**Total**	$75.00
Refer	0 *AFLAC*					
Cash Payment	G 101-21710 AFLAC		Payment Prepared Oct.10			$33.12
Invoice 392809	10/31/2026					
Transaction Date	11/3/2026		MBT Bank Checking	10100	**Total**	$33.12
Refer	0 *FIRE SAFETY USA, INC*					
Cash Payment	E 101-42200-240 Tools and Minor Equipm		Halo Light			$270.00
Invoice 264862	10/31/2026					
Transaction Date	11/3/2026		MBT Bank Checking	10100	**Total**	$270.00
Refer	0 *MN PERA*					
Cash Payment	E 101-41500-300 Professional Srvs (GEN		Fees			$10.00
Invoice 103126	10/31/2026					
Transaction Date	11/3/2026		MBT Bank Checking	10100	**Total**	$10.00
Refer	0 *INTERNAL REVENUE SERVICE*					
Cash Payment	E 101-41500-300 Professional Srvs (GEN		Tax FD 1.1 2026			$475.94
Invoice 103126	10/31/2026					
Transaction Date	11/3/2026		MBT Bank Checking	10100	**Total**	$475.94

Fund Summary

	10100 MBT Bank Checking
101 GENERAL FUND	$6,414.34
601 WATER FUND	$870.00
603 RV PARK	$1,048.25
	$8,332.59

Pre-Written Checks	$7,317.80
Checks to be Generated by the Computer	$1,014.79
Total	$8,332.59

MANTORVILLE,MN

Payments

Current Period: October 2026

Payments Batch 103126-3PAY $2,980.44

Refer	0 *US POSTAL SERVICE*		Ck# 007038 10/31/2026		
Cash Payment	E 601-49400-300 Professional Srvs (GEN		Water Sample Postage		$13.05
Invoice 102726	10/27/2026				
Transaction Date	11/4/2026		MBT Bank Checking 10100	**Total**	$13.05
Refer	0 *WEX BANK*				
Cash Payment	E 101-42200-212 Motor Fuels		Fuel Purchases October		$450.36
Invoice 116001977	10/31/2026				
Cash Payment	E 602-49450-212 Motor Fuels		Fuel Purchases October		$355.74
Invoice 116001977	10/31/2026				
Cash Payment	E 101-45200-212 Motor Fuels		Fuel Purchases October		$34.32
Invoice 116001977	10/31/2026				
Transaction Date	11/4/2026		MBT Bank Checking 10100	**Total**	$840.42
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43160-381 Electric Utilities		STREET LIGHTS		$1,876.47
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-43160-381 Electric Utilities		300 MAIN N BRIDGE LIGHTS		$22.43
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-43160-381 Electric Utilities		130 ST.HWY 57 S.CITY SIGN		$1.15
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-43160-381 Electric Utilities		60003 ST.HWY 57 N CITY SIGN		$10.23
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-42200-380 Utility Services		21 5TH STREET SIREN		$6.51
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-42200-380 Utility Services		21 5TH STREET E FH/CH/PUMP		$120.92
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-42200-380 Utility Services		701 CHESTNUT SIREN		$6.70
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-43160-381 Electric Utilities		410 CLAY POLE ON EDA LOT		$11.49
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services		600 7TH STREET WEST MANTORFIEL		$39.67
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services		340 CLAY RIVERSIDE W CENTER		$22.61
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services		342 MAIN ST N RIVERSIDE NE		$10.70
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services		601 GOLFVIEW DENNISON FIELD		$12.69
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services		1008 EAST CITY SHOP		-$147.28
Invoice 1000101571	10/31/2026				
Cash Payment	E 602-49450-380 Utility Services		121 BLANCH WWTF+SEC+PUMP		-$472.08
Invoice 1000101571	10/31/2026				
Cash Payment	E 601-49400-380 Utility Services		841 BLANCH WTR WELL HOUSE		$322.47
Invoice 1000101571	10/31/2026				
Cash Payment	E 601-49400-380 Utility Services		924 JEFFERSON WATER TOWER		-$24.00
Invoice 1000101571	10/31/2026				
Cash Payment	E 603-45183-381 Electric Utilities		324 MAIN ST N CAMPGROUND		$262.50
Invoice 1000101571	10/31/2026				

MANTORVILLE,MN

Payments

Current Period: October 2026

Cash Payment	E 101-41940-380 Utility Services	101 BLANCH NEW SHOP			$0.00
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services	15 4TH STREET WEST RIVERSIDE			$11.49
Invoice 1000101571	10/31/2026				
Cash Payment	E 602-49450-380 Utility Services	601 JEFFERSON LIFT STATION			$0.02
Invoice 1000101571	10/31/2026				
Cash Payment	E 602-49450-380 Utility Services	121 BLANCH AUTO PROTECT LIGHT			$10.88
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-43160-381 Electric Utilities	404 Main St N Street Lights			$10.70
Invoice 1000101571	10/31/2026				
Cash Payment	E 101-41940-380 Utility Services	300 Clay Street			$10.70
Invoice 1000101571	10/31/2026				
Transaction Date	11/4/2026	MBT Bank Checking	10100	**Total**	$2,126.97

Fund Summary

	10100 MBT Bank Checking
101 GENERAL FUND	$2,511.86
601 WATER FUND	$311.52
602 SEWER FUND	($105.44)
603 RV PARK	$262.50
	$2,980.44

Pre-Written Checks	$13.05
Checks to be Generated by the Computer	$2,967.39
Total	$2,980.44

MANTORVILLE,MN

Payments

Current Period: November 2026

Payments Batch 110926PAY $111,524.86

Refer	0 *BADGER METER*					
Cash Payment	E 601-49400-300	Professional Srvs (GEN	October Service			$154.63
Invoice 80254840	11/9/2026					
Cash Payment	E 602-49450-300	Professional Srvs (GEN	October Service			$287.17
Invoice 80254840	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$441.80
Refer	0 *BECKLEYS OFFICE PRODUCTS*					
Cash Payment	E 101-41500-300	Professional Srvs (GEN	October Shredding			$57.00
Invoice 129126	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$57.00
Refer	0 *BURGESS, NATHAN*					
Cash Payment	E 101-42200-240	Tools and Minor Equipm	Reimbursement for Helmet Tags from Fleet Farm			$45.83
Invoice Nov2026	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$45.83
Refer	0 *CALIBRATIONS AND CONTROLS, I*					
Cash Payment	E 602-49450-300	Professional Srvs (GEN	Semi Annual - Fall Flow Calibrations			$781.25
Invoice INV-211396	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$781.25
Refer	0 *CMS - CONSTRUCTION MGMT.SER*					
Cash Payment	E 101-42400-300	Professional Srvs (GEN	for September Services			$1,512.80
Invoice 817-265285-9	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$1,512.80
Refer	0 *DELTA DENTAL*					
Cash Payment	G 101-21708	Dental Insurance	Services for November			$180.72
Invoice RIS0007310685	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$180.72
Refer	0 *DODGE COUNTY INDEPENDENT*					
Cash Payment	E 101-41500-437	Other Miscellaneous	Annual Renewal - Print and E-Edition			$69.00
Invoice 1 Year	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$69.00
Refer	0 *DODGE COUNTY SHERIFF*					
Cash Payment	E 101-42100-310	Other Professional Servi	Sheriff Contract for 2026			$9,533.33
Invoice Nov 2026	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$9,533.33
Refer	0 *DODGE COUNTY INDEPENDENT*					
Cash Payment	E 101-41110-352	Publishing	Public Hearing Notice for 11//9/26			$111.15
Invoice 27494	11/9/2026					
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$111.15
Refer	0 *FIRE SAFETY USA, INC*					
Cash Payment	E 101-42200-240	Tools and Minor Equipm	LED Light Heads			$385.00
Invoice 265319	11/9/2026					
Cash Payment	E 101-42200-240	Tools and Minor Equipm	LED Light Heads			$370.00
Invoice 265748	11/9/2026					

MANTORVILLE,MN

Payments

Current Period: November 2026

Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$755.00
Refer	0 *INTERNAL REVENUE SERVICE*		Ck# 007037 11/9/2026			
Cash Payment	G 101-21703	FICA Tax Withholding	PR 22 2026			$1,212.38
Invoice 110426		11/9/2026				
Cash Payment	G 101-21709	Medicare	PR 22 2026			$283.54
Invoice 110426		11/9/2026				
Cash Payment	G 101-21701	Federal Withholding	PR 22 2026			$830.32
Invoice 110426		11/9/2026				
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$2,326.24
Refer	0 *INTERSTATE POWER SYSTEMS*					
Cash Payment	E 602-49450-300	Professional Srvs (GEN	Generator Annual Servicing			$987.24
Invoice R001236612:01		11/9/2026				
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$987.24
Refer	0 *CITY OF KASSON*					
Cash Payment	E 602-49450-585	Kasson WW Processing	2026 3RD Qtr Waste Water Operations			$26,297.00
Invoice 10/13/2026		11/9/2026				
Cash Payment	E 602-49450-601	Debt Srv Bond Principal	2026 Debt Payment - Bond Principal			$30,930.90
Invoice 10/5/2026		11/9/2026				
Cash Payment	E 602-49450-611	Bond Interest	2026 Debt Payment - Bond Interest			$4,421.12
Invoice 10/5/2026		11/9/2026				
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$61,649.02
Refer	0 *KASSON HARDWARE HANK*					
Cash Payment	E 101-42200-240	Tools and Minor Equipm	Wrenches			$33.47
Invoice 336992		11/9/2026				
Cash Payment	E 602-49450-220	Bldg.Repair and Mainten	Key Cut and Fasteners			$27.96
Invoice 337211		11/9/2026				
Transaction Date	11/5/2026		MBT Bank Checking	10100	**Total**	$61.43
Refer	0 *KMTELECOM*					
Cash Payment	E 101-41940-321	Communications Phone/	CITY HALL MAIN 5170			$130.22
Invoice 10345163		11/9/2026				
Cash Payment	E 101-41940-321	Communications Phone/	CITY HALL - 5176 - 2ND LINE			$20.91
Invoice 10345163		11/9/2026				
Cash Payment	E 601-49400-321	Communications Phone/	NEW WELL HOUSE FIBER			$25.00
Invoice 10345163		11/9/2026				
Cash Payment	E 101-42200-321	Communications Phone/	FD 5440			$25.90
Invoice 10345163		11/9/2026				
Cash Payment	E 101-41940-321	Communications Phone/	STREETS - SHOP 5119			$97.88
Invoice 10345163		11/9/2026				
Cash Payment	E 601-49400-321	Communications Phone/	WATER TOWER ALARM 3588			$47.08
Invoice 10345163		11/9/2026				
Cash Payment	E 602-49450-321	Communications Phone/	LIFT STATION ALARM 5066			$37.08
Invoice 10345163		11/9/2026				
Cash Payment	E 602-49450-321	Communications Phone/	WWTP 5463 ALARM			$37.08
Invoice 10345163		11/9/2026				
Cash Payment	E 101-41940-321	Communications Phone/	LONG DISTANCE/TAXES/FEES			$7.80
Invoice 10345163		11/9/2026				
Cash Payment	E 101-46500-437	Other Miscellaneous	EDA 800 NUMBER			$0.75
Invoice 10345163		11/9/2026				

MANTORVILLE,MN

Payments

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Cash Payment	E 602-49450-321 Communications Phone/	LIFT STATION 15 - 5330				$37.48
Invoice 10345163	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$467.18
Refer 0 *LINDE GAS & EQUIPMENT, INC.*						
Cash Payment	E 101-43100-224 Street Maint Materials	Welding Supplies				$371.49
Invoice 59444549	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$371.49
Refer 0 *MINNESOTA DEPARTMENT OF HE*						
Cash Payment	E 603-45183-210 Tax and Licensing	MHP-12303-131 Campground Licensing for 2027 season				$185.00
Invoice 2027	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$185.00
Refer 0 *MINNESOTA REVENUE*						
Cash Payment	G 101-21702 State Withholding	PR 22 2026				$478.13
Invoice 11032026	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$478.13
Refer 0 *MN PERA*						
Cash Payment	G 101-21704 PERA	PR 22 2026				$1,496.64
Invoice 11052026	11/9/2006					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$1,496.64
Refer 0 *MN STATE FIRE DEPT ASSOC*						
Cash Payment	E 101-42200-433 Dues and Memberships	2027 MSFDA Membership Dues				$175.00
Invoice 2027	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$175.00
Refer 0 *PAYMENT SERVICE NETWORK, IN*						
Cash Payment	E 602-49450-300 Professional Srvs (GEN	October Services				$118.30
Invoice 331725	11/9/2026					
Cash Payment	E 601-49400-300 Professional Srvs (GEN	October Services				$63.70
Invoice 331725	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$182.00
Refer 0 *HAWKINS, INC*						
Cash Payment	E 601-49400-216 Chemicals and Chem Pr	1 150 lb Chlorine Cylinder				$10.00
Invoice 7597630	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$10.00
Refer 0 *KENNEDY & GRAVEN, CHARTERE*						
Cash Payment	E 101-41600-304 Legal Fees	General City Matters				$233.20
Invoice 196182	11/9/2026					
Cash Payment	E 101-41600-304 Legal Fees	Eagle Meadows Development				$60.00
Invoice 196182	11/9/2026					
Cash Payment	E 101-41600-304 Legal Fees	Fyten Brewing Building				$75.00
Invoice 196182	11/9/2026					
Cash Payment	E 101-41600-304 Legal Fees	421 Clay Street Development				$1,110.00
Invoice 196182	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$1,478.20
Refer 0 *LOHRBACH, GRETCHEN*						

MANTORVILLE,MN

Payments

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Cash Payment	E 101-41410-430	Miscellaneous	Reimbursement for Food for Election Staff			$98.59
Invoice 11/02/26	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$98.59
Refer 0 *MENARDS - ROCHESTER NORTH*						
Cash Payment	E 101-45200-401	Repairs/Maint Buildings	Paints & Brushes, Shovels, Soap, and Studs			$22.37
Invoice 97710	11/9/2026					
Cash Payment	E 101-43100-224	Street Maint Materials	Driveway Marker & Supplies			$92.91
Invoice 98457	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$115.28
Refer 0 *MIDWEST MACHINERY COMPANY*						
Cash Payment	E 101-45200-404	Repairs/Maint Machinery	Rim and Wheel Center			$352.45
Invoice 11073541	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$352.45
Refer 0 *MIDWEST PUMP WORKS*						
Cash Payment	E 602-49450-220	Bldg.Repair and Mainten	Grinder Pump Repair			$1,095.83
Invoice INV032406	11/9/2026					
Cash Payment	E 602-49450-220	Bldg.Repair and Mainten	Grinder Pump Repair			$1,621.81
Invoice INV032407	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$2,717.64
Refer 0 *NAPA*						
Cash Payment	E 101-43100-224	Street Maint Materials	Oil			$22.98
Invoice 528989	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$22.98
Refer 0 *NCPERS GROUP LIFE INS.*						
Cash Payment	G 101-21711	Life Insurance Payable	November Coverage			$32.00
Invoice 608900112026	11/9/2026					
Cash Payment	G 101-21711	Life Insurance Payable	September Coverage			$16.00
Invoice 608900092026	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$48.00
Refer 0 *ON-SITE COMPUTERS, INC*						
Cash Payment	E 101-41500-300	Professional Srvs (GEN	Remote Support			$34.50
Invoice CW111769	11/9/2026					
Cash Payment	E 601-49400-300	Professional Srvs (GEN	Support & Software			$131.86
Invoice CW111769	11/9/2026					
Cash Payment	E 602-49450-300	Professional Srvs (GEN	Support & Software			$244.89
Invoice CW111769	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$411.25
Refer 0 *PREMIER AUTO GLASS INC.*						
Cash Payment	E 101-42200-228	Equip. Repair and Maint	Windshield Repair for Tanker			$777.22
Invoice WO P0028644	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$777.22
Refer 0 *ROTO ROOTER*						
Cash Payment	E 602-49450-570	Capital Outlay	Annual Clean & Televise			$9,321.35
Invoice 170977	11/9/2026					
Transaction Date 11/5/2026			MBT Bank Checking	10100	**Total**	$9,321.35
Refer 0 *SIMPLY TIDY, LLC*						

MANTORVILLE,MN

Payments

Current Period: November 2026

Cash Payment	E 101-41940-439 Janitors		October Serives			$130.00
Invoice 10297	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$130.00
Refer 0 *STATE CHEMICAL SOLUTIONS*						
Cash Payment	E 602-49450-216 Chemicals and Chem Pr		Blanket			$500.00
Invoice 904403026	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$500.00
Refer 0 *WARSAW SOLAR, LLC*						
Cash Payment	E 603-45183-381 Electric Utilities		Power Sales for September 2026			$120.34
Invoice 2610-6994d	11/9/2026					
Cash Payment	E 101-43160-381 Electric Utilities		Power Sales for September 2026			$1,052.99
Invoice 2610-6994d	11/9/2026					
Cash Payment	E 101-41940-380 Utility Services		Power Sales for September 2026			$481.37
Invoice 2610-6994d	11/9/2026					
Cash Payment	E 101-42200-380 Utility Services		Power Sales for September 2026			$330.94
Invoice 2610-6994d	11/9/2026					
Cash Payment	E 602-49450-380 Utility Services		Power Sales for September 2026			$601.71
Invoice 2610-6994d	11/9/2026					
Cash Payment	E 601-49400-380 Utility Services		Power Sales for September 2026			$421.19
Invoice 2610-6994d	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$3,008.54
Refer 0 *LEAGUE OF MN CITIES INS TRUST*						
Cash Payment	E 101-45200-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$130.61
Invoice 2025/2026	11/9/2026					
Cash Payment	E 601-49400-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$43.16
Invoice 2025/2026	11/9/2026					
Cash Payment	E 101-41500-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$11.88
Invoice 2025/2026	11/9/2026					
Cash Payment	E 101-42200-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$187.49
Invoice 2025/2026	11/9/2026					
Cash Payment	E 101-43100-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$90.73
Invoice 2025/2026	11/9/2026					
Cash Payment	E 602-49450-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$44.13
Invoice 2025/2026	11/9/2026					
Cash Payment	E 101-41110-151 Worker s Comp Insuranc		Additional Premium due to Audit Year 2025/2026			$4.00
Invoice 2025/2026	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$512.00
Refer 0 *METRO SALES INC*						
Cash Payment	E 101-41500-350 Print/Binding (GENERAL		RICOH/MP C2004ex Copier: Base rate 10/17/26 to 1/16/27 billing period			$138.00
Invoice INV3211433	11/9/2026					
Cash Payment	E 101-41500-350 Print/Binding (GENERAL		RICOH/MP C2004ex Copier: Usage Charge 7/17/26 - 10/16/2026 usage period			$972.65
Invoice INV3211433	11/9/2026					
Transaction Date 11/5/2026		MBT Bank Checking	10100	**Total**		$1,110.65
Refer 0 *VOLUNTEER FIREFIGHTERS BENE*						
Cash Payment	E 101-42200-130 Insurance		Jill Lucas Insurance			$14.00
Invoice LUCAS	11/9/2026					

MANTORVILLE,MN

Payments

Current Period: November 2026

Cash Payment	E 101-42200-130 Insurance		Renewal for Year 2027 Insurance		$200.00
Invoice 2027Renewal		11/9/2026			
Transaction Date	11/5/2026		MBT Bank Checking 10100	**Total**	$214.00
Refer	0 *WHKS & COMPANY*				
Cash Payment	E 101-41950-303 Engineering Fees		Eagle Meadows Assistance		$7,871.46
Invoice 59219		11/9/2026			
Cash Payment	E 601-49400-303 Engineering Fees		Lead Service Notifications		$362.00
Invoice 59219		11/9/2026			
Cash Payment	E 101-41950-303 Engineering Fees		Three Cord Cottages		$596.00
Invoice 59219		11/9/2026			
Transaction Date	11/6/2026		MBT Bank Checking 10100	**Total**	$8,829.46

Fund Summary

	10100 MBT Bank Checking
101 GENERAL FUND	$32,568.60
601 WATER FUND	$1,258.62
602 SEWER FUND	$77,392.30
603 RV PARK	$305.34
	$111,524.86

Pre-Written Checks	$2,326.24
Checks to be Generated by the Computer	$109,198.62
Total	$111,524.86

Trail to the Past. Road to the Future.

PARK AND RECREATION BOARD MEETING MINUTES

DRAFT

MEETING INFORMATION

Date:	Tuesday, September 29, 2026
Time:	6:30 PM – 7:07 PM
Location:	Municipal Council Chambers, 21 5th Street E, Mantorville, MN 55955
Chairperson:	Brad Germundson

ATTENDEES

Members Present:	Chairperson Brad Germundson and Vice Chairperson Don Hofsted. Board Members Matt Wohlenhaus and Tony Meyers. Council Representatives Kim Boyum and Brandy Ramer.
Members Regret:	Board Member Jim Potter will not be in attendance at the meeting.
Staff Present:	Joe Adams, Public Works Lead and Wendy Siewert, Deputy City Clerk

AGENDA

1. CALL TO ORDER
2. APPROVAL OF PREVIOUS MINUTES
3. ADOPT AGENDA
4. NEW BUSINESS
5. OLD BUSINESS
6. CITY STAFF UPDATES/REPORTS
7. ADJOURNMENT

MINUTES

1. CALL TO ORDER

- Chairperson Brad Germundson called the meeting to order at 6:30 PM.

2. APPROVAL OF MINUTES FROM 9.29.2026

Motion: To approve the minutes of September 29, 2026 as circulated.

Motion By: Member Kim Boyum

Seconded By: Member Tony Meyers

Motion carried unanimously. 6 yeas / 0 nays

3. ADOPT AGENDA

Motion: To adopt the agenda as circulated.

Motion By: Member Matt Wohlenhaus

Seconded By: Member Kim Boyum

Motion carried unanimously. 6 yeas / 0 nays

4. NEW BUSINESS

The board unanimously agreed to offer Tony Meyers the vacated position that he was interim for. Tony Meyers has accepted the position joining the Park & Rec Board for a 4-year term. His term will expire 9/29/2030. Welcome!

DRAFT

5. OLD BUSINESS

a. Grants: Todd Kieffer is working on the canopy grant that is due October 9. He is currently looking into cheaper canopies, but Joe suggested not to go with the cheaper version, as it won't last as long as one that costs a little more. Another solution would be to add more trees like the Autumn Blazes. More information will follow in the next meeting.

b. Riverside Park: Marigold Days went really well; there were no call ins.

Matt got ahold of the Youth Hockey Board regarding donations for the hockey rink. They are bringing it up at the next meeting. They like donating money to hockey youth. Matt suggested we should budget maintenance for the hockey rink every year.

c. Campground: Wendy submitted the application for the Variance regarding the dump site. Back in May we were cited for our dump station for the campground. When speaking with the supervisor, Erin Hodgins she had some important things to add. First, she was going to update our paperwork to say we have 10 sites and not 11. Then, Erin said since each RV site has its own dump station, we just need to remove the one on the end so it's not part of the RV park and make it part of the City of Mantorville. Now no citation is needed, so the RV site is good to go.

Looking through the finances with Gretchen, it was verified that the campground fund does have enough money in it to start the rip rap this year if Joe decides to do it.

d. Bergmann Park: Nothing new.

e. Slingerland Park: The dividers between the courts keep falling down.

Looking at options for plaques and a sign thanking the donors. More information to follow in the next meeting.

A nice Facebook post was done on Eagle Scout project.



f. Mantor Field: Thank you to Tony Meyers for your extra help with staining both dugouts.

g. K-M Dog Park: Nothing new.

h. Denneson Field: Nothing new.

i. Community Gardens: All wrapped up for the year. There may be a few pumpkins left.

j. Community / Park Tree Management: 7th St S by Jefferson – there is a clump of three trees in the culvert that need to come out plus one larger one. They are located by the culvert so they need to come out soon. Cost will be $1,000 to do the work. That's about $300 a tree.

Motion: To approve Boyum's bid for $1,000 for the removal of trees including the one at Walnut and 5th for next year. The board unanimously agreed to offer Tony Meyers the position.

Motion By: Member Matt Wohlenhaus

Seconded By: Member Tony Meyers

Motion carried unanimously. 6 yeas / 0 nays

k. Budget: Parks was not brought up yet at council, will know more in October.

DRAFT

6. CITY STAFF UPDATES / REPORTS

Jim Olive is doing a project with the limestone by the brush dump. He's going to clean it up down to the limestone. On the top edge there will be a nice decorate edging. He wants to incorporate some antique mining for part of the decoration. When he is finished, Joe/Wade will move gate up so anyone can pull in to view it.

Looking for help at the Fall Festival on October 24, 2026. Email will go out.

Motion: To allow Jim Olive

Motion By: Member Matt Wohlenhaus

Seconded By: Member Kim Boyum

Motion carried unanimously. 6 yeas / 0 nays

7. JOINT VENTURES UPDATES

The next Joint Venture meeting is November 12, 2026.

8. ADJOURN

The next Park & Recreation Board meeting is Tuesday, November 24, 2026 at 6:30 PM

Motion: To approve next meeting and Adjourn meeting.

Motion By: Member Matt Wohlenhaus

Seconded By: Member Tony Meyers

Motion carried unanimously. 6 yeas / 0 nays

Adjourn at 7:07 PM.

UNAPPROVED MINUTES OF THE
DODGE COUNTY BOARD OF COMMISSIONERS REGULAR MEETING
SEPTEMBER 22, 2026

Convened County Board Meeting

The Dodge County Commissioners met in regular session September 22, 2026, in the Board Room at the Dodge County Government Services Building, Mantorville, MN, at 5:00 p.m. Chair David Kenworthy called the meeting to order at 5:00 p.m.

Pledge of Allegiance

The pledge of allegiance was recited.

Determine Quorum

The Chair acknowledged those present and established there was a quorum:

Members present:	John Allen	District #1
	Tim Tjosaas	District #2
	Rodney Peterson	District #3
	Rhonda Toquam	District #4
	David Kenworthy	District #5
Members absent:	None	
Also present:	Jim Elmquist	County Administrator
	Becky Lubahn	Deputy Clerk
	Paul Kiltinen	County Attorney

Agenda Approved

Motion by Tjosaas seconded by Allen to approve and adopt the agenda as presented.

Motion adopted unanimously.

Consent Agenda

Motion by Peterson seconded by Toquam to approve the following Consent Agenda items:

1.1 Minutes of September 8, 2026 9:30 AM Regular Session Meeting
1.2 Final Payment for SAP 020-599-127

Motion adopted unanimously.

Review CVSO Grant/Budget, Approve Funds to be Returned

Jacob Peterson informed the Board that the Veteran Services Department received a $10,000 grant

from the Minnesota Department of Veterans Affairs (MDVA). This grant must be completed by the designated deadline. All grant funds must either be spent in accordance with the approved grant terms, or any remaining funds must be returned to the organization. Dodge County needs to return $3,696.66 to the MDVA because it was not spent prior to the end of the grant cycle. The Veteran Services Officer discussed with the Board how the grant was traditionally used, and shared ideas on how it will be spent moving forward to avoid returning unused dollars in the future.

Motion by Allen seconded by Tjosaas to approve and authorize the Veteran Services Officer to return $3,696.66 of unused grant funds to the Minnesota Department of Veterans Affairs as presented.

Motion adopted unanimously.

Request to Apply for Greater Minnesota Grant for the ReUse Center

Rita Cole reported that the purpose of this memo is to request the ability to apply for the Greater Minnesota Waste Reduction, Reuse, Recycling, and Composting grant to build a 52 x 52 addition to the ReUse Center south of the Dodge County Transfer Station/Recycling Center.

The Dodge County Renovation ReUse Center was initially established in 2022 utilizing these grant funds. It offers diversion of construction materials, household items, appliances, sporting goods, and furniture waste destined for a landfill. They currently have partnerships with the Rochester Two Rivers Habitat for Humanity ReStore and Furnishing Hope in Owatonna. Since its inception, the ReUse Center has been a tremendous success within the community. Strong community participation and support have resulted in an abundant inventory of donated items available for sale, while also helping divert a significant number of reusable materials from the waste stream. To date, the ReUse Center has diverted over 14,466 items from disposal. The following statistics were shared regarding items that have been diverted:

- weighing over 137,000 lbs. which is 68.5 tons
- This is a savings of $8,195.51 of tipping fees to the OWEF and the landfills- not including transport.
- As of August 31, 2026 they have had 5,915 customers visit the ReUse.
- They have taken on baling plastic to send to NexTrex – which over 8 bales at 250-300 lbs. each (around 2,200 lbs. total) have been accumulated.
- The Reuse has been able to maintain sustainability even with purchasing equipment and paying staff.
- So far this year, they have sold over $24,600 in material which sometimes have been marked at half price.

Included in the Board packet was a proposal to expand and add an addition to the west side of the Renovation ReUse building. The estimated cost is not to exceed $175,000.

Ms. Cole discussed grant funding with the Board.

The grant they would like to apply for is the Greater Minnesota Waste Reduction, Reuse, Recycling and Composting grant FY26.

- Application deadline: October 13, 2026

- The maximum grant award: $250,000 per project
- Match: At least 25 percent of the grant award.

The grant funding would be used to construct an addition to the Dodge County Renovation ReUse Center. The addition would provide a dedicated area for plastic baling, keeping the equipment and processing activities separated from customer areas while providing additional storage space for plastic materials and completed bales.

The expanded building footprint would also create additional processing and storage space, allowing donated items to be more effectively organized and displayed. This additional space would help improve accessibility and support ADA compliance by providing wider, unobstructed aisles and adequate room for wheelchairs and other mobility devices to safely navigate throughout the facility.

The proposed improvements would allow the ReUse Center to better accommodate its growing volume of donated materials while creating a safer, more accessible, and more efficient space for both customers and staff.

A 9-foot by 7-foot garage door is proposed on the north side to serve as a designated drop-off entrance. This would allow customers to deliver large or bulky donated items without having to bring them through the main sales entrance. Separating drop-off activities from the sales area would improve the flow of customers and materials while creating a safer and more efficient process for staff and donors.

The grant funding would also include the cost of asphalt for the parking area. A paved parking area would improve accessibility for customers, assist with snow removal, and provide improved drainage during periods of rain and snowmelt.

The proposed building shell would utilize EPS (Energy Panel Systems) insulated panels, which are designed to provide insulation while allowing for efficient and straightforward construction.

Environmental Services would like to apply for this upcoming grant to complete the proposed addition and, if awarded, finish the interior improvements and add additional shelving and display space.

The continued success of the ReUse Center demonstrates the growing need for affordable, reusable items within our community. With the continued increase in the cost of goods, the center provides an important resource for residents seeking affordable options while at the same time keeping usable materials out of the waste stream. The proposed improvements will allow the ReUse Center to meet this growing demand, improve accessibility and safety, and provide a more efficient and welcoming space for the community.

Commissioner Peterson asked about the cost of operating the ReUse Center.

Ms. Cole reported that staffing costs are approximately $1,000 every two weeks, or roughly $25,000 annually. Energy costs are currently approximately $25 per month. There are currently no water or sewer charges for the facility. Those costs are expected to begin once the development to the south of the facility is completed and water and sewer lines can be extended to the ReUse Center.

The Waste Management Administrator also noted that the ReUse Center incurs a monthly cost of approximately $50 for a porta potty.

Commissioner Peterson stated he thought the Board had authorized Environmental Services to hire an additional employee. Ms. Cole informed the Board that Environmental Services has not yet hired anyone for the ReUse Center Customer Service position.

Commissioner Peterson had questions regarding the proposed restroom and whether it would be ADA compliant. Ms. Cole reported that they have supplies set aside for the restroom already and that it would be ADA compliant.

A brief discussion was held regarding the holding tank at the ReUse Center. The Board was reminded that Environmental Services is still waiting for the subdivision to the south of the facility to be completed so that water and sewer service can be extended to the ReUse Center.

The Waste Management Administrator stated that she believes the subdivision is expected to be completed next summer, at which time Environmental Services will be able to pursue connecting the ReUse Center to the city's water and sewer system.

The project's cost match requirement was discussed. Ms. Cole reported the match they would be requesting from the County for this project would be $43,750.

Commissioner Peterson stated that he would like to see a more detailed and refined budget sheet for the proposed project.

Proposed 2027 budget constraints were discussed.

The Waste Management Administrator noted that postponing the project for one or two years would not negatively impact the ReUse Center and could allow additional time to address budget considerations.

Commissioner Peterson reported that he has heard many positive comments about the ReUse Center and has not heard any negative feedback. He informed Environmental Services staff that he would like to have additional financial and project-related figures available for review as the proposed project is considered during the budgeting process.

Ms. Cole discussed the duties that would be handled by the new customer services employee and informed the Board that they would set new hours once a second employee is hired for this facility. They feel more regular/consistent hours will help bring more people into the facility.

Jackson Miller was present and informed the Board that the building is currently sustainable.

Commissioner Toquam stated she appreciates Commissioner Peterson's comments but noted the grant application deadline is October 13th.

Motion by Peterson seconded by Tjosaas to approve and authorize the Environmental Services Department to apply for the Greater Minnesota Waste Reduction, Reuse, Recycling, and Composting grant to build a 52 x 52 addition to the ReUse Center at a cost not to exceed $175,000.

Motion adopted unanimously.

2027 Solid Waste Market Price

Mr. Miller informed the Board that Dodge County only needs to pay Minnesota Solid Waste Management Tax on the "Market Price" of waste disposal services. The Market Price is the "lowest price available in the area". The County's disposal costs are higher than the Market Price so, to lower our tax rate, we need to pass a resolution that identifies the Market Price; then submit it to the State for approval. In the past Environmental Services has obtained their rate from Steele County. However, Steele County is currently in capacity preservation mode and not taking out-of-county waste. Therefore, the proposed rate has come from the Ponderosa Landfill in Blue Earth County. The 2027 Market Price will be reduced to $89.60/ton. The Environmental Services Director is recommending that the Board vote in favor of the proposed resolution that sets the 2027 Market Price for Solid Waste Management Tax at $89.60/ton.

Commissioner Allen offered the following resolution (#2026-30), seconded by Commissioner Toquam:

2027 Solid Waste Market Price Resolution

WHEREAS the Minnesota Solid Waste Management Tax requires political subdivisions to identify by resolution a Market Price if the political subdivision:

Subsidizes the cost of service at a facility; or
Directly bills on a property tax statement for organized collection of mixed municipal solid waste.

WHEREAS the political subdivision will be liable to pay solid waste management tax based only on the Market Price amount identified through the resolution; and

WHEREAS the Market Price is defined in Minnesota statute as the "lowest price available in the area" considering disposal and transportation costs; and

WHEREAS Dodge County's research has identified the Ponderosa Landfill as the lowest disposal price available in the area at a rate of $70.00 per ton.

THEREFORE, BE IT RESOLVED; that County of Dodge, considering transportation costs, declares a 2027 Market Price of $89.60 per ton.

Resolution adopted unanimously.

Quotes to Abate PID: 10.010.0300 and 10.010.0301

Mr. Miller reported that at the September 8, 2026, abatement hearing for properties 10.010.0300 and 10.010.0301, regarding violations of the Public Nuisance, Solid Waste, and Zoning Ordinances, he was asked to work with vendors to obtain abatement quotes for the two properties. At the time this item was submitted for the Board meeting, he had not received all the quotes; however, he anticipated

having the quotes available for today's meeting so the Board could take action on the abatement request.

The Environmental Services Director reviewed the quotes with the Board. Mr. Miller noted there is a good possibility of finding asbestos in some of the mobile homes, which could in turn lead to additional costs for asbestos removal if found.

Jackson informed the Board that he will have to be on site with a Deputy for a few days before the cleanup could begin so they could run VIN numbers on the vehicles to make sure none of them are listed as stolen. Mr. Miller discussed the possibility of putting the vehicles in an impound lot in order to allow owner time to provide documentation to show which vehicles are licensed and operable. Also discussed was the option of crushing the vehicles onsite. It was pointed out that any garbage found in the vehicles would have to come to the Dodge County Transfer Station for disposal.

Commissioner Allen wanted to know if the garbage removal would be free to the scrap haulers or if the county would be expected to provide dumpsters.

Mr. Miller discussed the possibility of creating an account at the Transfer Station specifically for this project in order to track the project costs.

The Environmental Services Director questioned whether the county would pay for roll-offs onsite or if the vendors would be expected to front the money.

It was Commissioner Allen's opinion that the vendors should build the cost of the dumpsters into their bid.

Mr. Miller informed the Board that Mr. Schienbein can have four inoperable vehicles on his property and wanted to know if they wanted to allow this.

Commissioner Peterson wanted to know if anyone lives in the house.

The Environmental Services Director reported that both Alice and Marlin live in the house.

Commissioner Allen stated that he believed the properties should be cleaned up without allowing the four vehicles to remain. He expressed concern that permitting the four vehicles could result in a recurrence of the same issues currently being addressed.

Mr. Miller informed the Board that he contacted the Highway Department and was advised that they had not received a driveway application from Mr. Schienbein.

Commissioner Toquam stated that she had understood the vendors would work together to coordinate the cleanup of the property. However, it appears that the bids submitted are structured for each individual business to complete the cleanup of its respective property independently.

The Environmental Services Director informed the Board that Timm's Auto Salvage and Recycling is more interested in the vehicles but did provide a quote for cleaning up the entire property.

Commissioner Peterson asked for Jackson's recommendation.

Mr. Miller stated he is recommending that Timm's Auto Salvage remove the vehicles and Junk-It do the rest of the cleanup. The Environmental Services Director noted that Junk-It has indicated that they could have the cleanup done yet this winter.

Commissioner Allen stated that he doesn't agree with Mr. Miller's recommendation. Mr. Allen pointed out that Timm's Auto Salvage is giving us money for scrap metal while the others are keeping that money for themselves. Commissioner Allen commented that he doesn't think they could get these two companies to work together as recommended by the Environmental Services Director.

Commissioner Kenworthy felt they need to pick one company to work with.

Commissioner Toquam had question regarding what would be done with the fluids in the vehicles if they were being crushed onsite. This is a question that would have to be answered by the vendors.

Ms. Toquam stated this is a good starting point but felt they needed to narrow down the quote options down to Timm's Auto Salvage and Junk-It and get more of their questions answered.

Commissioner Allen reported he is leaning towards Timm's. If they are willing to pay the county $50 per ton, he felt it would bring the cost of the clean-up down.

Motion by Peterson seconded by Allen to approve and authorize Environmental Services to award the abatement bid to Timm's Auto Salvage and Recycling at a cost of $120,000 as discussed.

Mr. Miller discussed with the Board when the VIN check would begin. It was agreed that the VIN check should be done first which would then start the 15-day window for the owner to prove the cars are operable and licensable.

Also included in the motion was authorization to approve the following resolution (#2026-31):

Abatement Hearing for PID: 10.010.0300 and 10.010.0301

WHEREAS, Marlin (owner of 10.010.0300) and Alice Schienbein (owner of 10.030.0301) are the owners of certain property(s) located at 53144 190th Avenue, Concord Township, Dodge County, Minnesota legally described as follows: See attached for full legal descriptions.

WHEREAS, the properties are in violation of the Dodge County Public Nuisance Ordinance, Dodge County Zoning Ordinance Chapter 17, Section 17.19.8, B., outlining motor vehicle storage, and the Dodge County Solid Waste General Ordinance No.1 Section 4.04, 4.05, 6.01, 6.02 outlining storage of waste, waste accumulation, and proper disposal; and

WHEREAS, property was identified as a suspected solid waste issue by Concord Township on 8/28/2003; and

WHEREAS, a Letter of Interest was sent 5/30/2007 to promote voluntary compliance, and a series of Letters of Warning (LOW) and Notices of Violations followed with no substantial action; and

WHEREAS, Marlin David Schienbein was convicted of a misdemeanor on 8/17/2009 with a penalty of 90 days in jail and a fine of $1,080 for solid waste violations on 10.010.0300; and

WHEREAS, the problem persisted and additional LOWs were issued in 2014 and 2016 with regard to accumulating items on the property; and

WHEREAS, a (LOW) addressing the violations on the properties was sent to Mr. Schienbein on March 22nd, 2022; and

WHEREAS, an Action Plan letter was sent to Mr. Schienbein after discussions and a site inspection of the properties, which established that:

1. No new motor vehicles, materials, equipment or trailers shall be brought to your property.
2. Starting April 20th, 2022, a minimum of 5 motor vehicles shall be removed from the property per month. Documentation of removal will have to be submitted to the County every month (ex: receipt, pictures, etc.).

WHEREAS, since April 20th, 2022:

1. 12 motor vehicles were removed from the property with documentation of removal provided to the County.
2. 13 motor vehicles were removed from the property with no documentation provided to the County (relying on information provided by Mr. Schienbein)
3. 24 motor vehicles were added to the property relying on information provided by Mr. Schienbein.

WHEREAS, an Abatement Notice was mailed on July 29th, 2026 in occurrence with the Public Nuisance Ordinance Section 5.1. The notice specified steps to be taken to abate the nuisance and the time, not exceeding ten (10) days, within which the nuisance is to be abated; and

WHEREAS, the ten (10) day deadline of August 7th, 2026 concluded, and the property remained in violation; and

WHEREAS, the Mr. Schienbein was served on August 28th, 2026 with a Notice of Hearing. This notice is to be given at least seven (7) days prior to the scheduled hearing by the board; and

WHEREAS, the Dodge County Board of Commissioners held the hearing on September 8th, 2026 regarding the abatement of the herein disclosed properties.

THEREFORE, BE IT RESOLVED, that the County Board of Dodge County, by resolution, hereby adopts the Order to Abate. This shall set forth the nuisance to be abated on a date and time set by the County and the costs will be billed to the property owner and if not paid, will be assessed against the property.

10 010 0300

Exhibit A

Beginning at the Northwest corner of the Northwest Quarter of Section 10, Township 108 North, Range 17 West, thence South along the West line of said section 955 feet, thence East parallel with the North line thereof 456 feet, thence, North parallel with the West line thereof 541.84 feet thence West parallel with the North line thereof 345.97 feet, thence, North parallel with the West line thereof 413.16 feet thence West along the North section line 110.03 feet to the point of beginning, containing 7 acres, more or less, Except commencing at a point 100 feet East and 33 feet South of the NW corner, Section 10-108-17, thence West a distance of 67 feet thence South a distance of 67 feet, thence in a northeasterly direction along a curve of 67 feet radius to a point of beginning, containing in all about .22 Acres Subject to all easements, rights of ways, protective covenants, and mineral reservations of record, if any.

10 010 0301

Exhibit B

That part of the Northwest Quarter of Section 10, Township 108 North, Range 17 West, Dodge County, Minnesota, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 88 degrees 36 minutes 33 seconds East (assumed bearing) along the north line of said Northwest Quarter 110.03 feet to the point of beginning; thence continuing South 88 degrees 36 minutes 33 seconds East along said north line 345.97 feet, thence South 00 degrees 01 minutes 23 seconds East, parallel with the west line of said Northwest Quarter, 413.16 feet; thence North 88 degreed 36 minutes 33 seconds West 345.97 feet; thence North 00 degrees 01 minutes 23 seconds West 413.16 feet to the point of beginning. Containing 3.28 acres more of less. Containing 3.00 acres excluding road right of ways. Subject to a public road easement and all other easements and restriction of record, if any.

Resolution adopted unanimously.

Personnel Agenda Reviewed

Ms. Farnsworth presented the Personnel Agenda for the Board's consideration.

Motion by Allen seconded by Tjosaas to approve the following personnel actions:

A. Administration

A.1 Matt Bollum – Building Operations Manager

Step increase from B23 step 6 $29.58 to B23 step 5 $30.55.
Effective Date: 8/10/26

A.2 Tobey Hicks – Director of Information Systems
Step increase from D62 step 7 $56.52 to D62 step 6 $58.21.
Effective Date: 10/01/26

A.3 Jayson Mendenhall - Information Systems Specialist
Step increase from B32 step 10 $30.18 to B32 step 9 $31.16.
Effective Date: 10/13/26

B. Public Health

B.4 Jessica Schwering – Business Office Manager
Authorization to hire at C42 step 8 $40.13 to fill approved vacancy.
Effective Date: 10/12/26

C. Sheriff's Office

C.1 Shelly Grossman – Records Administrative Assistant
Step increase from B23 step 3 $32.56 to B23 step 2 $33.62.
Effective Date: 8/15/26

D. Annual Band and Grade Reviews

D.1 Approval of updated job descriptions and recommended changes in Band and Grade and Status assignment. (Review completed by DDA's Tessia Melvin)

	From	To
Facilities & Fleet Director	C43 Non-Exempt	C51 Exempt

Effective Date: 12/01/26

E. Environmental Services **ADDITION**

E.1 Zachary Schultz – Solid Waste Facility Manager
Status change from Solid Waste Operator B22 step 6 $28.35 to Solid Waste Facility Manager C41 step 11 $32.93.
Effective Date: 9/23/26

Motion adopted unanimously.

Bills Reviewed

Mr. Venenga reviewed bills with the Board.

Motion by Toquam seconded by Tjosaas to approve the bills as discussed in the following amounts from the appropriate funds as determined by Finance:

01	Revenue Fund	$ 76,917.56
13	Road and Bridge Fund	$ 188,355.95
16	Environmental Quality Fund	$ 22,579.43
	Total	$ 287,852.94

Motion adopted unanimously.

2027 Preliminary Budget Adoption

Included in the board packet was the final draft of the 2027 preliminary budget. This preliminary levy represents a 6.3% increase over 2026 for a total net levy of $20,213,369. The total budget represented at this meeting is $43,986,813. This total budget number is 12.0% greater than 2026.

This preliminary budget and levy will be used to calculate Truth in Taxation notices to be mailed shortly. Between this preliminary certification date (September 22, 2026) and the final budget hearing on December 10th, the Board may continue to refine the budget and levy, however the preliminary levy represents the maximum amount the county can certify for 2027.

Per the resolution, the final budget hearing is scheduled for Thursday, December 10th at 6:00 p.m. as this date is an evening board meeting falling within statute and rules established by the Minnesota Department of Revenue. Note: this would normally be a day meeting and was a change from normal scheduling due to a scheduling conflict with the annual AMC meeting.

This budget reflects the one presented at the last meeting with only slight modifications and sets the preliminary levy at 6.3%. Staff are aware the board intends to reduce this levy before the end of the year.

Commissioner Tjosaas offered the following resolution (#2026-32), seconded by Commissioner Allen:

2027 Preliminary Budget Adoption

WHEREAS, Minnesota Statute 275.065 requires Dodge County to adopt a proposed budget and certify the preliminary tax levy for taxes payable in the following year by September 30th; and

WHEREAS, Dodge County continues to have increased demands on its budget due to several factors including: capital needs, increasing costs for state mandated services, and increasing personnel costs; and

WHEREAS, the Dodge County Board of Commissioners considers the growth of Dodge County a key factor in delivering services and helping to spread the cost of county government to additional taxpayers while understanding that with this growth, tax rates may stabilize.

THEREFORE, BE IT RESOLVED, that the Dodge County Board of Commissioners hereby adopts the 2027 preliminary county budget at $43,986,813 and certifies the 2027 preliminary tax levy at $20,213,369.

BE IT FURTHER RESOLVED, that under state statute the County Board must announce at this meeting their preliminary tax levy amount and the date and location of the County Board meeting at which the final budget/tax levy will be discussed and certified. This meeting will be held as a part of the County Board meeting scheduled for Thursday, December 10th, 2026 at 6:00 p.m. at 721 Main Street N. in Mantorville, Minnesota

Resolution adopted Allen, Kenworthy, Tjosaas, Toquam aye, Peterson nay.

Property Tax Penalty and Interest Abatement

Mr. Venenga reported that below is a mobile home parcel that since 2020 has a complicated history of who the owner/titleholder and occupant of the property are. There have been multiple name changes on the occupant of the property, but it appears that the title was not transferred correctly. In working with the title holder of record, they are committed to paying the property taxes owed of $1,301.00 for tax years 2020, 2021, 2022 and 2024 but are requesting the abatement of $466.84.

The property and owner information are as follows:

- 24.951.0312 / 312 Countryview Street- Heather Fate

It was the Finance Director's recommendation that this request be approved so that the title can be transferred and the taxes can be accurately tracked to the title holder going forward.

The deadline for transferring the title will be October 31st, 2026.

Motion by Peterson seconded by Allen to approve and authorize the property tax penalty and interest abatement request in the amount of $466.84 for parcel 24.951.0312 / 312 Countryview Street as recommended.

Motion adopted Allen, Peterson, Tjosaas, Toquam aye, Kenworthy nay.

Legal Update

The County Attorney provided the Board with a legal update.

Root River One Watershed One Plan

Mr. Elmquist informed the Board that Commissioner Peterson has asked that this item be introduced in support of the Root River One Watershed One Plan. One Watershed, One Plan (1W1P) is a Minnesota state program that aligns local water planning on major natural watershed boundaries rather than political borders. A proposed resolution was included in the board packet for consideration.

Commissioner Peterson offered the following resolution (#2026-33), seconded by Commissioner Toquam:

Root River One Watershed One Plan

WHEREAS, Dodge County resolved to adopt and jointly implement the Root River Comprehensive Watershed Management Plan (Plan) on April 11, 2017; and

WHEREAS, Dodge County has been an active participant on the Policy Committee to oversee the implementation of the Plan and development of the Plan renewal amendment; and

WHEREAS, the Board of Water and Soil Resources (BWSR) approved the Plan on December 14, 2016 with an expiration date of December 31, 2026; and

WHEREAS, the One Watershed, One Plan Operating Procedures (BWSR) allow for a plan renewal amendment that results in a new plan expiration date; and

WHEREAS, the Policy Committee submitted the plan renewal amendment for 60-day formal review on June 10, 2026 and hosted a public hearing on August 24, 2026; and

WHEREAS, all comments received during the 60-day review and public hearing have been addressed by the Policy Committee; and

WHEREAS, the Policy Committee recommended that each of the participating boards adopt a resolution supporting the proposed plan renewal amendment at their August 24, 2026 meeting; and

NOW THEREFORE BE IT RESOLVED, Dodge County supports submission of the Root River Comprehensive Watershed Management Plan, plan renewal amendment, to the Board of Water and Soil Resources (BWSR).

Resolution adopted unanimously.

SEMMCHRA Preliminary Resolution

As a Joint Powers Board entity, statute requires the organization to pass a preliminary taxable levy by September 30th and SEMMCHRA has asked to present a proposed preliminary resolution for consideration. SEMMCHRA Executive Director Justin Stotts presented their budget request in June and what is submitted in the board packet is what was understood from that meeting.

Mr. Stotts was available to discuss the 2027 HRA levy budget request.

Justin briefly discussed projects SEMMCHRA is involved in including a utility assistance project in the City of Kasson.

Commissioner Toquam wanted to know why the utility assistance project is only in Kasson.

Mr. Stotts reported that the City of Kasson applied for those grant funds, and they must go through a housing authority to receive the funds.

Commissioner Allen informed Mr. Stotts that he will not support this request. He feels each city should be involved in SEMMCHRA, not the county. Mr. Allen stated the County is paying for the whole works, but the cities are receiving the benefit of it.

Commissioner Peterson stated he appreciated Commissioner Allen's comments and agreed that the cities do receive the benefit of the County's membership with SEMMCHRA.

Commissioner Allen stated that he agreed there is a need for the program but expressed concern about the County being responsible for the cost.

Commissioner Kenworthy stated that there may be opportunities to approach the cities and request that they contribute toward the cost of the program.

Commissioner Toquam discussed the County's previous history with SEMMCHRA and noted that the County does not have apartments, while housing subsidies are located within the cities. She

indicated that she agreed with Commissioner Allen's concerns regarding the County funding the program but also felt the County should continue to support SEMMCHRA because of the relationship and rapport that have been established with the organization.

Commissioner Toquam stated that she believes the County should encourage the cities to become more involved with SEMMCHRA and to provide financial support for the organization.

Commissioner Peterson offered the following resolution (#2026-34), seconded by Commissioner Toquam:

Resolution Approving Preliminary Special Benefit Tax Levy of Southeastern Minnesota Multi-County Housing And Redevelopment Authority Pursuant to Minnesota Statutes, Section 469.033, Subd. 6, And Approving a Budget for Fiscal Year 2027

WHEREAS, the Southeastern Minnesota Multi-County Housing and Redevelopment Authority (the "Authority") was created by action of the Boards of Commissioners of Dodge, Goodhue, Wabasha and Winona Counties (collectively referred to as the "Counties") pursuant to Minnesota Statutes, Section 469.004; and

WHEREAS, pursuant to such action on the part of the Counties and Minnesota Statutes, Sections 469.001 to 469.047 (the "Act"), the Authority was granted all of the same functions, rights, powers, duties, privileges, immunities and limitations as are provided for housing and redevelopment authorities created for cities under the Act; and

WHEREAS, Section 469.033, subd. 6, of the Act permits the Authority to levy and collect a special benefit tax of up to .0185% of taxable market value upon all taxable property, both real and personal, within the Authority's area of operation; and

WHEREAS, the Authority has requested that the Board of Commissioners of Dodge County approve the preliminary levy of such a special benefit tax in the amount of $62,284 to be levied upon all taxable market value of taxable property within the Authority's area of operation contained within Dodge County; and

WHEREAS, the Board of Commissioners of Dodge County has considered such request by the Authority and believes that consenting to such a preliminary special benefit tax levy by the Authority is in the best interests of Dodge County and its residents; and

WHEREAS, the Authority is also required pursuant to Section 469.033, subd. 6, of the Act to, in connection with the levy of such a special benefit tax, formulate and file a budget in accordance with the budget procedures of the Counties in the same manner as required of executive departments of the Counties and the amount of the tax levy for the following year shall be based upon that budget and approved by the Counties; and

WHEREAS, the Authority has presented to the Board of Commissioners of Dodge County a copy of a proposed budget for its operations for fiscal year 2027.

NOW, THEREFORE, be it resolved by the Board of Commissioners of Dodge County as follows:
Section 1. That the budget for fiscal year 2027 for the operations of the Authority as presented for consideration by the Board of Commissioners of Dodge County is hereby in all respects approved.
Section 2. That the levy of a preliminary special benefit tax pursuant to Minnesota Statutes, Section

469.033, subd. 6, is hereby consented to with respect to taxes payable in calendar year 2027 in the amount of $62,284 to be levied upon all taxable market value of taxable property within the Authority's area of operation within Dodge County. The above resolution was adopted on this 22nd day of September 2026.

Resolution adopted Kenworthy, Peterson, Tjosaas, Toquam aye, Allen nay.

Public Works Committee Report

Commissioner Peterson presented a summary of the Public Works Committee report and action items.

Striping Invoice

It was reported that previous staff-initiated participation in a multi-county Safety Striping Program led by Wabasha County. At the beginning of the project, State Aid Finance advised that HSIP funding would be used for the work.

Mr. Baumgarten became involved in the project after it had already been initiated. During his review of the plans, he identified that the quantities provided accounted for striping on only one side of the roadway. The County Engineer brought the discrepancy to Wabasha County's attention. Wabasha County then contacted the State regarding the appropriate quantities and available funding. They were subsequently informed that funding was available and were directed to proceed with striping both sides of the roadway.

The project has now been completed. However, after completion, they learned that funding for the full project amount is not guaranteed. They are currently waiting for confirmation from State Aid Finance regarding whether CSAH funding can be used to cover the full invoice.

At this time:

- **Expected reimbursement:** $12,833.76
- **Potential remaining expense:** $68,381.10
- **Potential impact:** The remaining amount may need to be paid from the County's fund balance if CSAH funding is not approved.

Staff will continue working with State Aid to determine whether CSAH funding can be used for the full invoice and will provide an update to the County Board once a final determination is received.

Veteran Services Committee Report

Commissioner Peterson presented a summary of the Public Works Committee report and action items.

Request to Accept Veteran Services Donation

Peter Stuart donated mileage reimbursement in the amount of $60.92 to the Veteran Services Department.

Raymond Tyler donated mileage reimbursement in the amount of $206.56 to the Veteran Services Department.

The Veteran Services Director is requesting authorization to accept the donations to the Veteran Services Department.

Commissioner Peterson offered the following resolution (#2026-35), seconded by Commissioner Tjosaas:

Request to Accept Veteran Services Donation

WHEREAS, the Dodge County Veterans Services Office from time to time receives donations from individuals and/or organizations; and

WHEREAS, the Dodge County Veterans Services Office wishes to accept this donation and utilize it towards the operating expenses of the veteran's vehicle service; and

WHEREAS, pursuant to Minnesota Statute 465.03, the county shall by resolution of the governing body adopt by a two-thirds majority of its members accept a grant or devise of real or personal property and maintain such property for the benefit of its citizens in accordance with the terms prescribed by the donor.

NOW THEREFORE BE IT RESOLVED, that the Dodge County Board of Commissioners hereby accept the following donation to be used towards the operating expenses of the veteran vehicle service.

Peter Stuart donation in the amount of $60.92
Raymond Tyler donation in the amount of $206.56

Resolution adopted unanimously.

Administration Committee Report

Commissioner Kenworthy presented a summary of the Administration Committee report and action items.

Agency Reports

Commissioners provided their agency reports. Commissioner Allen attended a meeting with the County Administrator and Employee Relations Director. Commissioner Kenworthy attended a D&O Joint Powers Board meeting, an ECB Steering Committee meeting, a Safety Committee meeting, a Road to Self-Care meeting, a Stussy meeting and a Fairview Care Center meeting. Commissioner Peterson attended a Fairview Care Center meeting, an AMC Fall conference, a Law Library meeting and a Mental Health Subcommittee meeting. Commissioner Tjosaas attended a D&O meeting, a MNPrairie meeting, a Semcac meeting and a Fairview Care Center meeting. Commissioner Toquam

attended a MNPrairie Transition meeting, a MNPrairie Board meeting, a Law Library meeting, a Fairview Care Center meeting and a County Board meeting.

Other Deferred Business

There were no Other Deferred Business items to discuss.

Meeting Adjourned

Motion by Peterson seconded by Tjosaas to adjourn the meeting at 6:23 p.m.

Motion adopted unanimously.

The next meeting of the Dodge County Board of Commissioners will be held on October 13, 2026 at 9:30 a.m.

UNAPPROVED MINUTES OF THE
DODGE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING HELD
OCTOBER 13, 2026

Convened County Board Meeting

The Dodge County Commissioners met in regular session October 13, 2026, in the Board Room at the Dodge County Government Services Building, Mantorville, MN, at 9:30 a.m. Chair David Kenworthy called the meeting to order at 9:30 a.m.

Pledge of Allegiance

The pledge of allegiance was recited.

Determine Quorum

The Chair acknowledged those present and established there was a quorum:

Members present:	John Allen	District #1
	Tim Tjosaas	District #2
	Rodney Peterson	District #3
	Rhonda Toquam	District #4
	David Kenworthy	District #5
Members absent:	None	
Also present:	Jim Elmquist	County Administrator
	Becky Lubahn	Deputy Clerk
	Paul Kiltinen	County Attorney

Agenda Approved

The County Administrator informed the Board that they were adding item 5.2 to the agenda to which is the insurance committee recommendation and item 10.4 which is an appointment to the Cedar River Watershed District.

Motion by Peterson seconded by Tjosaas to approve and adopt the agenda as amended to include the addition of items 5.2 and 10.4 to the agenda.

Motion adopted unanimously.

Consent Agenda

Motion by Tjosaas seconded by Toquam to approve the following Consent Agenda items:

1.1 Minutes of September 22, 2026 5:00 PM Regular Session Meeting
1.2 Approve 2027 Tobacco License Fees

1.3 Final Payment for SAP 020-615-022
1.4 Finaly Payment for SAP 020-601-016

Motion adopted unanimously.

Bills Reviewed

Mr. Venenga reviewed bills with the Board.

The Finance Director informed the Board that a payment in the amount of $68.94 on page 11 is being pulled from the bills, the expense did not meet the requirement for reimbursement.

Motion by Peterson seconded by Tjosaas to approve the bills as discussed in the following amounts from the appropriate funds as determined by Finance:

01	Revenue Fund	$ 416,368.14
13	Road and Bridge Fund	$ 67,623.55
16	Environmental Quality Fund	$ 103,261.47
19	Eda/Hra-Dodge County	$ 8,085.00
80	Agency Fund	$ 755.00
83	Forfeit Land Fund	$ 858.00
	Total	$ 596,951.16

Motion adopted unanimously.

Property Tax Penalty and Interest Abatement Request

The Finance Director reported that the abatement letter request which was included in the Board packet provides the details related to a parcel in West Concord that has had outstanding taxes owed for several years. As the request details, the decedents daughter has taken responsibility for the back taxes and has made payments of approximately 50% of the balance owed. Ms. Cook is requesting an abatement of $748.17 of penalty and interest.

Mr. Venenga recommended that the Board approve the request to abate $748.17 in penalties and interest for the property located at 217 South Street, West Concord.

Commissioner Peterson noted that the Board has historically not approved abatement requests when the errors were not attributable to the County. The Board briefly discussed the importance of setting a precedent and determining the criteria for approving future abatement requests.

Commissioner Toquam asked whether there was an established timeline associated with the request. Mr. Venenga stated that he was not aware of any specific timeline.

Commissioner Kenworthy asked about the timeline for property forfeiture. The Finance Director stated that he did not know the specific timeline but noted that the property owner's daughter was making significant efforts to resolve the issue. Mr. Venenga added that forfeiture could potentially occur as early as next spring.

No action was taken on this item.

Planning Commission Recommendations Reviewed

Brian Carstensen – IUP #26-08

Ms. Grondin presented for the Board's consideration the October 7, 2026 Planning Commission recommendations.

The Zoning Administrator discussed IUP #26-08.

Motion by Allen seconded by Tjosaas to approve of the following action of the Planning and Zoning Commission as reviewed on October 7, 2026 with the reasons, recommendations and conditions as found in the individual permit:

Brian Carstensen – IUP #26-08
The first public hearing is to consider an application for Interim Use Permit #26-08 to allow for the establishment of a dwelling on less than fifty-three (53) acres in the Agricultural District on approximately 3.94-acres, located in Section 33, Milton Township. The applicant and the property owner is Brian Carstensen.

RECOMMENDATIONS
The Environmental Services Staff recommends approval of the Interim Use Permit (I.U.P.) as the request meets the ordinance requirements and criteria.

The following conditions are recommended:

1. An Ag. Covenant shall be signed and recorded prior to the issuance of the Zoning Permit.

2. A Septic Permit shall be required prior to the issuance of the Zoning Permit.

3. The septic design shall include connection of the existing accessory structure's building sewer to the dwelling's septic system. The current septic system serving that structure shall be properly abandoned.

4. A Dodge County Zoning Permit shall be obtained before construction.

5. The unpermitted dwelling occupying the accessory building will have to be removed within 6 months of the new dwelling being occupied. Staff shall be granted access to inspect the structure for compliance.

Motion adopted unanimously.

Mrs. Grondin presented for the Board's consideration ZA#26-04 Chapter 16, 17 & 18.

ZA#26-04 Chapter 16, 17 & 18
The second public hearing is to consider an application for Zoning Amendment #26-04 to Chapters 16, 17 & 18 of the Dodge County Zoning Ordinance. To view the proposed language a copy will be

available at the Dodge County Finance Office, the Dodge County Environmental Services Office and also on the County web site:

www.co.dodge.mn.us./Departments/Environmental Services/Public Hearings

Mrs. Grondin indicated that the Irrevocable Letter of Credit and Escrow Agreement that are attached to the agenda packet would be the only financial guarantees that the County would accept moving forward with this Zoning Amendment and that the language of the attached documents would not be able to be modified by the applicants. The Board had discussion regarding financial guarantees with the Country Attorney, who voiced his support for the proposed zoning amendment.

Commissioner Tjosaas asked for "irrevocable" to be added to the Ordinance in all places where the Letter of Credit is mentioned to ensure the language is clear. The Zoning Administrator agreed and indicated that changes would be made.

Commissioner Tjosaas offered the following resolution (#2026-36), seconded by Commissioner Peterson:

ZA #26-04 Chapter 16, 17 & 18

WHEREAS, amendments of Chapters 16 (Performance Standards), 17 (General Development Standards) and 18 (Administration) are proposed to modify the types of financial guarantee the County will accept for any type of project requiring such guarantee to be in place based on Ordinance standards; and

WHEREAS, the Dodge County Attorney has reviewed the proposed zoning amendment as well as the Escrow Agreement and the Irrevocable Letter of Credit documents, which will become the only financial guarantees Dodge County will accept; and

WHEREAS, a summary of the language to be amended in Chapters 16 (Performance Standards), 17 (General Development Standards) and 18 (Administration) has been published in the legal newspaper on September 24th, 2026 and posted upon the county website; and

WHEREAS, a public hearing on the proposed amendments was held by the Dodge County Planning Commission on October 7th, 2026; and

WHEREAS, the Dodge County Planning Commission found the draft language to be consistent with the Dodge County Comprehensive Land Use Plan; and

WHEREAS, the Planning Commission recommended approval of the proposed amendment to Chapters 16 (Performance Standards), 17 (General Development Standards) and 18 (Administration) to the Dodge County Board of Commissioners; and

WHEREAS, the Dodge County Board of Commissioners adopted the proposed amended Chapters 16 (Performance Standards), 17 (General Development Standards) and 18 (Administration) at its October 13th, 2026 meeting.

THEREFORE, BE IT RESOLVED, that the County Board of Dodge County hereby adopts the

amendment to Chapters 16 (Performance Standards), 17 (General Development Standards) and 18 (Administration).

Resolution adopted unanimously.

Public Health Stoop and North Door Replacement

Mr. Harbaugh informed the Board that currently the north exit door and stoop at the Public Health facility is showing signs of its age and the stoop is leaning back toward the building and causing moisture to be trapped under stoop causing extreme deterioration of the block and concrete that support it. Both Benike and AB Systems have been on site and reviewed the current conditions and both of their opinions aligned on a solution to the issue which will include removing the stoop and door and repatching some floor leveler that is bubbling and then rebuild the stoop and get it properly sloped away from building, reinstall door/hardware, patch carpet and finish walls. Both feel they will be able to complete the project this year, the Facilities & Fleet Manager is recommending the Board award this work to AB Systems and allow him to sign the proposal to get them started.

Motion by Allen seconded by Peterson to approve and authorize the AB Systems proposal as recommended for the replacement of the Public Health stoop and north door replacement at a cost of approximately $17,525.00 and authorize the Facilities & Fleet Manager to sign the proposal.

Motion adopted unanimously.

Annex South Entry Site Improvements

Dodge County publicly advertised for bids for project 2025-10327 Dodge County Annex Site Remodel and held the bid opening on October 6, 2026 at 10:00 a.m. online. Four contractors submitted bids and all the necessary documents, the bids are as follows:

- Commercial Midwest Roofing- $338,750 with an alternate deduction of $20,000 for plantings- $318,750 base bid
- SL Contracting- $349,790 with an alternate deduction of $10,000 for plantings- $339,790 base bid
- Ditch Creek Landscaping- $398,414.98 with a deduction of $33,000 for plantings- $365,414.98 base bid
- Benike Construction- $476,232 with a deduction of $14,968 for plantings- $461,264 base bid

Mr. Harbaugh noted that they opted to leave out the plantings as a deduct as he felt they could potentially work with the Master Gardeners and have them plant the plants for volunteer time, but the county would still have to purchase them.

The Facilities & Fleet Manager reported that he has concerns with the lowest bidding contractor and their previous work history and would like the Board of Commissioners to formally reject this contractor's bid and award it to the next lowest responsible contractor who is SL Contracting and accept their full bid of $349,790 to include the planting specifications as found in the design. This project was budgeted for within the Building Operations CIP and will be funded through Building Operations Reserve.

Mr. Harbaugh recommended that Dodge County Commissioners authorize him to sign the contract documents and change orders up to 10% of the construction costs in hopes they can get this project wrapped up yest this year.

Motion by Allen seconded by Toquam to reject the bid of Commercial Midwest Roofing due to previous work history concerns.

Motion adopted unanimously.

Motion by Allen seconded by Tjosaas to approve and authorize awarding the Annex south entry site improvement project to SL Contracting at a cost of approximately $349,790 and authorize the Facilities & Fleet Manager to sign the contract documents and change orders up to 10% of the construction costs as recommended.

Motion adopted unanimously.

Legal Update

The County Attorney provided the Board with a legal update.

Personnel Agenda Reviewed

Ms. Farnsworth presented the Personnel Agenda for the Board's consideration.

Commissioners expressed concerns with not clarifying a timeline for item C.4. Commissioner Allen suggested a 6-month temporary position.

Motion by Toquam seconded by Allen to approve the following personnel actions:

A.	**Environmental Services**
A.1	Roger Schultz – Solid Waste Facility Operator III Authorization to hire at B21 step 3 $25.94 to fill approved vacancy. Effective Date: 10/07/26
A.2	Pam Murphy – ReUse Customer Service Authorization to hire at A11 step 11 $18.41 to fill approved vacancy. Effective Date: 10/14/26
A.3	Sarah Lamberth – Environmental Administrative Technician Authorization to hire at B24 step 10 $27.60 to fill approved vacancy. Effective Date: 10/19/26
B.	**Highway**
B.1	Jessica Brennan – Highway Accountant Step increase from C41 step 4 $40.06 to C41 step 3 $41.27. Effective Date: 10/01/26
B.2	Troy Jobe – Sign Technician Step increase from B23 step 8 $37.91 to B23 step 9 $38.86. Effective Date: 9/01/26
B.3	Mohamed Gomaa – Engineering Technician Authorization to hire at B32 step 1 $35.10 to fill approved vacancy.

Effective Date: 10/26/26

C. Sheriff's Office

C.1 Ashley Bjornson – Crime Data Analyst
Step increase from C41 step 6 $39.02 to C41 step 5 $40.29.
Effective Date: 6/05/26

C.2 Justin Classon – Deputy Sheriff
Step increase from C41 step 9 $43.57 to C41 max step 10 $44.86.
Effective Date: 9/16/26

C.3 Jeff Espinosa – Patrol Captain
Step increase from C52 step 3 $55.36 to C52 step 2 $57.02.
Effective Date: 1/15/26

C.4 Deputy Sheriff – Temp 1.0 FTE
Authorization to post and fill temporary 6-month full-time position.
Effective Date: 10/13/26

D. Land Records

D.1 Kim Walstad – Senior Clerk
Step increase from B22 step 3 $30.65 to B22 step 2 $31.65.
Effective Date: 11/08/26

Motion adopted unanimously.

Insurance Committee Recommendation

Ms. Farnsworth informed the Board that we will be experiencing a 16.3% increase for 2027 from our current carrier, BCBS with the Better Health Collective. The Insurance Committee recommends offering the current plans, which come with a $100 increased deductible. They also recommend continuing VEBA contributions the same as the 2026 contributions for all plan options. The monthly breakdown comparison from current to proposed rates was included in the board packet for review.

Dodge County will have an 8% increase in Dental with MetLife for 2027.

There will not be any changes to Vision, Life or LTD, or MPL for 2027.

Motion by Tjosaas seconded by Allen to approve and authorize offering the current insurance plans, with a $100 increased deductible, and continuing VEBA contributions the same as 2026 contributions for all plan options for 2027 as recommended by the Insurance Committee.

Motion adopted unanimously.

Public Health Committee Report

Commissioner Toquam presented a summary of the Public Health Committee report and action items.

Public Health Update

1) They have received their funding allocation for their Uninsured and Underinsured Adult Vaccine (UUAV) program. The allocation has dropped again. This will limit the types of

vaccine they will be able to offer. Moving forward, they will only be able to offer TDaP and Hepatitis B vaccines for this population. Influenza vaccine is through a different funding stream. This was reduced last year, and they are likely to see a similar amount for this year.

2) National Preparedness Month review: They were able to provide short reels with community partners providing simple preparedness tips which helped with engagement. They did not boost any posts with paid advertising. They saw a 970% increase in engagement from August to September on their FB page. Views were at 16.7K, which was a 510.1% increase. They gained 16 followers (700% increase).
3) CHB Dissolution update: They will need to identify a SCHSAC member and alternate to MDH. This will need to be done at the first January meeting unless the board would want to delegate this to the Chair or Vice Chair and then it doesn't need to be a separate decision each year. MDH is working on getting all grant agreements ready for signature. This should be happening over the next month.

Public Works Committee Report

Commissioner Peterson presented a summary of the Public Works Committee report and action items.

Embankment Quantity Overrun for Road Widening Project

During construction of the CSAH 1 road widening project, field conditions have required substantially greater embankment quantities than originally estimated in the bid documents. The primary factor contributing to this overrun was geometric adjustments made in the field to meet design standards and maintain proper drainage. Originally, the plan was designed to meet minimum 3:1 slopes, but field conditions required reshaping of the entire ditch in-slope, resulting in a substantial increase in embankment material needed to meet the required ditch slopes, per design standards.

The original contract quantity for embankment was 6,120 CY. Current projections indicate a final quantity of approximately ~20,000 CY, resulting in an overrun exceeding the allowable threshold requiring board approval under county procurement and contract management policies.

An additional embankment is essential to ensure the roadway meets safety, structural, and long-term performance requirements. All costs associated with the quantity increase are consistent with the unit pricing established in the awarded contract.

The Board thanked Mr. Baumgarten for the update.

Public Safety Committee Report

Commissioner Allen presented a summary of the Public Safety Committee report and action items.

2027 Towards Zero Deaths Grant

The Dodge County Sheriff's Office is requesting permission to enter into an agreement with the

Minnesota Office of Traffic Safety for the 2027 Towards Zero Deaths traffic safety initiative. The grant funds overtime (plus fringe benefit) patrols of Dodge County for specific traffic safety projects that include impaired driving, seatbelt enforcement, distracted driving, speed enforcement.

A change from years past is that Dodge County will be the only government entity in the grant. Due to changes in the grant system going from e-grants to IGX, this grant will need to be signed by the Board Chair and Jim Elmquist.

The funding for 2027 is as follows:

- Impaired driving enforcement $2,000
- Seat belt enforcement $2,300
- Speed enforcement $3,500
- Distracted driving enforcement $3,600

The total for the grant is $11,400.

The grant is funded by the National Highway Traffic and Safety Administration (NHTSA). The funding is allocated to the state and then distributed by need according to data received by the Minnesota Office of Traffic Safety. The goal is to reduce traffic fatalities and serious injuries to zero.

Commissioner Allen offered the following resolution (#2026-37), seconded by Commissioner Peterson:

BE IT RESOLVED that Dodge County enter into a grant agreement with the Minnesota Department of Public Safety, for traffic enforcement projects during the period from October 23, 2026 through September 30, 2027.

The Dodge County Sheriff's Office is hereby authorized to execute such agreements and amendments as necessary to implement the project on behalf of Dodge County and to be the fiscal agent and administer of the grant. Upon final approval of the grant by the state, the County Administrator and County Board Chair are authorized to execute the grant agreement and any grant-related paperwork as needed.

Resolution adopted unanimously.

Administration Committee Report

Commissioner Kenworthy presented a summary of the Administration Committee report and action items.

Lift Station Maintenance Agreement with City of Kasson

Included in the board packet was an updated agreement to maintain the lift station that serves the Fair Grounds. The only change from the 2012 agreement is in the price for the city to perform regular checks and respond to alarms for the lift station. This agreement does not cover any sort of repairs it's solely for the operation of the station. Mr. Harbaugh recommends approving this agreement and

authorizing the County Administrator sign the agreement so the Facilities & Fleet Manager can return it to the city.

Motion by Allen seconded by Tjosaas to approve and authorize the Lift Station Maintenance Agreement with the City of Kasson for the lift station that serves the Fair Grounds at a cost of $100 per month and authorize the County Administrator to sign the agreement as requested.

Motion adopted unanimously.

Agency Reports

Commissioners provided their agency reports. Commissioner Allen didn't have any meetings to report. Commissioner Kenworthy attended an Ice Arena meeting, a MNPrairie All Commissioner meeting, a SEEMS meeting and a Workforce Development meeting. Commissioner Peterson attended a State Advisory Council on Mental Health meeting, a MNPrairie Annual meeting, a Performance Measurement Work Group meeting and a SCHSAC Conference. Commissioner Tjosaas attended an Ice Arena meeting, a Highway 57 Roundabout meeting, a Spero meeting, a MNPrairie All Commissioner meeting and a Semcac meeting. Commissioner Toquam attended a SEMMCHRA Board meeting, a Spero Board meeting, a SCHA Board meeting, a Township Officers meeting, a MNPrairie All Commissioner meeting, a MNPrairie Transition meeting and a County Board meeting.

Other Deferred Business

There were no Other Deferred Business items to discuss.

Cedar River Watershed District Appointment

Mr. Elmquist informed the Board that Kevin Kiser has moved out of the county and is no longer able to serve as Dodge County's representative on the Cedar River Watershed District.

Paul Fiebiger has expressed an interest in serving on this board.

Motion by Toquam seconded by Peterson to approve and authorize the appointment of Paul Fiebiger to the Cedar River Watershed District as Dodge County's representative for the remainder of the term which is 4/1/27.

Motion adopted unanimously.

Meeting Adjourned

Motion by Peterson seconded by Tjosaas to adjourn the meeting at 10:26 a.m.

Motion adopted unanimously.

The next meeting of the Dodge County Board of Commissioners will be held on October 27, 2026 at 5:00 p.m.

MANTORVILLE FIRE DEPARTMENT
November 2026 General Meeting

Call to Order:
- The meeting was called to order at: 19:30

Members in Attendance:
- JJ, Dave, Paul, Russ, Scott, Nate B., Joey, Brett, Kyle, Duke, Nate S., Orion, Ryan, Logan, Angel, Maddox, Brittany, Jill, Wes

Chief's Report:
- New Members - Jill, Wes
- Thank for Oct Activity
- Teamwork - Training - Saves
- Pagers are our #1 notification system
- Kasson Mutual Social - Nov 16
- Retirements - JJ and Dave G.
- Thank you Duke and anyone else helping to get our washer and drier squared away.

Assistant Chief:
- Thanks Dave and JJ for all the dedication.

Fire Marshall:
-

Training Officer:
- Start school is coming in Morehead and Austin talk to Orion if you're interested.

EMR Officer:
- Outside training - "Gearing up to Break the Stigma" training 11-14-26, Midway 9:30-3:30
- EMR Class coming in Jan 2027.MFD hosting, location TBD
- Make up CPR class for Nate B, Angel, Maddox.

Equipment:
- Ordered water fire extinguisher.
- Grass rig has wheel chocks and a fire extinguisher mount.
- Pumper 1 is getting SCBA mounts repaired.
- 4 gas monitor needs to be calibrated.
- Need pager batteries.

Vehicles:
- Betsy- In our Shed -
- Pumper 1- Annual Pumper Test completed, power steering leak, front right right shock, reverse camera not working. Heat pans put back on and valves turned back on for rear cab heat.

- Pumper 2 - Annual Pumper Test completed, drain valve found to be leaking, fixed. Heat pans on.
- Chevy Pick Up - Skid unit will be pulled and winterized.
- Tanker 1 - Pump drained and valves turned off.
- Tanker 2 - Wind shield replaced. Pump drained and valves turned off.
- Grass Rig - Pump drained and valves turned off.
- Rescue Truck -
- Old Grass Rig - In the city shed. Will need to be drained and winterized.
- Make sure trucks are being refilled with fuel pumper 1 was half full.

Treasurer

- $969.17- Motion by: Duke to approve, seconded: Logan , motion approved

New Business:

- Motion made by: Russ to accept JJ's retirement, Seconded by: Kyle. Motion Passes.
- Motion made by: Russ to accept Dave's retirement, Seconded by: Kyle. Motion Passes.
- If anyone is available MRA is doing Hunters widows bingo at the Saloon if anyone is available to help.
- Retired members id cards?
- Possible training on EV trucks and possibly CNG.

Old Business:

-

Active Committees:

- OSHA/Safety and Accountability: Ryan, Nate S, Kitzy
- Radios: Paul, Ryan, Duke -
- SOG'S/Personnel; Duke, Dave, Annabelle, Paul, Logan, Troy
- Uniform's: Orion, Annablle, Nate S., Ryan, Troy
- Explorer program: Nate B., Nate S., Duke
- Truck/Equipment- Paul, Nate B., Joey, Nate S, Orion
- Grants- Duke, Nate S., Ryan, Annabelle

Point Report:

- Motion made by: Russ , 2nd by: Nate S. , motion approved.

Calendar:

- Nov 11@1830 - SEEMs
- Nov 14@1730 - Significant other social
- Nov 16@1800 - Kasson Mutual Social
- Nov 18@1630 - Fire Training
- Dec 2 - First Wednesday
    - 1830 - Maintenance

- 1900 - Meal (Nate B, Logan)
- 1930 - Meeting

Dec 4 Santa Parade
Dec. 5 Toys for Tots

Meeting Adjourned at: 20:29

MANTORVILLE FIRE DEPARTMENT
October 2026 General Meeting

Call to Order:
- The meeting was called to order at: 19:30

Members in Attendance:
- JJ, Dave, Russ, Nate B, Joey, Troy, Annabelle, Duke, Orion, Ryan, Logan, Angel, Maddox, Brittany, Jill

Chief's Report:
- Out of town - see Assistant Chief's report below

Assistant Chief:
- Fire Prevention week - Thanks for everyone that stepped up
- New member approved by city - Jill Lucas
- There are a number of members out for MEA this weekend so please be aware for calls
- Discussion about the SOGs and changes proposed by the committee:
    - Minimum call requirements - suggested 10%
    - Restructuring - combination of Captains and Lieutenants with an application process
    - Modification to exclude mandatory training from points
    - Standard retirement recognition
    - Modified SOG's to incorporate EMR only job description
    - Discussion regarding 5 elected positions - same process as before

Fire Marshall:
- 2 fires - silo 2x

Training Officer:
- CPR for next training

EMR Officer:
- Reminder for EMR recertifications due 10-31-26, please see EMR Captain with questions
- "Gearing up to Break the Stigma" training 11-14-26, Midway 9:30-3:30

Equipment:
- Fixed accountability tags
- Wheel chocks for new grass rig
- One air-pack out of service

Vehicles:
- Betsy- In our Shed -
- Pumper 1- New lights received
- Pumper 2 -
- Chevy Pick Up -

- Tanker 1 -
- Tanker 2 - New windshield Friday morning
- Grass Rig -
- Rescue Truck -
- New truck - Back-up alarm installed, keep aux. Switch on

Treasurer

- $3216.45 - Motion by Annabelle to approve, seconded Joey, motion approved

New Business:

- Registration opens 10-19 for FDIC in Indianapolis April 12-17, 2027
    - Annabelle and Duke expressed interest - see Paul for interest

Old Business:

- Extractor plumbing to be done Monday

Active Committees:

- OSHA/Safety and Accountability: Ryan, Nate S, Kitzy
- Radios: Paul, Ryan, Duke -
- SOG'S/Personnel; Duke, Dave, Annabelle, Paul, Logan, Troy
- Uniform's: Orion, Annablle, Nate S., Ryan, Troy
- Explorer program: Nate B., Nate S., Duke
- Truck/Equipment- Paul, Nate B., Joey, Nate S, Orion
- Grants- Duke, Nate S., Ryan, Annabelle

Point Report:

- Motion made by Joey, 2nd by Annabelle, motion approved.

Calendar:

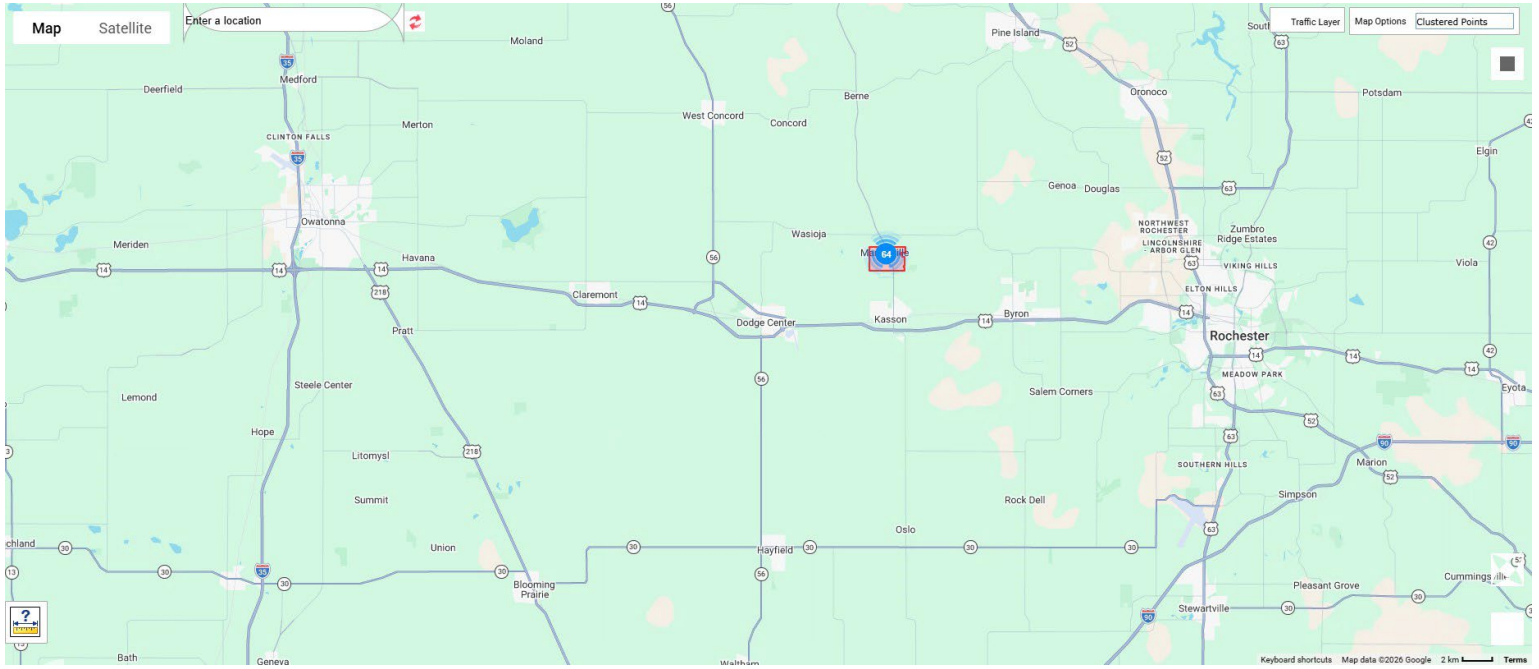
- Oct. 21 - CPR
- Nov 4 - First Wednesday
    - 1830 - Maintenance
    - 1900 - Meal (Kyle, Paul)
    - 1930 - Meeting
- Nov 11 - SEEMs
- Nov 18 - Fire Training

Meeting Adjourned at 19:43

Dodge County Sheriff's Office
22 6th St E
Mantorville, MN 55955

GIS Analysis Map Data

Dodge County Sheriffs Office



Case/Call

Call#	Reported Date	CAD CFS	Location	Disp	Officer(s)
26-007854	10/30/26 21:54	Traffic	Main St N/8th St E	VW	3122
26-007785	10/28/26 11:30	Lost Property	420 Main St N	CLO	
26-007772	10/27/26 18:59	Disturbance	220 3rd St W	CLO	
26-007749	10/27/26 03:44	Welfare Check	102 7th St E	CLO	3132
26-007748	10/27/26 02:00	Traffic	Main St N/10th St E	VW	3122
26-007727	10/26/26 10:16	Intel	22 6th St E	CLO	3122
26-007699	10/24/26 17:17	Traffic	320 Main St N	CLO	3161
26-007696	10/24/26 13:39	Follow-Up	22 6th St E	CLO	3175

Dodge County Sheriff's Office
22 6th St E
Mantorville, MN 55955

GIS Analysis Map Data

Call#	Reported Date	CAD CFS	Location	Disp	Officer(s)
26-007694	10/24/26 12:09	911 Call / Hangup / Open	702 6th St W	CLO	
26-007680	10/23/26 21:01	Traffic	22 6th St E	CLO	3134
26-007675	10/23/26 17:32	Theft Of Property	605 Clay St,4	I	3177
26-007659	10/22/26 21:11	911 Call / Hangup / Open	22 6th St E	CLO	
26-007646	10/22/26 13:42	Welfare Check	22 6th St E	CLO	3114
26-007625	10/21/26 19:12	Traffic	Main St N/8th St E	VW	3153
26-007600	10/20/26 19:59	Animal Complaint	407 West St	CLO	
26-007599	10/20/26 19:56	Drone Deployment	407 West St	CLO	3135
26-007576	10/20/26 05:28	Traffic Hazard	715 Clay St	CLO	
26-007554	10/18/26 20:07	Fires	702 West St	CLO	3121
26-007536	10/17/26 23:16	Assist Other Agency	501 Main St N	CLO	
26-007502	10/16/26 11:07	911 Call / Hangup / Open	22 6th St E	CLO	
26-007486	10/15/26 08:11	Paper Service	22 6th St E	FUN	
26-007456	10/13/26 19:29	Assist Other Agency	22 6th St E	T	
26-007363	10/12/26 20:15	Civil	711 West St	CLO	3177
26-007350	10/12/26 12:46	Test/Accidental ICR	22 6th St E	CLO	
26-007335	10/11/26 15:14	Missing Person	1007 Blanch Ct	CLO	
26-007330	10/11/26 12:06	Parking Complaint/Viol	400BLK 5th St W	CLO	3162
26-007285	10/09/26 15:58	ALARM	22 6th St E	CLO	3175
26-007276	10/09/26 10:05	Ambulance Run	809 Jefferson St	CLO	3162
26-007256	10/08/26 13:45	Follow-Up	22 6th St E	CLO	3126
26-007255	10/08/26 13:14	Violate Protection Order	821 West St	CLO	3117
26-007247	10/08/26 07:09	Welfare Check	22 6th St E	CLO	3134
26-007232	10/07/26 17:00	Follow-Up	22 6th St E	CLO	

Dodge County Sheriff's Office
22 6th St E
Mantorville, MN 55955

GIS Analysis Map Data

Call#	Reported Date	CAD CFS	Location	Disp	Officer(s)
26-007306	10/07/26 14:13	Test/Accidental ICR	22 6th St E	CLO	
26-007214	10/07/26 10:20	Civil	598 Cemetery Rd	I	3175
26-007348	10/07/26 10:08	Test/Accidental ICR	22 6th St E	CLO	
26-007189	10/06/26 11:34	Lost Property	240th Ave/617th St	CLO	
26-007168	10/05/26 16:58	Civil	22 6th St E	CLO	3137
26-007156	10/05/26 08:38	Follow-Up	22 6th St E	CLO	
26-007130	10/03/26 22:04	Mv Crash	811 East St	I	3115
26-007125	10/03/26 14:31	911 Call / Hangup / Open	208 Bergmann Dr	CLO	3153
26-007118	10/03/26 07:24	Follow-Up	22 6th St E	CLO	
26-007110	10/02/26 16:52	Intel	12/Main St N	CLO	
26-007108	10/02/26 15:26	Civil	914 West St	CLO	
26-007105	10/02/26 14:03	Test/Accidental ICR	22 6th St E	CLO	
26-007098	10/02/26 09:38	Driving Complaint	22 6th St E	CLO	3161
26-007097	10/02/26 08:20	Civil	919 Clay St	CLO	3117
26-007096	10/02/26 08:19	Follow-Up	22 6th St E	CLO	
26-007087	10/01/26 20:17	Paper Service	919 Clay St	CLO	3153
26-007086	10/01/26 19:33	Animal Complaint	502 Monroe Ct	CLO	
26-007067	10/01/26 00:25	Disturbance	919 Clay St	CLO	3176

Case/Call

Call#	Reported Date	CAD CFS	Location	Disp	Officer(s)
26-004399	10/17/26 23:17	Assist Other Agency	501 Main St N	CLO	3304
26-004206	10/03/26 14:40	911 Call / Hangup / Open	208 Bergmann Dr	CAN	3308

50

PUBLIC HEARING NOTICE

Notice is hereby given that the Mantorville City Council will hold a public hearing on Monday, November 9, 2026, starting at 6:30 p.m., or as soon as reasonably practical thereafter, in the City Council Chambers at City Hall located at 21 5th Street East, Mantorville, Minnesota, to consider a final plat application to subdivide the property located at 421 Clay Street, Mantorville, Minnesota (PID No. 25.100.0184) into four lots proposed to accommodate a planned unit development with one detached single-family dwelling on each of the four lots. All interested persons may attend the hearing and provide comments. If you are unable to attend the hearing, written comments may also be submitted to the City Council prior to the hearing via email (gretchen@mantorville.com) or dropped off or mailed to City Hall, 21 5th Street East, Mantorville, MN 55955. Following the public hearing, the City Council will consider and possibly approve the final plat. More information about the proposed development can be obtained by contacting staff at City Hall. Following the public hearing, the City Council will consider and possibly approve the final plat.

/s/ Gretchen Lohrbach
City Clerk Treasurer

Final Plat Application

CITY OF MANTORVILLE
APPLICATION FOR SUBDIVISION REPLAT (3 OR MORE LOTS)
$350 + $1.00 per lot & All Associated Costs & City Consultant Fees

Date Filed 9/15/26 Date Fee Paid 9/15/26

Date Considered Complete 10/22/26 (60 day rule begins)

Street Address of Property 421 CLAY STREET

Legal Description of Property ORIGINAL PLAT .56 AC LOT 6-7 & N1/2 LOT 8 BLK 2 (FULL LEGAL INLCUDED)

PID# (s) 251000184

Owner's Name THREE CORD HOMES LLC

Address 1005 9TH AVE NW BYRON, MN 55920

Phone _____ Alternate Number or Email seegerandco@gmail.com

Applicant (If other than owner) THREE CORD HOMES LLC

Address 1005 9TH AVE NW BYRON, MN 55920

Description of Request JOINT PRELIMINARY AND FINAL PLAT TO SUBDIVIDE THE PARCEL INTO 4 LOTS

Reason(s) for Request THE CONSTRUCTION OF SINGLE FAMILY DETACHED DWELLINGS. SEE CONDITIONAL USE PERMIT APPLICATION FOR SUMMARY OF PUD AND DEVELOPMENT DETAILS.

Present Zoning Classification: R1 ☐ R2 ☑ Commercial ☐ Transitional ☐ Historic ☐

Existing Use of Property VACANT LAND

Future Use of Property SINGLE FAMILY DETACHED DWELLINGS

☑ Complete Certificate of Survey (original and signed) indicating proposed and current Boundaries. (Attach)

Signature of Applicant(s) _____ Date 09/10/26

_____ Date _____

Public Hearing Date: 11/9/26 Published Notice Date: 10/29/26

[X] Notice has been mailed to all properties within 350' of the proposed plan. (Attach Notice)

[X] Notice has been mailed to all required utility companies. [Attach Notice

[X] Council granted preliminary approval on **10/12/26**

[ ] Council granted final approval _____

[ ] Attached copies of response from utility companies. [X] No response received.

Other Information:

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

September 29, 2026 **WSE Response 10/20/2026**

Ms. Gretchen Lohrbach
City Clerk - Treasure
City of Mantorville
21 5th street East
Mantorville, MN 55955

RE: City of Mantorville
Three Cord Cottages – 421 Clay Street
Review of Preliminary Plat, Final Plat, and Plans

Dear Ms. Lohrbach:

We have reviewed the Preliminary Plat, Final Plat, and associated plans as requested and offer the following comments.

Fee Items

1. Sewer and Water connection fees will apply to each lot. Acknowledged.

2. Parkland dedication “Money in lieu of land” should be determined per section 151.076 (D) of the City Code. Acknowledged.

3. A proposed construction schedule and cost opinion for public improvements will need to be submitted for this project for inclusion in the development agreement. Construction observation fees to be charged to the Developer will be calculated based on the construction schedule for all public improvements. Public improvements include the Alley restoration work and sidewalk construction in the City Right of Way. Acknowledged. The contractor is providing an cost estimate based on these resubmitted plans and a construction schedule.

Review Comments

1. The applicant must secure all necessary permits including a “Building Application/Permit” and a “Flood Plain Building Permit”. The Owner, or their representation, will be responsible for permit compliance. Acknowledged.

2. A portion of the proposed development is located within the Flood Fringe District. The submitted plans appear to comply with the City's Flood Fringe regulations; however, a Flood Plain Building Permit must be obtained, and all permit conditions must be satisfied prior to construction. Acknowledged.

3. The site currently acts as an emergency overflow route for the culvert under 5th street. The plans should include spot elevations and drainage arrows showing the proposed emergency overflow route. The grades were reviewed and an EO route is demonstrated on the plans on the north side of lot 1.

4. The sidewalk on the north side of the property should be replaced due to its condition. Based on the 10/12 council meeting no work is proposed on this sidewalk except for replacement of panels that will need to be removed due to the new water service connection.

5. The existing water service size is unknown. At the surface there appears to be a curb stop box, not a gate valve box as shown. A note should be added addressing the required improvements if a 6-inch water service has not been stubbed to the site. A new curb stop box (with gate valve box top) or gate valve box should be installed in the sidewalk. A new water service line will be tapped and installed. The existing service will not be used.

6. The developer agreement shall include a provision that the City can access and operate the individual curb stops. Acknowledged.

7. Sanitary Sewer Connections shall be made by a Power Seal. Plan call out this preferred connection method.

8. A PVC Wye and sanitary sewer service of unknown length is located approximately 69' south of the manhole in 5th Street. The sewer was recently lined from the manhole to 65 feet south of the manhole. The sewer is PVC from that point south. This connection will not be used.

9. The Sanitary Service to the southernmost lot goes under a 48" RCP Storm Sewer. Moving the connection point of this service to the north to avoid the storm sewer and minimizing impacts to the alley pavement should be considered. Lots 3 and 4 now share a service connection north of the storm sewer and sanitary sewer crossing.

10. Removal limits should be added to the alley to make the sanitary sewer connections. A minimum of 4" bituminous pavement on 10" aggregate base should be placed back. Removal limits and notes have been added to the plans.

11. The proposed storm sewer and water services are shown crossing multiple lots on private property. Private easements should be shown on the plans and recorded. A private easement is depicted and are being drafted currently.

12. The proposed storm sewer, storm sewer intakes, and water service should be noted as private. A note was added to the private utilities.

13. An easement should be platted over the existing 48" storm sewer on the southwest corner of the property. This will be included in the utility easement that covers the other private shared utilities.

14. The proposed storm sewer should not blind tie into the existing storm sewer, review if connecting into the existing 108" storm sewer manhole can be made by flattening out the slopes. Additional detailing is added regarding this connection.
15. The arch pipe location should be verified, and its outside walls should be shown on the plan to ensure that the pipe is not below the house footing influence zone. The structure was reviewed to verify its location and it does not impact the influence zone of the lot 4 home.
16. A swale should be shown or noted on the grading plan on the south side of the property. It appears that water is directed to the existing retaining wall and it should be directed to Clay Street. A swale is now designed in this area.
17. The preliminary plat and final plat should include the document number of the 15' easement on the south side of the property. Noted.
18. A Title Commitment for the Developer Agreement needs to be provided. Noted.

We recommend approval of the Preliminary Plat, Final Plat, and Plans contingent upon resolution of the above comments, issuance of all required permits, and execution of a Development Agreement acceptable to the City.

Please contact me if you have any questions.

Sincerely,

***WHKS** & CO.*

Scott G. Huneke, P.E.
City Engineer

cc: Ryan Schoenfelder, EIT, WSE
Travis Seeger, Three Cord Homes LLC

Kennedy & Graven
CHARTERED

Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis MN 55402-1458

(612) 337-9300 telephone
(612) 337-9310 fax
http://www.kennedy-graven.com
Affirmative Action, Equal Opportunity Employer

DAVID T. ANDERSON
Attorney at Law
Direct Dial: (612) 337-9274
Email: DAnderson@kennedy-graven.com

November 4, 2026

VIA E-MAIL ONLY

Gretchen Lohrbach
City Clerk/Treasurer
City of Mantorville
PO Box 188
Mantorville, MN 55955

RE: Plat Opinion for THREE CORD COTTAGES

Dear Ms. Lohrbach:

I have reviewed the title commitment from Atypical Title, Inc. as the issuing agent for First American Title with a commitment date of September 26, 2026 at 8:00 AM (the "**Commitment**"). I have also reviewed a final plat, prepared WSE Massey Engineering & Surveying, which is titled ***THREE CORD COTTAGES*** (the "**Plat**").

The Commitment purports to cover the following legal descriptions:

> Lots 6 and 7, and the North Half of Lot 8, Block 2, Original Plat, City of Mantorville, Dodge County, Minnesota.

(the "**Property**").

Based on my review of the Commitment and the Plat, I have the following comments relative to the proposed Plat:

1. **Plat execution.** The names and signatures of all of the following parties in interest must appear on the Plat:

   a. The fee owner, as identified by the Commitment: Three Cord Homes, LLC. ***The Plat must be executed with all the formalities of a deed of title. I require a certificate of good standing from the Minnesota Secretary of State and evidence that Three Cord Homes, LLC is authorized to convey the easements dedicated in the Plat and that***

the signatory for the company is authorized to execute the Plat on behalf of the company.

b. The Mortgagee, according to the Commitment: Manufacturer's Bank & Trust Company. ***Either a consent to plat must be executed by the mortgagee or the mortgagee must sign the Plat, for which either requires my review prior to the Plat's release for recording.***

2. **Plat Corrections:**

a. The name of the fee owner is reflected as "Three Cord Homes LLC" without the comma between Cord and LLC, which matches the name as it is registered with the Secretary of State, however the acknowledgment has the surveyor's information rather than the authorized signor for Three Cord Homes LLC. ***This must be revised to reflect the correct authorized signor's name and title for Three Cord Homes LLC.***

b. The legal description of the Property within the Plat should be revised to match the Commitment exactly. ***The Plat reflects "Original Plat of the City of Mantorville" and the Commitment reflects "Original Plat, City of Mantorville".***

c. The Plat does not appear to dedicate any public drainage and utility easements around the perimeters of the various lots. ***The City Engineer should review the Plat and determine if dedicated drainage and utility are necessary.***

d. The Plat appears to show an existing 15-foot easement along the southern boundary of the Property, although said easement is not identified by a document number or otherwise. ***The City Engineer indicates that this easement is necessary, but the easement does not appear to be of record (it is not identified on the Commitment). The Plat should be revised to dedicate said easement, or alternatively, if the easement is already of record, then it should be properly identified by a document number and referenced in the Commitment accordingly.***

3. **Title Commitment Exceptions:**

a. Subject to a mortgage held by Manufacture's Bank & Trust Company, dated August 26, 2026, filed September 11, 2026, as Document No. A260224. ***Either a consent to plat must be executed by the mortgagee or the mortgagee must sign the Plat per paragraph 1.b. of this letter.***

4. **Property taxes and assessments.** All real estate taxes payable in the year the Plat is recorded (including delinquent taxes and any deferred Green Acres taxes) must be paid prior to recording the Plat. Any special assessments against any part of the Property can be reapportioned among the new lots as provided in Minnesota Statutes Section 429.071(3).

   PIN 25.100.0184
   Taxes due and payable in the year 2026 in the amount of $848.00 are paid in full.
   Taxes for 2025 and all prior years are paid in full.

   The Commitment does not indicate if there are levied or pending assessments.

This letter does not purport to set forth every matter relevant to a determination of whether title to the property is marketable, and no one should rely upon it for that purpose. The sole purpose of this letter is to identify required signatories to the Plat and related issues of interest to the City in connection with platting, as evidenced by the Commitment.

This opinion is conditioned upon the issuance of a title policy in the amount of $50,000 in favor of the City of Mantorville insuring the City's easement interests as they appear in the plat of THREE CORD COTTAGES.

Sincerely,

David T. Anderson

DTA:tmr

cc: Scott Huneke, City Engineer, via shuneke@Whks.com
Reinhold W. Zieman, Surveyor, via reinhold@wse.engineering
Travis Seeger, via seegerandco@gmail.com

GRADING PLAN SET FOR THREE CORD COTTAGES

Mantorville, MN



OWNER / DEVELOPER

OWNER:
THREE CORD HOMES
1005 9TH AVE NW
BYRON, MN 55920-1560
EMAIL: SEEGERANDCO@GMAIL.COM

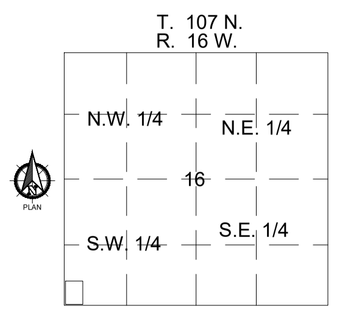
CIVIL ENGINEERS / SURVEYORS

WSE MASSEY ENGINEERING & SURVEYING, LTD
P.O. BOX 100
KASSON, MN. 55944
PH. NO. (507) 634-4505

DESCRIPTION OF RECORD:
Lots 6, 7 and the north half of Lot 8, Block 2,
Original Plat of the City of Mantorville, Dodge County, Minnesota.



PROJECT LOCATION
DODGE COUNTY
MANTORVILLE DISTRICT



No Scale

LOCATION MAP

UTILITY QUALITY LEVEL

The subsurface utility information in this plan is quality level D This quality level was determined according to the guidelines of CI/ASCE 38-.2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

PLAN

LEGEND	
1000	EXISTING CONTOUR
1005	PROPOSED CONTOUR
97x30 or 97.01	PROPOSED SPOT ELEVATIONS
	DRAINAGE DIRECTION
	SILT FENCE - SDP 7-01
	INLET PROTECTION - SDP 7-05
	EROSION CONTROL BLANKET
	EXISTING/PROPOSED WATERMAIN PIPE
	EXISTING/PROPOSED STORM SEWER PIPE
	EXISTING/PROPOSED SANITARY PIPE
	GRADING LIMIT
	RIGHT OF WAY
	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED LANDSCAPED AREA
	PROPOSED STORM WATER POND
	PROPOSED BUILDING
	PROPOSED FENCE

INDEX TO PLANS	
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SITE PLAN	3
GRADING PLAN	4
UTILITY PLAN	5
STANDARD DETAILS	6-7
EXISTING DRAINAGE PLAN	8
PROPOSED DRAINAGE PLAN	9

This plan contains 9 Total sheets

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33 B E VETERANS MEMORIAL HIGHWAY
KASSON, MN 55944

ROCHESTER OFFICE
717 3RD AVE SE
ROCHESTER, MN 55904

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.

59714 10/20/2026
Number Date

TITLE SHEET
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE:

SHEET 1 OF 9

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GRADING NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SEDIMENT DOES NOT LEAVE THIS SITE. IT IS REQUIRED THAT THE CONTRACTOR INSTALL A STABILIZED VEHICLE EXIT TO KEEP SEDIMENT TRACKING TO A MINIMUM.
2. ALL PROPOSED ELEVATIONS ARE TOP OF PAVING OR FINISHED GRADE, UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE INTENDED TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS AND/OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED ELEVATIONS, WHICH WILL PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE.
3. SPOT ELEVATIONS ARE FLOW LINE AND/OR FINISHED GRADES, UNLESS OTHERWISE INDICATED BY THE LOCATION OF THE SPOT. ADD 6" TO FLOW LINE ELEVATIONS TO OBTAIN THE TOP OF CURB ELEVATIONS, UNLESS NOTED OTHERWISE.
4. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED BEFORE LAND DISTURBING OPERATIONS BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES.
7. THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EARTHWORK QUANTITY ON THIS SITE. EXCESS MATERIAL, IF ANY SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL IMPORT SUITABLE MATERIAL AS NEEDED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
9. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY
10. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3:1 VERTICAL SLOPE AND HAVE A MINIMUM OF 2% UNLESS OTHERWISE NOTED.
11. ALL NON-PAVED AREAS SHALL RECEIVE A FOUR-INCH(4") LAYER OF TOPSOIL
12. SLOPES GREATER THAN 4:1 ARE STABLE FROM LAND SLIDING AND EROSION.

EROSION PREVENTION PRACTICES:

SOD/SEED MIX:
MNDOT SEED MIX AND/OR SOD WITH APPROPRIATE MNDOT FERTILIZER WILL BE USED AS PERMANENT COVER FOR ALL EXPOSED GROUND AREAS PER MANUFACTURERS SPECIFICATIONS. PERMANENT COVER SHALL HAVE 4" MINIMUM TOPSOIL, SEED MIX, AND DISK ANCHOR, OR 4" MINIMUM TOPSOIL AND SOD. REQUIRED ON ALL SLOPE LONGER THAN 200' OR GREATER THAN 5.0%.

EROSION CONTROL BLANKET: A MNDOT CLASSIFIED EROSION CONTROL BLANKET SHALL BE ADDED IN COMBINATION WITH SEED MIX/FERTILIZER TO ALL AREAS SLOPED AT 4:1 OR GREATER AND 4:1 SLOPES LONGER THAN 30', HIGH PRIORITY AREAS, AS WELL AS IN OR NEAR DITCH BOTTOMS TO ESTABLISH PERMANENT EROSION CONTROL.

TEMPORARY WINTER COVER:
AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3MULCH(CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

EROSION PREVENTION PRACTICES:

RAPID STABILIZATION METHOD #1: THIS METHOD SHALL CONSIST OF TYPE 1 MULCH (2 TON PER ACRE) WITH DISC ANCHORING BE SPREAD IN AREAS THAT HAVE BEEN UNWORKED FOR 14 DAYS. THIS METHOD SHALL BE USED ON SLOPES OF 3:1 AND LESS. OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

RAPID STABILIZATION METHOD #2: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA WITHIN 200 FEET OF SURFACE WATERS, TO PREVENT OFF SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #3: THIS METHOD SHALL CONSIST OF CATEGORY 3 EROSION CONTROL BLANKET (NATURAL NET ONLY) IN COMBINATION WITH MNDOT SEE MIX 22-111 (2 LBS PER 100 SQ. YD.) AND TYPE 3 SLOW RELEASE FERTILIZER (8LBS PER 100 SQ. YD.) THIS IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS. SURFACE WATERS, AND WITHIN THE LAST 200 FEET OR DITCH BOTTOMS.

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction whenever practical and establish turf as soon as possible to minimize sediment transport.

The contractor shall inspect the construction site once every seven days and within 24 hours after rain events for damage to erosion control devices. If damaged or ineffective erosion control devices are discovered, they shall be repaired or replaced. The contractor shall maintain inspection records, which include date and time of inspections, dates of rainfall events, rainfall amount, findings of inspections, corrective actions taken (including dates and times), and documentation of any changes to the temporary or permanent erosion control plans made during construction.

Temporary stockpiles require additional sediment control and temporary cover after 7 days.

Turf establishment or temporary seeding of all exposed soil not being actively worked shall be stabilized:

Erosion and sediment control measures shown are minimum, and additional measures must be installed as needed to control erosion and sediment.

Effective containment is required for all liquid and solid waste generated by washout operations (e.g., concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity.

Turbid or sediment-laden waters related to dewatering or basin drainage (e.g., pumped discharges, trench/ditch cuts for drainage) must discharge to a temporary or permanent sediment basin on the project site unless infeasible. Permittees may dewater to surface waters if they visually check to ensure adequate treatment has been obtained and nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge.

Type of Slope or Disturbance Area	Time Area Can Remain Open Without Being Actively Worked	
	Normal Water	Special/Impaired Water
Steeper than 3:1	14 Days	7 Days
10:1 to 3:1	14 Days	7 Days
Flatter than 10:1	14 Days	7 Days
Ditches	14 Days	7 Days
Pipe Ends	1 Day	1 Day
Within 200 feet of Surface Water	1 Day	1 Day

CONSTRUCTION NOTES:

SERVICE CONNECTIONS:
LOCATION OF ALL SANITARY SEWER AND WATER SERVICE, CONNECTIONS ARE TO BE REVIEWED BY OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL PROPOSED UTILITY SERVICES EXTEND TO PROPERTY LINE.

ADDITIONAL NOTES:
WHERE NEW CONSTRUCTION MEETS IN PLACE ROADWAYS, THE CONTRACTOR SHALL AVOID ABRUPT CHANGES IN THE GRADE AND STREET CROSS SECTION. POOR RIDEABILITY OF THE FINISHED TRANSITION WILL REQUIRE RECONSTRUCTION.

CONTRACTOR TO MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION.

NOTE

CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY AND THE OWNER IMMEDIATELY IF UNSUITABLE SOILS ARE ENCOUNTERED.

CIVIL ENGINEERS / SURVEYORS

WSE MASSEY ENGINEERING & SURVEYING, LTD
P.O. BOX 100
KASSON, MN. 55944
PH. NO. 507-634-4505

EXISTING UTILITY NOTES

THE LOCATION OF UNDERGROUND AND OVERHEAD FACILITIES OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRE RELOCATION OR REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

ALL EXISTING UTILITY INVERTS ARE FROM AS-BUILT DRAWINGS AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

DEVELOPABLE AREA
REDUCTION CALCULATIONS

WETLANDS	0.00 AC
FLOODPLAIN	0.00 AC
PUBLIC STORMWATER FACILITIES	0.00 AC
PARKLAND	0.00 AC
NATURAL SLOPES GREATER THAN 18%	0.00 AC
TOTAL REDUCTION	0.00 AC

QUANTITY TABULATION
EROSION PREVENTION / SEDIMENT CONTROL BMPs

ITEM	UNIT	QUANTITY
SILT FENCE	LF	918FT
INLET PROTECTION	EA	1
SEEDING (SEED MIX No. 25-151)	AC	0.89 AC
EROSION CONTROL BLANKET (SEED MIX No. 25-131)	SY	0
ROCK CONSTRUCTION ENTRANCE	EA	0
DITCH CHECKS	EA	0

PROJECT LAND USE SUMMARY:

Item	Area (ac)
Parcel Identification Numbers	251000184
Parcel Area	0.6 (GIS)
Disturbed Area	0.53
Pre-development Impervious Area	0.00
Pre-development Pervious Area	0.60
Post-development Pervious Area	0.38
Proposed New Impervious Area	0.22
Developable Area	0.60

EARTHWORK VOLUMES

RAW CUT	19 C.Y.
RAW FILL	1755 C.Y.
NET FILL	1736 C.Y.

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KASSON, MN 55944

ROCHESTER OFFICE
717 3RD AVE SE
ROCHESTER, MN 55904

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59714 10/20/2026
Number Date

DETAILS AND NOTES
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE:

013-265480 CG01.dwg
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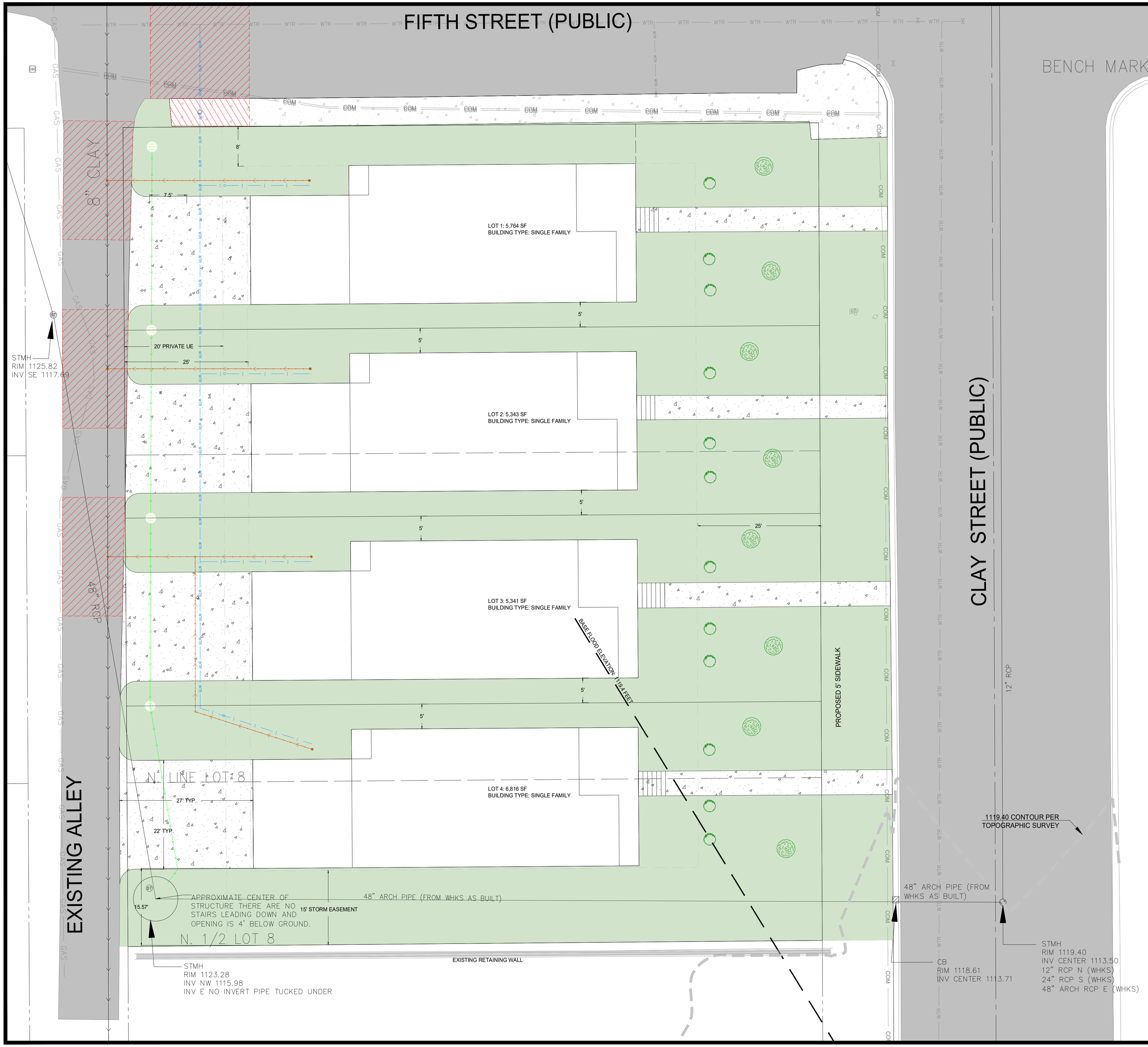

OWNER / DEVELOPER

THREE CORD HOMES
1005 9TH AVE NW
BYRON, MN 55920-1560
EMAIL: SEEGERANDCO@GMAIL.COM

LEGEND	
1000	EXISTING CONTOUR
1005	PROPOSED CONTOUR
97x30 or 97.01	PROPOSED SPOT ELEVATIONS
	DRAINAGE DIRECTION
	SILT FENCE - SDP 7-01
	INLET PROTECTION - SDP 7-05
	EROSION CONTROL BLANKET
	EXISTING/PROPOSED WATERMAIN PIPE
	EXISTING/PROPOSED STORM SEWER PIPE
	EXISTING/PROPOSED SANITARY PIPE
	GRADING LIMIT
	RIGHT OF WAY
	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED LANDSCAPED AREA
	PROPOSED STORM WATER POND
	PROPOSED BUILDING
	PROPOSED FENCE

PROPOSED SINGLE FAMILY RESIDENTIAL PUD

PARCEL ID: 251000184

SITE CAPACITY CALCULATION (ZONED R-2)

GROSS AREA = 23,263 SF/0.54 Acres
NET BUILDABLE AREA = 12,268 SF/0.28 Acres

DESCRIPTION	PER CODE	PROVIDED
MAX. LOT COVERAGE	40%	35%
LANDSCAPED AREA	30% MIN	23,263/10,700=46%
MAX BUILDING HEIGHT	40' / 4 STORIES	17'
SETBACKS: FRONT INTERIOR SIDE REAR STREET SIDE	 25' MIN 6.5' MIN 25' MIN 25' MIN	 25' 5', 15.38' 25' 8' PROPOSED
PARKING: MIN 2 PER DU	8	TOTAL PARKING 8
MAXIMUM DENSITY:	18 DU/ACRE	7.41 DU/ACRE
FRONTAGE PER LOT:	50' AT STREET LINE 80' AT SETBACK LINE	LOT 1: 41' LOT 2: 38' LOT 3: 38' LOT 4: 48.5'

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59714 10/20/2026
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SITE PLAN
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
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FIFTH STREET (PUBLIC)

BENCH MARK TNH 1

CLAY STREET (PUBLIC)

EXISTING ALLEY

SAWCUT AND REMOVE 500 SF EXISTING BITUMINOUS PAVEMENT. PATCH WITH 10" AGGREGATE BASE AND 4" BITUMINOUS SURFACING

REMOVE 90 SF CONCRETE PAVEMENT F&I 90 SF 4" CONCRETE WALK 4" CLASS 5 AGGREGATE BASE

SAWCUT AND REMOVE 335 SF EXISTING BITUMINOUS PAVEMENT. PATCH WITH 10" AGGREGATE BASE AND 4" BITUMINOUS SURFACING

SAWCUT AND REMOVE 315 SF EXISTING BITUMINOUS PAVEMENT. PATCH WITH 10" AGGREGATE BASE AND 4" BITUMINOUS SURFACING

SAWCUT AND REMOVE 300 SF EXISTING BITUMINOUS PAVEMENT. PATCH WITH 10" AGGREGATE BASE AND 4" BITUMINOUS SURFACING

FFE: 1127.51
GFE: 1127.11

FFE: 1126.96
GFE: 1126.56

FFE: 1126.31
GFE: 1125.91

FFE: 1125.75
GFE: 1125.35

41 LF - 4" PVC SANITARY SERVICE @ 2.00%

23 LF - 4" PVC SANITARY SERVICE @ 2.00%

21 LF - 4" PVC SANITARY SERVICE @ 2.00%

20' PRIVATE UE

15' STORM EASEMENT

PROPOSED 5' SIDEWALK

STMH
RIM 1125.82
INV SE 1117.69

APPROXIMATE CENTER OF STRUCTURE. THERE ARE NO STAIRS LEADING DOWN AND OPENING IS 4" BELOW GROUND.

48" ARCH PIPE (FROM WHKS AS BUILT)

EXISTING RETAINING WALL

STMH
RIM 1123.28
INV NW 1115.98
INV E NO INVERT PIPE TUCKED UNDER

CB
RIM 1118.61
INV CENTER 1113.71

STMH
RIM 1119.40
INV CENTER 1113.50
12" RCP N (WHKS)
24" RCP S (WHKS)
48" ARCH RCP E (WHKS)

PLAN

0 10 20
SCALE IN FEET

LEGEND

1000	EXISTING CONTOUR
1005	PROPOSED CONTOUR
97x30 or 97.01	PROPOSED SPOT ELEVATIONS
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GRADING PLAN
THREE CORD HOMES
MANTORVILLE, MINNESOTA

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FIFTH STREET (PUBLIC)

CLAY STREET (PUBLIC)

EXISTING ALLEY

CONNECT TO EXISTING WATERMAIN
F&I 2" CORP STOP
EX INVERT: 1119.80 (ESTIMATED, FIELD VERIFY)

F&I CURB STOP
COVER SHALL BE FLUSH TO
RESTORED PAVEMENT

F&I 10" NYLOPLAST IN-LINE
DRAIN INLET (PRIVATE)
10" DOME GRATE
RIM = 1125.55
INVERT = 1121.98

SAN INVERT: 1116.06
1" PE WATER SERVICE
W/ TRACER WIRE
INVERT= 1119.10

41 LF - 4" PVC SANITARY SERVICE @ 2.00%

F&I 8" X 4" POWER SEAL
SERVICE SADDLE WITH
4" SDR 35 SERVICE
EX INVERT: 1114.57
SERVICE INVERT:1115.24

F&I 2" X 1" SERVICE
TEE & CURB STOP

37 LF OF 10" N-12 HDPE
(PRIVATE)@ 2.0%

FFE: 1127.51
GFE: 1127.11

F&I 10" NYLOPLAST IN-LINE
DRAIN INLET (PRIVATE)
10" DOME GRATE
RIM = 1124.36
INVERT = 1121.24

STMH
RIM 1125.82
INV SE 1117.69

SAN INVERT: 1115.85
1" PE WATER
SERVICE W/ TRACER
WIRE INVERT= 1118.85

20' PRIVATE UE

25'

41 LF - 4" PVC SANITARY SERVICE @ 2.00%

F&I 8" X 4" POWER SEAL
SERVICE SADDLE WITH
4" SDR 35 SERVICE
EX INVERT: 1114.36
SERVICE INVERT: 1115.03

F&I 2" X 1" SERVICE
TEE & CURB STOP

38 LF OF 10" N-12 HDPE
(PRIVATE) @ 2.0%

FFE: 1126.96
GFE: 1126.56

F&I 10" NYLOPLAST IN-LINE
DRAIN INLET (PRIVATE)
10" DOME GRATE
RIM = 1123.23
INVERT = 1120.48

F&I 150 LF 2" PE WATER SERVICE
7' MINIMUM BURY

SAN INVERT: 1115.69
1" PE WATER
SERVICE W/ TRACER
WIRE INVERT= 1118.20

25'

231 LF - 4" PVC SANITARY SERVICE @ 2.00%

F&I 8" X 4" POWER SEAL
SERVICE SADDLE WITH
4" SDR 35 SERVICE
EX INVERT: 1114.15
SERVICE INVERT:
1114.82

F&I 4" X 4" PVC WYE
INVERT: 1115.22

F&I 2" X 1" SERVICE
TEE & CURB STOP

FFE: 1126.31
GFE: 1125.91

38 LF OF 10" N-12 HDPE
(PRIVATE) @ 2.0%

32 LF 4" PVC
SANITARY
SERVICE @ 2.0%

F&I 12" NYLOPLAST DRAIN
BASIN STANDARD (PRIVATE)
12" GRATE DISSIMILAR
MATERIAL ADAPTER FOR 12"
RCP SOUTH
RIM=1122.86
INVERT=1119.72

F&I 2" CAP
F&I 2" X 1" SERVICE
TEE & CURB STOP

1" PE WATER
SERVICE W/ TRACER
WIRE INVERT= 1117.55

SAN INVERT: 1116.35

231 LF - 4" PVC SANITARY SERVICE @ 2.00%

F&I 45 DEGREE BEND
AND SANITARY
CLEANOUT WITH CAP
FLUSH TO GRADE

FFE: 1125.75
GFE: 1125.35

N. LINE LOT 8

27' TYP.

22' TYP.

37 LF OF 12"
N-12 HDPE
@ 2.6%

SEE CONNECT TO EXISTING STORM DETAIL 4A

APPROXIMATE CENTER OF
STRUCTURE THERE ARE NO
STAIRS LEADING DOWN AND
OPENING IS 4' BELOW GROUND.

15.57'

15' STORM EASEMENT

48" ARCH PIPE (FROM WHKS AS BUILT)

N. 1/2 LOT 8

EXISTING RETAINING WALL

STMH
RIM 1123.28
INV NW 1115.98
INV E NO INVERT PIPE TUCKED UNDER

PROPOSED 5' SIDEWALK

12" RCP

48" ARCH PIPE (FROM
WHKS AS BUILT)

CB
RIM 1118.61
INV CENTER 1113.71

STMH
RIM 1119.40
INV CENTER 1113.50
12" RCP N (WHKS)
24" RCP S (WHKS)
48" ARCH RCP E (WHKS)

48" RCP

F&I N-12 HDPE 45° ELBOW
+/- 2' FROM STRUCTURE

12" ADS N-12 HDPE

CONNECT TO EXISTING 108" MH
LOCATE CONNECTION CENTERED
BETWEEN EXISTING PIPES
PERPENDICULAR TO CENTER OF STRUCTURE
12" INVERT (NE): 1118.98

48" EQ. RCP ARCH

4A CONNECT TO EXISTING STORM DETAIL
NOT TO SCALE

LEGEND

1000	EXISTING CONTOUR
1005	PROPOSED CONTOUR
97x30 or 97.01	PROPOSED SPOT ELEVATIONS
	DRAINAGE DIRECTION
	SILT FENCE - SDP 7-01
	INLET PROTECTION - SDP 7-05
	EROSION CONTROL BLANKET
	EXISTING/PROPOSED WATERMAIN PIPE
	EXISTING/PROPOSED STORM SEWER PIPE
	EXISTING/PROPOSED SANITARY PIPE
	GRADING LIMIT
	RIGHT OF WAY
	EXISTING BITUMINOUS
	PROPOSED BITUMINOUS
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED LANDSCAPED AREA
	PROPOSED STORM WATER POND
	PROPOSED BUILDING
	PROPOSED FENCE

UTILITY NOTES

The Proposed watermain and water services shall maintain a 7' minimum cover and 10' maximum of cover.

All crossings with watermains are required to be 18" min. vertical separation. if 18"-24" vertical separation between water mains and storm sewers, contractor to furnish &install 4" polystyrene insulation per detail plate 6-19. All crossings with water services to be 12" min. vertical separation (18" min. preferred) and meet all requirements of the latest MN plumbing code.

All sanitary sewer & watermain infrastructure shown within this site are private and all proposed storm sewer shown within this site is private.

All storm sewer, sanitary, and water services proposed for this project are private.

Contractor shall obtain all utility connection permits

Water service installations shall conform to the current version of the Minnesota plumbing code chapter 4714

SPOT ELEVATION LEGEND

HP	HIGH POINT
TBC	TOP BACK OF CURB ON DRIVE APRON
SW	SIDEWALK
EX	EXISTING GROUND
GND	FINISHED GROUND
CONC	FINISHED CONCRETE
INV	PROPOSED INVERT
TW	TOP OF WALL
BW	BOTTOM OF WALL
CO	CLEAROUT

PLAN

0 10 20
SCALE IN FEET

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ROCHESTER, MN 55904

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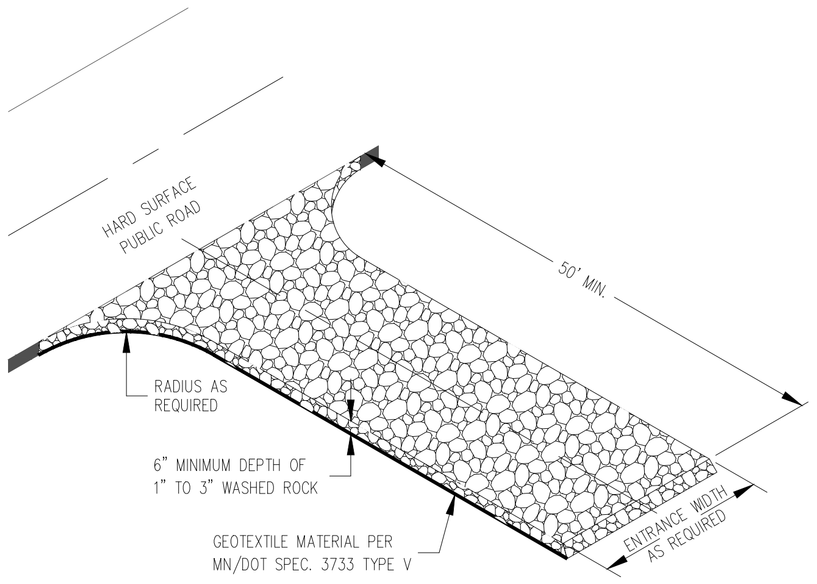
59714 10/20/2026
Number Date

UTILITY PLAN
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE: 153-255046 CG01

013-265480 CG01.dwg

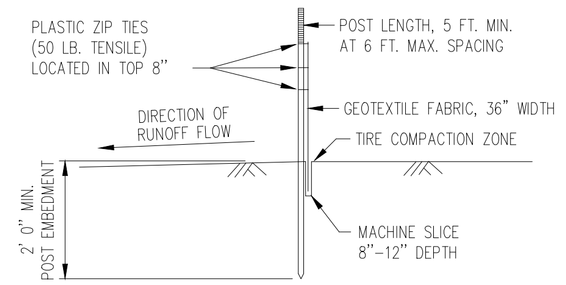


MAINTENANCE (INCIDENTAL)

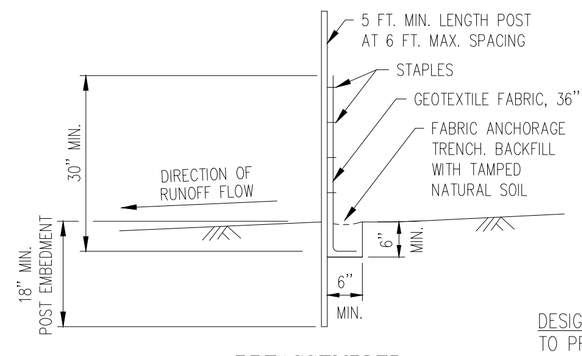
THE ROCK PAD SHALL BE MAINTAINED TO PREVENT THE TRACKING OF MUD ONTO PAVED ROADS, INCLUDING PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD AS NECESSARY.

WSE MASSEY ENGINEERING & SURVEYING
KASSON, MN 55944
TEMPORARY ROCK CONSTRUCTION ENTRANCE

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 1 SHTS	06/21/07	7.06	D

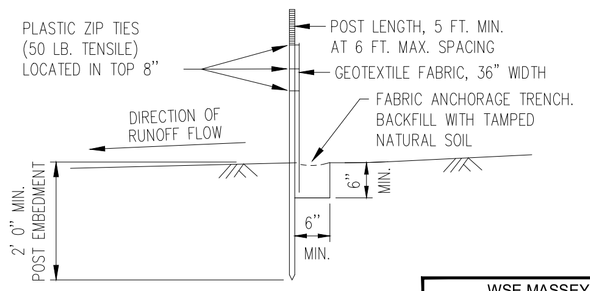


STANDARD MACHINE SLICED



PREASSEMBLED

DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE



HEAVY DUTY (HAND INSTALLED)

REFERENCE: MN/DOT SPEC. 3886

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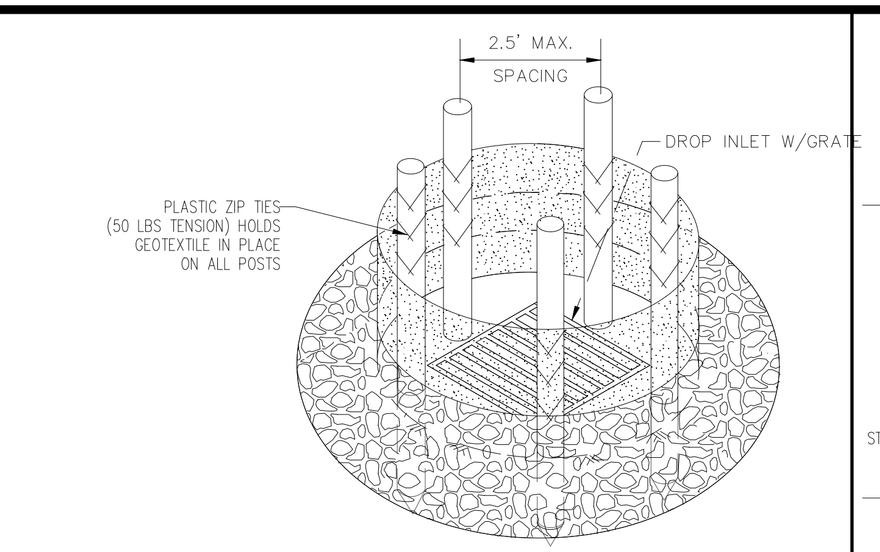
KASSON, MN 55944
SILT FENCE DETAILS

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 2 SHTS	06/21/07	7.01	B

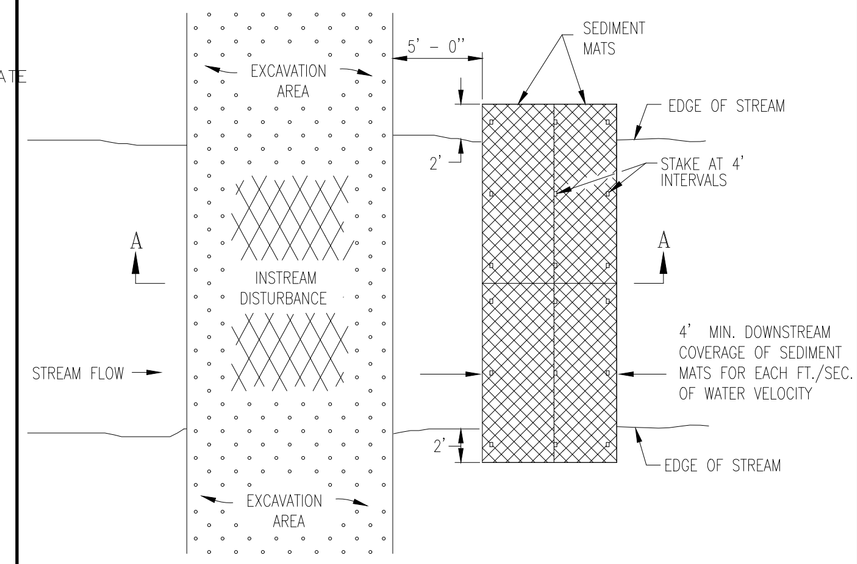


ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING MN/DOT SPEC. 3886 FOR MACHINE SLICED.

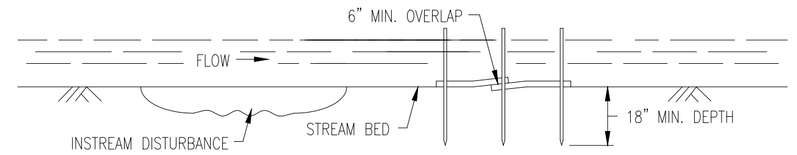
USE WHERE INLET DRAINS AN AREA WITH SLOPES AT 1:3 OR LESS. MN/DOT SPEC. 3891-TYPE A

WSE MASSEY ENGINEERING & SURVEYING
KASSON, MN 55944
INLET PROTECTION-SILT FENCE RING

SHT	DATE REVISED	PLATE NO.	REV.
3 OF 5 SHTS	06/21/07	7.05	C



PLAN VIEW



SECTION A-A

DESIGN GUIDELINES:
MAXIMUM FLOW VELOCITY: 5 FT./SEC.
MAXIMUM FLOW DEPTH: 2 FT.

NOTES:
SEE SPECS. 2573, & 3894.
(1) THIS DETAIL MAY NOT BE ACCEPTABLE FOR WORK ON PUBLIC WATERS, SEE GENERAL PUBLIC WATERS PERMIT (GP) 2004-0001.

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SEDIMENT MAT

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 1 SHTS	06/21/07	7.08	A

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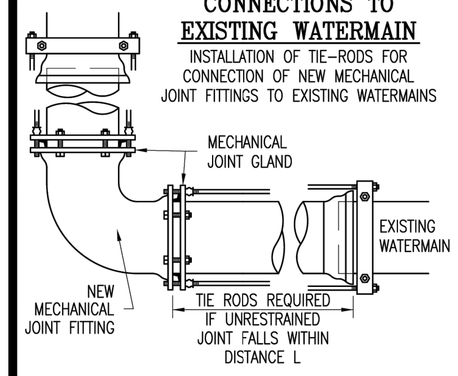
59714 Number — 10/20/2026 Date

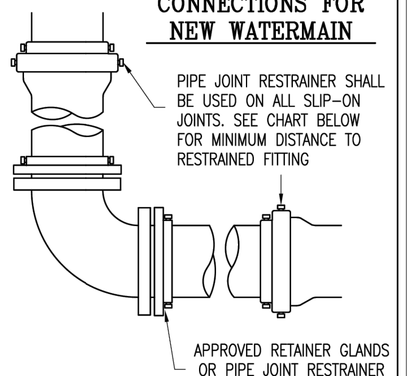
CONNECTIONS TO EXISTING WATERMAIN

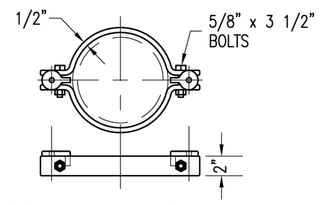
INSTALLATION OF TIE-RODS FOR CONNECTION OF NEW MECHANICAL JOINT FITTINGS TO EXISTING WATERMAINS



CONNECTIONS FOR NEW WATERMAIN

PIPE JOINT RESTRAINER SHALL BE USED ON ALL SLIP-ON JOINTS. SEE CHART BELOW FOR MINIMUM DISTANCE TO RESTRAINED FITTING





SOCKET CLAMP FOR PIPE FITTINGS

NUMBER OF 3/4" RODS REQUIRED

PIPE SIZE INCHES	12" AND LESS	14" AND 16"	18" AND 20"	24"
NUMBER OF RODS	2	4	6	8

MINIMUM DISTANCE TO CLOSEST UNRESTRAINED JOINT (L IN FEET)

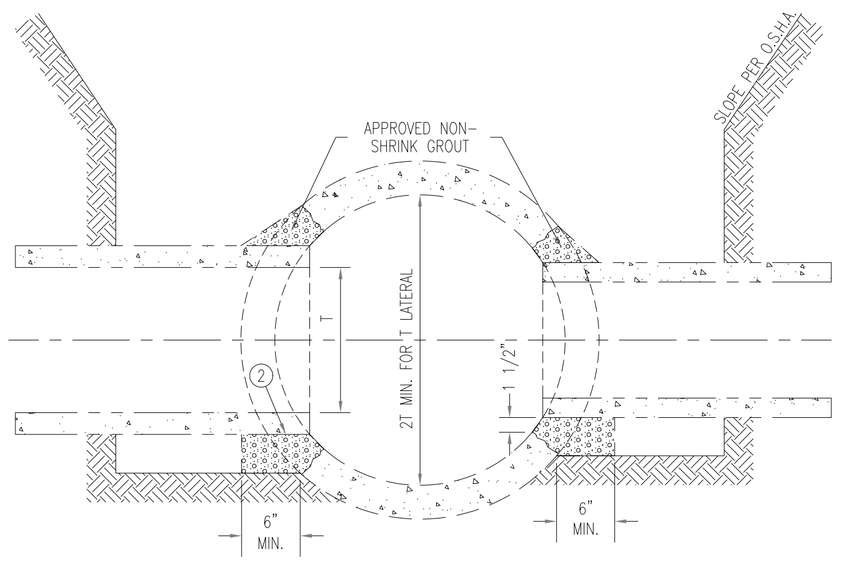
TYPE OF FITTING	PIPE SIZE							
	6"	8"	10"	12"	14"	16"	18"	20"
11 1/4° BEND	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
22 1/2° BEND	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
45° BEND	18.0	18.0	18.0	18.0	19.0	21.4	23.8	26.0
90° BEND	19.6	19.6	24.0	28.2	32.4	36.6	40.8	44.8
TEE	18.0	18.0	18.0	18.0	20.0	25.0	36.0	40.0
PLUG	18.0	18.0	18.0	18.0	20.0	25.0	36.0	40.0

NOTES
1. RODS TO BE GALVANIZED.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
RESTRAINED JOINT DETAIL

Douglas C. Roosa — WATER UTILITY MGR.
Russell W. Fries — DIRECTOR

SHT	DATE REVISED	PLATE NO.	REV.
1 OF 1 SHTS	12/1/11	6-05	D



NOTES
1. MANHOLE REQUIRED WHERE LATERAL PIPE OR CONNECTING PIPE EXCEEDS 1/2 MAIN PIPE DIAMETER.
2. LATERAL PIPE SHALL NOT EXTEND INTO THE CROSS SECTION OF MAIN PIPE BEYOND THAT REQUIRED FOR FULL WALL SUPPORT.
3. BLIND-TIE FIELD CONNECTIONS MUST BE CORE DRILLED INTO STORM SEWER MAIN.

DEPARTMENT OF PUBLIC WORKS
CITY OF ROCHESTER, MINNESOTA
BLIND-TIE FIELD CONNECTION FOR R.C.P. STORM SEWER

Dillon S. Dahl — CITY ENGINEER

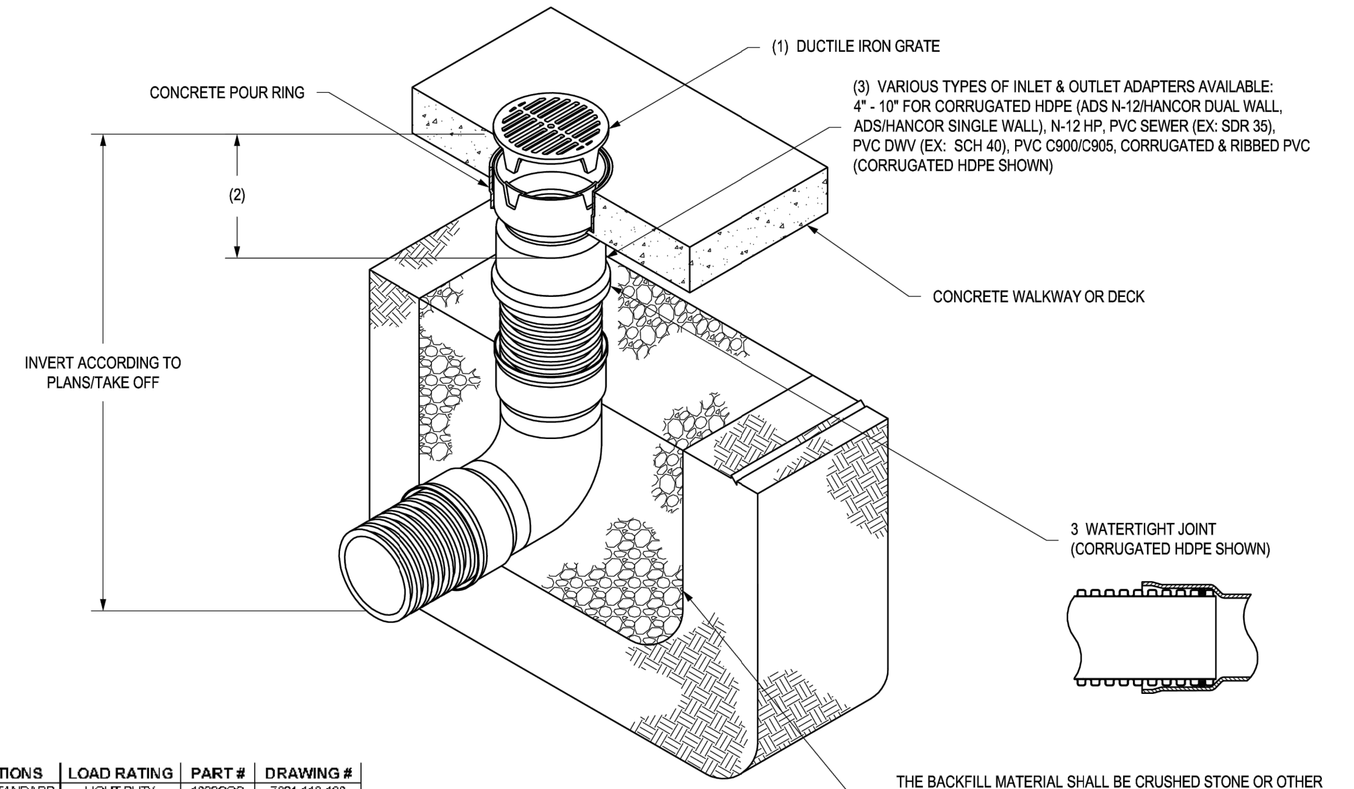
SHT	DATE REVISED	PLATE NO.	REV.
1 OF 1 SHTS	2/2/26	1-15	C

STANDARD DETAILS THREE CORD HOMES MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE:

10/20/2026 4:10:35 PM

NYLOPLAST 10" INLINE DRAIN: 2710AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	1099CGS	7001-110-198
SOLID COVER	LIGHT DUTY	1099CGC	7001-110-199
BRONZE	N/A	1099CGB	7001-110-200
DOME	N/A	1099CGD	7001-110-201

1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), & PVC SEWER.

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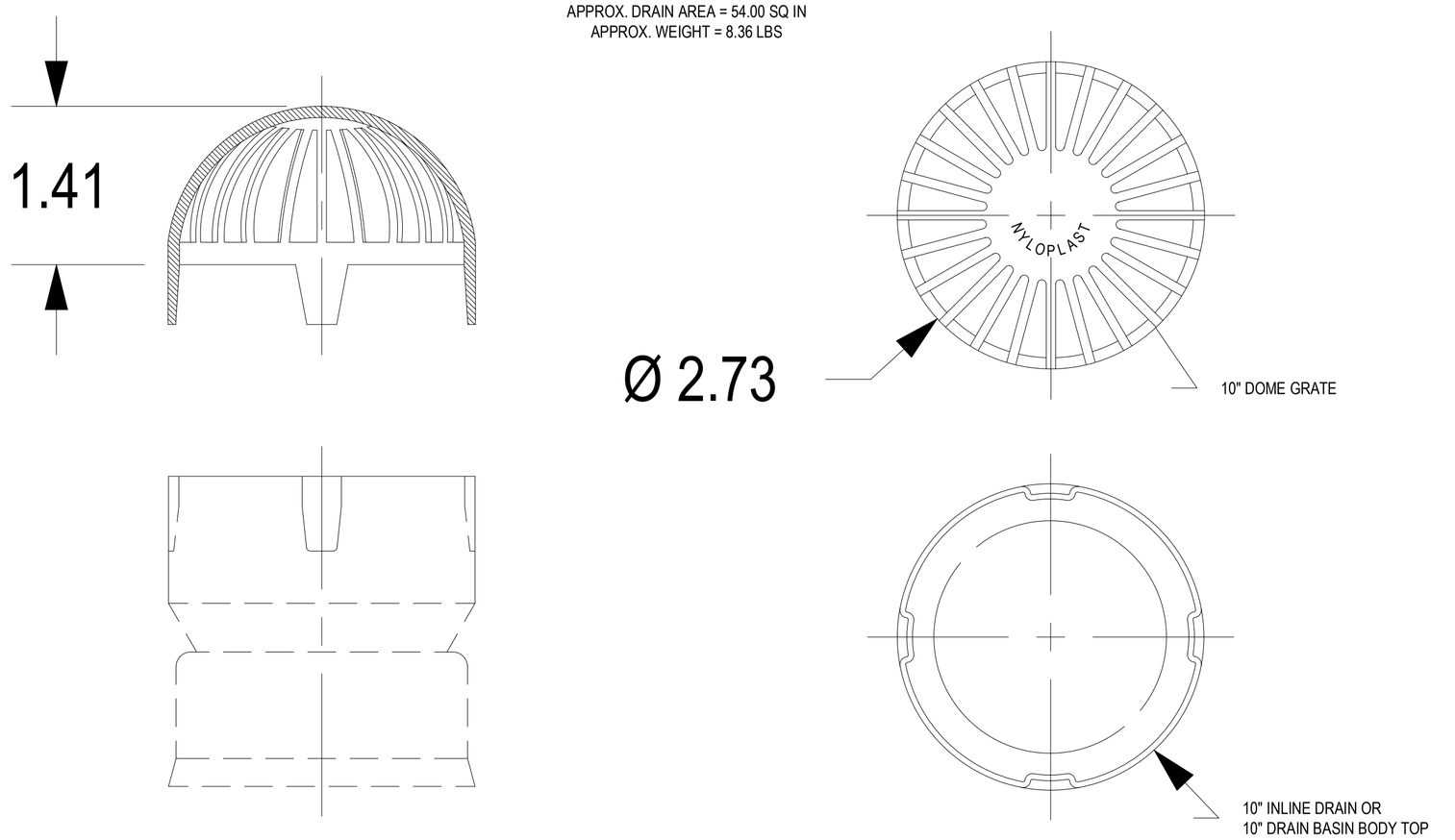
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 11-15-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	10 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL
DATE 03-15-16			
DWG SIZE A	SCALE 1:16 SHEET 1 OF 1	DWG NO. 7003-110-034	REV F

1099CGD

APPROX. DRAIN AREA = 54.00 SQ IN
APPROX. WEIGHT = 8.36 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-126

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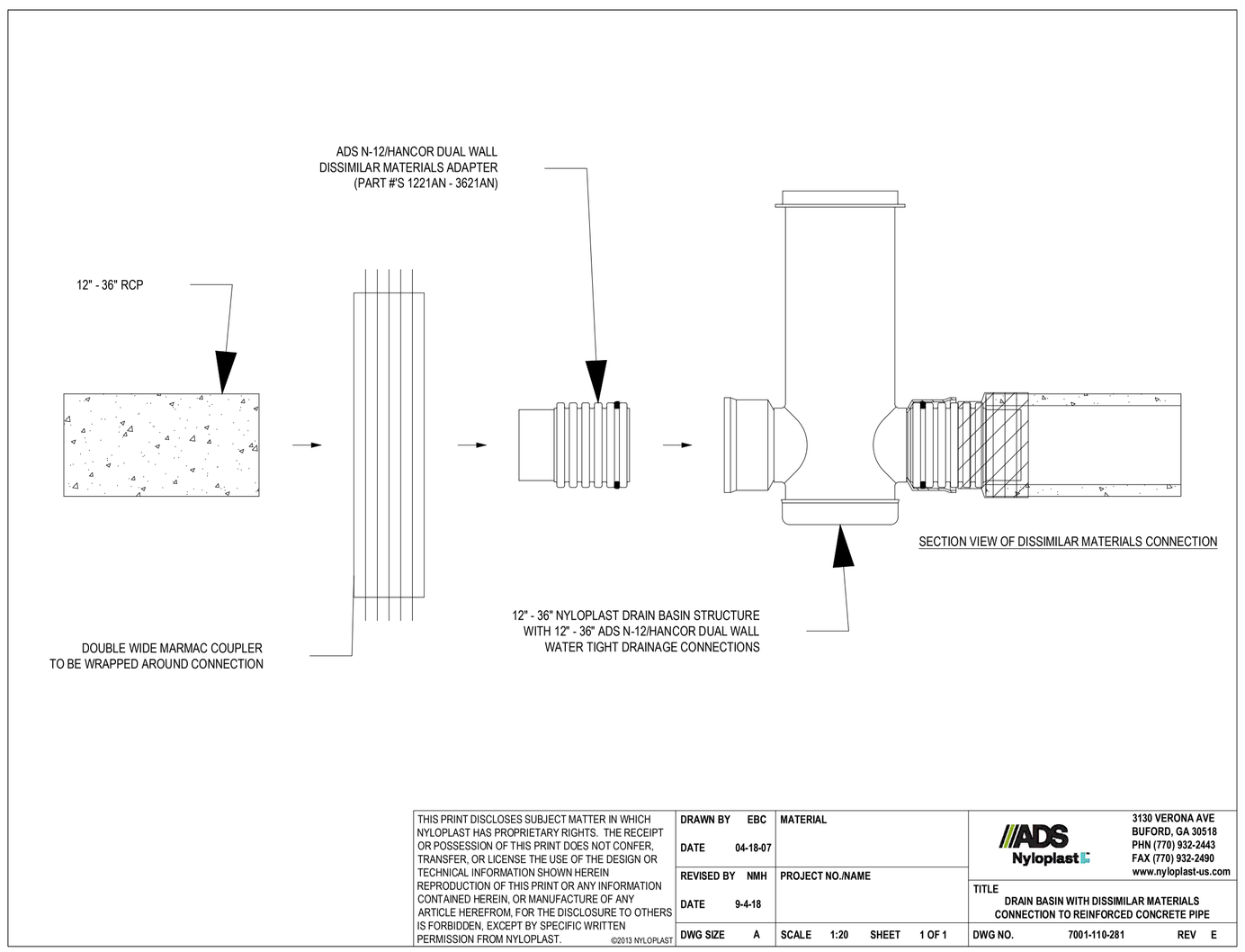
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-03-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	10 IN DOME GRATE ASSEMBLY
DATE 08-27-13			
DWG SIZE A	SCALE 1:5 SHEET 1 OF 1	DWG NO. 7001-110-201	REV C



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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-18-07			
REVISED BY NMH	PROJECT NO./NAME	TITLE	DRAIN BASIN WITH DISSIMILAR MATERIALS CONNECTION TO REINFORCED CONCRETE PIPE
DATE 9-4-18			
DWG SIZE A	SCALE 1:20 SHEET 1 OF 1	DWG NO. 7001-110-281	REV E

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ROCHESTER OFFICE
717 3RD AVE SE
ROCHESTER, MN 55904

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59714 Number — 10/20/2026 Date

STANDARD DETAILS
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE:

013-265480 CG01.dwg

10/20/2026 4:10:34 PM

EXISTING ALLEY

STMH
RIM 1125.82
INV SE 1117.69

48" RCP

8" CLAY

STMH
RIM 1123.28
INV NW 1115.98
INV E NO INVERT PIPE TUCKED UNDER

APPROXIMATE CENTER OF STRUCTURE THERE ARE NO STAIRS LEADING DOWN AND OPENING IS 4' BELOW GROUND.

N. 1/2 LOT 8

N. LINE LOT 8

48" ARCH PIPE (FROM WHKS AS BUILT)

EXISTING RETAINING WALL

PROPOSED 5' SIDEWALK

48" ARCH PIPE (FROM WHKS AS BUILT)

CB
RIM 1118.61
INV CENTER 1113.71

STMH
RIM 1119.40
INV CENTER 1113.50
12" RCP N (WHKS)
24" RCP S (WHKS)
48" ARCH RCP E (WHKS)

12" RCP

CLAY STREET (PUBLIC)

BENCH MARK TNH
1127.00

1120 1122 1124 1126

Drainage Area Summary		
Drainage Area	Area(Acres)	Impervious(Acres)
1	0.53	0.00
TOTAL	0.53	0.00

PLAN

SCALE IN FEET 0 10 20

EXISTING DRAINAGE MAP
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE: 153-255046 CG01

Sheet 8 of 9

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59714 10/20/2026
Number Date

FIFTH STREET (PUBLIC)

BENCH MARK TNH 1127.00

CLAY STREET (PUBLIC)

EXISTING ALLEY

1

2

N LINE LOT 8

N 1/2 LOT 8

PROPOSED 5' SIDEWALK

EXISTING RETAINING WALL

APPROXIMATE CENTER OF STRUCTURE THERE ARE NO STAIRS LEADING DOWN AND OPENING IS 4' BELOW GROUND.

48" ARCH PIPE (FROM WHKS AS BUILT)

48" ARCH PIPE (FROM WHKS AS BUILT)

25 LF - 4" PVC SANITARY SERVICE @ 2.00%

48" RCP

12" RCP

STMH
RIM 1123.28
INV NW 1115.98
INV E NO INVERT PIPE TUCKED UNDER

CB
RIM 1118.61
INV CENTER 1113.71

STMH
RIM 1119.40
INV CENTER 1113.50
12" RCP N (WHKS)
24" RCP S (WHKS)
48" ARCH RCP E (WHKS)

MH
1125.82
SE 1117.69

PLAN
0 20 40
SCALE IN FEET

Drainage Area Summary

Drainage Area	Area(Acres)	Impervious(Acres)
1	0.23	0.10
2	0.22	0.12
TOTAL		0.22

PLAN
0 10 20
SCALE IN FEET

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59714 10/20/2026
Number Date

PROPOSED DRAINAGE PLAN
THREE CORD HOMES
MANTORVILLE, MINNESOTA

SCALE: *AS SHOWN*
DATE: 10/20/2026
DRAWN BY: M.R.K.
JOB NUMBER: 013-265480
DWG. FILE: 153-255046 CG01

013-265480 CG01.dwg

10/20/2026 4:10:39 PM

BOUNDARY AND TOPOGRAPHICAL SURVEY
LOTS 6 AND 7 AND PART OF LOT 8 BLOCK 2,ORIGINAL PLAT, MANTORVILLE DODGE COUNTY, MINNESOTA

DESCRIPTION OF RECORD:
Lots 6, 7 and the north half of Lot 8, Block 2, Original Plat of the City of Mantorville, Dodge County, Minnesota.

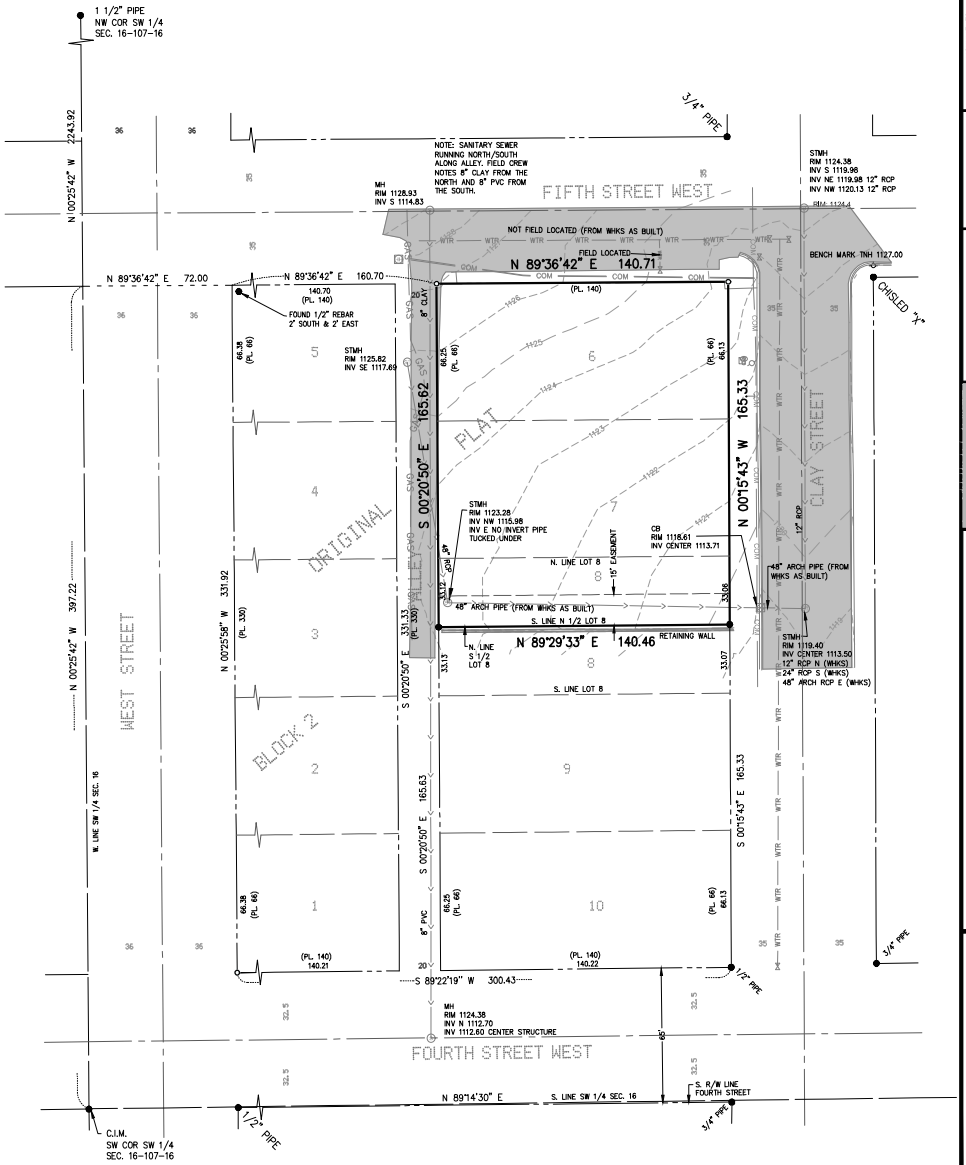
NOTE:
The elevations and contours shown are based on a ground survey performed on October 24, 2026 and are referenced to the NAVD88 datum. Contours are shown at a 1-foot interval. BENCHMARK: Top nut of hydrant southeast corner of the Intersection of Fifth Street and Clay Street.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- UNDERGROUND COMMUNICATION LINE/VAULT
- SANITARY SEWER/MANHOLE
- STORM SEWER/MANHOLE/CATCH BASIN
- WATER MAIN
- ELECTRIC METER/TRANSFORMER
- GATE VALVE/HYDRANT
- BITUMINOUS

0 15 30 45 60
SCALE IN FEET

BASIS OF BEARINGS
All Bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996.



MONUMENTS
- FOUND 1/2" PIPE UNLESS NOTED OTHERWISE)
- SET 1/2" PIPE UNLESS NOTED OTHERWISE

THIS SURVEY AND DRAWING IS THE PROPERTY OF WSE AND IS NOT TO BE USED EXCLUSIVELY UBS OF THREE CORD HOUSE BYRON, MN

SHEET NO. 1 OF 1

SCALE: 1" = 30'
DATE: 9/9/2026
DRAWN BY: G.D.Z.
CHECKED BY: R.W.Z.
JOB NUMBER: 5480
DWG. FILE: 5480STD1
REVISION DATE:

PROPERTY LOCATION MAP
T. 104 N. R. 14 W.
N.W. 1/4 | N.E. 1/4
S.W. 1/4 | S.E. 1/4
No Scale

WSE | MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

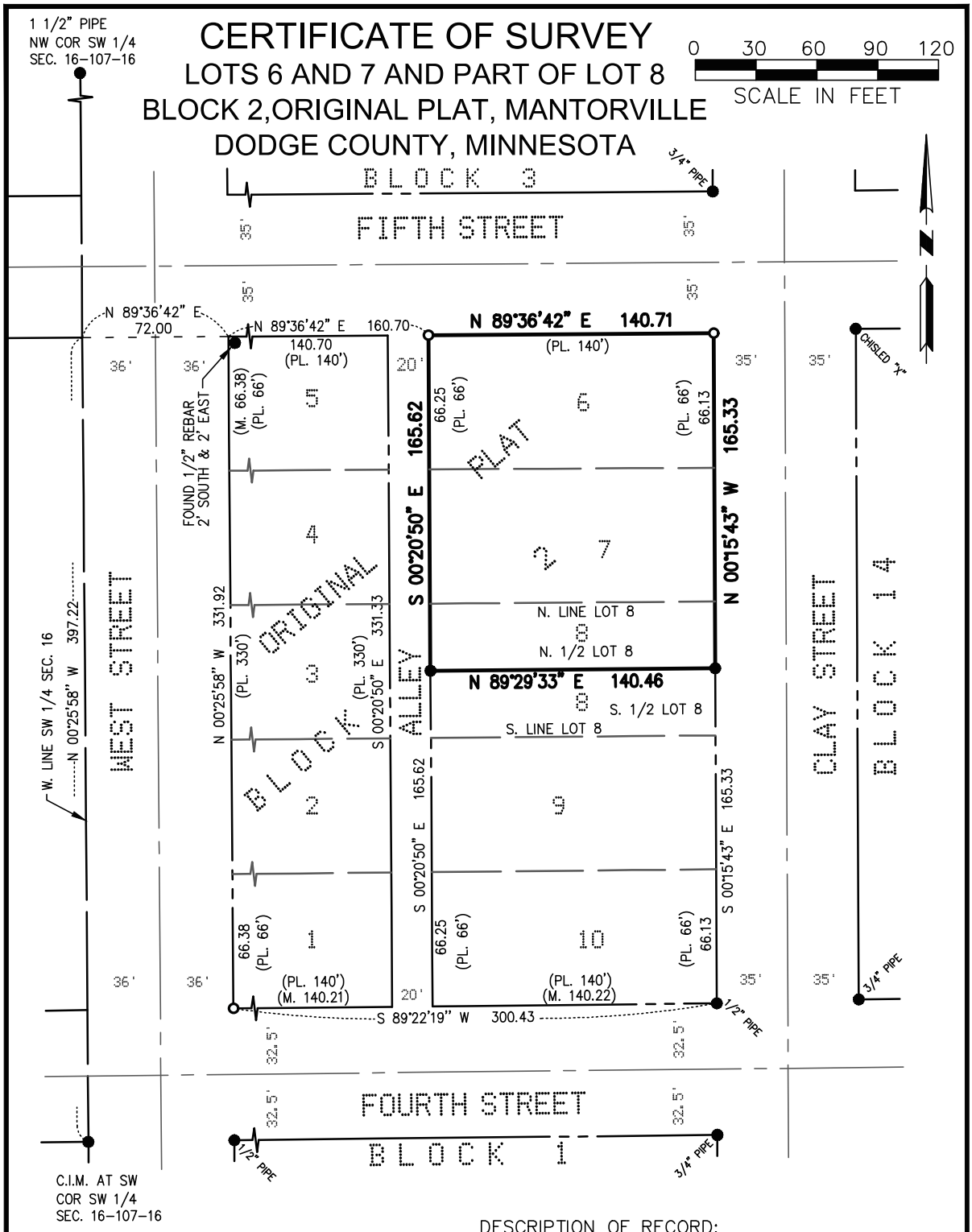
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date XXXXXX
LIC. NO. 59823
Reinhold W. Zieman

PROJECT NUMBER: XXXX COMPUTER FILE: XXXXXXXXXX

CERTIFICATE OF SURVEY

LOTS 6 AND 7 AND PART OF LOT 8
BLOCK 2,ORIGINAL PLAT, MANTORVILLE
DODGE COUNTY, MINNESOTA



BASIS OF BEARINGS

All Bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996.

DESCRIPTION OF RECORD:

Lots 6, 7 and the north half of Lot 8, Block 2, Original Plat of the City of Mantorville, Dodge County, Minnesota.

PROPERTY LOCATION MAP

T. 107 N. R. 16 W.

N.W. 1/4 N.E. 1/4 16 S.W. 1/4 S.E. 1/4

No Scale

WSE MASSEY
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Date 8/18/2026

Reinhold W. Zieman LIC. NO.: 59823

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

THREE CORD HOMES

BYRON, MN

MONUMENTS

● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 8/18/2026

DWG NO. 5480SC01 JOB NO. 5480

DRAWN BY: G.D.Z. SHEET 1 OF 1

Mantorville *Four*



PAGE INFO

1.1 MAIN LEVEL PLAN
1.2 FOUNDATION PLAN
2.0 EXTERIOR ELEVATIONS
3.1 WALL SECTIONS

WALL TYPES

8" CMU STEM PORCH WAL
EXTERIOR-2X6
INTERIOR-2X4
INTERIOR-2X6

New Edge Design LLC

NAME: Colton Hill
PHONE: 507-696-9829
EMAIL: colton@newedgedesignmn.com
ADDRESS: 1221 3rd Ave SW Suite 200
CITY: Rochester
STATE: Minnesota

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY NEW EDGE DESIGN OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

PROJECT SPECIFICATIONS

MAIN LVL WALL HIGHT: 10'-1 1/8" STUD U.N.O
FNDT WALL HEIGHT: 10" OF FNDT

PROJECT SQFT

MAIN LEVEL SQFT:	1241 SQFT
GARAGE SQFT:	456 SQFT
FRONT PORCH SQFT:	223 SQFT

NEW EDGE DESIGN

MANTORVILLE FOUR
THREE CORD HOMES LLC
421 CLAY ST
MANTORVILLE MINNESOTA

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PROJECT #: 260804

DATE: 9/8/2026

TITLE PAGE

MAIN LEVEL BRACED WALL PANEL TABLE

BRACED WALL LINE	BRACING METHOD	BRACED WALL LINE SPACING	REQ. BRACING LENGTH	ADJ. EXPOSURE	ADJ. ROOD TO EAVE	ADJ. WALL HEIGHT	ADJ. NUMBER BRACED LINES	ADJ. REQ. BRACING LENGTH	DESIGNED BRACING LENGTH
Ⓐ	CS-PF	50	7.50	1.0	1.00	0.95	1.30	9.26	10.25
Ⓑ	CS-PF	50	7.50	1.0	1.00	0.95	1.30	9.26	10.25
Ⓒ	CS-WSP	20	3.50	1.0	1.00	0.95	1.30	4.32	5.67
①	CS-WSP	28	4.20	1.0	1.00	0.95	1.00	3.99	15.50
②	CS-WSP	28	4.20	1.0	1.00	0.95	1.00	3.99	16.00

MAIN LEVEL WINDOW SCHEDULE

#	LOCATION	TYPE	R.O.	EGRESS	TEMPERED
W01	LIVING RM	FIXED GLASS	36"X 24"		
W02	LIVING RM	FIXED GLASS	36"X 24"		
W03	LIVING RM/COV PORCH	SINGLE HUNG	32"X 48"		
W04	LIVING RM/COV PORCH	SINGLE HUNG	32" X 48"		
W05	BDRM #2/COV PORCH	LEFT SLIDING	48" X 48"	YES	
W06	PRIMARY BDRM	RIGHT SLIDING	60" X 48"		

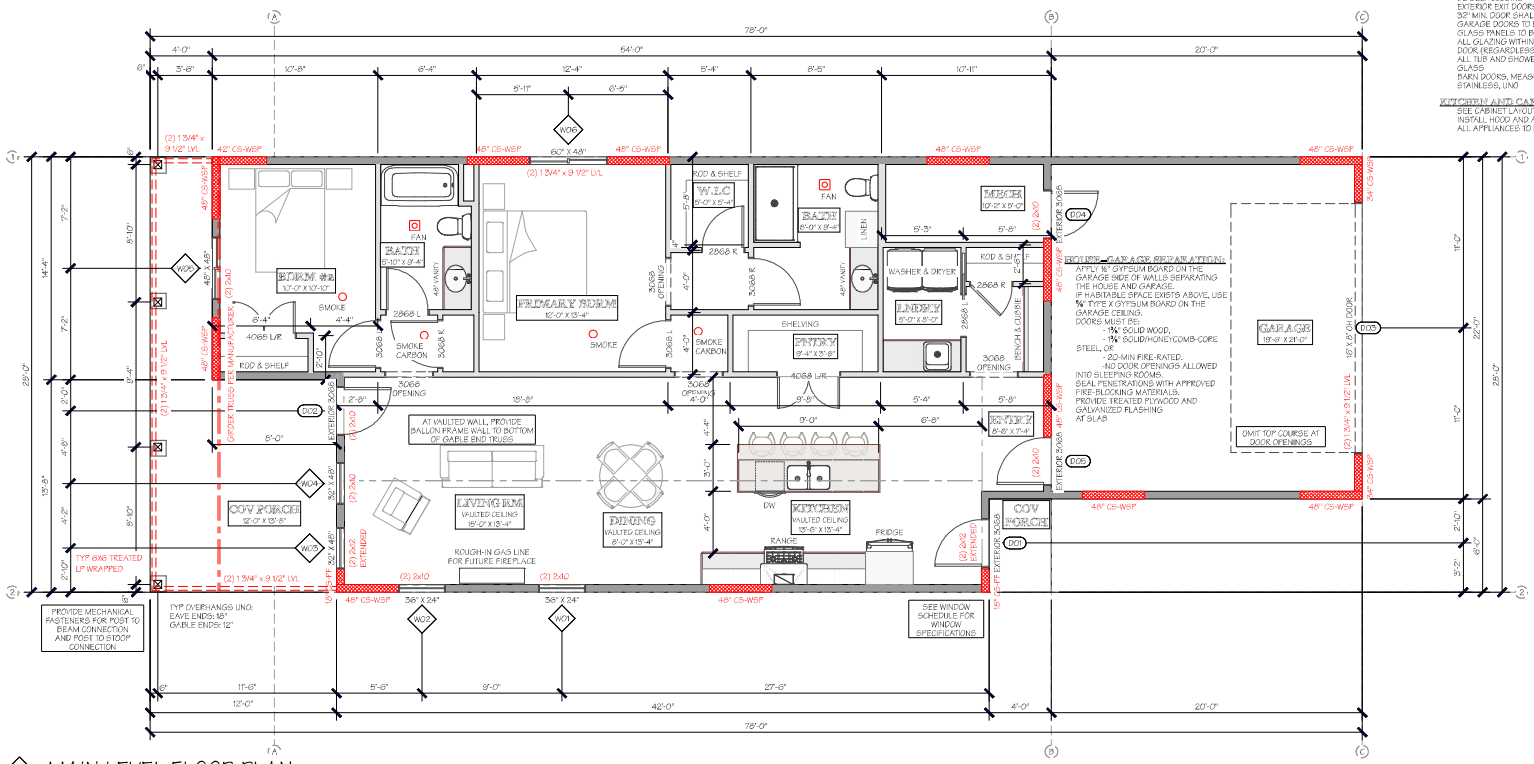
EXTERIOR DOOR SCHEDULE

#	LOCATION	TYPE	R.O.	SIZE
D01	FOYER/COV PORCH	HINGED	36"X80"	3068 L EX
D02	LIVING RM/COV PORCH	HINGED	36"X80"	3068 L EX
D03	GARAGE	GARAGE	194"X98"	16X80
D04	MECH/GARAGE	HINGED	36"X80"	3068 L EX
D05	ENTRY/GARAGE	HINGED	36"X80"	3068 L EX

WINDOW NOTES:
WINDOW HEIGHT ABOVE FLOOR
- MAIN LEVEL 6'-10"
WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES, UNO BY MFG
SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS TYPE, HEADER, EGRESS, & SAFETY GLAZING
BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - IRC R310.1-R310.1.4
PROVIDE MINIMUM 'U' VALUE OF .32 AND SHGC OF .30
WINDOW SILL WITH-IN 24" OF THE FINISHED FLOOR & MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW HAVE 4" LIMITER.

DOOR NOTES:
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE
GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS.
GLASS PANELS TO BE INSULATED
ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO

KITCHEN AND CABINET NOTES:
SEE CABINET LAYOUT (BY OTHER) FOR FINAL KITCHEN SPECS
INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'

PROJECT SPECIFICATIONS

MAIN LVL WALL HIGHT:	10'-1 1/8" STUD U.N.O
FNDT WALL HEIGHT:	10" OP FNDT

PROJECT SQFT

MAIN LEVEL SQFT:	1241 SQFT
GARAGE SQFT:	438 SQFT
FRONT PORCH SQFT:	223 SQFT

NEW EDGE DESIGN

MANTORVILLE FOUR
THREE CORD HOMES LLC
421 CLAY ST
MANTORVILLE MINNESOTA

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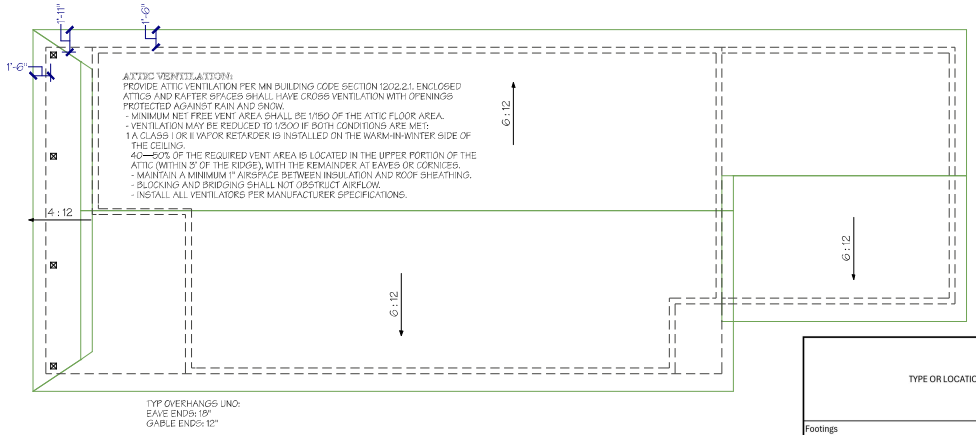
PROJECT #: 260804

DATE: 9/8/2026

1.1
MAIN LEVEL FLOOR PLAN



2 ROOF PLAN
3/16" = 1'

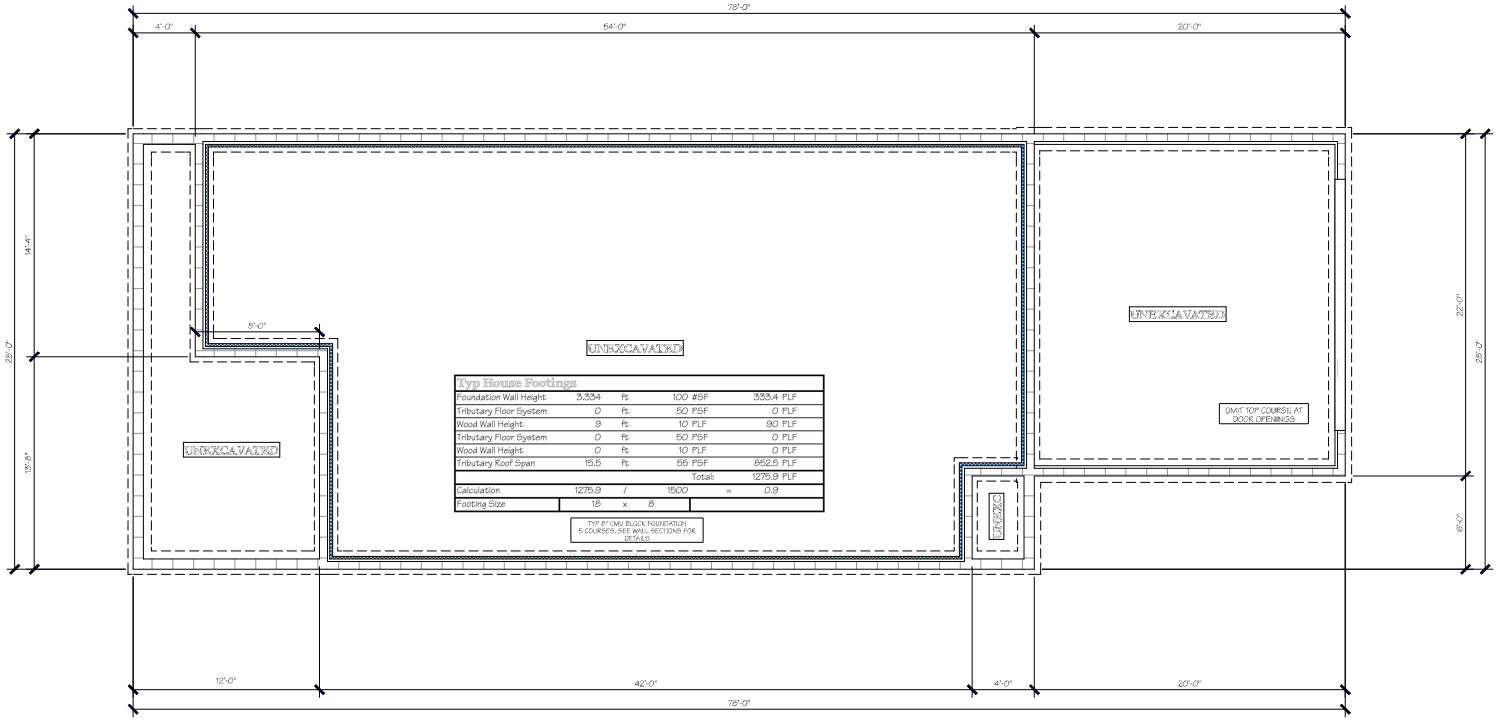
TYPE OR LOCATION OF CONCRETE CONSTRUCTION AT 28 DAYS	MINIMUM SPECIFIED COMPRESSIVE STRENGTH[a] (f'_c)
Footings	5,000
Basement walls, foundations, and other concrete not exposed to the weather	2,500
Basement slabs and interior slabs on grade, except garage floor slabs	2,500
Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather	3,000
Porches, carport slabs, and steps exposed to the weather, and garage floor slabs	3,000

TENSION STRAP CAPACITY FOR WIND PRESSURE REQ. FOR BRACING METHODS: FFH, FFG, AND CS-PF

MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAX PONY WALL HEIGHT	MAX TOTAL WALL HEIGHT	MAX OPENING WIDTH	TENSION STRAP CAPACITY REQ 115 MPH WIND	
				EXPOSURE B	EXPOSURE C
MIN WALL STUD FRAMING NOMINAL SIZE AND GRADE	2'	12'	8'	1090	2025
			16'	2150	3675
			18'	2550	DR
	4'	12'	8'	1750	3125
			16'	2400	DR
			18'	3600	DR

BRACED WALL PANEL

PANEL TYPES	PANEL TYPE	FASTENERS
GB	GYPSUM BOARD	1/2" GYPSUM SHEATHING. NAIL/SCREW W/ 1-1/2" GAL. ROOFING NAIL, STAPLE GALVANIZED, 1-1/2" LONG, 1-1/4 SCREWS, TYPE W OR S, 7" O.C. FOR EDGES (INCLUDING TOP AND BOTTOM PLATES) 7" O.C. FIELD
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANELS	MIN. 3/8" (7/16" RECOMMENDED) EXTERIOR GRADE SHEATHING. NAIL W/ 8d NAILS 6" O.C. FOR EDGES & 12" O.C. FIELD
CS-PF	CONTINUOUS SHEATHING PORTAL FRAMING	MIN. 7/16" EXTERIOR GRADE SHEATHING. NAIL PER DETAIL 15/16 ON LAST SHEET OF SET (R602.10.6.4)
CS-G	CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS ADJACENT TO GARAGE	7/16" EXTERIOR GRADE SHEATHING. NAIL W/ 8d NAILS 6" O.C. FOR EDGES & 12" O.C. FIELD
FFH	PORTAL FRAMING WITH HOLD DOWNS	MIN. 3/8" (7/16" RECOMMENDED) EXTERIOR GRADE SHEATHING. NAIL PER DETAIL 15/16 ON LAST SHEET OF SET (R602.10.6.4)
FFG	PORTAL FRAMING AT GARAGE	MIN. 3/8" (7/16" RECOMMENDED) EXTERIOR GRADE SHEATHING. NAIL PER DETAIL 15/16 ON LAST SHEET OF SET (R602.10.6.4)



1 FOUNDATION PLAN
1/4" = 1'

PROJECT SPECIFICATIONS

MAIN LVL WALL HGHT: 10'-1 1/8" STUD U.N.O
FNDT WALL HEIGHT: 10" OP FNDT

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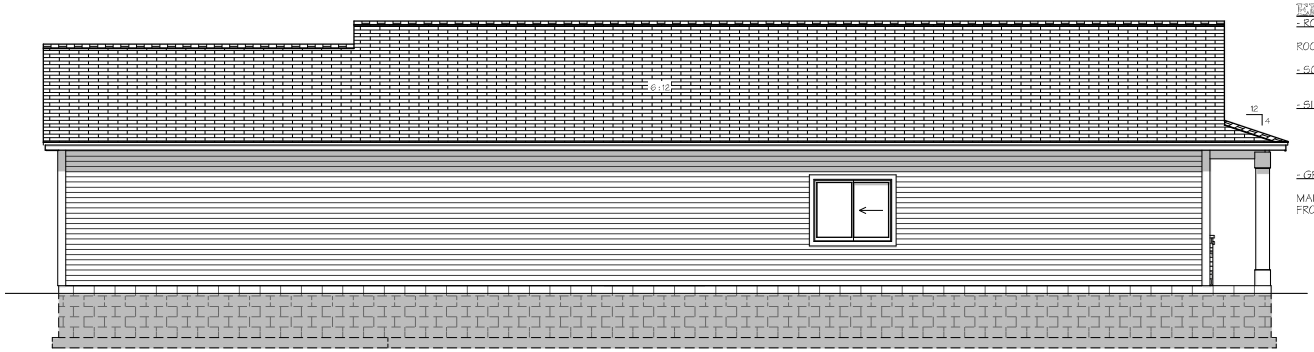
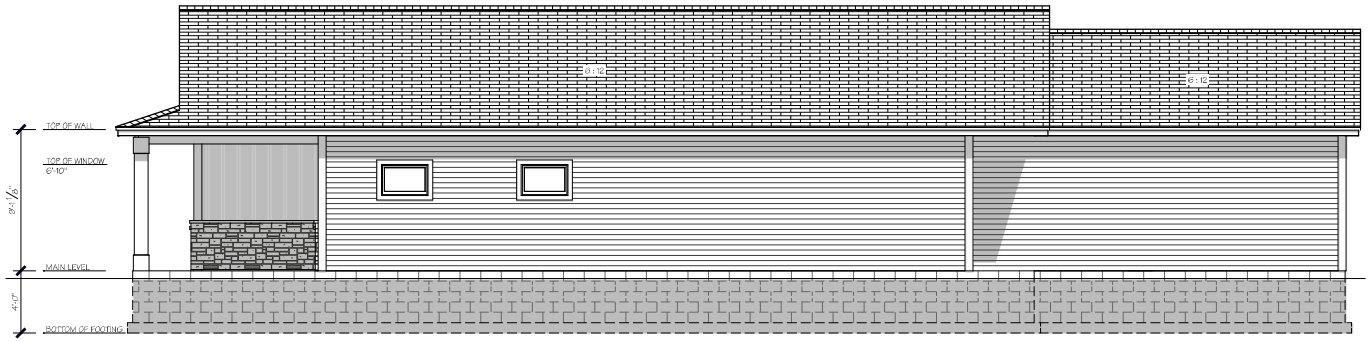
PROJECT #: 260804

DATE: 9/8/2026

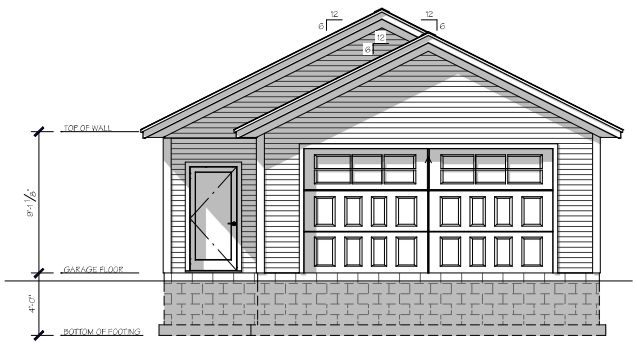
1.2
FOUNDATION PLAN



4 LEFT ELEVATION
1/4" = 1'



3 RIGHT ELEVATION
1/4" = 1'



2 BACK ELEVATION
1/4" = 1'



1 FRONT ELEVATION
1/4" = 1'

TO PREVENT WATER INTRUSION INTO THE BUILDING, INSTALL EXTERIOR-RATED, CORROSION-RESISTANT FLASHING AT ALL CRITICAL POINTS OF THE EXTERIOR WALL ASSEMBLY, INCLUDING: WINDOW AND DOOR OPENINGS, CHIMNEYS AND MASONRY INTERFACES, BENEATH AND AT THE ENDS OF COPINGS AND SILLS, ABOVE PROJECTING WOOD TRIM, WHERE DECKS AND CONCRETE PORCHES CONNECT TO WALLS, ROOF-TO-WALL INTERSECTIONS, AND BUILT-IN GUTTERS.

ELEVATION SPECS

- ROOFING
  - 250# ASPHALT SHINGLES OVER 30 # CODE APPROVED ROOFING FELT & 1/2" ROOF SHEATHING
    STYLE & COLOR OF ROOFING BY OTHER
- SOFFIT / FASCIA
  - ALUMINUM FASCIA AND SOFFIT SYSTEM
    STYLE & COLOR BY OTHER
- SIDING
  - D4 HORIZONTAL SIDING & TRIM
    STYLE & COLOR BY OTHER
  - VERTICAL SIDING & TRIM
    STYLE & COLOR BY OTHER
  - STONE - NAIL ON STACKED LIMESTONE (36" WAINSCOTING)
- GRADE
  - DEPICTED GRADE IS APPROXIMATE. FINAL GRADE TO MAINTAIN A MIN OF 6" FROM TOP OF FOUNDATION OR FROM BOTTOM OF EXTERIOR COVERING

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PROJECT #: 260804

DATE: 9/8/2026

2.0
EXTERIOR ELEVATIONS

GENERAL NOTES & SPECIFICATIONS:

CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE 2020 MINNESOTA RESIDENTIAL CODE, BASED ON THE 2018 IRC AND 2018 IECC, INCLUDING ALL STATE AMENDMENTS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND COORDINATION WITH UTILITIES AND AUTHORITIES.

DIMENSIONAL ACCURACY: WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE DESIGNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.

SYSTEM DESIGN RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. NOTIFY DESIGNER OF ANY REQUIRED PLAN CHANGES.

CONSTRUCTION RESPONSIBILITY: DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR CONTRACTOR ERRORS. ANY DISCOVERED DEFECT IN THE DRAWINGS MUST BE REPORTED IN WRITING BEFORE PROCEEDING WITH WORK.

EGRESS WINDOWS:
EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM 20" WIDTH, AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR (MN RULES CHAPTER 1309, IRC R310).

SAFETY GLAZING: SAFETY GLAZING IS REQUIRED FOR ALL GLASS LOCATED:
- WITHIN 18" OF THE FLOOR
- WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE)
- WITHIN 60" OF A TUB OR SHOWER FLOOR
- WITHIN 60" OF STAIR LANDINGS
- ANY GLAZING GREATER THAN 9 SQ. FT. IN AREA

TUB/SHOWER ENCLOSURES:
- ALL GLAZING IN TUB AND SHOWER ENCLOSURES SHALL BE SAFETY GLASS PER IRC R308.

EXTERIOR OPENINGS:
ALL EXTERIOR WINDOWS SHALL BE DOUBLE-GLAZED. EXTERIOR DOORS SHALL BE SOLID CORE, WEATHER-STRIPPED, AND EQUIPPED WITH ½" DEADBOLT LOCKS. PROVIDE LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT VERTICALLY OF GRADE. INSTALL PEEPHOLES AT 54—66" ABOVE FINISHED FLOOR ON ENTRY DOORS.

SMOKE ALARMS:
INSTALL SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING. ALARMS SHALL BE HARDWIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP (IRC R314).

COMBUSTION AIR:
PROVIDE SCREENED COMBUSTION AIR VENTS WITH BACKDRAFT DAMPERS FOR GAS FIREPLACES AND OTHER OPEN-FLAME APPLIANCES PER MECHANICAL CODE.

VENTILATION:
BATHROOMS AND LAUNDRY ROOMS SHALL BE VENTED TO THE EXTERIOR WITH FANS CAPABLE OF ≥5 AIR CHANGES PER HOUR. RANGE HOODS MUST ALSO VENT TO THE EXTERIOR.

ELECTRICAL:
INSTALL GFCI-PROTECTED OUTLETS IN BATHROOMS, KITCHENS, GARAGES, AND OTHER WET AREAS PER NEC AND MN ELECTRICAL CODE.

INSULATION REQUIREMENTS (IECC 2018):
- ATTIC: R-49
- WALLS: R-21
- FLOORS: R-30
- INSULATE ALL ATTIC AND CRAWL SPACE ACCESS DOORS TO MATCH ADJACENT ASSEMBLIES.

DESIGN CRITERIA:
- ROOF LOAD: 50 PSF SNOW, 5 PSF TOP CHORD DL, 7 PSF BOTTOM CHORD DL, 5 PSF WIND UPLIFT
- FLOOR LOAD: 40 PSF LIVE, 10 PSF TOP CHORD DL, 5 PSF BOTTOM CHORD DL
- SOIL BEARING: 1,500 PSF (ASSUMED)
- FROST DEPTH: 42" MINIMUM (ZONE 6)
- WIND SPEED: 115 MPH (90 MPH 3-SEC GUST), EXPOSURE C

BRACING:
STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL ROOF, FLOOR, AND WALLS ARE PERMANENTLY FRAMED AND SHEATHED.

THERMAL DETAILING:
INSTALL POLYISOCYANURATE FOAM INSULATION AT FLOOR AND PLATE LINES, CORNER CAVITIES, AND AROUND ROUGH OPENINGS.

MOISTURE PROTECTION:
USE WATERPROOF GYPSUM BOARD AT SPLASH ZONES TO MINIMUM 70" ABOVE SHOWER DRAIN.

SOUND CONTROL:
INSULATE WASTE LINES FOR SOUND ATTENUATION.

EXHAUST SYSTEMS:
ALL FANS AND VENTS SHALL EXHAUST DIRECTLY TO THE EXTERIOR VIA METAL DUCTS. PROVIDE MINIMUM 80 CFM FANS IN BATHS AND LAUNDRY ROOMS.

LIGHTING:
ALL RECESSED FIXTURES IN INSULATED CEILINGS SHALL BE IC-RATED.

STRUCTURAL BLOCKING:
PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND AT OTHER BEARING POINTS NOT OTHERWISE SUPPORTED.

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD	END NAIL (2)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16d
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
BUILT-UP CORNER STUDS	10d @ 24" OC
2" PLANKS	(2)-16d @ EA.BRG.
1/2" PLYWOOD ROOF AND WALL SHEATHING	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC
2x MULTIPLE JOISTS - STAGGER @ 16" OC W/(2) @ EA. END OR SPLICE	16d NAILS
(3) OR FEWER	1/2" DIA M.B. W/ STANDARD NUT AND WASHERS
(4) OR MORE	

VENTILATION NOTES:

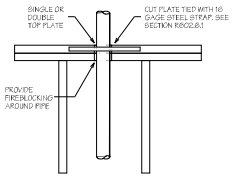
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

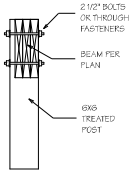
EXHAUST VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

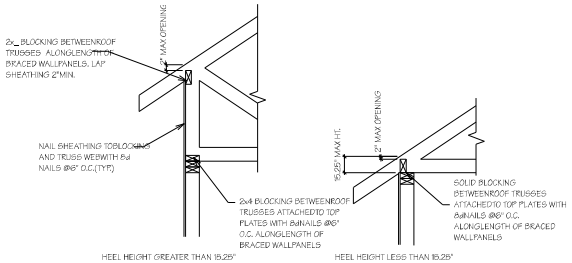
UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



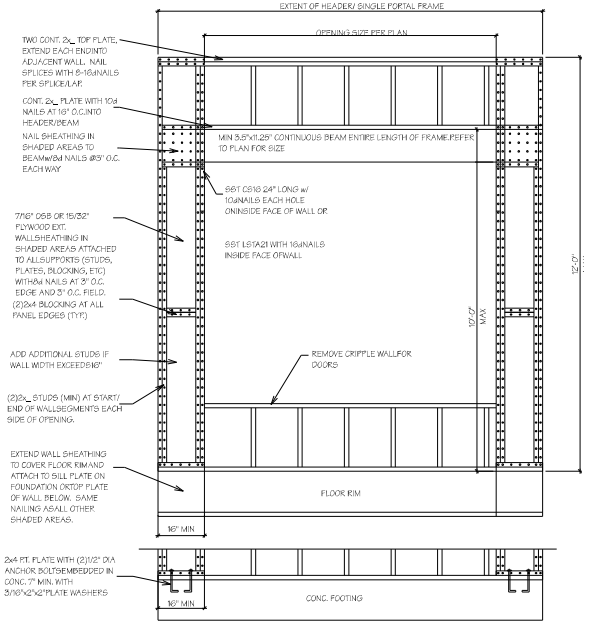
6 PIPE AT TOP PLATE
DO NOT SCALE



5 POST BEAM CONNECTION
DO NOT SCALE



4 TYP WALL PANEL TO ROOF TRUSS CONNECTION
NOT TO SCALE



2 CS METHOD: CONTINUOUSLY SHEATHED PORTAL FRAMING
NOT TO SCALE

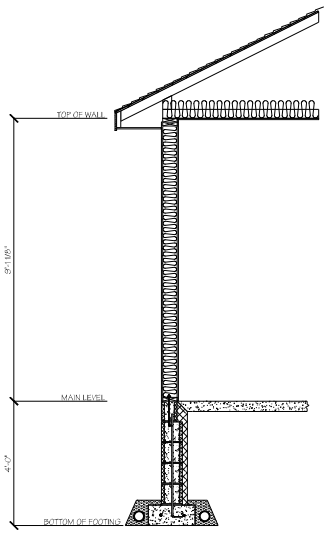
HOUSE SPECS:

ROOF ASSEMBLY:
- INSTALL PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. WITH STANDARD ENERGY HEEL.
- PROVIDE ½" APA-RATED ROOF SHEATHING.
- APPLY 15# BUILDING FELT (30# RECOMMENDED FOR ENHANCED PROTECTION).
- INSTALL ICE-AND-WATER SHIELD IN ALL VALLEYS AND EXTEND A MINIMUM OF 2'-0" HORIZONTALLY FROM THE EXTERIOR WALL AT ALL EAVES.
- FINISH WITH ASPHALT SHINGLES AS SPECIFIED BY THE GENERAL CONTRACTOR.

CEILING ASSEMBLY:
- R-50 BLOWN-IN CELLULOSE INSULATION
- PROVIDE INSULATION CHUTES AT ALL EAVES FOR PROPER VENTILATION
- INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER
- FINISH WITH 5/8" GYPSUM BOARD

EXTERIOR WALL ASSEMBLY:
- SIDING AND TRIM AS SPECIFIED BY THE GENERAL CONTRACTOR
- CONTINUOUS WIND BARRIER
- 7/16" EXTERIOR-RATED SHEATHING
- 2X6 WOOD STUDS AT 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
- 4 MIL POLYETHYLENE VAPOR BARRIER
- 1/2" GYPSUM BOARD INTERIOR FINISH

FOUNDATION ASSEMBLY:
- ½" DIAMETER ANCHOR BOLTS ALIGNED WITH VERTICAL REINFORCING MINIMUM 7" EMBEDMENT
- 8" CMU FOUNDATION WALLS
  - 6" TOP COURSE
  - VERTICAL REINFORCEMENT: #4 @ MAX 6' O.C.
  - HORIZONTAL REINFORCEMENT: CONTINUOUS BOND BEAM AT TOP
  - (1) #4 BAR IN BOND BEAM
- 16" X 8" FOOTING
- 2" R1950 INSULATION INTERIOR FROM TOP OF FOOTING TO TOP OF FOUNDATION
- SEAL BETWEEN SLAB AND FOUNDATION



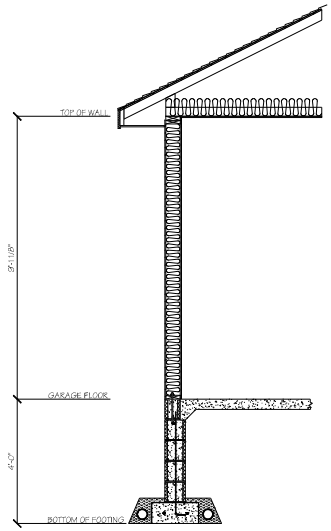
3 HOUSE SECTION
1/2" = 1'

GARAGE SPECS:

EXTERIOR WALL:
- SIDING AND TRIM AS SPECIFIED BY THE GENERAL CONTRACTOR
- CONTINUOUS WIND BARRIER
- 7/16" EXTERIOR-RATED SHEATHING
- 2X6 WOOD STUDS AT 16" O.C.
- (OPTIONAL) R-21 FIBERGLASS BATT INSULATION
- 4 MIL POLYETHYLENE VAPOR BARRIER
- 1/2" GYPSUM BOARD INTERIOR FINISH

SLAB FLOOR:
- 4" CONCRETE
- 6" COMPACTED GRANULAR FILL

GARAGE FOUNDATION:
- 2X6 TREATED SILL PLATE WITH SILL GASKET
- ½" DIAMETER ANCHOR BOLTS ALIGNED WITH VERTICAL REINFORCING MINIMUM 7" EMBEDMENT
- 8" CMU FOUNDATION WALLS
  - 6" TOP COURSE
  - VERTICAL REINFORCEMENT: #4 @ MAX 6' O.C.
  - HORIZONTAL REINFORCEMENT: CONTINUOUS BOND BEAM AT TOP
  - (1) #4 BAR IN BOND BEAM
- 8' X 16" CONCRETE FOOTING
  - MAINTAIN MINIMUM 48" DEPTH BELOW GRADE FOR FROST PROTECTION



1 GARAGE SECTION
1/2" = 1'

NEW EDGE DESIGN

MANTORVILLE FOUR
THREE CORD HOMES LLC
421 CLAY ST
MANTORVILLE MINNESOTA

To the best of my knowledge these plans are drawn to comply with owners and/or builder's specifications and any changes made on them after prints are made will be at owner's expense. Owner assumes all liability and responsibility. The contractor shall verify all dimensions and enclosed drawing. NEW EDGE DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. Contractor shall review all plans and dimensions and other details prior to construction and be solely responsible therefore.

PROJECT #: 260804

DATE: 9/8/2026

3.1
WALL SECTIONS

THREE CORD COTTAGES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Three Cord Homes LLC, a Minnesota limited liability company, owner of the following described property:

Lots 6, 7 and the north half of Lot 8, Block 2, Original Plat of the City of Mantorville, Dodge County, Minnesota.

Has caused the same to be surveyed and platted as THREE CORD COTTAGES and does hereby dedicate to the public for public use the utility easements as created by this plat.

In witness whereof said Three Cord Homes LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of_____, 20____.

Signed: Three Cord Homes LLC

_____
Travis Seeger
Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____day of_____,20____ by Reinhold W. Zieman Minnesota License No. 59823.

_____ Notary Public, _____County, Minnesota
(Notary Signature)

_____ My Commission expires_____
(Notary Printed Name)

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this_____day of _____, 20____.

_____
Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me on this _____day of_____, 20____ by Reinhold W. Zieman, a Licensed Land Surveyor, Minnesota License No. 59823.

_____ Notary Public, _____County, Minnesota
(Notary Signature)

_____ My Commission expires_____
(Notary Printed Name)

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this _____ day of _____, 20___.

_____
Dodge County Surveyor

COUNTY OF DODGE
COUNTY RECORDER

I hereby certify that this plat of THREE CORD COTTAGES was filed in the office of the County Recorder for public record on this _____ day of _____ 20___, at ___o'clock___M. and was duly filed in Book_____of Plats, Page_____, as Document Number_____.

_____
Dodge County Recorder

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes on the land hereinbefore descrubed on this plat and transfer entered this _____day of _____, 20___.

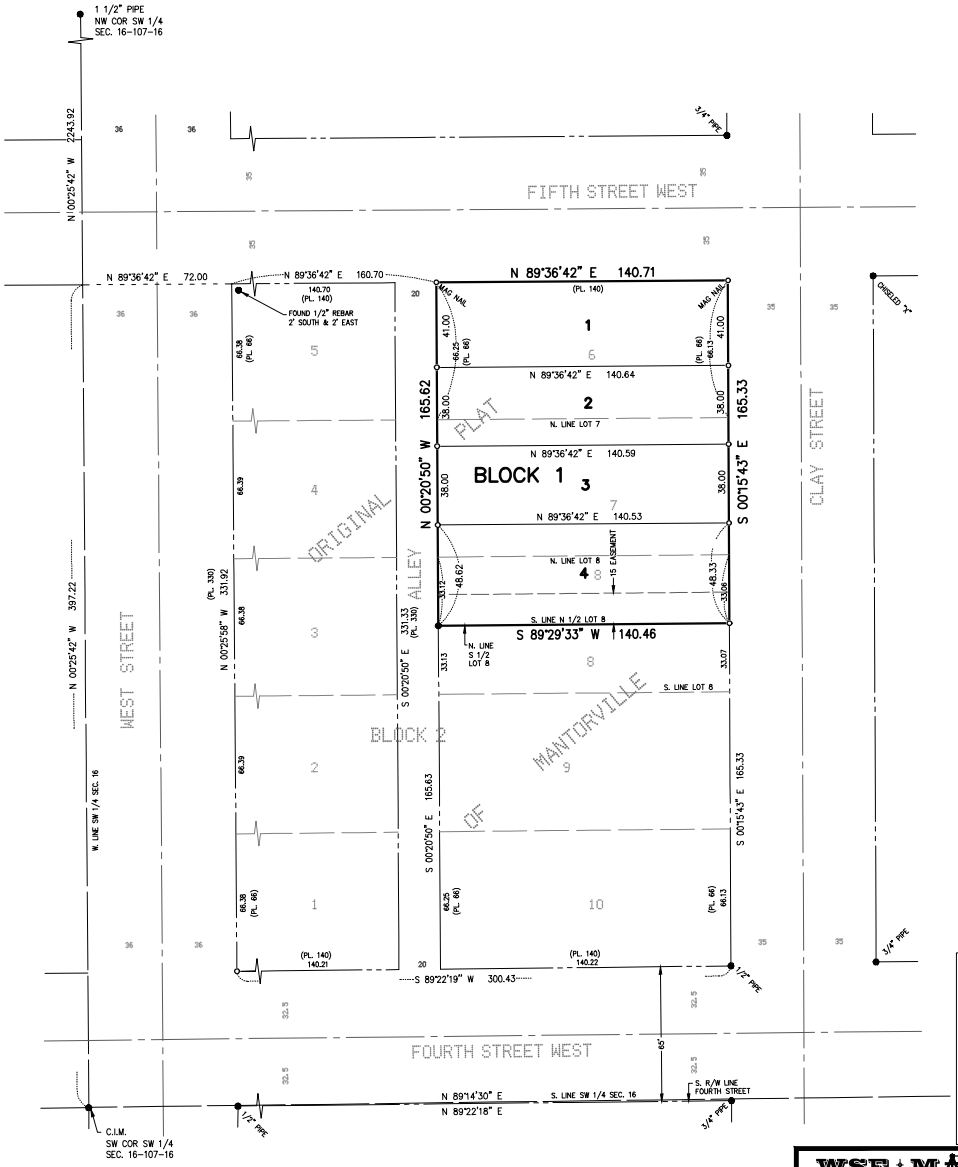
_____
Dodge County Auditor/Treasurer

CITY OF MANTORVILLE
CITY COUNCIL

This plat of THREE CHORD COTTAGES was approved and accepted by the City Council of the City of Mantorville, Minnesota, at a regular meeting thereof held the_____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____
Mayor

_____
City Clerk



BASIS OF BEARINGS
All Bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996.

0 15 30 45 60
SCALE IN FEET

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

MONUMENTS
○ SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 16
T. 107 N. R. 16 W.
N.W. 1/4 N.E. 1/4 16 S.W. 1/4 S.E. 1/4
No Scale

WSE MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH: NO. 507-634-1605, EMAIL SURVEY@WSE.ENGINEERING

5408SF01.DWG
PROJECT NUMBER: 5408

Legal Description of Record

Lots 6, 7 and the north half of Lot 8, Block 2, Original Plat of the City of Mantorville, Dodge County, Minnesota.

CITY OF MANTORVILLE
DODGE COUNTY, MINNESOTA

RESOLUTION 2026-27

A RESOLUTION APPROVING THE FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR THREE CORD COTTAGES WITHIN THE CITY OF MANTORVILLE

WHEREAS, the City of Mantorville (the "City") is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted zoning and subdivision regulations to promote the orderly, economic and safe development and utilization of land; and

WHEREAS, Three Cord Homes LLC (the "Applicant") has proposed a single-family residential planned unit development on the land legally described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Applicant has applied for final approval to plat the Property as Three Cord Cottages to facilitate the aforementioned planned unit development; and

WHEREAS, on August 10, 2026, the City Council reviewed a proposed rezoning request from the Applicant at a duly noticed public hearing and adopted Ordinance No. 2026-05, which conditionally rezoned the Property to R-2 and conditionally approved a preliminary development plan for the proposed planned unit development; and

WHEREAS, on October 12, 2026, following another duly noticed public hearing, the City Council (i) approved a conditional use permit for the planned unit development via Resolution 2026-25; and (ii) granted preliminary plat approval for Three Cord Cottages via Resolution No. 2026-26, which included various conditions; and

WHEREAS, after due notice as required by the City Code, a public hearing on the final plat was held before the Mantorville City Council on November 9, 2026; and

WHEREAS, the City Council has carefully considered the final plat application, including comments from staff and other written materials included in its packet, and all testimony delivered at the public hearing; and

WHEREAS, the City Council finds that, subject to certain terms and conditions, the final plat is substantially consistent with the approved preliminary plat and the terms and conditions thereof, along with the requirements of the City's subdivision and zoning regulations; and

WHEREAS, the City Council has also reviewed the Applicant's final development plan, as required pursuant to City Code, section 150.091, and has determined that it satisfies all City requirements in relation to the proposed planned unit development; and

WHEREAS, the City Council has carefully reviewed and considered the Applicant's final plat and final development plan in light of all relevant City criteria and hereby further finds that, subject to the conditions noted below, (i) the applications and materials submitted therewith conforms to all City requirements and any irregularities are immaterial; and (ii) approval of the applications are in the best interests of the City and its residents.

NOW THEREFORE BE IT RESOLVED, by the Mantorville City Council, that based upon review of the information, the review report submitted by the City Engineer, review by City staff and other consultants, and review of all comments made during the public hearing, the City Council hereby approves the final plat and final development plan for Three Cord Cottages, subject to the following conditions:

1. The Applicant shall comply with all comments and requirements of the City Engineer;

2. A development agreement shall be entered into with the City and recorded, which shall be in a form and of substance acceptable to the City Attorney, and all requirements contained in said agreement shall be satisfied prior to the City's release of the final plat for recording. Said agreement will include, without limitation, assurances related to the conditions herein and the requirement to provide a letter of credit or assessments to secure the construction of all improvements associated with the development;

3. Development of the Property will correlate with plans submitted to the City as of the date of this resolution, subject to all modifications required by City staff and consultants, including the City Engineer. Updated plans shall be provided prior to the release of the final plat and shall address all City comments and shall be reviewed and approved by the City Engineer prior to any construction;

4. The Applicant shall be responsible for the construction of all public improvements associated with the development and in accordance with the plans approved by the City Engineer;

5. The Applicant shall conform to any and all requirements resulting from the City Attorney's review of the title work and plat opinion, dated November 4, 2026;

6. To satisfy the City's park dedication requirements, the Applicant shall pay to the City a cash-in-lieu amount of $400.00 prior to the release of the final plat for recording;

7. The Applicant shall reimburse all fees and costs incurred by the City as related to the development and associated applications;

8. The final plat shall be recorded with the Dodge County Recorder's Office within 120 days of the date of this approval, unless said deadline is extended by the City Council to the extent authorized in the City's subdivision regulations;

9. All representations, written and oral, made by the Applicant contained in and concerning the application must have been true, complete, and accurate at the time they were made; and

10. The Applicant is in compliance and remains in compliance at all times with all applicable laws, rules, regulations, and agreements concerning the Property for which this approval is granted.

NOW THEREFORE BE IT FURTHER RESOLVED, by the City Council of the City of Mantorville, Minnesota that, only upon the Applicant's compliance with the terms and conditions of this approval, the Mayor and City staff are authorized and directed to sign the final plat on behalf of the City and release it for recording in accordance with any recording instructions prepared by the City Attorney.

NOW THEREFORE BE IT FINALLY RESOLVED, by the Mantorville City Council, that City staff and City consultants shall take any appropriate action necessary and convenient in order to accomplish the intent of this Resolution, and to prepare any appropriate documents to facilitate the directives of the City Council as set forth in this Resolution.

Approved by the Mantorville City Council this 9th day of November, 2026.

_____
Jeff Ingalls, Mayor

Attest:

_____
Gretchen Lohrbach, City Clerk

EXHIBIT A

Legal Description of the Property

Lots 6 and 7, and the North Half of Lot 8, Block 2, Original Plat, City of Mantorville, Dodge County, Minnesota.

[To be platted as Three Cord Cottages, Dodge County, Minnesota]

DRAFT 11-4-2026

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF MANTORVILLE

AND

THREE CORD HOMES LLC

FOR

THREE CORD COTTAGES

This document drafted by:

Kennedy & Graven, Chartered
700 Fifth Street Towers
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300

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EXHIBIT A LEGAL DESCRIPTION OF PROPERTY
EXHIBIT B DESCRIPTION OF PLAN DOCUMENTS

This Development Agreement (the "Agreement") is made and entered into this ____ day of _____, 20__, by and between the city of Mantorville, a municipal corporation under the laws of Minnesota (the "City"), and Three Cord Homes LLC, a Minnesota limited liability company (the "Developer").

WITNESSETH:

WHEREAS, the Developer is fee owner of the real property legally described in Exhibit A attached hereto (the "Property") and intends to develop the land for residential purposes in a planned unit development which will include a total of four single family lots (the "Development"); and

WHEREAS, on August 10, 2026, the City adopted Ordinance No. 2026-05, which conditionally rezoned the Property to R-2 and conditionally approved a preliminary development plan for the Developer's proposed planned unit development; and

WHEREAS, on October 12, 2026, the City (i) approved a conditional use permit for the Three Cord Cottages planned unit development via Resolution 2026-25; and (ii) granted preliminary plat approval for the Development via Resolution No. 2026-26; and

WHEREAS, on November 10, 2026, the City granted final approval to plat the Development as Three Cord Cottages (the "Subdivision") and approved the Developer's final development plan for the planned unit development via Resolution 2026-___; and

WHEREAS, Ordinance No. 2026-05, Resolution No. 2026-25, Resolution 2026-26, and Resolution 2026-___ shall be collectively referred to herein as the "City Approvals"; and

WHEREAS, before final platting the Subdivision and proceeding with the Development, the Developer is required to enter into a development agreement satisfactory to the City.

NOW, THEREFORE, based on the mutual covenants and obligations contained herein, the parties agree as follows:

1. Right to Proceed. The Developer may not construct any public or private improvements or any buildings on the Property until all of the following conditions precedent have been satisfied:

a) the final plat of the Subdivision has been filed of record with Dodge County;
b) this Agreement has been executed by the Developer and the City and recorded with Dodge County land records;
c) the required Security (as hereinafter defined) has been received by the City from or on behalf of the Developer;
d) final engineering and construction plans in digital form regarding the Improvements (as hereinafter defined) have been submitted by the Developer and approved by the City engineer in writing;
e) the Developer has reimbursed the City for all legal, engineering and

administrative expenses incurred to date by the City regarding the Development and has deposited with the City the additional escrow required by this Agreement;

f) the Developer has finalized and recorded one or more easement instrument(s) to accommodate the water and storm sewer services, as required in section 8 of this Agreement;

g) the Developer has paid the required escrow to the City, as provided in section 12 of this Agreement;

h) the Developer has paid the City's park dedication fee as required in section 14 of this Agreement;

i) the Developer has submitted and the City has approved the final certified grading plan;

j) all erosion control measures are in place;

k) the Developer has received any and all required permits from any and all entities having jurisdiction over the Development;

l) the Developer or the Developer's engineer has initiated and attended a preconstruction meeting with the City engineer and staff; and

m) the City has issued a written notice that all conditions precedent have been satisfied and that the Developer may proceed to construct the improvements contemplated by this Agreement.

2. Plans; Improvements. a) The Developer agrees to construct the Development in accordance with the terms and conditions of the City Approvals, which are hereby fully incorporated by reference into this Agreement and made a part hereof, and to construct all required improvements in accordance with the approved engineering and construction plans (collectively, the "Plans") and this Agreement. In the event of a conflict between the terms of the City Approvals and this Agreement, this Agreement shall control. The documents which constitute the Plans are those on file with and approved by the City and are described on Exhibit B attached hereto. The Plans may not be modified by the Developer without the prior written approval of the City or except as expressly provided in this Agreement. Notwithstanding the foregoing, the City engineer may approve minor changes to the Plans.

b) In developing the Subdivision in accordance with the Plans, the Developer shall make or install at its sole expense the following improvements (collectively, the "Improvements"):

1. site grading and erosion control;
2. alley restoration and widening of 5th Street;
3. sanitary sewer services; and
4. water and storm sewer services.

c) All work performed by or on behalf of the Developer on or related to the Development, including construction of the Improvements and the dwellings and related improvements, shall be restricted to the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 8:00 a.m. through 5:00 p.m. on Saturday. No work shall occur on Sundays or legally recognized holidays or outside the hours provided above unless specifically approved by the City in writing.

3. Erosion Control. a) All construction regarding the Improvements shall be conducted in a manner designed to control erosion and in compliance with City ordinances and all other requirements. An erosion control plan shall be approved and implemented by the Developer in accordance therewith. The City may impose reasonable, additional erosion control requirements after the City's initial approval if the City deems such necessary due to a change in conditions. All areas disturbed by excavation shall be reseeded promptly after the completion of the work in that area unless construction of utilities, buildings or other improvements is anticipated immediately thereafter. Except as otherwise provided in the erosion control plan, seed shall provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion.

b) If the Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems reasonably appropriate under the circumstances to control erosion based on the urgency of the situation and is afforded a license to access the Property for the same. The City agrees to provide reasonable notice to the Developer in advance of any proposed action, including notice by telephone or email in the case of emergencies, but limited notice by the City when conditions so dictate will not affect the Developer's obligations or the City's rights hereunder.

c) The Developer agrees to reimburse the City for any and all expenses it incurs in connection with any action it takes to control erosion. No grading or construction of the Improvements will be allowed to continue and no building permits will be issued within the Development unless the Developer is in full compliance with the erosion control requirements, provided, however, that the Developer is first provided with written notice of non-compliance and an opportunity to cure such non-compliance within a period of time deemed by the City as commercially reasonable under the circumstances. The erosion control measures specified in the Plans or otherwise required within the Property or adjacent areas shall be binding on the Developer and its successors and assigns.

4. Site Grading; Haul Route. a) All site grading must be done in compliance with the Plans. The City may withhold issuance of building permits for structures within the Development until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City. Within 30 days after completion of the grading, the Developer shall provide the City with an "as constructed" grading plan and a certification by a registered land surveyor or engineer.

b) The Developer agrees that equipment, materials, and any fill material which must be brought to or removed from the Property or adjacent areas while grading or during construction of the Improvements or any buildings within the Development will be transported using the haul route established by the City, which may be communicated to the Developer by the City engineer.

5. Construction of Improvements. a) All Improvements shall be installed in accordance with the Plans, the City Approvals, this Agreement, City ordinances, the City's engineering standards, and the requirements of the City engineer's letter, dated September 29, 2026. The Developer shall submit plans and specifications for the Improvements prepared by a

registered professional engineer. The Developer shall obtain any necessary permits from all agencies having jurisdiction before proceeding with any work. The Improvements shall be completed to the City's satisfaction by no later than November 1, 2027.

b) The City shall inspect all of the Developer's work at the Developer's expense to ensure that it was performed sufficiently and pursuant to all requirements of this Agreement. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors provided that they are not inconsistent with the Plans. Prior to beginning construction, the Developer or the Developer's engineer shall schedule a preconstruction meeting with all parties concerned, including the City staff and engineers, to review the program for the construction work. No less than five (5) days prior to the preconstruction meeting, the Developer must provide plans for the Improvements in an electronic format consistent with the requirements of this section.

c) All Improvements and work required of the Developer pursuant to this Agreement shall be done at no expense to the City. The Developer shall not do any work or furnish any materials not covered by the Plans and this Agreement for which reimbursement is expected from the City, unless such work is first ordered and reimbursement is approved by the City by formal written city council action. Any such work or material which may be done or furnished by the Developer or its contractors without prior written order from the City are furnished at the Developer's or contractors own risk, cost and expense, and the Developer agrees that it will make no claim for compensation for work or materials so done or furnished.

d) Upon completion of the Improvements, the City engineer or its designated representative and representatives of the Developer's contractors and/or engineer will make a final inspection of the work. Before the final payment is made to the contractor by the Developer, the City engineer shall be satisfied that all work is satisfactorily completed in accordance with the Plans and the Developer's engineers shall submit a written statement attesting to the same. The final approval and acceptance of the public improvements constructed by the Developer shall occur by operation of contract following the City's full release of the Security, on the advice of the City engineer and on condition that any and all required warranty bonds have first been received. Additionally, upon completion of the Improvements and prior to final approval and acceptance by the City, the Developer shall supply the City with two full sets of reproducible record plans. The Developer, through its engineer, shall also provide all staking, surveying, and inspection for the Improvements in order to ensure that the completed Improvements conform to the Plans. The City will provide for the general inspection of the Improvements. The Developer must notify the City Engineer of all tests to be performed.

e) At the time of completion of the Improvements and requested acceptance (via the release of the Security), the Developer must first require its contractor(s) to provide to the City a warranty bond for the roadway improvements which will become public (in the amount of 100% of the estimated cost of such improvements, i.e. $12,000), to cover defects in labor and materials for a period of two years from the date of acceptance of such improvements. During the warranty period, the Developer agrees to repair or replace any such improvement, or portion or element thereof, which shows signs of failure, normal wear and tear excepted. A decision regarding whether an improvement shows signs of failure shall be made by the City in the reasonable exercise of its judgment. If the Developer fails to repair or replace a defective improvement during the

warranty period after prior written notice to the Developer and opportunity to cure as provided in this Agreement, the City may repair or replace the defective portion and may use the Security, if any remains, to reimburse itself for such costs. The Developer further agrees to reimburse the City fully for the cost of all such improvement repairs or replacement if the cost thereof exceeds the remaining amount of the Security. Such reimbursement must be made within 45 days of the date upon which the City notifies the Developer of the cost due under this section. If the Developer fails to make required payments to the City, the Developer hereby consents to the City levying special assessments for any unreimbursed amount associated with such costs against the parcels within the Subdivision except those which have been sold to homeowners. The Developer, on behalf of itself and its successors and assigns, acknowledges the benefit to the parcels within the Subdivision of the repair or replacement of the improvements and hereby consents to such assessment and waives the right to a hearing or notice of hearing or any appeal thereon under Minnesota Statutes, Chapter 429.

f) For the avoidance of doubt, until any Improvements that will become public are accepted by the City, the City hereby grants to the Developer and its contractors a limited, non-exclusive right to work within the City's right-of-way and other public easements, as may be reasonably necessary, for the sole purpose of completing the Improvements contemplated herein and outlined in the approved Plans. During the construction of the Improvements or homes within the Subdivision, it is contemplated that various improvements that are or will become public might be damaged by construction equipment, construction vehicles, or other construction activities of the Developer or its designated builders. The Developer agrees to repair any such damaged improvements, to the extent required by the City, at its sole cost.

6. Roadway Improvements and Alley Restoration. The Developer agrees to remove the existing sidewalk along 5th Street adjacent to the Property, widen 5th Street, and perform all alley restoration work necessary as part of the Development in conformance with the approved Plans. Following completion of such work and inspection thereof by the city engineer, the City agrees to accept the work if it was constructed according to City specifications and the Plans.

7. Sanitary Sewer Improvements. The Developer will construct sanitary sewer services to serve the Development. The Developer's work in constructing such utilities must be in accordance with the Plans and must comply with all City requirements. None of the sanitary sewer improvements constructed by the Developer will become public.

8. Water and Storm Sewer Services. The Developer will construct water distribution and storm sewer services within the Development to serve the lots in the Subdivision. All work in constructing such improvements must be in accordance with the Plans and comply with all City and state requirements regarding such utilities. All water and storm sewer facilities and services constructed by the Developer shall remain private, i.e., they will not be accepted or maintained by the City. Because various water and storm sewer services are proposed to cross multiple lots within the Subdivision, the Developer shall execute and record an easement instrument to ensure a perpetual right for individual lot owners to locate and maintain such services. Said instrument must be reviewed and approved by the city attorney prior to being recorded.

9. Financial Guaranty. a) Prior to the City signing and releasing the final plat of the

Subdivision and the Developer's commencement of work on the Improvements, the Developer must furnish to the City either a cash escrow or an irrevocable letter of credit (the "Security") in the amount of $15,000, which is 125% of the estimated cost of the Improvements that will become public, as provided herein. The Security must remain in place to secure all of the Developer's obligations herein and must contain language that the City will be notified of its expiration no less than 60 days beforehand. Any letter of credit shall be issued by a bank determined by the City to be solvent and creditworthy, shall automatically renew, and shall be in a form acceptable to the city attorney. Any letter of credit shall also allow the City to draw upon the instrument, in whole or part, in order to complete construction of any or all of the Improvements and other specified work required herein, to pay any fees or costs due to the City by the Developer hereunder after written notice to Developer and Developer's failure to cure, or if the Developer fails to renew the security 60 days prior to its expiration, which is an express requirement of this Agreement.

b) Upon request by the Developer and proof of contractor warranty bond for any Improvements that will become public, the City agrees to reduce the Security to an amount roughly equal to 125 percent of the cost of the remaining Improvements that will become public, in the City engineer's sole discretion. The Security shall be released in full and returned to the Developer only following satisfactory completion of all Improvements that will become public, in the discretion of the City engineer, after satisfaction of all financial obligations by the Developer to the City. Prior to releasing any portion of the Security or accepting another form or replacement, the City shall first be satisfied regarding the quality and completeness of the work and that the Developer has taken such steps as may be necessary to ensure that no liens will attach to the work. Notwithstanding anything herein to the contrary, the Security shall not be reduced to less than $25,000, until such time as the City releases the entire Security. It is the intention of the parties that the City at all times have available to it a Security in an amount adequate to ensure completion of all elements of the Improvements that will become public and other obligations of the Developer under this Agreement. To that end and notwithstanding anything herein to the contrary, all requests by the Developer for a reduction or release of the Security shall be evaluated by the City in light of that principle.

c) Upon failure of the Developer to perform and to cure any default after thirty (30) days' written notice from the City as required in section 13 of this Agreement, the City may declare this Agreement to be in default and the amount of the Security shall then be paid over to the City. From the proceeds of the Security, the City shall be reimbursed for any reasonable attorneys' fees, engineering fees or other technical or professional assistance, including the work of City staff and employees, and the remainder thereof may only be used by the City to complete the Improvements and fulfill any other obligations of the Developer pursuant to this Agreement, to the extent desired by the City in the City's sole discretion. Any proceeds remaining after completion of said Improvements and acceptance by the City shall be paid to Developer. The Developer shall be liable to the City to the extent the Security is inadequate to reimburse the City its costs and pay for the completion of the Improvements.

d) If at any time the City reasonably determines that the bank issuing a letter of credit required herein no longer satisfies the City's requirements regarding solvency and creditworthiness, the City shall notify the Developer and the Developer shall provide to the City within 30 days a substitute letter of credit from another bank meeting the City's requirements. If

within 30 days of notice the Developer fails to provide the City with a substitute letter of credit from an issuing bank satisfactory to the City, the City may draw under the existing Security.

10. Connection Fees. In accordance with City policy and to distribute uniformly the costs of public utility infrastructure improvements, the City will charge connection fees for the availability of sanitary sewer and water to the Property. The connection fees for sanitary sewer and water shall be payable by the person or entity that obtains a building permit for the applicable lot at the time of issuance of such building permit at the then-current rates.

11. Park Dedication. In order to satisfy the City's park dedication requirements with respect to the Subdivision, the Developer shall pay to the City a cash-in-lieu amount of $400.00 prior to the City's execution and release of the final plat.

12. Responsibility for Costs; Escrow. a) The Developer agrees to pay to the City an administrative fee in the amount necessary to reimburse the City for its reasonable costs and expenses in reviewing the Development and the Subdivision, including the drafting and negotiation of this Agreement. The Developer further agrees to reimburse the City for the reasonable cost incurred in the enforcement of any provision of this Agreement, including reasonable engineering and attorneys' fees, and all costs associated with construction observation and administration relating to construction of the Improvements. Construction observation shall include inspection of the Improvements. To allow for the City to reimburse itself for all such costs, the Developer shall deposit $5,000 into an escrow account with the City, and the City will keep said funds in a non-interest-bearing account and reimburse itself for costs solely under the terms of this Agreement. At the Developer's request, the City will provide the Developer with a copy of any invoice or evidence of other cost or expense attributed to the escrow. If any funds held under this escrow exceed the amount necessary to reimburse the City for its costs under this section and all Improvements and other obligations hereunder have been completed and satisfied, such funds shall be returned to the Developer without interest. If it appears that the actual costs incurred will exceed the amount above, the Developer and the City shall review the costs required to complete the project and the Developer shall deposit additional sums with the City at the City's request, within 10 business days.

b) In the event City does not recover its costs from the Developer through the above-required escrow, the Security or any other deposit required herein, as an additional remedy, the City may, at its option, assess the Property in the manner provided by Minnesota Statutes, chapter 429, and the Developer hereby consents to the levy of such special assessments without notice or hearing and waives its rights to appeal such assessments pursuant to Minnesota Statutes, section 429.081, provided the amount levied does not exceed (i) the amount of the Security required under this Agreement, and (ii) the expenses actually incurred by the City. Further, the City may, at its option, as an additional remedy, recover expenses actually incurred by the City as service charges, in the manner provided by Minnesota Statutes, section 415.01, 366.011 and 366.012, and the Developer hereby consents to such certification against the Property without notice or hearing and waives all rights to appeal such certification pursuant to such Minnesota Statutes, provided, again, that the amount certified does not exceed the expenses actually incurred by the City pursuant to this Agreement. Finally, the Developer agrees all such unpaid amounts constitute charges for governmental services that the City may, at its option, collect pursuant to Minnesota Statutes,

section 514.67.

13. Developer's Default. In the event of default by the Developer as to construction or repair of any of the Improvements or any other work or obligation required by this Agreement ("Event of Default"), and such Event of Default continues for 30 days after the City provides written notice to the Developer of the nature of the default pursuant to the notice requirements in this Agreement, or if such default cannot be cured within 30 days, after such time period as may be reasonably required to cure the default provided that Developer is making a good faith effort to cure said default, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City (except to the extent the City reimburses itself via the Security, as expressly authorized herein). This Agreement is a license for the City to act, and it shall not be necessary for the City to seek an order from any court for permission to enter the Property for such purposes. If the City does any such work, the City may, in addition to its other remedies, levy special assessments against the Property to recover the unreimbursed costs thereof. For this purpose, the Developer, for itself and its successors and assigns, expressly waives any and all procedural and substantive objections to the special assessments, including but not limited to, hearing requirements and any claim that the assessments exceed the benefit to the land so assessed. The Developer, for itself and its successors and assigns, also waives any appeal rights otherwise available pursuant to Minnesota Statutes, section 429.081.

14. Approval of Contractors. Any contractors selected by the Developer to construct and install all or any portion of the Improvements that will become public shall be subject to approval by the City which consent shall not be unreasonably withheld, conditioned or delayed, and shall be deemed given unless the City disapproves in writing a particular contractor within five days after receipt of written request for approval thereof from the Developer. If the City so disapproves any contractor, the City shall state in writing, with reasonable specificity, the basis for such disapproval. The City reserves the right to require evidence of competency and adequate financial strength of any such contractors selected by the Developer.

15. Insurance. Upon entering into this Agreement, the Developer agrees to take out and maintain or cause to be taken out and maintained until six months after the City has accepted all Improvements that will become public, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its contractors or subcontractors. Liability limits shall not be less than $500,000 when the claim is one for death by wrongful act or omission or for any other claim and $1,500,000 for any number of claims arising out of a single occurrence. The City shall be named as additional insureds on the policy. The certificate of insurance shall provide that the City must be given the same advance written notice of the cancellation of the insurance as is afforded to the Developer.

16. Building Permits; Certificates of Occupancy. a) Approvals granted to date by the City regarding the Development do not include approval of a building permit for any structure. The Developer must submit and the City must approve building plans prior to an application for a building permit for a structure on any lot within the Development. All building pads must be certified prior to initiation of construction of a home on a lot. The Developer or the party applying for a building permit shall be responsible for payment of the customary fees associated with the

building permit. Unless expressly authorized elsewhere in this Agreement, no building permit shall be issued for any structure within the Development until the respective lot is adequately served with public street access and utilities, in the sole discretion of the City engineer.

b) No certificate of occupancy shall be issued for any structure unless prior thereto the lot has been properly graded, the driveway has been installed, any footing drain tile or sump pump is discharging in an approved location, the water, sewer, and storm services are in proper working order, arrangements for all City required landscaping have been made, and an as-built survey has been submitted and approved by the City. The intent of this paragraph is to ensure that all newly developed lots, prior to occupancy, are adequately served by utilities and have sufficient drainage, access, parking, and landscaping. In cases in which seasonal weather conditions make compliance with these conditions impossible, the parties may instead enter into an escrow agreement that meets the satisfaction of the City in order to provide the City with adequate assurances regarding the completion of such work.

c) If the Developer fails to comply with any of the provisions of this Agreement and such failure continues after notice and expiration of any applicable cure period, the City may refuse to issue a building permit or a certificate of occupancy for any lot on the Property. Developer shall endeavor to cause its successors in interest to said lots to inform purchasers of the existence of this Agreement and the obligations and restrictions created herein prior to the completion of the sale of such lots. Developer agrees to save and hold City harmless from any and all claims or actions brought by third parties arising from the withholding or the right to withhold the issuance of such permits and certificates.

17. Clean Up and Dust Control. The Developer shall clean on a daily basis dirt and debris from streets within and adjoining the Development resulting from construction work by the Developer, its contractors, agents or assigns. Prior to any construction on the Property or adjacent areas, the Developer shall identify to the City in writing a responsible party for erosion control, street cleaning, and street sweeping. The Developer shall provide dust control to the satisfaction of the City's engineer throughout construction of the Development.

18. Parking and Storage. The Developer agrees to provide adequate parking and storage area for workers, equipment, construction materials, or other items associated with the Improvements contemplated under this Agreement. Existing developed public roadways or rights-of-way shall not be utilized for these purposes except as allowed by the City in writing. All construction vehicles and other large equipment shall be parked safe distances from occupied lots and in a manner that does not become a public nuisance. The Developer and any other entity responsible for any construction-related activities within the Subdivision shall promptly adhere to any written direction from City staff related to the parking and storage of vehicles, large equipment and other construction materials.

19. Platting; Title Commitment. a) The Developer shall plat the Property in accordance with the Mantorville City Code, this Agreement, state statutes, and the City Approvals. The parties to this Agreement acknowledge that various potential modifications and revision issues associated with the plat may need to occur. The Developer agrees to undertake, assist with and resolve such issues as directed by the City. The Developer and the City agree to cooperate with each other and

their representatives regarding any reasonable requests made subsequent to the execution of this Agreement to revise or correct any errors in the plat and to provide any and all additional documentation deemed necessary by either party to effectuate such revisions or corrections to the plat.

b) Prior to recording the final plat with Dodge County, the Developer agrees to provide the City with current title work for the Property identifying any other entity with a legal interest in the Property, including but not limited to any entity with a mortgage interest, easement interest, etc. Any plat approval is subject to the Developer's compliance with this provision. The Developer shall also provide an updated Commitment for a Title Insurance Policy for the Property naming the City as the proposed insured and with the amount of coverage for this policy being equal to $50,000.00. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine what entities must execute the final plat and other documents to be recorded against the Property. The Developer shall cause a Title Insurance Policy to be issued consistent with the Commitment for a Title Insurance Policy provided by the Developer and the requirements of the City Attorney and with an effective date on which the final plat is recorded (the City may refuse to issue any building permits or certificates of occupancy until it is provided with said Title Insurance Policy). Further, the Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Agreement and by the City Attorney are recorded and all conditions for release of the final plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

20. Compliance with Laws. The Developer agrees to comply with all laws, resolutions, ordinances, regulations and directives of the state of Minnesota and the City applicable to the Development. This includes, but is certainly not limited to, the City Approvals. This Agreement shall be construed according to the laws of Minnesota. Breach of the terms of this Agreement by the Developer shall, among other remedies available to the City, be grounds for denial of building permits on the Property.

21. Agreement Runs with the Land. This Agreement shall be recorded among the land records of Dodge County, Minnesota. The provisions of this Agreement will run with the Property and be binding upon the Developer and its assigns or successors in interest. All references to the Developer contained herein also include the Developer's successors or assigns. No conveyance of the Property or any part thereof shall relieve the Developer of its liability for full performance of this Agreement unless the City expressly so releases the Developer in writing. As of the date hereof, the Developer warrants that to Developer's actual knowledge, there are no unrecorded encumbrances or interests relating to the Property. The Developer agrees to indemnify and hold the City harmless for any breach of the foregoing covenants. All documents associated with the Subdivision must be recorded in an order approved by the city attorney.

22. Indemnification. Notwithstanding anything to the contrary in this Agreement, the City, its officials, agents, employees, or contractors shall not be personally liable or responsible in any manner to the Developer, the Developer's contractors or subcontractors, material suppliers, laborers or any other person or persons for any claim, demand, damage, action or causes of action of any kind or character arising out of or by reason of the execution of this Agreement or the

performance and completion of the work required of the Developer under this Agreement. Except to the extent caused by the willful misconduct or negligence of the City, its officials, agents, employees, or contractors, the Developer will indemnify and hold the City, its officials, agents, employees, and contractors harmless from all such claims, demands, damages, actions, or causes of action and costs, disbursements and expenses of defending the same including, but not limited to, reasonable attorneys' fees, consulting engineering services, and other technical or professional assistance, including the work of City staff and employees. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which the City is entitled under Minnesota Statutes, Chapter 466 or otherwise. This section shall survive termination of this Agreement.

23. Assignment; Amendments. The Developer may not assign this Agreement without the prior written permission of the City, which consent shall not be unreasonably withheld, conditioned or denied. Any amendment to this Agreement must be in writing and signed by all parties.

24. Notices. Any notice or correspondence to be given under this Agreement shall be deemed to be given if delivered personally or sent by United States first class mail, postage prepaid, to the following:

(a)	as to the Developer:	Three Cord Homes LLC 1005 9th Avenue NW Byron, MN 55920-1560 Attn: Travis Seeger
(b)	as to the City:	City of Mantorville 21 5th St E PO Box 188 Mantorville, MN 55955 Attn: City Clerk/Treasurer
	with a copy to:	Kennedy & Graven, Chartered 700 Fifth Street Towers 150 South Fifth Street Minneapolis, MN 55402 Attn: Scott J. Riggs

or at such other address as either party may from time to time notify the other in writing in accordance with this section. The Developer shall notify the City if there is any change in its name or address.

25. Severability. In the event that any provision of this Agreement shall be held invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other section or provision of this Agreement.

26. Non-waiver. Each right, power or remedy conferred upon the City by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City at law or in equity, or under any other agreement. Each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy. If either party waives in writing any default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

27. Counterparts. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

****

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day and year first above written.

CITY OF MANTORVILLE

By: _____
Mayor

By: _____
Clerk-Treasurer

STATE OF MINNESOTA)
) ss.
COUNTY OF DODGE)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by _____, the mayor of the city of Mantorville, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF DODGE)

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by _____, the city clerk/treasurer of the city of Mantorville, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

THE DEVELOPER:

By: _____

Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025, by _____, the _____ of Three Cord Homes LLC, a limited liability company under the laws of Minnesota, by and on behalf of said company.

_____
Notary Public

This document drafted by:

Kennedy & Graven, Chartered
700 Fifth Street Towers
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300

MORTGAGEE CONSENT

The undersigned, Manufacturers Bank & Trust Company ("**Mortgagee**"), is owner and holder of that certain Commercial Real Estate Mortgage executed by Three Cord Homes LLC, a Minnesota limited liability company ("**Mortgagor**"), dated August 26, 2026 and recorded on September 11, 2026 in the Office of the County Recorder, Dodge County, Minnesota as Document No. A260224 (herein and to any extent amended, the "**Mortgage**") against the real property described in Exhibit A to the foregoing Developer's Agreement (the "**Agreement**").

Mortgagee hereby consents to the Agreement, and agrees that the Agreement shall remain in full force and effect even if Mortgagee forecloses its Mortgage; provided, that by consenting to the Agreement: (i) the Mortgagee does not in any manner constitute itself or obligate itself as Developer, as defined in the Agreement; and (ii) such consent does not modify or amend the terms and conditions of the Mortgage and related loan documents, as the same may be amended from time to time.

MORTGAGEE:
Manufacturers Bank & Trust Company

By: _____
Name: _____
Title: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, 2025, by _____, the _____ of Manufacturers Bank & Trust Company, on behalf of said company.

_____
Notary Public

EXHIBIT A TO
DEVELOPMENT AGREEMENT

LEGAL DESCRIPTION OF THE PROPERTY

Lots 1 through 4, Block 1, Three Cord Cottages, Dodge County, Minnesota.

EXHIBIT B TO
DEVELOPMENT AGREEMENT

LIST OF PLAN DOCUMENTS

The submitted sheets from WSE Massey (listed below), with the most recent revision date of _____, 2026, shall collectively constitute the Plans, which may still be subject to further requirements per prior direction from City staff and any requirements contained in the Agreement or City Approvals.

INDEX TO PLANS	
Sheet Title	Sht. No.
TITLE SHEET	1
SITE PLAN	2
GRADING PLAN	3
UTILITY PLAN	4
EXISTING DRAINAGE PLAN	5
PROPOSED DRAINAGE PLAN	6
DETAILS AND NOTES	7
STANDARD DETAILS	8-9

This plan contains 9 Total sheets

CITY OF MANTORVILLE
DODGE COUNTY, MINNESOTA

RESOLUTION 2026-28

A RESOLUTION CANVASSING THE
2026 MUNICIPAL GENERAL ELECTION RESULTS

WHEREAS, the City of Mantorville did conduct and hold a General Municipal Election on November 3, 2026 for the seats for Mayor and Councilmember (4-Year Term); and

WHEREAS, the City Council, acting as the Canvassing Board for the City of Mantorville, canvassed the Municipal General Election results of November 3, 2026 as follows:

Mayor	**Number of Votes**
Jeffrey Ingalls	385
Write-In	9

Councilmember (4-Year Term) – 2 Seats	**Number of Votes**
Jim Potter	320
Jerrod Kappers	265
Write-In	4

NOW, THEREFORE, BE IT RESOLVED that the City Council, acting as the Canvassing Board and having canvassed the returns of the Municipal General Election held on November 3, 2026, hereby accepts the 2026 Municipal General Election results, as presented.

Adopted by the City Council of the City of Mantorville, Minnesota, this 9th day of November 2026.

ATTEST:

Jeffrey Ingalls
Mayor

Gretchen Lohrbach
City Clerk-Treasurer

Program Overview

IMPORTANT NOTES:

- Projects that have received legislatively selected appropriations ("earmarks") or previous Local Road Improvement Program (LRIP) grants are not eligible for funding under this solicitation.
- Federally Recognized Indian Tribes are eligible to participate in Tribal LRIP Solicitations. Because Tribes may receive general fund appropriations only, and the 2026 LRIP program solicitation is supported entirely by general obligation bonds, a Tribal LRIP solicitation will not be held in 2026. Tribes are encouraged to collaborate with local project applicants by providing letters of support for projects located within Tribal boundaries or benefiting Tribal lands.
- Projects that begin construction before the anticipated LRIP selection notifications on March 30, 2027 are not eligible for funding under this solicitation. Note that all projects must follow all state aid processes, including plan review and approval by the District State Aid Engineer (DSAE). Refer to the Solicitation FAQs for additional information on state aid processes.
- Required design standards. Work on County State Aid Highways and Municipal State Aid Streets are subject to all the requirements in the State Aid Rules. For projects on county roads, municipal streets, and township roads, the DSAE will determine the appropriate design standards in consultation with the grantee and sponsor. The design standards could be from the State Aid Rules, American Association of State Highway and Transportation Official (AASHTO) A Policy on Geometric Design of Highways and Streets, or other design standards. Applicants can contact their District State Aid Engineer to discuss design standard assumptions during the application process if desired.

MnDOT requests responses for the 2026 Local Road Improvement Program (LRIP) solicitation.

The Local Road Improvement Program (LRIP) was established by the Minnesota legislature in 2002 and is defined in Minnesota Statute 174.52. The legislature appropriated $50,000,000 in general obligation (GO) bonds (of which $3,000,000 is designated for grants to townships) in Laws of Minnesota 2026 Session, Chapter 130, Article 1, Section 16, Subdivision 2. Depending on the number and quality of applications received, projects will be selected from this program for counties, state aid cities, non-state aid cities, and townships for the 2026 LRIP solicitation.

The LRIP provides funding for capital construction costs only – LRIP funds cannot be used for engineering, right-of-way, construction administration or other non-construction related costs. The statute describes three types of accounts with a specific intent for the types of local road projects that can be considered for the program.

1. The Trunk Highway Corridor Account provides funds to assist in paying the local share of local road improvements that are part of trunk highway projects. For consideration under this account, all the following conditions must be met, and a letter of support from the corresponding MnDOT District Engineer must be submitted.
    i. There must be a MnDOT trunk highway project in the State Transportation Improvement Plan (STIP). The State Project number must be provided in the application under Section E1 below.

ii. The local entity must have cost sharing responsibility. Only those costs for local road improvements outside of the trunk highway right-of-way and locally owned are eligible for LRIP funds.

Note that funds from this account are for local road improvements impacted by trunk highway projects where local entities have cost responsibility. LRIP funds cannot be used for improvements or projects on the trunk highway or within the trunk highway corridor right-of-way that may require local cost sharing per MnDOT's Cost Participation Policy. All LRIP funds cannot be used for work on a trunk highway or on trunk highway right-of-way.

2. The Routes of Regional Significance Account provides funds for the costs of constructing or reconstructing city streets, county highways, or town roads, with statewide or regional significance.
3. The Rural Road Safety Account funds capital safety improvement projects on County State Aid Highways primarily to reduce traffic crashes, deaths, injuries, and property damages. Funds from this account are eligible for use on County State Aid Highways only.

Program Goal

The MnDOT State Aid for Local Transportation Office, in partnership with the Office of Tribal Affairs and under the oversight of the LRIP Advisory Committee (per statute 174.52 Subd. 3), co-administers the Local Road Improvement Program. The criteria and process for determining eligibility and prioritizing projects are defined in 174.52 Subd. 5, with recommendations and guidance from the Advisory Committee. Following this, solicitation parameters and project grant recommendations are presented to the MnDOT Commissioner for approval. The program's goal is to provide funding assistance for roadway construction, reconstruction, or reconditioning projects.

Funding Availability

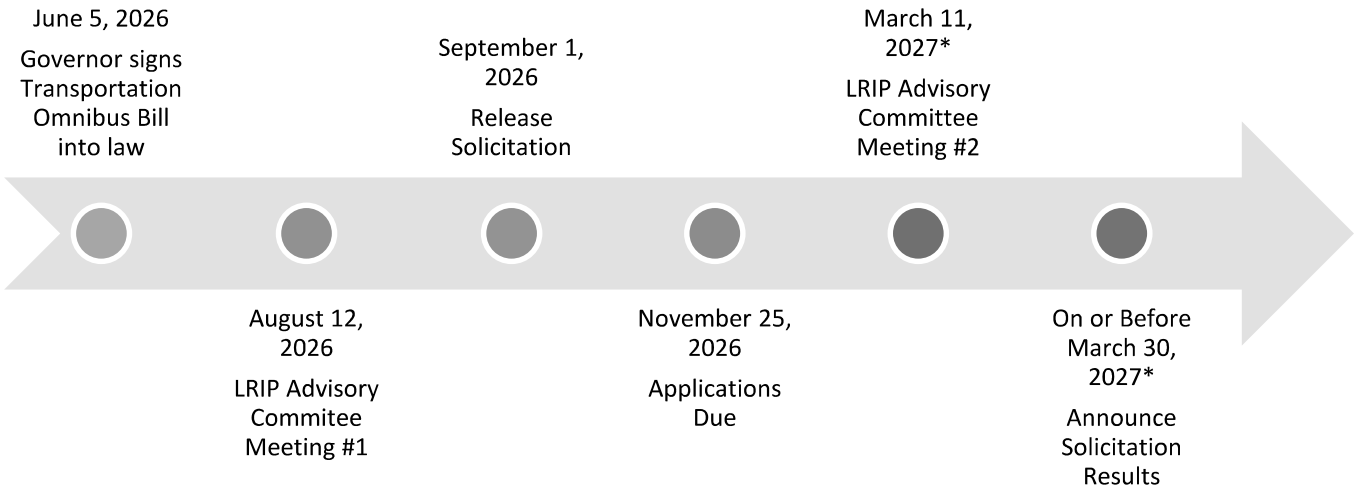
The competitive 2026 LRIP appropriation provides $50,000,000 in general obligation (GO) bond funding. Grant requests must range from a minimum of $50,000 to a maximum of $1,500,000 per project. Tribes are eligible to receive general funds only and are encouraged to partner with local entities on projects.

Grant funds may be requested for LRIP eligible construction costs, up to the maximum project amount, or be leveraged with other funding sources on a project.

LRIP funding does not require any local match, and grants are paid on a reimbursable basis (the grantee finances 100% of the project cost up front and submits State Aid Pay Requests for reimbursement as costs are incurred, typically monthly).

DEPARTMENT OF TRANSPORTATION

Solicitation Schedule



*Note that this schedule is subject to change depending on the number of applications submitted and review time required.

Project Requirements

Proposed projects must follow the listed requirements to be considered for grant funding:

1. Eligibility. The project must be a local road (street or highway) construction, reconstruction, or reconditioning project under one of the three accounts established in the LRIP.
   Notes:
   A. LRIP funds may not be used for right-of-way acquisition, engineering, construction administration/inspection, public or private utilities, work on trunk highways or work on trunk highway right-of-way, or standalone enhancement projects (landscaping, trails, sidewalks, ADA improvements, etc.).

2. Operations and Safety. Address a transportation deficiency and/or improve safety on local roads.

3. Account Specific Considerations

   i) Trunk Highway: The project must be located on a local road owned by the local entity that is impacted by a Trunk Highway project.

   ii) Regionally Significant. Demonstrate the regional significance of the route by being classified as a major collector or higher unless it meets one of the following criteria; a) identified in a regional plan as a farm-market artery, b) part of a 10-ton route system, c) part of an economic development plan, d) serves as a regional tourist destination, e) provides capacity

or congestion relief to a parallel trunk highway or county road, and f) is a connection to the regional system, trunk highway, or a county road.

iii) Rural Road Safety Account: The project must be located on a rural County State Aid Highway.

4. All eligible applicants must be supported by their entity board or council and other local entities impacted by the project, including project sponsor.
   Note: Cities that are not a State Aid city (populations less than 5,000) and townships must have a county project sponsor and support of the County Board. ***A city or township resolution in support of the project and a county board resolution for support and willingness to sponsor the project must be included in the application package****. See "Project Sponsor" section below for sponsor's tasks.*

5. Consider availability of other funding sources.

6. Be non-controversial.

   Note: Projects should have minimum problems or issues that could delay the letting and construction such as right-of-way acquisition, railroad, and historical impacts.

7. Expected useful life. Include permanent elements of the roadway corridor and have a minimum expected life of the project of 10 years. Maintenance type activities such as filling potholes, blading gravel roads, and ditch repairs are not eligible for LRIP.

8. High Impact. Provide letters of support from other local entities, Federally Recognized Indian Tribes, or public/private parties impacted by the improvement. For example, letters of support from area businesses regarding the impact and benefit of constructing a road to a 10-ton design standard.

9. Projects would be anticipated for construction in years **2027-2029**.

Eligible Entities

The 2026 LRIP Solicitation is available to a broad spectrum of political subdivisions. Townships and non-state aid city applicants must have a project sponsor. Note that a resolution of support is required from the applicant entity's governing council and from the project sponsor's governing council or board, if applicable. Additionally, resolutions of support must be submitted by all entities that will have property or right-of-way impacted by this project. Eligible applicants include:

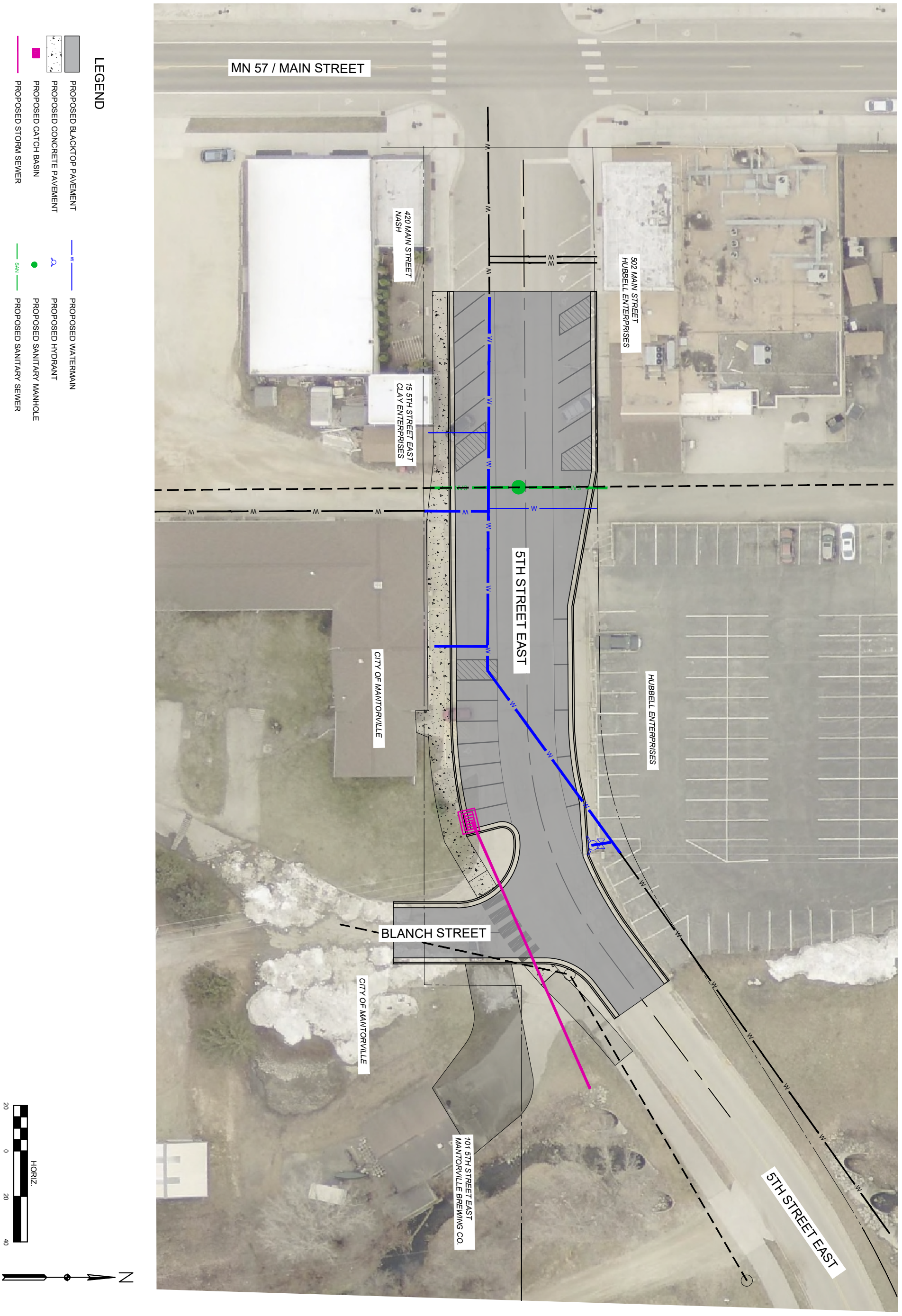
- Counties
- State Aid and non-State Aid Cities
- Townships

Project Sponsor

Township and non-state aid city applicants require a county to sponsor their application and project. The sponsor's tasks could include (see State Aid Manual, Chapter 5.3 Section X.), but are not limited to:

- Serve as the fiscal agent on behalf of the community

FILE PATH: S:\Jobs\Mantorville\6878.26\LRIP Application\Drawing\5th Street East - Concept.dwg PLOT DATE: 11/3/2026 10:40 AM



SCALE:	AS SHOWN
WHKS PROJECT NO.	6878.26
DRAWN BY:	SGH
CHECKED BY:	
SHEET	1 OF 1

FIGURE 1 - CONCEPT

5TH STREET EAST IMPROVEMENTS
MANTORVILLE, MN
2026

REVISIONS

NO.	DATE	DESCRIPTION

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

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

Name

Date _____ License No. _____

whks
engineers + planners + land surveyors

RESOLUTION NO. 2026-29

RESOLUTION SUPPORTING THE SUBMITTAL OF A MINNESOTA DEPARTMENT OF TRANSPORTATION LOCAL ROAD IMPROVEMENT PROGRAM (LRIP) GRANT APPLICATION FOR THE 5th STREET EAST IMPROVEMENT PROJECT

WHEREAS, the Minnesota Department of Transportation (MnDOT) has announced a solicitation for the 2026 Local Road Improvement Program (LRIP) grant funding cycle; and

WHEREAS, the City Council of Mantorville has identified a critical need to complete improvements on 5th Street East, from Highway 57 to Blanch Street (the "Project"); and

WHEREAS, the total estimated cost of the Project is $400,000, and the LRIP program provides critical funding assistance for qualifying local road construction and reconstruction projects; and

WHEREAS, the City of Mantorville supports the submittal of an application to MnDOT for LRIP grant funds in an amount up to $275,000 to fund the Project; and

WHEREAS, the City of Mantorville acknowledges that it is responsible for all project costs exceeding the awarded LRIP grant amount, including engineering, right-of-way acquisition, and non-eligible construction elements.

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

1. **Authorization:** The submittal of the 2026 LRIP grant application for the 5th Street East Improvement Project is hereby formally approved and supported.
2. **Execution:** The Mayor and the City Clerk-Treasurer are authorized to execute the grant application and any subsequent funding agreements required by MnDOT should the project be selected for funding.
3. **Financial Commitment:** The City guarantees that it will provide the local matching funds and cover any financial shortfalls necessary to complete the project as proposed.

Adopted by the City Council of Mantorville this 9th day of November, 2026.

Signed: _____
Jeffrey Ingalls, Mayor

Attest: _____
Gretchen Lohrbach, City Clerk-Treasurer

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Email: rochester@whks.com
Website: www.whks.com

whks
engineers + planners + land surveyors

November 4, 2026

City of Mantorville
21 5th Street East
P.O. Box 188
Mantorville, MN 55955

RE: Mantorville, MN
2026 Lead Service Line Replacement
Pay Request No. 1

Dear Honorable Mayor and City Council:

Enclosed is Pay Request No. 1 for work on the above referenced project. We recommend payment in the amount of $47,871.45 to:

KM Excavation LLC
480 Industrial Road
Mankato, MN 56001

Please contact me if you have any questions.

Sincerely,

***WHKS** & co.*

Scott Huneke, P.E.

SH/cpf

Enclosure

cc: Andy Johnson, KM Excavation, LLC
Cory Felderman, WHKS (10590.07)

2905 South Broadway
Rochester, MN 55904
Phone 507-288-3923

engineers + planners + land surveyors

PARTIAL PAYMENT ESTIMATE

FOR CONSTRUCTION WORK COMPLETED

Project: 2026 Lead Service Line Replacement
Project No.: 10590.07
Location: Mantorville, Minnesota
Contractor: KM Excavation

Bid Price: $234,064.00
Date: Nov. 4, 2026
Estimate #: 1
% Complete: 22%

Item No.	Description	Contract Quantity	Unit	Unit Price	Quantity Completed Previous Estimates	Quantity Completed This Estimate	Quantity Completed to Date	Total
1	MOBILIZATION	1	LUMP SUM	$12,680.00		0.8	0.8	$10,144.00
2	CLEAR & GRUBB (TREE)	2	EACH	$2,625.00			-	$0.00
3	REMOVE & REPLACE CONCRETE CURB	15	LF	$770.00			-	$0.00
4	REMOVE & REPLACE CONCRETE PAVEMNT	50	SQ YD	$210.00			-	$0.00
5	REMOVE & REPLACE BITUMINOUS PAVEMENT	9	EACH	$3,111.00			-	$0.00
6	SELECT GRANULAR EMBANKMENT (CV)	200	CU YD	$25.00			-	$0.00
7	TELEVISE SANITARY SERVICE BEFORE REPLACEMENT	15	EACH	$150.00		3	3	$450.00
8	TELEVISE SANITARY SERVICE AFTER REPLACEMENT	15	EACH	$150.00		3	3	$450.00
9	SANITARY SERVICE REPAIR	75	LF	$35.00			-	$0.00
10	WATER SERVICE REPLACEMENT - FULL (TRENCHLESS	10	EACH	$5,000.00			-	$0.00
11	WATER SERVICE REPLACEMENT - HALF - MAIN TO CURB STOP (TRENCHLESS)	4	EACH	$5,250.00			-	$0.00
12	WATER SERVICE REPLACEMENT - HALF - CURB STOP TO METER (TRENCHLESS)	1	EACH	$6,000.00		4	4	$24,000.00
13	GATE VALE BOX - TOP SECTION	5	EACH	$500.00			-	$0.00
14	1" COPPER WATER SERVICE (TRENCHLESS MATERIAL	1,150	LF	$11.00		70	70	$770.00
15	WATER SERVICE REPLACEMENT - TRENCH	75	LF	$62.00		106	106	$6,572.00
16	CONNECT TO INTERNAL PLUMBING	15	EACH	$735.00		4	4	$2,940.00
17	ELECTRICAL SERVICE GROUND	15	EACH	$315.00		3	3	$945.00
18	TRAFFIC CONTROL	1	LUMP SUM	$5,150.00		0.8	0.8	$4,120.00
19	SODDING TYPE LAWN	600	SQ YD	$2.10			-	$0.00
20	CONSTRUCTION ALLOWANCE	1	UNIT	$35,000.00			-	$0.00

Total Work Completed **$50,391.00**

Less 5% Retainage $2,519.55
Less Previous Payments $0.00

Net Payment this Estimate **$47,871.45**

CITY OF MANTORVILLE

DODGE COUNTY, MINNESOTA

RESOLUTION 2026-29

A RESOLUTION ACCEPTING A CONDITIONAL DONATION FROM THE MANTORVILLE RESTORATION ASSOCIATION FOR FIRE DEPARTMENT EQUIPMENT

WHEREAS, under Minnesota Statutes, section 465.03, the City of Mantorville, Minnesota ("City") is authorized to accept donations for the benefit of its citizens and in accordance with the terms prescribed by the donor; and

WHEREAS, the Mantorville Restoration Association ("Donor"), a nonprofit organization, has offered to donate the sum of $12,000.00 (the "Donation") to the City for the specific and restricted purpose of supporting the Mantorville Fire Department; and

WHEREAS, at the request of the Donor, the Donation is made upon the City's adherence to the following conditions:

1. **Restricted Use.** The Donation shall be used solely for the purchase, repair, replacement, or improvement of equipment for the Mantorville Fire Department. Under no circumstances shall the Donation be used for general operating expenses or unrelated purposes.

2. **Establishment of Fund.** The City shall establish a separate account or designated fund within its financial system to ensure proper tracking, accounting, and reporting of the Donation and all related expenditures.

3. **Reporting.** At the request of the Donor, the City will provide a report to the Donor and may also coordinate with the Mantorville Fire Department Relief Association regarding the use of funds and equipment acquisitions.

4. **Return of Funds.** In the event the City is unable or unwilling to use the Donation in accordance with the stated restrictions, any unused portion of the Donation shall be returned to the Donor, unless otherwise agreed to in writing by Donor.

; and

WHEREAS, the City Council finds that acceptance of the Donation, subject to the stated restrictions above, serves a valid public purpose and enhances public safety for the residents of Mantorville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANTORVILLE, MINNESOTA, AS FOLLOWS:

1. The City hereby accepts the Donation from the Mantorville Restoration Association in the amount of $12,000.00, subject to the terms and conditions set forth herein.
2. If requested by Donor, the City Clerk/Treasurer is directed to issue a receipt acknowledging the City's receipt of the donation.
3. City staff and consultants are authorized to take any additional actions necessary or convenient to accomplish the intent of this resolution.

Approved by the City Council of the City of Mantorville, Minnesota, this 9th day of November, 2026.

_____
Mayor

ATTEST:

_____
Clerk/Treasurer

MINNESOTA LAWFUL GAMBLING 02/16

LG555 Government Approval or Acknowledgment for Use of Gambling Funds

Keep this completed form attached to the LG100C in your organization's records. You do not need to submit this form to the Gambling Control Board or the Department of Revenue.

ORGANIZATION AND EXPENDITURE INFORMATION (attach additional sheets if necessary)

Organization Name: Mantorville Restoration Association | License Number:

Address: PO Box 311 | City/State/Zip: Mantorville, MN, 55955

1. Amount of proposed lawful purpose expenditure: $ 12,000.
2. Check one expenditure category:
   - [X] A. **Contribution to a unit of government**—United States, state of Minnesota, or any of its subdivisions, agencies, or instrumentalities.
   - [ ] B. **Wildlife management project or activity** that benefits the public at large, with approval by the Minnesota Department of Natural Resources (DNR).
   - [ ] C. **Grooming and maintaining snowmobile or all-terrain vehicle trails** established under Minnesota Statutes, Sections 84.83 and 84.927, including purchase or lease of equipment, with approval by the DNR. All trails must be open to public use.
   - [ ] D. **Supplies and materials for safety training and educational programs** coordinated by the DNR, including the Enforcement Division.
   - [ ] E. **Citizen monitoring of surface water quality testing** for public waters by individuals or nongovernmental organizations, with Minnesota Pollution Control Agency (MPCA) guidance on monitoring procedures, quality assurance protocols, and data management, providing that data is submitted to the MPCA.
3. Describe the proposed expenditure, including vendors:

City of Mantorville. Fire Dept. Eq. Donation

- **NO FINANCIAL OR OTHER BENEFIT:** I affirm that the contribution or expenditure does not result in any monetary, economic, financial, or material benefit to our organization, in compliance with Minn. Rule 7861.0320, subp. 17, para. C.
- **FOR DNR-RELATED PROJECTS:** I affirm that when lawful gambling funds are used for grooming and maintaining snowmobile or all-terrain vehicle trails or for any wildlife management project for which reimbursement is received from a unit of government, the reimbursement funds must be deposited in our lawful gambling account and recorded on form LG100C.
- **FOR SURFACE WATER QUALITY TESTING:** I affirm that the MPCA has been consulted in developing the monitoring plan and that the data collected will be submitted to the MPCA. Send form for signature to: Manager, Water Monitoring Section, Minnesota Pollution Control Agency, 520 Lafayette Road North, St. Paul, MN 55155. Website: www.pca.state.mn.us

Lynda Kram — Chief Executive Officer's Signature | 10-16-26 — Date

Linda Kram — Print Name | Daytime Phone

GOVERNMENT APPROVAL/ACKNOWLEDGMENT

Contribution amount: $ 12,000. Government use of contribution (check one):

- [ ] **Wildlife**—DNR approves the wildlife management project or activity.
- [ ] **Trails**—DNR approves the grooming/maintaining of snowmobile and/or all-terrain vehicle trails.
- [ ] **Safety training**—DNR approves the supplies/materials for DNR safety training and educational programs.
- [ ] **Water quality testing**—MPCA approves the surface water quality testing project.
- [X] **Donation to other unit of government** (city, county, state, federal, or any of their subdivisions) provided the funds will not be used for a pension or retirement fund.

Unit of Government: Fire Department | Phone: (507) 635-5440

Address: 215th St. East | City/State/Zip: Mantorville, MN 55955

By signature below, the representative of the unit of government acknowledges and approves the contribution amount for the use as listed above.

Signature | Date

Print Name | Title

Questions? Contact the Minnesota Gambling Control Board at 651-539-1900. This form will be made available in alternative format (i.e. large print, braille) upon request. The information requested on this form will become public information, when requested by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

Meeting 1 (Oct first meeting): Core Administration & Professional Services

City operations, personnel allocations, internal services, and public safety contracts.

- **Revenues to Review:** General property taxes (31000), local government aid (33401), licenses, permits, and franchise fees.
- **Expenditures & Line Items:**
  - **Legislative & Elections:** Mayor/Council salaries, training, publishing
  - **Financial Administration & Accounting:** Staff salaries/benefits breakdown, auditing contracts, legal fees, assessing, software/IT services (Banyon, On-Site Computers, Laserfiche), and postage
  - **Buildings & Plant:** City Hall maintenance, utilities, property insurance, and communications .
  - **Public Safety:** Police protection contract (including the ambulance allocation) and Fire Department operations, training, and equipment

Meeting 2 (Oct second meeting): Infrastructure, Streets, & Public Works

Roads, transportation, winter maintenance, lighting, and capital debt tied to public works.

- **Revenues to Review:** Intergovernmental road grants, county highway aid, and state aids.
- **Expenditures & Line Items:**
  - **Streets Department:** Salaries, motor fuels, street maintenance materials, safety/OSHA, and major CIP items for 2027 (e.g., 8th St W, Alley near Fire Hall, culvert cleaning, crack/chip sealing, and striping) .
  - **Ice and Snow Removal:** Grader/plow maintenance, motor fuels, and snow removal costs.
  - **Street Lighting:** Electric utilities and solar distribution impacts.
  - **Building Inspections & Engineering:** Construction management, zoning fees, and engineering professional fees.
  - **Debt Service & Capital Funds:** GO bonds, equipment notes (like the plow truck note), and capital transfers

Meeting 3 (Nov first meeting): Water & Sewer Utilities

Enterprise funds, utility personnel allocations, system maintenance, and long-term utility health.

- **Revenues to Review:** Utility billing, user fees, and enterprise fund transfers.
- **Expenditures & Line Items:**
  - **Water Utility Fund:** Personnel wage/benefit distributions (Wade, Joe, Deputy Clerk, Gretchen splits), operational supplies, testing, equipment maintenance, and capital improvement needs.
  - **Sewer Utility Fund:** Staff allocations, maintenance materials, treatment operations, and regulatory compliance costs.
  - **Shared Utility Overheads:** Cross-departmental overtime allocations and PERA/benefit splits for public works staff.

Meeting 4 (Nov Second Meeting): Parks, Recreation, Campground, & Economic Development (EDA)

Focus on community spaces, quality of life projects, tourism/campground drivers, and local economic partnerships.

- **Revenues to Review:** Park shelter/bandshell rentals, park fees, and miscellaneous contributions.
- **Expenditures & Line Items:**
    - **Parks & Recreation:** Park staff wage/benefit allocations, supplies, park building/machinery maintenance, port-a-potty rentals, and the 2027 Park Board wish list items (e.g., Riverside play borders, rip-rap, park tree management, mower/gator leases, and Slingerland playground updates).
    - **Campground:** Campground wage allocations and operational upkeep.
    - **Economic Development Authority (EDA):** CEDA contract, city-wide event support, and local promotion.

WAGE DISTRUBUTION with no wage increases **2027**

EMPLOYEE	DEPARTMENT	WAGE	Winter %	Summer %	Salary		Benefits
Seasonal	Parks		0.00%	100.00%	$14,634.90		$3,618.00
	Overtime	$0.00			**$14,634.90**		**$3,618.00**
$14,635	Health & HSA	$0.00					
	Dental	$0.00					
	Life	$0.00					
15.48%	PERA, SocS, Medcar	$2,265.48					
Wade Schroeder	Water		16.00%	16.00%	$9,820.80		$3,953.55
	Sewer		21.00%	21.00%	$12,889.80		$5,189.03
$60,507.20	Streets		39.00%	39.00%	$23,938.20		$9,636.78
	Parks		24.00%	24.00%	$14,731.20		$5,930.32
Overtime based on 20 hours	Overtime	**$872.80**			**$61,380.00**		**$24,709.68**
	Health & HSA	$14,008.00					
	Dental	$557.88					
	Life	$642.18					
15.48%	PERA, SocS, Medcar	$9,501.62					
Deputy City Clerk	Water		25.00%	25.00%	$12,484.38		$5,734.60
	Sewer		25.00%	25.00%	$12,484.38		$5,734.60
$48,880	Clerk		25.00%	25.00%	$12,484.38		$5,734.60
	Campground		25.00%	25.00%	$12,484.38		$5,734.60
Overtime based on 30 Hours	Overtime	**$1,057.50**			**$49,937.50**		**$22,938.39**
	Heatlh & HSA	$14,008.00					
	Dental	$557.88					
	Life	$642.18					
15.48%	PERA, SocS, Medcar	$7,730.33					
Gretchen Lohrbach	Clerk		80.00%	80.00%	$58,689.60		$21,251.60
	Water		10.00%	10.00%	$7,336.20		$2,656.45
$73,362.00	Sewer		10.00%	10.00%	$7,336.20		$2,656.45
	Overtime	**$0.00**			**$73,362.00**		**$26,564.50**
	Health & HSA	$14,008.00					
	Dental	$557.88					
	Life	$642.18					
15.48%	PERA, SocS, Medcar	$11,356.44					
Joe Adams	Water		16.00%	16.00%	$11,306.03		$4,183.46
	Sewer		21.00%	21.00%	$14,839.17		$5,490.80
$68,203	Streets		39.00%	39.00%	$27,558.45		$10,197.19
	Parks		24.00%	24.00%	$16,959.05		$6,275.20
Overtime based on 50 hours	Overtime	**$2,459.50**			**$70,662.70**		**$26,146.65**
	Health & HSA	$14,008.00					
	Dental	$557.88					
	Life	$642.18					
15.48%	PERA, SocS, Medcar	$10,938.59					
				Salary Total	**$269,977.10**	**Benefit Total**	**$103,977.21**

Department Breakdown	Salaries	Benefits
Water Utility	$40,947.41	$16,528.06
Sewer Utility	$47,549.54	$19,070.88
Public Works	$51,496.65	$19,833.97
General Government	$71,173.98	$26,986.19
Campground	$12,484.38	$5,734.60
Parks	$46,325.15	$15,823.52
3.6% COLA	**$6,080.00**	**$940.00**
Total Salary	**$276,057.10**	**$104,917.21**
Overtime Portion of Total Salaries is	**$4,389.80**	

2027 Hourly Wage Cola + Percent

Hourly rates	2026 Hourly	2027 with COLA Increase	Projected Hrs for 2027	Projected Overtime Hrs	2026	4% Increase with COLA	3% increase with COLA	2% increase with COLA	1% increase with COLA
Gretchen Lohrbach	$35.27	**$36.20**	2080	120	$35.27	$36.68	$36.33	$35.98	$35.62
Wade Schroeder	$29.09	**$29.86**	2080	20	$29.09	$30.25	$29.96	$29.67	$29.38
Luellen Lewis - Seasonal	$16.50	**$16.93**	780	0	$16.50	$17.16	$17.00	$16.83	$16.67
Deputy City Clerk	$23.50	**$24.12**	2080	30	$23.50	$24.44	$24.21	$23.97	$23.74
Joe Adams	$32.79	**$33.65**	2080	50	$32.79	$34.10	$33.77	$33.45	$33.12
Brad Suhr - Seasonal	$19.61	**$20.13**	90	0	$19.61	$20.39	$20.20	$20.00	$19.81

COLA for 2027 is projected to be 3.6%

Overtime Hours	2023	2024	2025	2026 YTD	
Joe Adams	50	127	44	22.25	2025 cost - $2,164
Wade Schroeder	30	70	21	8	2025 cost - $916
Wendy Siewert (Gretchen Lohrbach was 2023 & 2024)	23	1	158	86	2025 cost - $5,570
Brad Suhr - Parks	0	0	0	2.5	2025 cost - $0.00
Gretchen Lohrbach	187	64	159.85		salary-no overtime
				2025 Overtime Cost	$8,650

General Budget Increase with Pay Raises	Salaries will Increase	Benefits will Increase
COLA Only - 3.6%	$6,080.00	$940.00
COLA 3.6 + 1%	$7,775.00	$1,200.00
COLA 3.6 + 2%	$9,465.00	$1,465.00

These breakouts are found in Individual Departments but already figured in final expenses

2027 BENEFITS

	2027	2026	2025			
PERA	**7.50%**	**7.50%**	7.50%			
Medicare	**1.45%**	**1.45%**	1.45%			
Social Security	**6.20%**	**6.20%**	6.20%			
PFML	**0.33%**			2027/Person	2026/Person	2025/Person
					4	4
Health - 8.52% Increase	**$49,032.00**	**$45,092.46**	$42,420.00	$12,258.00	$11,296.00	$10,065.00
Dental- 3% increase	**$2,231.52**	**$2,168.64**	$1,975.00	$557.88	$542.16	$494.00
Life + STD - 3% increase	**$2,568.72**	**$2,493.90**	$2,421.00	$642.18	$624.00	$605.00
Insurance Deductible						
Uniform/Boot Allowance	**$1,000.00**	**$1,000.00**	$1,000.00	$500.00	$500.00	$500.00
Office Employee Clothiing Allowance	**$400.00**	**$400.00**	$400.00	$200.00	$200.00	$200.00

History of Health Premiums

Year	Single	Family
2024-Plan 1	$863.76	$1,804.73
2025	$883.62	$1,905.32
2026	$941.32	$2,029.00
2027	$1,021.50	$2,202.62

Increase employer contribution for 2027 to health savings account from $1,700 to $1,750 based on:

City pays half of the single deductible to each employee's HSA

Deductible payment history:

Year	Deductible(Single)
2025	$3,300.00
2026	$3,400.00
2027	$3,500.00

CITY OF MANTORVILLE

2027 Preliminary Budget

11/9/2026
Through PR 22

2027 General Budget w/ 2026 YTD

			2024 Budget	2025 Budget	2026 Budget	2027 Budget
LEVY BREAKDOWN			Final	Final	Final	Preliminary
Account			Final Levy Set 6.5%	Levy Set 7.5%	Levy set 5%	Levy set at 9.9%
101-			$634,031.91	$681,584.00	$715,664.00	
31000		Property tax	$595,334.19	$634,031.91	$681,584.00	$715,664.00
		Property tax + 1%	$601,287.53	$640,372.22	$688,400.00	$722,820.64
		Property tax + 2%	$607,240.87	$646,712.55	$695,216.00	$729,977.28
		Property tax + 3%	$613,194.22	$653,052.86	$702,032.00	$737,133.92
		Property tax + 4%	$619,147.56	$659,393.18	$708,848.00	$744,290.56
		Property tax + 5%	$625,100.90	$665,733.51	$715,664.00	$751,447.20
		Property tax + 6%	$631,054.24	$672,073.83	$722,479.00	$758,603.84
			$634,031.91			
		Property tax + 7%	$637,007.58	$678,414.14	$729,295.00	$765,760.48
				$681,584.30		
		Property tax + 8%	$642,960.93	$684,754.46	$736,111.00	$772,917.12
		Property tax + 9%	$648,914.27	$691,094.78	$742,927.00	$780,073.76
		Property Tax + 9.9%				$786,514.36
		Property tax +10%	$654,867.61	$697,435.10	$749,742.73	$787,230.40
		Property tax + 11%	$660,820.95	$703,775.42	$756,559.00	$794,387.04
		Property tax + 12%	$666,774.29	$710,115.74	$763,374.00	$801,543.68
		Property tax + 13%	$672,727.63	$716,456.06	$770,190.00	$808,700.32
		Property tax + 14%	$678,680.98	$722,796.38	$777,066.00	$815,856.96
		Property tax + 15%	$684,634.31	$729,136.69	$783,822.00	$823,013.60
		Property Tax + 16%				
		Property Tax + 17%				
		Property Tax + 18%				
		Property Tax + 19%				
		Property Tax + 20%				

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS	
101-		REVENUES	Final Levy 6.5%	End of Year	Final Levy 7.5%	End of Year	Final Levy 5%	YTD	Preliminary		
31000		Property Tax	$634,031.91	$626,746.68	$681,584.00	$679,960.96	**$715,664.00**	**$385,504.83**	**$715,664.00**		emailed assessor
32000		Permits & Licenses	$550.00	$1,860.00	$2,100.00	$2,470.00	**$2,500.00**	**$3,317.00**	**$3,300.00**	Rental, Golf Cart, Garbage, vendors, excavation permits	
32110		Liquor Licenses	$8,200.00	$8,200.00	$8,200.00	$5,500.00	**$8,200.00**	**$2,700.00**	**$8,200.00**	Liquor License fees	
32210		Building Permits	$10,000.00	$4,907.16	$4,000.00	$5,495.12	**$26,000.00**	**$12,878.95**	**$30,000.00**	Building permit fees, added $22,000 because of Eagle Meadows home permits for 2026, have not seen any as of yet	
32240		Animal Licenses	$100.00	$25.00	$100.00	$175.00	**$175.00**	**$0.00**	**$50.00**	Dog tags	
32241		Animal Impound Fee	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	Animal impound fees	
33000		Intergovernmental Revenues	$0.00	$1,710.78	$1,800.00	$1,779.21	**$1,832.00**	**$1,850.37**	**$1,906.00**	Typically grant dollars (FD DNR grant) Snow Removal from State	
33160		Other Grants	$0.00	$15,000.00	$0.00	$0.00	**$0.00**	**$75,182.95**	**$0.00**	Received Compeer in 2024 for $5,000, SEMMCHRA Small Cities Reimbursement dollars, matching expense is in EDA	
33170		FEMA Grants	$0.00	$39,650.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	$36,055.80 From flood in June 2024	
33400		State Grants & Aids	$0.00	$49,398.76	$0.00	$14,464.00	**$24,025.00**	**$8,232.00**	**$22,305.00**	Small Cities Assistance	is actual amount
33401		Local Government Aid	$376,877.00	$344,869.00	$375,181.00	$345,120.00	**$345,427.00**	**$172,713.50**	**$345,590.00**		is actual amount
33402		Market Value Credit	$0.00	$428.37	$0.00	$538.83	**$0.00**	**$0.00**	**$500.00**	Revenue offset of property tax	
33422		Other State Aid Grants	$0.00	$0.00	$0.00	$47,300.00	**$0.00**	**$0.00**	**$0.00**		
33423		PERA Aid	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	Offset to PERA; employee retire	
33440		Fire Department Grant	$0.00	$4,599.00	**$40,000.00**	$0.00	**$0.00**	**$40,000.00**	**$0.00**	**Grant for 2025 radios received in 2026**	
33610		County Highway Aid	$5,836.96	$6,395.93	$6,580.00	$7,247.42	**$7,300.00**	**$7,179.00**	**$7,300.00**	Aid dollars to offset highway maintenance	
34101		City Property Rent Revenue	$12,100.00	$12,097.00	$12,096.00	$11,586.00	**$10,440.00**	**$8,700.00**	**$10,580.00**	Tower lease with AT&T	is actual amount
34103		Zoning and Subdivision Fees	$1,000.00	$0.00	$500.00	$400.00	**$600.00**	**$1,654.00**	**$600.00**	public hearing/other zoning	
34107		Assessment Search Fee	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**		
34202		Fire Department Contracts	$74,300.00	$74,300.00	$78,015.00	$78,015.00	**$81,916.00**	**$78,015.00**	**$78,265.00**	**annual township fire contracts, est 5% increases? Decided to keep the same for year 2026.**	
34203		Fire Dept. - Fire calls	$1,500.00	$5,975.00	$3,000.00	$3,733.60	**$5,000.00**	**$2,530.00**	**$2,500.00**	Fees for fire calls & Pool Fills	
34780		Park Fees	$800.00	$450.00	$600.00	$2,030.00	**$2,000.00**	**$2,010.00**	**$2,000.00**	Shelter & Bandshell rental fees	
35000		Fines and Forfeits	$700.00	$1,000.41	$900.00	$726.03	**$1,000.00**	**$735.40**	**$1,000.00**	City share of Dodge County issued tickets	
36200		Miscellaneous Revenues	$1,000.00	$10,703.95	$300.00	**$7,511.99**	**$500.00**	**$2,575.57**	**$500.00**	Copies, scrap metal, auction items, city clothing, Joint Ventures payments, P&Z attorney and engineer fees 2025 Eagle meadows Final Plat, 2024 Xcel Reimbursement, 2026 Public Works sale items	
36201		Refunds and Reimbursements	$6,500.00	**$30,199.50**	$6,500.00	$8,149.05	**$5,000.00**	**$16,196.07**	**$8,000.00**	Dividend checks LMC, LMCIT, Health Ins, IRS, Fire Dept Reimburse, 2024 high Because Of Large IRS Refunds & Street Light Reimbursement from Xcel	changed from $6,000
36210		Interest Earnings	$36,000.00	$31,845.23	$35,320.00	$26,698.06	**$25,000.00**	**$20,897.57**	**$26,000.00**	Interest on investments, savings, checking **that are Allocated to General Fund**	
36230		Contributions and Donations	$200.00	$200.00	$200.00	$751.95	**$100.00**	**$444.86**	**$200.00**	National Night Out 2025	changed from $100
38050		Cable Franchise Fees	$6,000.00	$6,285.36	$6,600.00	$1,603.83	**$460.00**	**$460.80**	**$460.00**	Cable franchise fees - Mediacom same per Qtr., Kmtel is gone	
39200		Interfund Operating Transfer	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**			
39201		Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**			
39202		Contribution-Enterprise Funds	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**			
39203		Transfer from General Funds	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**			
39300		Proceeds Gen long term Debt	$0.00	$22,500.00	$0.00	$0.00	**$0.00**	**$0.00**		Recording John Deere Lease in 2024	
		Total Revenues	**$1,175,695.87**	**$1,299,347.13**	**$1,263,576.00**	**$1,251,256.05**	**$1,263,139.00**	**$843,777.87**	**$1,264,920.00**		

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS
101-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Final Levy 7.5%	EOY Spent	Final Levy 5%	YTD Spent	Preliminary	
41110		LEGISLATIVE (MAYOR/COUNCIL)								
	101	Salaries	$9,200.00	$9,278.26	$9,200.00	$9,200.00	**$9,200.00**	**$0.00**	**$9,200.00**	Mayor and Council salary
	120	Council Benefits	$704.00	$709.78	$704.00	$703.80	**$704.00**	**$0.00**	**$705.00**	SS, Medicare for Council
	151	Workers Comp Ins. Premium	$119.00	$95.03	$115.00	$229.59	**$220.00**	**$71.08**	**$150.00**	Work Comp for Council Members
	208	Training, Mileage	$1,000.00	$350.00	$1,000.00	$369.98	**$350.00**	**$0.00**	**$300.00**	LMC Councilmember Training (LMC), training from City Attorney
	352	Publishing	$2,500.00	$3,360.54	$3,000.00	$2,896.39	**$2,300.00**	**$3,156.11**	**$2,400.00**	Legal Notices Published in Paper
	365	Other Insurance	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	430	Miscellaneous	$100.00	$226.20	$100.00	$3,798.63	**$100.00**	**$232.98**	**$250.00**	Name Plates, etc., 2025 fema not received (auditor)
	433	Dues and Memberships	$2,100.00	$960.00	$2,400.00	$1,991.00	**$2,000.00**	**$2,181.00**	**$2,300.00**	Dues to LMC, SEMLM, SESC, MCFOA, IIMC
	490	Donations to Civic Organizations	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
		TOTAL	**$15,723.00**	**$14,979.81**	**$16,519.00**	**$19,189.39**	**$14,874.00**	**$5,641.17**	**$15,305.00**	
41200		OPERATING TRANSFERS								
	720	Operating Transfers	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
		TOTAL	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

*Items in red have gone over budget

2027 General Budget W/2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS	
101-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Final Levy 7.5%	EOY Spent	Final Levy 5%	YTD Spent	Preliminary		
41410		ELECTIONS									
	101	Salaries	$4,500.00	$3,148.75	$0.00	$0.00	$3,500.00	$1,013.50	$0.00	Training, Election Day Support	
	120	Benefits	$682.00	$87.93	$0.00	$0.00	$95.00	$6.70	$0.00	Soc Sec, Medicare for Election Staff	
	430	Miscellaneous	$300.00	$340.07	$0.00	$0.00	$300.00	$51.75	$0.00	Food for Elections Staff	
		TOTAL	$0.00	$3,576.75	$0.00	$0.00	$3,895.00	$1,071.95	$0.00		
41500		Financial Administration									
	101	Salaries	$68,592.87	$65,190.92	$68,728.00	$74,166.58	$73,320.00	$58,791.48	$71,174.00		
									$2,560.00	3.6 % COLA	
	120	Employee Benefits	$24,778.55	$18,626.20	$24,912.46	$23,178.83	$26,658.50	$21,593.15	$26,896.00	SS, Medicare, Health, Dental, life, PERA etc., wellness pool	
									$395.00	3.6% COLA	
	151	Workers Comp Insurance	$979.00	$785.89	$980.00	$118.84	$800.00	$204.51	$400.00		
	200	Supplies	$1,200.00	$1,077.45	$1,200.00	$876.57	$1,200.00	$841.59	$1,000.00	City Hall related Supplies	
	208	Training, Mileage	$1,500.00	$1,212.30	$1,500.00	$1,852.97	$1,900.00	$1,418.32	$900.00	Training/Conference for Clerk & Deputy Clerk, MCFOA	
	300	Professional Services	$4,800.00	$9,432.40	$9,500.00	$8,891.37	$10,165.00	$7,034.14	$12,500.00	Banyon, Blue Host, On-Site Computers, WEX HSA, Adobe lease, Laserfiche	Added Laserfiche $2,646
	312	Animal Impound Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
	315	Recording Fees	$400.00	$91.00	$400.00	$97.00	$400.00	$46.00	$150.00	Paid to Dodge County Recorder	
	322	Postage	$5,500.00	$2,267.09	$2,700.00	$707.18	$1,000.00	$584.25	$800.00	Monthly UB mail, all other correspondence, supplies, 4.5% increase forecast for 2027	
	350	Printing/Binding	$1,800.00	$2,301.92	$2,300.00	$2,950.00	$2,300.00	$2,903.11	$3,000.00	All printing + copier maintenance costs	Renegotiate? Working on
	437	Other Miscellaneous	$1,000.00	$934.21	$1,000.00	$1,165.85	$1,000.00	$460.11	$1,000.00	Misc Items plus $500 for National Night Out, high in 2025, but received donations to off-set	
	444	COVID-19 Emergency	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
	445	Health & Wellness	$530.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
	570	Capital Outlay	$6,800.00	$0.00	$1,600.00	$2,345.51	$1,600.00	$1,315.99	$3,500.00	Had to purchase new hard drive in 2025, **Includes $2,500 for ADA website update**	Moved Laserfiche & can move website building (under $5,000), but is also an intangible asset
	700	Funds Transfer	$0.00	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00		
		Total Financial Administration	$117,880.42	$111,919.38	$114,820.46	$116,350.70	$120,343.50	$95,192.65	$124,275.00		
41530		Accounting									
	301	Accounting & Auditing Services	$24,000.00	$25,250.00	$25,000.00	$24,250.00	$25,000.00	$26,460.00	$27,200.00	Yearly Audit Expense/Contract	2027 Quote
		Total Accounting & Auditing Services	$24,000.00	$25,250.00	$25,000.00	$24,250.00	$25,000.00	$26,460.00	$27,200.00		
41550		Assessing									
	310	Assessing	$6,950.00	$7,431.33	$7,400.00	$7,318.89	$6,750.00	$6,610.00	$7,167.00	Assessor Contract, taxes to Township	
		Total Assessing	$6,950.00	$7,431.33	$7,400.00	$7,318.89	$6,750.00	$6,610.00	$7,167.00		
41600		Law/Legal Services									
	304	Legal Fees	$20,000.00	$29,240.63	$20,000.00	$43,216.75	$33,000.00	$31,321.94	$36,000.00	Includes $2,500 Codification	
		Total Law/Legal Services	$20,000.00	$29,240.63	$20,000.00	$43,216.75	$33,000.00	$31,321.94	$36,000.00		

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3.6% cola raises wages by $2560 and benefits by $395 - reflected in budget
4.6% is $3,275 and $505
5.6% is $3,985 and $615

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS
101-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Levy 7.5%	EOY Spent	Levy 5 %	YTD Spent	Prliminary	
41940		General Govt. Buildings/Plant								
	200	Supplies	$800.00	$799.09	$1,000.00	$935.38	**$1,000.00**	**$636.61**	**$1,000.00**	Supplies related to Buildings (lights, furnace, water, flags etc.)
	220	Building Maintenance & Repairs	$3,500.00	$11,664.35	$5,200.00	$4,712.68	**$5,000.00**	**$4,892.44**	**$5,000.00**	2024 High Furnace/Air Replacement 2026 Repair Bridge Light $1,500
	228	Equipment Repairs & Maintenance	$2,000.00	$1,430.59	$2,000.00	$4,043.16	**$3,500.00**	**$1,718.29**	**$2,500.00**	Repairs to Computers, lights, etc. 2024 high meter repair, 2026 - Eyewash Mixer $1.200 & Fire Cabinet $1,600
	321	Communications	$3,500.00	$3,036.02	$3,550.00	$3,532.81	**$4,700.00**	**$2,289.22**	**$3,500.00**	Telephone, Internet, security cameras $1,200 for 2026
	362	Property Insurance	$26,000.00	$26,801.00	$28,500.00	$27,281.00	**$27,000.00**	**$26,305.00**	**$27,000.00**	Insurance for all City Property
	380	Utilities	$11,000.00	$8,087.66	$13,000.00	$13,527.40	**$9,650.00**	**$10,301.08**	**$14,000.00**	Electric & Gas & Solar - approx 5.8% increase 2027
	384	Refuse, Garbage	$2,120.00	$2,255.22	$2,000.00	$2,421.00	**$2,500.00**	**$2,436.81**	**$2,500.00**	City Hall dumpster (split with Fire)
	417	Employee Uniforms	$1,400.00	$1,152.18	$1,400.00	$783.01	**$1,400.00**	**$149.99**	**$1,400.00**	$500/yr non office employees; $200/yr office employees
	439	Janitors	$1,680.00	$1,105.00	$1,800.00	$1,235.00	**$1,300.00**	**$1,430.00**	**$1,600.00**	Janitorial service @ $65 twice monthly
		Total General Govt. Buildings/Plant	**$52,000.00**	**$56,331.11**	**$58,450.00**	**$58,471.44**	**$56,050.00**	**$50,159.44**	**$58,500.00**	
41950		Engineering Professional Services								
	303	Engineering Fees	$8,500.00	$7,685.00	$10,000.00	$6,899.90	**$8,500.00**	**$36,451.28**	**$8,500.00**	
		Total Engineering Services	**$8,500.00**	**$7,685.00**	**$10,000.00**	**$6,899.90**	**$8,500.00**	**$36,451.28**	**$8,500.00**	

*Items in red have gone over budget.

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS
101-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Levy 7.5%	EOY Spent	Final Levy 5%	YTD Spent	Preliminary	
42100		Police Protection Contract								
	310	Other Professional Services	$107,850.00	$107,409.00	$110,334.00	$110,343.96	$119,000.00	$100,333.30	$123,000.00	Includes $5,000 for DC Ambulance
		Total Police Protection Contract	$107,850.00	$107,409.00	$110,334.00	$110,343.96	$119,000.00	$100,333.30	$123,000.00	
42200		Fire Protection								
	101	Salaries	$22,000.00	$20,014.00	$22,000.00	$20,150.00	$22,000.00	$21,737.62	$22,000.00	
	120	Employee Benefits	$1,684.00	$1,531.10	$1,684.00	$1,586.71	$1,684.00	$1,672.49	$1,680.00	Soc Sec, Medicare
	124	Fire Pension Contribution	$4,000.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	
	130	Insurance	$250.00	$0.00	$260.00	$190.00	$0.00	$28.00	$200.00	VFBA of MN
	151	Workman's Comp	$7,185.00	$5,769.29	$7,185.00	$4,392.95	$6,000.00	$3,224.39	$4,000.00	
	208	Training, Mileage	$6,000.00	$7,174.52	$6,000.00	$7,520.86	$2,000.00	$3,797.00	$4,000.00	Some is reimbursed by State so we had lowered the amount.
	212	Motor Fuels	$3,000.00	$1,663.71	$3,000.00	$1,955.19	$2,500.00	$2,027.21	$2,500.00	
	217	Operating Supplies	$2,500.00	$2,426.85	$5,000.00	$4,600.52	$3,000.00	$1,676.94	$5,000.00	
	228	Equipment Repair/Maintenance	$10,000.00	$10,374.54	$10,000.00	$15,371.43	$10,300.00	$2,183.57	$10,000.00	
	240	Tools and Minor Equipment	$20,000.00	$18,673.20	$20,000.00	$2,837.59	$20,000.00	$22,532.74	$20,000.00	some turnout gear items, Unused 2025 amount will transfer to 2026
	311	First Responder Train/Equip	$4,000.00	$4,681.05	$6,700.00	$2,086.98	$4,000.00	$1,282.26	$4,000.00	
	321	Communications	$1,900.00	$1,912.56	$1,800.00	$2,087.28	$2,200.00	$1,074.14	$2,200.00	
	380	Utilities	$10,000.00	$5,558.79	$10,100.00	$7,850.32	$6,110.00	$7,023.98	$8,300.00	includes rate increase 5.8%
	381	Electric Utilities	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	384	Refuse, Garbage	$720.00	$778.90	$800.00	$893.17	$850.00	$1,190.49	$900.00	
	433	Dues and Memberships	$2,000.00	$2,552.50	$2,000.00	$2,322.50	$2,000.00	$1,940.75	$2,500.00	
	437	Other Miscellaneous	$800.00	$4,284.60	$800.00	$4,640.68	$1,500.00	$836.98	$4,800.00	Annual Fitness Exams & Mobile Health Services, Plaques, Etc.
	442	Grant Award Related Expenses	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Grant Awarded to FD
	570	Capital Outlay	$15,000.00	$12,013.60	$55,000.00	$43,668.84	$15,000.00	$0.00	$15,000.00	Radios were needed 2024 & $40,000 off set by Grant.Unused amount transfers to truck & equipment next year if not used
		Turn Out Gear	$12,500.00	$0.00	$12,500.00	$1,166.95	$6,500.00	$1,932.00	$15,000.00	Unused 2025 amount will transfer to 2027
		Bottle Replacement							$4,000.00	Unused amount transfers to 2027
	701	Transfer to Fire Truck Bond Fund	$0.00	$0.00	$12,500.00	$12,500.00	$12,500.00	$12,500.00	$30,000.00	Transfers to 2026 Truck Fund
		Training & Equipment Grants Received								
	720	Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
		Total Fire Protection **	$123,539.00	$103,409.21	$181,329.00	$139,821.97	$122,144.00	$90,660.56	$160,080.00	
		** 240 & 570 budget balance carries over to truck/equip fund each year.								
42400		Building Inspections								
	300	Professional Services	$10,000.00	$9,378.05	$7,500.00	$6,435.48	$29,500.00	$5,970.40	$30,000.00	Construction Management Services, increased by $22,000 - Eagle Meadows Housing plans for 2026
		Total Building Inspections	$10,000.00	$9,378.05	$7,500.00	$6,435.48	$29,500.00	$5,970.40	$30,000.00	

*Items in red have gone over budget

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS
101-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Final Levy 7.5%	EOY Spent	Final Levy 5%	YTD Spent	Preliminary	
43100		Streets Department								
	101	Salaries	$47,787.10	$51,133.06	$50,905.21	$50,598.12	**$51,347.75**	**$44,686.07**	**$51,496.00**	
									$1,850.00	3.6% COLA
	120	Employee Benefits	$17,262.66	$12,053.51	$17,994.05	$19,038.17	**$18,805.25**	**$16,886.73**	**$19,834.00**	
									$290.00	3.6% COLA
	151	Workmans Comp	$3,753.00	$3,013.31	$3,760.00	$2,109.39	**$3,200.00**	**$1,560.25**	**$2,500.00**	
	200	Supplies	$1,500.00	$124.76	$1,500.00	$563.90	**$500.00**	**$1,102.17**	**$600.00**	
	208	Training/Mileage	$400.00	$0.00	$400.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	212	Motor Fuels	$5,500.00	$1,246.61	$5,500.00	$2,972.25	**$1,500.00**	**$1,203.26**	**$3,100.00**	
	224	Street Maintenance Materials	$9,000.00	$11,023.35	$9,000.00	$5,912.49	**$9,000.00**	**$2,102.98**	**$9,000.00**	
	228	Equipment Repair and Maintenance	$10,000.00	$5,613.79	$5,500.00	$4,493.35	**$5,500.00**	**$3,295.39**	**$5,500.00**	**2027** New Truck Tires $1,450
	229	Safety/OSHA	$1,200.00	$1,454.51	$1,600.00	$994.25	**$1,200.00**	**$1,212.00**	**$1,200.00**	
	230	Capital Lease Expense	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	240	Tools and Minor Equipment	$1,000.00	$442.26	$1,000.00	$1,212.39	**$7,500.00**	**$262.45**	**$1,500.00**	2026- Side Discharge Spreader $6,800
	303	Engineering Fees	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	443	FEMA Related Expenses	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	570	Capital Outlay	$60,000.00	$106,749.23	$116,750.00	$78,592.08	**$93,000.00**	**$95,996.96**	**$278,600.00**	**2024** Crack Seal $25,000, Rd Stripe $10,050, 6th & Main to Blanch $60,700, Brush Cut attachment $10,000. **2026** Crack & Chip Seal & Rd Stripe, $5,000 for Rd Modification by 15 5th St E, **2027** Crack & chip seal $51,700, Rd Stripe $5,000, 8th St W $134,100, Alley Fire Hall $63,100, 5th & 7th Culvert Clean $24,800
	603	Short Term Debt	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	700	Transfers from other funds	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
		Additional CIP Items								
		Total Streets Department	**$157,402.76**	**$192,854.39**	**$213,909.26**	**$166,486.39**	**$191,553.00**	**$168,308.26**	**$375,470.00**	
43125		Ice and Snow Removal								
	212	Motor Fuels	$3,500.00	$1,409.02	$3,500.00	$803.18	**$3,500.00**	**$968.40**	**$2,000.00**	
	404	Repair/Maintenance Machinery	$3,000.00	$2,329.89	$3,800.00	$1,961.31	**$3,000.00**	**$632.64**	**$3,000.00**	Plow Truck, Grader Maint and Repair Costs
	406	Snow/Ice Removal	$18,000.00	$7,221.63	$16,000.00	$12,022.95	**$16,000.00**	**$8,814.07**	**$15,000.00**	Costs for Snow Removal
	570	Capital outlay	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
		Total Ice and Snow Removal	**$24,500.00**	**$10,960.54**	**$23,300.00**	**$14,787.44**	**$22,500.00**	**$10,415.11**	**$20,000.00**	
43160		Street Lighting								
	381	Electric Utilities	$70,000.00	$17,763.82	$27,000.00	$31,431.19	**$26,000.00**	**$27,551.15**	**$35,000.00**	Warsaw Solar is distributed between funds, street lights are costing more, 5.8% rate increase
		Total Street Lighting	**$70,000.00**	**$17,763.82**	**$27,000.00**	**$31,431.19**	**$26,000.00**	**$27,551.15**	**$35,000.00**	

Could change street costs if bonded for

*Items in red have gone over budget

3.6% cola raises wages by $1,850 and benefits by $290 - reflected in budget
4.6% is $2,370 and $365
5.6% is $2,885 and $445

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	% of Budget	2025 Budget	2025 EOY	2026 budget	2026 YTD	2027 Budget	COMMENTS
101-		EXPENDITURES	Levy 6.5%	EOY Spent		Levy 7.5%	EOY Spent	Levy 5%	YTD Spent	Preliminary	
45200		Parks & Recreation									
	101	Salaries	$40,190.17	$54,119.78	134.66%	$45,342.73	$56,280.62	**$55,776.75**	**$47,909.95**	**$46,325.00**	Staff Portion Related to Parks, includes seasonal
										$1,670.00	**3.6% COLA**
	120	Employee Benefits	$14,518.33	$14,071.50	96.92%	$13,190.53	$14,706.54	**$15,320.75**	**$12,803.38**	**$15,824.00**	Staff Portion Related to Parks, includes seasonal
										$260.00	**3.6% COLA**
	151	Work Comp	$3,364.00	$2,698.45	80.22%	$3,665.00	$2,493.01	**$3,000.00**	**$2,246.16**	**$2,500.00**	
	200	Supplies	$2,200.00	$2,267.57	103.07%	$2,200.00	$2,754.12	**$2,200.00**	**$1,578.38**	**$2,400.00**	Supplies needed for Parks, (TP, Towels, Soap)
	210	Tax & Licensing	$70.00	$38.83	55.47%	$70.00	$159.73	**$160.00**	**$147.00**	**$250.00**	Sales & Use Tax on Shelter & Bandshell Rentals
	212	Fuel	$3,500.00	$3,266.47	93.33%	$3,500.00	$3,216.76	**$3,500.00**	**$3,103.59**	**$3,500.00**	
	401	Repairs and Maintenance Buildings	$6,000.00	$2,413.08	40.22%	$4,000.00	$3,723.28	**$5,000.00**	**$9,730.14**	**$5,000.00**	Maintenance & Supplies to maintain Park Buildings/Ball Fields/Parks; grass seed, weed killer; rock; paint
	404	Repairs and Maintenance Machinery	$5,000.00	$6,391.13	127.82%	$6,000.00	$3,723.28	**$4,000.00**	**$315.06**	**$4,000.00**	Park Equipment, Mowers, Gator, Etc.
	410	Rental	$1,200.00	$1,649.65	137.47%	$1,300.00	$1,603.28	**$1,800.00**	**$1,519.11**	**$1,800.00**	Port a Potty Rental Fees
	430	Miscellaneous - **Joint Powers**	$5,000.00	$5,000.00	100.00%	$5,000.00	$5,000.00	**$5,000.00**	**$5,000.00**	**$5,000.00**	Joint Powers 2026-Reimbursed because not used that year
	437	Other Miscellaneous	$0.00	$0.00	0.00%	$17,925.00	$7,567.50	**$0.00**	**$0.00**	**$0.00**	Muck excavation 7th & Jefferson pond - 2025
	440	Refunds and Reimbursements	$0.00	$0.00	0.00%	$0.00	$0.00	**$100.00**	**$40.00**	**$1,000.00**	Park Shelter Refunds
	443	FEMA Related Expenses	$0.00	$0.00	0.00%	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	500	Capital Outlay			#VALUE!						
		2025 Park Board Wish List for Budget Included the following items:	$55,212.13	**$92,671.40**		$36,910.63	$42,566.82	**$45,838.21**	**$21,240.58**	**$52,111.00**	**John Deere Lease recorded here as an expense, and then as revenue in the general fund. - Auditors**
		Water Fountain Mantor Field Removed from Budget									**2026 Wish list included:**
		Tractor Lease $4,360.63 (year 4/5)									Hockey Rink $6,250.00
		Hockey/Basketball $6250									Ball Field Rock $3,000
		Tires for Jonh Deer Gator $800									Park Tree Management $6,000
		Rock for Ball Fields $3,000									Community Tree Management $6,000
		Park Tree Management $6000									0-Turn Mower Lease $5,077.58
		Mower $5,000 Lease Instead									John Deer Tractor Lease $4,360.63
		Garbage Cans Benches for Downtown $5500									Mulch $3,500
		Community Tree Mgmt $6000									Misc. Milwaulkee Tools (Electric Chainsaw, Blower, Trimmer) $1,650.00
											Slingerland Playground $4,000
											Kubota lease $6,000
											Any carry over can go to Slingerland Park Playground.
	700	Transfers	$0.00	$5,000.00	0.00%	$0.00	$11,500.00	**$0.00**	**$10,250.00**		Basket Ball/hockey Transfers for 2023,2024,2025 & Slingerland Park
		Total Parks and Recreation	**$136,254.63**	**$189,587.86**	**139.14%**	**$139,103.89**	**$155,294.94**	**$141,695.71**	**$115,883.35**	**$141,640.00**	

2027 Wish List

Park Tree Mgmt $3,000	
Comm Tree Mgmt $6,000	
Ball Field Rock Biennial --	
Mulch-Biennial --	
John Deere 0 turn $5077.58	
John Deere Garden --	
John Deere Gator $5,988.82	
Kubota $5,827.68	
Auger $1,095	
Riverside Play Border $11,622	
Riverside Rip Rap $7,500	
Singerland Play $6,000	

*Items in red have gone over budget

$30,782.13 of 2026 Wish List spent so far

3.6% cola raises wages by $1,670 and benefits by $260 - reflected in budget
4.6% is $2,130 and $330
5.6% is $2,595 and $400

2027 General Budget w/ 2026 YTD

			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS
101-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Final Levy 7.5%	EOY Spent	Final Levy 5%	YTD Spent	Preliminary	
46500		EDA								
	101	Salaries	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	120	Benefits	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
	437	Other Miscellaneous	$34,225.00	$27,579.90	$32,725.00	$29,590.88	**$32,725.00**	**$26,127.26**	**$32,725.00**	**2027 Wishlist kept same as 2026**
		2026 EDA Budget includes the following: Approx								
		$400 City Branding								
		$50 Cross-Community Chamber Member								
		$875 Paper and On-Line Brochures								
		$6000 City-Wide Event Support								
		$25,200 Contract with CEDA								
		$200 Misc Items (800#, legal, SHRPA subscription?, etc.								
		SEMMCHRA $10,000 to match Rehab Grant - Small Cities Development					**$10,000.00**	**$72,432.95**		**Reimburse SEMMCHRA #1- $3,995.89, #2- $22,577.44, #3- $5,578.70, #4- $1,785.70, #5- $28,494.93, & $10,000 Match for Grant - see line 101-33160 in Revenues**
	720	Operating Transfers	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**	**$0.00**	
		Total EDA	**$34,225.00**	**$27,579.90**	**$32,725.00**	**$29,590.88**	**$42,725.00**	**$98,560.21**	**$32,725.00**	

101-		**EXPENDITURES**
49300		**2024 TRANSFERS - AUDITORS**
	701	**Transfer to other funds from General after Audit**

2027 General Budget w/ 2026 YTD			Amounts to be levied for in the General Fund							
			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	COMMENTS
311-		EXPENDITURES	Final Levy 6.5%	EOY Spent	Final Levy 7.5%	EOY Spent	Final 5%	YTD Spent	Preliminary	
47000		GO Series Bond 2019A								
	601	Debt Srv Bond Principal	$57,500.00	$35,000.00	$57,500.00	**$35,000.00**	**$62,500.00**	**$62,500.00**	**$62,500.00**	$40,000 Streets + $22.500 75% of disposal **$22,500 Moved By Auditor Each Year**
	611	Bond Interest	$23,175.00	$23,175.00	$21,450.00	$21,450.00	**$19,650.00**	**$19,650.00**	**$17,050.29**	$12,450 streets + $7,200 75% of disposal
	620	Fiscal Agents Fees	$495.00	$495.00	$495.00	$495.00	**$495.00**	**$495.00**	**$495.00**	
		Total	**$81,170.00**	**$58,670.00**	**$79,445.00**	**$56,945.00**	**$82,645.00**	**$82,645.00**	**$80,045.29**	
312-		EXPENDITURES								
47000		GO Eqpmt & Util Note 2021A								
	601	Debt Srv Bond Principal	$13,000.00	$13,000.00	$13,000.00	$13,000.00	**$13,000.00**	**$13,000.00**	**$13,000.00**	plowtruck
	611	Bond Interest	$1,908.00	$1,908.00	$1,674.00	$1,674.00	**$1,440.00**	**$1,440.00**	**$1,206.00**	plowtruck
		Total	**$14,908.00**	**$14,908.00**	**$14,674.00**	**$14,674.00**	**$14,440.00**	**$14,440.00**	**$14,206.00**	
313-		EXPENDITURES								
47000		GO Series Bond 2022A								
	611	Bond Interest	$13,405.00	$13,405.00	$12,197.50	$12,197.50	**$10,937.00**	**$10,937.50**	**$9,625.00**	streets
	601	Debt Service Bond Principal	$34,000.00	$34,000.00	$35,000.00	$35,000.00	**$37,000.00**	**$37,000.00**	**$38,000.00**	streets
			$47,405.00	**$47,405.00**	**$47,197.50**	**$47,197.50**	**$47,937.00**	**$47,937.50**	**$47,625.00**	
314-		EXPENDITURES								
47000		GO Series Bond 2024A								
	601	Debt Service Bond Principal	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**		
	611	Debt Service Bond Interest	$0.00	$0.00	$0.00	$0.00	**$0.00**	**$0.00**		
	620	Fiscal Agent Fees	$0.00	$0.00	$0.00	$495.00	**$0.00**	**$495.00**	**$495.00**	
			$0.00	**$0.00**	**$0.00**	**$495.00**	**$0.00**	**$495.00**	**$495.00**	
			$143,483.00	**$120,983.00**	**$141,316.50**	**$119,311.50**	**$145,022.00**	**$145,517.50**	**$142,371.29**	

2027 General Budget								
				2024 Budget	2025 Budget	2026 Budget	2027 Budget	
				$114,500.00	$130,000.00	$150,000.00	$150,000.00	
401-		EXPENDITURES		Final Levy 6.5%	Levy 7.5%	Levy 5%	Preliminary	
41000		Capital Funds						
	570	General Capital Projects		$0.00	$68,762.00	$0.00	$ -	2025 was Xcel Streetlight HWY 57 Payment
	701	Transfers to other funds		$61,530.00	-$0.43			
				Used to close 2022 St. work				
			Total Expense	$61,530.00	$68,761.57	$0.00	$0.00	

2027 General Preliminary Budget Revenue/Expense

		2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Budget	
TOTAL REVENUES		Final Levy 6.5%	Final Levy 7.5%	Levy 7.5%	Final Levy Set at 5%	Levy 5%	Prliminary	
		$ 1,299,347.13	$ 1,263,576.00	$ 1,251,256.05	$ 1,263,139.00	$ 843,777.87	$ 1,264,920.00	
		Budget Revenue $1,175,696	Budget Revenue $1,263,576	Budget Revenue $1,263,576	Budget revenue $1,263,139	Budget Revenue $1,263,139		
TOTAL EXPENDITURES								
101.41110	Legislative (Mayor/Council)	$ 14,979.81	$ 16,519.00	$ 19,189.39	$ 14,874.00	$ 5,641.17	$ 15,305.00	
101.41410	Elections	$ 3,576.75	$ -	$ -	$ 3,895.00	$ 1,071.95		
101.41500	Financial Administration	$ 111,919.38	$ 114,820.46	$ 116,350.70	$ 120,343.50	$ 95,192.65	$ 124,275.00	
101.41530	Accounting	$ 25,250.00	$ 25,000.00	$ 24,250.00	$ 25,000.00	$ 26,460.00	$ 27,200.00	
101.41550	Assessing	$ 7,431.33	$ 7,400.00	$ 7,318.89	$ 6,750.00	$ 6,610.00	$ 7,167.00	
101.41600	Law/Legal Services	$ 29,240.63	$ 20,000.00	$ 43,216.75	$ 33,000.00	$ 31,321.94	$ 36,000.00	
101.41940	General Govt. Buildings/Plant	$ 56,331.11	$ 58,450.00	$ 58,471.44	$ 56,050.00	$ 50,159.44	$ 58,500.00	
101.41950	Engineering Professional Services	$ 7,685.00	$ 10,000.00	$ 6,899.90	$ 8,500.00	$ 36,451.28	$ 8,500.00	
101.42100	Police Protection Contract	$ 107,409.00	$ 110,334.00	$ 110,343.96	$ 119,000.00	$ 100,333.30	$ 123,000.00	
101.42200	Fire Protection	$ 103,409.21	$ 181,329.00	$ 139,821.97	$ 122,144.00	$ 90,660.56	$ 160,080.00	
101.42400	Building Inspections	$ 9,378.05	$ 7,500.00	$ 6,435.48	$ 29,500.00	$ 5,970.40	$ 30,000.00	
101.43100	Streets Department	$ 192,854.39	$ 213,909.26	$ 166,486.39	$ 191,553.00	$ 168,308.26	$ 375,470.00	Could Change if bonded for
101.43125	Ice and Snow Removal	$ 10,960.54	$ 23,300.00	$ 14,787.44	$ 22,500.00	$ 10,415.11	$ 20,000.00	
101.43160	Street Lighting	$ 17,763.82	$ 27,000.00	$ 31,431.19	$ 26,000.00	$ 27,551.15	$ 35,000.00	
101.45200	Parks & Recreation	$ 189,587.86	$ 139,103.89	$ 155,294.94	$ 141,695.71	$ 115,883.35	$ 141,640.00	
101.46500	EDA	$ 27,579.90	$ 32,725.00	$ 29,590.88	$ 42,725.00	$ 98,560.21	$ 32,725.00	
311.312.313.314	Other Financing	$ 120,983.00	$ 141,316.50	$ 119,311.50	$ 145,022.00	$ 145,517.50	$ 142,371.29	
401.41000	Capital Funds	$ 61,530.00	$ 130,000.00	$ 68,761.57	$ 150,000.00	$ -	$ 150,000.00	
101.49300	Transfers Out From General Fund - Auditors	$ -						
	TOTAL EXPENDITURES	$ 1,097,869.78	$ 1,258,707.11	$ 1,117,962.39	$ 1,258,552.21	$ 1,016,108.27	$ 1,487,233.29	
		Budget was $1,172,289.81	Budget Was $1,258,707.21	Budget was $1,258,707.21				
	TOTAL REVENUE LESS TOTAL EXPENSES	$ 201,477.35	$ 4,868.89	$ 133,293.66	$ 4,586.79	$ (172,330.40)	$ (222,313.29)	

3.6% COLA increase would raise salaries by	$9,868 in the General Budget	
would raise benefits by approximately	$2,187 in the General Budget	
General Budget Increase	**Salaries Increase**	**Benefits Inc.**
COLA 3.6%	$6,080.00	$940.00
COLA + 1%	$7,775.00	$1,200.00
COLA + 2%	$9,465.00	$1,465.00

These breakouts are found in individual departments and already figured into Final Expenses

	A	B	C	I	J	K	L	M	N	O	P
1	**2027 Budget Enterprise Fund**										
2	**601 WATER FUND**			**2024 Budget**	**2024 EOY**	**2025 Budget**	**2025 EOY**	**2026 Budget**	**2026 YTD**	**2027 Preliminary**	
3	601-	**REVENUES**									
4	33400	State Grants and Aids		$0.00	$0.00	$0.00	$9,720.96	$0.00	$0.00	$0.00	Well #3 Grant
5	36100	Special Assessments	Certified Outstanding UB Collected	$0.00	$0.00	$0.00	$306.00	$0.00	$0.00	$0.00	
6	36200	Miscellaneous	Bulk Water Sales	$0.00	$22,904.00	$400.00	$7,107.29	$500.00	$0.00	$0.00	High 2025 YTD because Wellhouse Ins. Claim came in
7	36201	Refunds & Reimbursements		$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00	
8	36210	Interest Earnings		$11,000.00	$5,747.85	$5,000.00	$4,056.45	$4,200.00	$2,807.64	$5,000.00	
9	37100	Water Sales		$160,000.00	$167,457.56	$176,600.00	$175,895.21	$176,600.00	$149,977.62	$180,000.00	
10										$5,400.00	3%
11	37150	Water Connect/Reconnect	New Home Connections	$1,228.00	$0.00	$650.00	$97.33	$0.00	$2,157.93	$12,000.00	WAC & Connect 4 homes relay lot
12										$60.00	3%
13	37160	Water Penalty		$1,000.00	$1,934.24	$2,000.00	$2,132.11	$2,000.00	$1,812.83	**$2,000.00**	
14	37170	MDH Fee (Safe Drinking Water/Service Connection Fee)		$3,600.00	$3,867.27	$3,870.00	$4,000.74	$6,200.00	$5,157.11	$6,200.00	Bills will reflect the 2026 increase. See 601-49400-441
15	37180	Commercial Water Tax		$1,130.00	$1,109.58	$1,300.00	$1,200.53	$1,200.00	$976.79	$1,200.00	
16	38051	Gas Franchise Fee		$11,000.00	$11,205.00	$11,200.00	$14,021.44	$11,240.00	$8,415.06	$11,300.00	
17	38052	Electric Franchise Fee		$12,745.00	$16,147.91	$13,000.00	$12,935.07	$13,000.00	$9,672.85	$12,700.00	
18	39202	Contribution - Enterprise Fund		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
19	39203	Transfer from Other Fund		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
20	39310	Proceeds-Gen Obligation Bonds		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
21											
22		**Total Revenues**		**$201,703.00**	**$230,373.41**	**$214,020.00**	**$231,473.13**	**$214,940.00**	**$185,977.83**	**$235,860.00**	
23											
24											
25	601-	**OPERATING EXPENSES**									
26	49400										
27	101	Salaries	Staff Wages	$39,111.90	$33,965.40	$40,757.22	$44,557.98	$42,847.75	$35,594.71	$40,947.00	
28										**$1,475.00**	**3% COLA**
29	120	Benefits	Staff Benefits	$14,128.82	$13,188.16	$15,655.39	$13,364.72	$16,669.00	$13,261.31	$16,528.00	
30										**$230.00**	**3% COLA**
31	151	Workmans Comp	Staff Ins.	$1,194.00	$1,040.21	$1,500.00	$1,052.54	$1,400.00	$739.62	$1,100.00	
32	200	Supplies		$1,000.00	$260.64	$700.00	$207.37	$700.00	$0.00	$250.00	
33	208	Training/Mileage	Staff Training - New Staff	$1,000.00	$0.00	$1,500.00	$729.42	$1,500.00	$0.00	$900.00	
34	210	Tax & Licensing	Sales and Use Tax Commercial Water	$3,400.00	$3,393.03	$3,700.00	$3,700.21	$3,700.00	$3,665.70	$3,700.00	
35	216	Chemicals	Chemicals for water dept	$10,300.00	$13,408.35	$8,000.00	$11,531.41	$12,000.00	$17,760.34	$20,000.00	

	A	B	C	I	J	K	L	M	N	O	P
1	**2027 Budget Enterprise Fund**										
2	**601 WATER FUND**			**2024 Budget**	**2024 EOY**	**2025 Budget**	**2025 EOY**	**2026 Budget**	**2026 YTD**	**2027 Preliminary**	
36	220	Bldg. Repair and Maintenance	Tower/Well House	$10,000.00	$2,058.21	$4,500.00	$4,490.74	$4,500.00	$2,943.45	$4,500.00	
37	228	Equipment Repair and Maintenance	Water Meters; Fluoride Mtr	$10,000.00	$53,489.65	$18,000.00	$23,015.90	$15,000.00	$396.70	$15,000.00	**Well Repair 2024**
38	240	Tools & Minor Equipment		$200.00	$0.00	$150.00	$91.64	$150.00	$0.00	$150.00	
39	300	Professional Services	Utility Locates, Water Line Repairs, meter calibrations, processing fees for meter program, PSN program	$10,000.00	$41,320.46	$5,600.00	$5,502.24	$38,000.00	$17,049.53	$19,000.00	**High in 2024 because of Water Main Breaks (2024). $19,000for possible breaks**
40											
41	303	Engineering		$0.00	$13.87	$0.00	$11,073.86	$0.00	$24,165.45	$0.00	
42	321	Communications	Tower, well house alarm, fiber line	$700.00	$531.23	$650.00	$779.22	$700.00	$644.72	$800.00	
43	362	Property Insurance	N/A							$0.00	
44	380	Utility Services	Gas/Electric	$2,000.00	$7,245.96	$11,000.00	$8,878.59	$7,600.00	$6,823.79	$8,200.00	
45	405	Depreciation	Auditors Manage This	$0.00	$83,184.00	$0.00	$93,161.00	$0.00	$0.00	$0.00	
46	430	Miscellaneous	Publishing, wtr sample mailings, bills	$1,705.00	$1,246.48	$1,100.00	$1,295.78	$1,100.00	$852.08	$1,100.00	
47	433	Dues and Memberships	MMUA & MRWA	$900.00	$856.00	$790.00	$1,279.00	$900.00	$450.00	$900.00	
48	441	MDH Fee	Paid to State MN; pass thru	$4,000.00	$3,974.74	$3,900.00	$3,992.46	$6,270.00	$4,834.74	$6,270.00	**increased from $9.72 per service line to $15.22 in 2026**
49	570	Capital Outlay	2024 Upgrade Hydrants	$5,000.00	$459.31	$3,000.00	$2,910.32	$13,900.00	$0.00	$3,000.00	**Wiring for generator & Cleaning of Water tower for 2026**
50	601	Debt Service Bond Principal-transfers with fund 311	GO 2019A Water Portion	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$30,000.00	$30,000.00	$30,000.00	
51	601	Debt Service Bond Principal-transfers with fund 312	2021A	$11,000.00	$11,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	$12,000.00	
52	601	Debt Service Bond Principal-Transfers with fund 314	2024A Water Portion	$0.00	$0.00	$23,200.00	$23,200.00	$26,100.00	$26,100.00	$26,100.00	
53	611	Bond Interest-transfers with fund 311	GO 2019A Water Portion	$10,209.00	$10,725.00	$9,975.00	$9,975.00	$8,700.00	$9,150.00	$8,250.00	
54	611	Bond Interest-transfers with fund 312	2021A	$1,746.00	$1,746.00	$1,440.00	$1,548.00	$1,332.00	$1,332.00	$1,224.00	
55	611	Bond Interest-Transfers with fund 314	2024A Water Portion	$0.00	$0.00	$25,363.00	$25,362.76	$18,502.00	$18,502.00	$17,458.00	
56	620	Fiscal Agent Fees		$0.00	$30,930.00	$0.00	$0.00	$0.00	$0.00	$0.00	
57	720	Operating Transfers	Bond Pymt. Tower (Transfer to 308 Refunding Bond 2011A)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
58		**Total Expenses**	**Not including Depreciation**	**$162,594.72**	**$255,852.70**	**$217,480.61**	**$235,539.16**	**$263,570.75**	**$226,266.14**	**$239,082.00**	
59		**Total Revenue Minus Expenses**		**$39,108.28**	**-$25,479.29**	**-$3,460.61**	**-$4,066.03**	**-$48,630.75**	**-$40,288.31**	**-$3,222.00**	
60											
61	***Items in red have gone over budget.**										
62											

	A	B	C	I	J	K	L	M	N	O	P
1	2027 Budget Enterprise Fund										
2	601 WATER FUND			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Preliminary	
63	****	Rates will need to be raised this year for 2027									
64	**	Raising 3% will increase revenues by approximately $5,500, included above									
66	****	COLA of 3.6% will increase wages by $1,475 and benefits by $230 - reflected in budget									
67		4.6% is $1,885 and $290									
68		5.6% is $2,295 and $355									
69											

2027 Budget Enterprise Fund

602 SEWER FUND			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Preliminary	
602-	REVENUES									
33400	State Grant and Aids		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
36100	Special Assessments	Sewer projects	$0.00	$8,949.00	$8,900.00	$9,518.00	$8,949.00	$0.00	$9,158.00	
36200	Miscellaneous Revenue		$0.00	$0.00	$4,800.00	$268,190.73	$0.00	$0.00	$0.00	CSAH Reimbursement from Bigelow Homes
36210	Interest Income		$23,000.00	$30,460.00	$25,000.00	$22,264.14	$17,000.00	$10,548.19	$7,000.00	
37200	Sewer Sales		$298,000.00	$307,355.03	$319,300.00	$319,732.69	$319,000.00	$282,317.71	$330,000.00	
	3% rate increase								$9,900.00	3%
37250	Sewer Connect/Reconnect		$0.00	$17,255.00	$2,640.00	$0.00	$2,640.00	$5,278.00	$18,556.00	2 homes on relay lot, WAC & Connect
									$21,000.00	Eagle Meadows
37251	Sewer Connect Chg Cemetery Rd		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
37260	Swr Penalty		$1,200.00	$3,657.11	$3,200.00	$3,805.24	$3,500.00	$3,156.38	$3,500.00	
	3% rate increase								$105.00	3%
38051	Gas Franchise Fee		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
38052	Electric Franchise Fee		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
39202	Contribution Enterprise Fund		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
39203	Transfer From other fund	Year 2023 From General Fund; Required PFA Bond Transfer	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
39301	Proceeds-Gen Obligation Bond		$0.00	$0.00	$0.00	$0.00	$0.00	$737,800.00	$0.00	Goes to reimbursing lift station - expense line 602-49450-570
	Total Revenues		**$322,200.00**	**$367,676.14**	**$363,840.00**	**$623,510.80**	**$351,089.00**	**$1,039,100.28**	**$399,219.00**	
602-49450-	OPERATING EXPENSES:									
101	Salaries		$45,238.45	$40,670.51	$47,196.74	$51,114.68	$49,431.00	$49,828.69	$47,550.00	
									$1,710.00	3% COLA
120	Benefits		$16,341.99	$15,652.18	$17,962.13	$15,882.45	$19,080.50	$18,457.91	$19,071.00	
									$265.00	3% COLA
151	Workman's Comp		$1,409.00	$1,228.82	$1,500.00	$1,000.68	$1,000.00	$758.99	$1,000.00	
200	Supplies		$1,000.00	$0.00	$1,000.00	$309.06	$3,600.00	$0.00	$3,000.00	orange degreaser $2600 for 2026
208	Training, Mileage		$1,500.00	$1,136.40	$1,000.00	$803.89	$1,500.00	$0.00	$1,000.00	
210	Tax and Licensing		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
212	Fuel		$3,500.00	$2,294.84	$3,800.00	$1,089.37	$3,500.00	$1,134.49	$1,300.00	
216	Chemicals		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	
220	Building Repair/Maintenance	Repairs/Maint. To bldg/structures related to WW/lift station pumps; grinder pumps	$15,000.00	$14,722.16	$12,000.00	$5,002.62	$12,000.00	$12,643.75	$12,000.00	E1s (2) for 2027
240	Tools Minor Equipment		$500.00	$362.57	$300.00	$138.70	$300.00	$49.45	$300.00	
300	Professional Services	Quality Flow Pump Checks and Meter Calibration; generator, locates, banyon,	$11,000.00	$18,849.24	$11,000.00	$16,370.66	$15,000.00	$6,573.29	$16,000.00	Televise & clean mains $9,500 for 2027
303	Engineering Fees		$5,000.00	$570.00	$5,000.00	$0.01	$5,000.00	$30,677.54	$5,000.00	High Because of CSAH Lift Station 2026

2027 Budget Enterprise Fund

602 SEWER FUND			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Preliminary	
304	Legal Fees		$0.00	$0.00	$0.00	$122.40	$0.00	$0.00	$0.00	
321	Communications	Alarm Line; WWTP, Lift station	$870.00	$794.46	$950.00	$948.44	$950.00	$705.18	$950.00	
362	Property Insurance		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
380	Utility Services	Gas/Electric to run lift stations	$3,000.00	$9,900.67	$17,500.00	$5,299.38	$10,600.00	$3,298.82	$7,000.00	
405	**Depreciation**	**Auditors Handle This**	**$0.00**	**$0.00**	**$0.00**	**$131,670.00**	**$0.00**	**$0.00**	**$0.00**	
433	Dues and Memberships	LMC Yearly	$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
437	Other Miscellaneous	UB Bill mailings, etc	$2,950.00	$1,583.87	$1,200.00	$2,578.86	$2,000.00	$1,628.17	$2,000.00	
442	Grant Award Related Expense		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
570	Capital Outlay		$0.00	$0.00	$0.00	$0.00	$0.00	$728,993.19	$0.00	Lift Station - reimbursed by line 602-39301 Revenue
570	Capital Outlay		$10,500.00	$2,472.77	$23,095.00	$34,077.53	$10,500.00	$11,651.80	$15,000.00	2025 Televising Sewer Mains, Replace Grinder Pump & Impellers, dewatering
585	Kasson WW Processing Fee		$95,000.00	$95,914.00	$85,000.00	$105,875.00	$100,000.00	$55,613.00	$116,000.00	
601	Debt Service Bond Principal	PFA with Kasson	$35,200.00	$35,384.55	$35,270.00	$35,261.56	$35,352.02	$0.00	$31,147.20	
601	Debt Service Bond Principal-transfers with fund 311	2019A Sewer Portion	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	
601	Debt Service Bond Principal-Transfers with fund 314	2024A Sewer Portion	$0.00	$33,013.55	$2,800.00	$5,171.42	$3,150.00	$3,150.00	$3,150.00	
605	Clean Water SRF Bond	2010 PFA Principal	$14,000.00	$13,000.00	$14,000.00	$13,000.00	$13,000.00	$13,000.00	$13,000.00	
608	PFA WW Connection Bond - Transfers with fund 310	2017 PFA Principal	$23,000.00	$23,000.00	$24,000.00	$24,000.00	$24,000.00	$24,000.00	$24,000.00	
611	Bond Interest - Transfers with fund 310	2017 PFA	$3,480.00	$3,480.00	$3,250.00	$3,250.00	$3,010.00	$3,010.00	$2,770.00	
611	Bond Interest	2010 PFA	$1,816.00	$1,750.19	$1,438.00	$1,517.64	$1,283.38	$1,283.38	$1,059.44	
611	Bond Interest-transfers with fund 311	2019A Sewer Portion	$3,000.00	$2,850.00	$2,625.00	$2,625.00	$2,400.00	$2,400.00	$2,900.00	
611	Bond Interest-Transfers with fund 314	2024A Sewer Portion	$0.00	$0.00	$3,062.00	$3,061.03	$2,233.00	$2,233.00	$2,107.00	
611	Bond Interest	2026A Lift Station							$27,720.00	
611	Debt Service Bond Interest	PFA with Kasson							$4,074.12	
	Debt Service with Kasson's Sewer Proj.								**$43,000.00**	
620	Fiscal Agent Fees		$0.00	$3,733.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	To book other government catch up payment to City		$0.00	$2,371.00	$0.00	$0.00	$0.00	$0.00	$0.00	
720	Operating Transfers		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
998	Asset Disposal Loss		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
999	Asset Retirement								$0.00	
	Total Expenditures	**Not including Depreciation**	**$301,105.44**	**$332,234.78**	**$322,448.87**	**$336,000.38**	**$326,389.90**	**$978,590.65**	**$412,573.76**	
	Total Revenue Minus Expenses		**$21,094.56**	**$35,441.36**	**$41,391.13**	**$287,510.42**	**$24,699.10**	**$60,509.63**	**-$13,354.76**	2025 High because of lift station payment from Bigelow Homes

***Items in red have gone over budget.**

2027 Budget Enterprise Fund

602 SEWER FUND		2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Preliminary

**** COLA of 3.6% would increase salaries by $1,710 and benefits by $265 - reflected in budget
4.6% is $2,190 and $340
5.6% is $2,665 and $415

** Raisng rates by 3% will increases revenue by approximately $10,000, included above

New kasson Sewer Project Debt increases expense by approx $43,000 each year for 4 years

2027 Budget Special Revenue Fund

603 RV FUND			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Preliminary	
603-	**REVENUES**									
34000	Charges for Services	Misc Rev & Donation Boxes	$22,000.00	$22,246.40	$24,000.00	$26,670.17	$24,000.00	$33,000.00	$33,000.00	
36200	Miscellaneous		$0.00	$0.00	$0.00	$186.58	$0.00	$0.00	$0.00	
36210	Interest Earnings		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	Total Revenues		**$22,000.00**	**$22,246.40**	**$24,000.00**	**$26,462.17**	**$24,000.00**	**$33,000.00**	**$33,000.00**	
603-45183-	**OPERATING EXPENSES**									
101	Salaries		$4,141.55	$1,811.96	$4,009.00	$8,882.93	$4,805.75	$3,943.44	$12,484.00	
									$450.00	**3.6% COLA**
120	Benefits		$1,496.09	$863.33	$1,926.60	$1,182.13	$2,141.75	$1,710.99	$5,735.00	
									$70.00	**3.6% COLA**
210	Tax and Licensing/Res Nexus	Sales/Use, License Renew	$3,000.00	$4,060.73	$2,900.00	$3,671.00	$4,000.00	$3,517.00	$4,000.00	
381	Electric Utilities		$900.00	$1,518.09	$1,500.00	$1,980.17	$1,750.00	$3,692.65	$3,900.00	
384	Refuse/Garbage Disposal		$0.00	$458.88	$560.00	$563.52	$700.00	$146.22	$700.00	
400	Repairs and Maintenance		$10,000.00	$406.84	$6,000.00	$37.99	$6,000.00	$7,714.00	$2,800.00	
410	Rentals	Port a Potty Rental	$475.00	$590.15	$600.00	$499.40	$600.00	$474.00	$550.00	
440	Refunds and Reimbursements		$500.00	$214.20	$500.00	$767.95	$600.00	$542.34	$600.00	
720	Operating Transfers									
	Total Expenses		**$20,512.64**	**$9,924.18**	**$17,995.60**	**$17,585.09**	**$20,597.50**	**$21,740.64**	**$31,289.00**	
Total Revenue Minus Expenses			**$1,487.36**	**$12,322.22**	**$6,004.40**	**$8,877.08**	**$3,402.50**	**$11,259.36**	**$1,711.00**	

***Items in red have gone over budget.**

****** COLA of 3.6% would increase salaries by $450 and benefits by $70 - reflected in budget**
4.6% is $575 and $90
5.6% is $700 and $110

2027 Budget Enterprise Fund Budget

604 STORM SEWER FUND			2024 Budget	2024 EOY	2025 Budget	2025 EOY	2026 Budget	2026 YTD	2027 Preliminary	
604-	**REVENUES**									
36100	Special Assessments		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
36210	Interest Earnings		$3,000.00	$4,351.51	$4,900.00	$3,180.61	$2,414.00	$2,149.97	$2,500.00	
37500	Storm Sewer Charge Collections		$18,000.00	$17,968.45	$18,000.00	$24,534.48	$24,800.00	$20,369.55	$25,000.00	
37560	Storm Sewer Penalty		$0.00	$83.12	$0.00	$526.87	$700.00	$221.88	$250.00	
39201	Transfer from General Fund		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	Total Revenues		**$21,000.00**	**$22,403.08**	**$22,900.00**	**$28,241.96**	**$27,914.00**	**$22,741.40**	**$27,750.00**	
604-43150-	**OPERATING EXPENSES**									
300	Professional Services	Rip Rap, Storm Drainage Cleaning; $500 each time	$1,500.00	$0.00	$0.00	$0.00	$600.00	$6.97	$100.00	
303	Engineering		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
352	Publishing	UB Bills, etc.	$164.00	$315.32	$285.00	$307.65	$350.00	$109.94	$150.00	
400	Repairs/Maint		$0.00	$14,470.00	$0.00	$0.00	$0.00	$0.00	$0.00	Clay St Flooding 2024
440	Refunds/Reimbursements		$0.00	$6.00	$6.00	$4.00	$0.00	$0.00	$0.00	
601	Bond Principal 2024A-Transfers with fund 314		$0.00	$0.00	$14,000.00	$14,000.00	$15,750.00	$15,750.00	$15,750.00	
611	Bond Interest 2024A-Transfers with fund 314		$0.00	$7,945.00	$15,305.00	$10,989.11	$11,165.00	$11,165.00	$10,535.00	
620	Fiscal Agent Fees 2024A		$0.00	$18,664.00	$0.00	$0.00	$0.00	$0.00	$0.00	
700	Transfers from Other Funds		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	Total Expenses		**$1,664.00**	**$41,400.32**	**$29,596.00**	**$25,300.76**	**$27,865.00**	**$27,031.91**	**$26,535.00**	
	Total Revenue Minus Expenses		**$19,336.00**	**-$18,997.24**	**-$6,696.00**	**$2,941.20**	**$49.00**	**-$4,290.51**	**$1,215.00**	

***Items in red have gone over budget.**