Corcoran City Council - Regular Session Agenda
September 24, 2026
7:00 PM

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Presentations**
5. **Open Forum - Public Comment Opportunity**
6. **Consent Agenda**
   a. Approve August 27, 2026 City Council Work Session and Meeting Minutes
   b. Financial Claims to September 24, 2026
   c. Part-Time Community Service Officer Resignation and Authorization to Hire
   d. Bendickson Garage CUP
   e. Freeland Garage CUP
   f. Chastek Variance
   g. Heritage Park Improvements - Pay Request 11 (Sitework)
   h. Highway 55 Turn Lane Improvements (Corcoran Storage II) - Pay Request 1
   i. Corcoran Police Technology Program
7. **Consent Agenda Items Removed for Consideration**
8. **Planning**
9. **Unfinished Business**
   a. Continue Public Hearing - Civic Campus Bonding
10. **New Business**
11. **Staff Reports**
12. **Council Reports**
13. **City Council Schedule**
    a. 2026 City Council Schedule
14. **Adjournment**

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

STAFF REPORT **Agenda Item: 6.a**

Council Meeting: September 24, 2026	**Prepared By:** Deb Johnson, City Clerk
Topic: Approve August 27, 2026 City Council Work Session and Meeting Minutes	**Action Required:** Approval

Summary
Approve September 10, 2026 City Council Work Session and Meeting Minutes

Recommendation
Approve September 10, 2026 City Council Work Session and Meeting Minutes

Council Action
Approve August 27, 2026 City Council Work Session and Meeting Minutes

Attachments
1. 2026-09-10 DRAFT Council Work Session Minutes.docx
2. 2026-09-10 DRAFT Council Minutes.docx

City of Corcoran
City Council Work Session Minutes
September 10, 2026

The Corcoran City Council met on September 10, 2026, in Corcoran, Minnesota.

Mayor McKee, Councilors Friedrich, Lanterman, Nichols, and Vehrenkamp were present.

Also present were City Administrator Tobin, City Clerk Johnson, Finance Director Gsellmeier, Community Development Director Davis McKeown, and Director of Public Safety Gottschalk.

1. **Call to Order**

Mayor McKee called the work session to order at 5:30 pm

2. **Scheduled Items**

a. Civic Campus Schematic Design

Micheal Healy and Paul Michel of BKV and Mike Philips of Kraus Anderson were here to present an update on the Civic Campus schematic design. It was reported that schematic design is about 30% complete, with the building currently at 78,000 square feet—slightly below the original 85,000-square-foot 20-year target but meeting 10–20-year operational needs through efficient, flexible planning. Current plans include structured police, city hall, and utilities spaces across three levels a strong civic presence with durable exterior materials; flexible community and training areas; and site features such as secure parking, future expansion zones, and potential green roof elements. The preliminary schematic design estimate places the project budget at about $47.6 million, including contingencies, soft costs, and escalation for a 2028 construction start. Construction costs total just over $40 million, and comparable civic projects suggest the estimate will align with historical averages as design progresses. Long-term staffing projections show significant growth in personnel and space needs through 2045, and current inflation data supports the escalation assumptions used.

The Council discussed and asked questions about possible timeline and bonding requirements.

Administrator Tobin stated that a public hearing was continued and will be held on September 24. After that, a 30-day reverse-referendum period begins, and no project work can proceed until it ends. If a referendum is triggered, Council must decide how to respond, which could lead to a special election extending the timeline into next November. If no referendum occurs, bond representatives will return to guide next steps for the bond sale. All progress depends on Council decisions; there is no fixed timeline. BKB and Kraus Anderson have completed their current contracted work pending the final cost estimate. Future design and construction phases are outlined in draft agreements, but no additional contracts will proceed until a project timeline is set. Both firms remain prepared to continue if Council chooses to move forward.

Administrator Tobin also stated that the projected cost presented today for the facility is 47,646,595 dollars, though this figure is expected to decrease as planned square footage is reduced. Current anticipated external funding totals 14,550,000 dollars; however, portions of this funding depend on factors both within and outside the City's control. If all external funding were realized, the bonding requirement would be approximately 33 million dollars. Ten million dollars in utility funds are

contingent upon utility operational spaces being included in the building. Representative Morrison selected three City projects for congressional directed spending out of her allowable eleven, and all three received funding. Federal funding includes two million dollars designated for the Emergency Operations Center and 2,550,000 dollars for three building-related components, all dependent on congressional appropriation and on the city completing the associated functions. Not proceeding after approval could negatively affect future federal funding opportunities.

3. Adjournment

Motion: made by Vehrenkamp, seconded by Nichols to adjourn
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
(Motion carries 5:0)
The Work Session was adjourned at 6:42 pm on Thursday, September 10, 2026.

Respectfully submitted,

_____

Debra Johnson, City Clerk

DRAFT

City of Corcoran
City Council Minutes
September 10, 2026, 7pm

The Corcoran City Council met on September 10, 2026, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person. The meeting was also available to view online through electronic means using live streaming service through Granicus.

Mayor McKee, Councilors Friedrich, Lanterman, Nichols, and Vehrenkamp were present.

Also present: City Administrator Tobin, City Clerk Johnson, Finance Director Gsellmeier, Community Director Davis McKeown, and Public Safety Director Gottschalk.

1. **Call to Order / Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   Mayor McKee stated no changes to agenda.
   MOTION: made by Vehrenkamp, seconded by Nichols to approve the agenda.
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
   (Motion carries: 5:0)
4. **Presentations**
5. **Open Forum**
   Mayor McKee invited residents to come forward to address the Council during Open Forum for any items not included on the agenda. City Administrator Tobin explained the instructions to participate in the public comment opportunity.
   - **Dr. Milind Sohoni**, 16640 39th PL N, Plymouth, MN representing the MN School Board Association, addressed the council regarding the proposed constitutional amendment question that will on the November 3rd ballot.
6. **Consent Agenda**
   a. City Council Meeting Minutes Approval
      Action – Approved August 27, 2026 City Council Minutes and August 27, 2026 City Council Work Session Minutes.
   b. Financial Claims
      Action – Approved Financial Claims for Septembet 10, 2026.
   c. Resolution 2026-65 Accepting Donation of Landscaping Services
      Action - Adopted Resolution 2026-65 Accepting Donation of Landscaping Services on city owned property on Outlot E of Bellwether 1st Addition.
   d. 2050 Comprehensive Plan Planning Assistant Grant
      Action – Adopted Resolution 2026-66 Authorizing Staff to Submit and execute a grant application and agreement to the Metropolitan Council.
   e. Resolution 2026-63 Appointment of a Police Officer
      Action – Adopted Resolution 2026-63 Appointing Adam Kusske as a Police Officer effective September 28, 2026.
   f. Heritage Park Building Reservation Agreement
      Action – Approved the Heritage Park Building Reservation Agreement as presented and directed staff to schedule the required public hearing to consider adoption of the associated fee schedule.
   g. Heritage Park Improvements – Pay Request #13 (Building)
      Action – Approved Pay Request #13 for the Heritage Park Improvements to Valint Construction Services in the amount of $114,898.65.

h. County Road 101 and 107th Place Interim Turn Lane Improvements – Quote Award
Action- Approved to authorize staff to award the quote to CS McCrossan Construction, Inc. in the amount of $133,705.80 and associated construction administration services to Stantec in the amount of $14,500.00 and construction materials and geotechnical services in the amount of $4,000.00.

MOTION: made by Nichols , seconded by Friedrich to approve consent agenda items 6a-6h.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)

7. **Consent Agenda Items Removed for Consideration**
8. **Planning**
9. **Unfinished Business**

a. Lanterman stated for the record that his son is employed by the city as a parttime Community Service Officer and previously disclosed this relationship at the time of hire and recused from the vote to approve. The 2027 budget includes funding for this position. After consulting with the city attorney, Lanterman reported that this does not disqualify him from participating in the overall budget review or the vote to set the levy and he requested that if any specific discussion or vote arises regarding the position or its funding, the item be separated so he may recuse himself. He intends to participate in and vote on all other matters.
Lanterman also pointed out that Resolution 2026-64 had an incorrect date and should be September 10, 2026. Staff will make administrative change.
Finance Director Gsellmeier presented the not-to-exceed preliminary 2027 budget and asked the council to approve Resolution 2026-64 Adopting Preliminary Proposed Tax Levy.
The proposed tax rate for 2027 is 44.076% which is lower than the 2026 tax rate of 44.291%.
The total 2027 tax levy proposed to increase 16.92% from 2026.
The levy must be adopted and certified by Hennepin County no later than September 30, 2026.
In October, staff will present department budgets to be analyzed.
A public hearing is scheduled for December 10th. An opportunity will be provided for the public to speak, and the council will adopt the final budget and levy which needs to be certified to Hennepin County by December 30, 2026.
Council discussed and asked questions.
Nichols asked about whether staff had completed the review of possible fees to address the administrative burden of escrow processing and whether such fees could help offset costs.
City Administrator Tobin reported that he has consulted with the city attorney and that additional follow up is still needed. He noted that it would be more appropriate to revisit the issue during the Community Development budget discussion scheduled for October work session.
Friedrich asked whether population growth, inflation, and tax capacity were considered when determining the levy amount. Finance Director Gsellmeier explained that staff reviews sewer connection growth, typically 200-300 new connections per year. City Administrator Tobin added that levy capacity is tied to increases in both the number of homes and their values.
Lanterman noted that despite a slight decrease in the stated tax rate, the levy has increased significantly over two years. He raised concerns about added paved streets funding since the August 27th meeting and questioned the cost effectiveness of adding an accounting clerk, noting its cost exceeds savings in contracted finance services.
MOTION: made by Lanterman to amend Resolution 2026-64 to reduce the general property tax levy by $45,823 and to direct the paved streets contract maintenance be reduced to the previous figure in the August 27th workshop memo.

Council discussion continued. Vehrenkamp stated that he thought that the number was related to paving streets that are overdue for overlay including Hunters Ridge. City Administrator Tobin stated that Hunters Ridge was identified as a council priority, but funding is not currently available. Without a levy increase, the city would need to bond the project or delay it beyond 2027.

Motion dies for lack of a second.

MOTION: made by Lanterman amending Resolution 2026-64 to reduce the general property tax levy by $178,439 and direct that the Assistant City Engineer placeholder be removed from the 2027 Preliminary Budget pending the council's review of the Public Works Organization Study.

City Administrator Tobin reiterated that we cannot increase the levy; we can only reduce it. In the past, it has been the council's practice to anticipate potential needs. A detailed discussion of the department's budget and the Public Works Organization Study will take place on October 8th, giving the council the opportunity to review the proposal and make decisions regarding proposed position.

Lanterman withdrew his motion.

MOTION: by Lanterman to amend Resolution 2026-64 to reduce the general property tax levy by $193,296 and to direct that the Accounting Clerk position be removed pending a finance workload analysis and that the budgeted general fund be increased by $90,000.

Finance Director Gsellmeier explained that expenses cannot be shifted to match revenues within the budget. Lanterman stated he no longer wants to proceed with the clerk position, noting it costs more than it saves. City Administrator Tobin responded that analyzing workload was a key reason for proposing the position, especially since the department lacks capacity to manage escrow effectively and has been paying substantial amounts in escrow. He added that the position would also provide additional capacity to address other deficiencies and concerns within the department. Mayor McKee stated these concerns can be looked into with future budget discussion in October.

Lanterman rescinded the motion.

MOTION: made by Vehrenkamp, seconded by Nichols to adopt Resolution 2026-64 approving the proposed tax levy collectible in 2027.

Voting Aye: McKee, Friedrich, Nichols, and Vehrenkamp Nay: Lanterman
(Motion carries 4:1)

10. New Business

a. 2023 State Bonding Water Infrastructure – Engineering Design & Bidding Services Proposal

Steve Hegland, Stantec presented a proposal for the 2023 State Bonding Water Infrastructure Engineering Design and Bidding Services. The city has been allocated $10,000,000 in bond-funded capital project funds from the state for critical water supply infrastructure. The proposal outlines bidding services for four projects: two involving station upgrades and elevated water storage, one adding a second well, and one addressing improvements within the water treatment plant to enhance efficiency and capacity. He requested council review and consideration of the proposal.

MOTION: made by Nichols, seconded by Vehrenkamp to approve the 2023 State Bonding Water Infrastructure – Engineering Design and Bidding Services proposal to Stantec Consulting Services in the amount of $879,712.00.

11. Staff Reports

a. City Administrator Tobin reported that staff recently attended a training session by Dave Webb where he introduced a software package designed to track strategic plans, provide real-time

reporting, transparency, and measurable metrics for public feedback. Because staff attended the training, the city is eligible for a 50% discount on both the software and facilitation services. Thre proposal includes the strategic planning software and facilitation of the 2027 strategic planning session at a cost of $5,000. The standalone cost of the software is $2,500, and typical standalone training normally costs around $10,000. City Administrator Tobin also noted that Webb's calendar is filling up, so scheduling early is advised. Additionally, once purchased, the software would remain available for continued use. City Administrator Tobin asked whether there is interest in securing Webb for the 2027 strategic planning process. Council members discussed the proposed facilitation and asked questions. Friedrich expressed concern about spending additional funds on software and suggested that the item should have appeared on the agenda as either New or Unfinished Business, so that the council and public could review prior to the meeting. City Administrator Tobin explained that the requested action was already allowed and authorized under the council's existing spending limit of $20,000 and that the facilitation expense would not typically require separate council approval. The purpose of the agenda item was solely to determine whether the council wished to proceed with facilitation. The council decided to proceed.

b. Public Safety Director Gottschalk informed the council that staff have been working with multiple vendors on planned 2027 replacements for squad and body cameras. A quote from a preferred vendor was received, with pricing valid through the end of September. A work session has been scheduled for September 24th to review and discuss police department equipment needs.

12. Council Reports

a. Councilor Vehrenkamp mentioned Bark in the Park event scheduled for Friday, September 11th from 3:00-6:00 pm at Heritage Park.

13. City Council Schedule

a. 2026 City Council Schedule

14. Adjournment

MOTION: made by Friedrich, seconded by Lanterman to adjourn.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries 5:0)

Mayor McKee adjourned the meeting at 8:17 p.m. September 10, 2026.

Respectfully submitted,

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Karen Heiden – Deputy Clerk

DRAFT

STAFF REPORT **Agenda Item: 6.b**

Council Meeting: September 24, 2026	**Prepared By:** Reed Kottke, Accountant
Topic: Financial Claims to September 24, 2026	**Action Required:** Approval

Summary
Claims require Council review and approval, those permitted per policy have been completed, while others are pending Council approval.

Financial/Budget
Claims are within budget or are identified on a case-by-case basis to confirm funding and seek Council approval as necessary.

Options
Approve claims as presented or amend and approve claims.

Recommendation
Approve claims as presented.

Council Action
Approve claims as presented.

Attachments
1. 20260924 council.pdf

Agenda Item:	6b
Council Meeting:	9/24/2026

APPROVED

Check Date:	9/10/2026
Check Range:	39862 - 39920

Total Amount	**$**	**143,443.73**

Check Date:	9/17/2026
Check Range:	39921 - 39933

Total Amount	**$**	**13,297.92**

Check Date:	9/24/2026
Check Range:	39934 - 39936

PENDING

Check Register	**$**	**230,785.59**
Electronic Funds Transfer	**$**	**270,965.93**
Total Expenditures	**$**	**501,751.52**

Grand Total	**$**	**658,493.17**

Electronic Funds Transfer

Date	Vendor	Amount	Description
9/4/2026	MEDSURETY	100.00	ANNUAL COBRA RENEWAL
9/4/2026	PERA	40,856.01	PP18 PENSION
9/8/2026	OPTUM CLAIM	576.92	FLEXIBLE SPENDING ACCOUNT
9/8/2026	OPTUM BANK	6,790.15	PP18 HEALTH SAVINGS ACCOUNT
9/8/2026	REVTRAK	19.95	AUGUST TRANSACTION PROCESSING
9/8/2026	REVTRAK	51.16	AUGUST TRANSACTION PROCESSING
9/9/2026	INVOICE CLOUD	2,834.83	AUGUST TRANSACTION PROCESSING
9/10/2026	MINNESOTA STATE RETIREMENT SYSTEM	5,433.59	PP18 DEFERRED COMPENSATION
9/10/2026	MINNESOTA STATE RETIREMENT SYSTEM	6,080.55	PP18 HEALTH CARE SAVINGS PLAN
9/11/2026	ADP PAYROLL FEES	508.06	PP18 PROCESSING
9/14/2026	POSTALIA	750.00	MAIL METER POSTAGE
9/16/2026	US BANK	9,205.31	SEPTEMBER PURCHASING CARD MANAGING ACCOUNT
9/16/2026	WRIGHT HENNEPIN	8,134.75	AUGUST ELECTRIC
9/17/2026	ADP TAX	51,411.53	PP19 TAX
9/17/2026	ADP WAGE PAY	126,904.15	PP19 NET PAY

BANK CODE: GEN CHECK DATE: 09/10/2026 INVOICE PAY DATE FROM 09/10/2026 TO 09/10/2026

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09/10/2026	GEN	39862	5	ABDO LLP	2,043.75	0.00	2,043.75	1
09/10/2026	GEN	39863	REFUNDBD	AMERICAN LIBERTY CONSTRUCTION	935.00	0.00	935.00	1
09/10/2026	GEN	39864	3219	AMERICAN MAILING MACHINES INC	403.01	0.00	403.01	1
09/10/2026	GEN	39865	3287	BJORKLUND COMPANIES LLC	1,795.80	0.00	1,795.80	1
09/10/2026	GEN	39866	53	CARSON, CLELLAND, & SCHREDER	15,738.76	0.00	15,738.76	1
09/10/2026	GEN	39867	REFUNDUB	CARUFEL, SARAH/MATT	140.00	0.00	140.00	1
09/10/2026	GEN	39868	1152	CENTERPOINT ENERGY	97.77	0.00	97.77	1
09/10/2026	GEN	39869	1152	CENTERPOINT ENERGY	18.45	0.00	18.45	1
09/10/2026	GEN	39870	1152	CENTERPOINT ENERGY	456.53	0.00	456.53	1
09/10/2026	GEN	39871	1152	CENTERPOINT ENERGY	34.00	0.00	34.00	1
09/10/2026	GEN	39872	56	CINTAS - 470	21.51	0.00	21.51	1
09/10/2026	GEN	39873	56	CINTAS - 470	279.87	0.00	279.87	5
09/10/2026	GEN	39874	3042	CITY OF DELANO	5,180.14	0.00	5,180.14	1
09/10/2026	GEN	39875	193	COMCAST - 0023202	538.35	0.00	538.35	1
09/10/2026	GEN	39876	3025	COMCAST - 930899035	1,951.87	0.00	1,951.87	1
09/10/2026	GEN	39877	2997	COMCAST 0044893	130.86	0.00	130.86	1
09/10/2026	GEN	39878	2427	COMPUTER INTEGRATION TECH	4,701.75	0.00	4,701.75	3
09/10/2026	GEN	39879	2969	DEERE & COMPANY	19,627.79	0.00	19,627.79	1
09/10/2026	GEN	39880	82	EMBEDDED SYSTEMS, INC.	899.46	0.00	899.46	1
09/10/2026	GEN	39881	2141	EMPLOYEE RELATIONS, INC.	141.53	0.00	141.53	1
09/10/2026	GEN	39882	1633	FP MAILING SOLUTIONS	189.00	0.00	189.00	1
09/10/2026	GEN	39883	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	362.26	0.00	362.26	2
09/10/2026	GEN	39884	1940	HOLIDAY COMPANIES	20.00	0.00	20.00	1
09/10/2026	GEN	39885	REFUNDBD	M/I Homes of Minneapolis, LLC	5,000.00	0.00	5,000.00	1
09/10/2026	GEN	39886	REFUNDBD	M/I Homes of Minneapolis, LLC	5,000.00	0.00	5,000.00	1
09/10/2026	GEN	39887	2189	MADDEN, GALANTER, HANSEN LLP	587.50	0.00	587.50	1
09/10/2026	GEN	39888	242	MARTIN MARIETTA MATERIALS	1,615.50	0.00	1,615.50	1
09/10/2026	GEN	39889	3282	MAXFIELD RESEARCH AND CONSULTING	20,082.00	0.00	20,082.00	2
09/10/2026	GEN	39890	167	MENARDS MAPLE GROVE	356.31	0.00	356.31	2
09/10/2026	GEN	39891	2267	METROPOLITAN COUNCIL ENVIRO	28,759.97	0.00	28,759.97	1
09/10/2026	GEN	39892	2275	MIDWEST MACHINERY CO.	8.66	0.00	8.66	1
09/10/2026	GEN	39893	126	NAPA AUTO PARTS - Corcoran	107.98	0.00	107.98	1
09/10/2026	GEN	39894	1837	NORTHLAND SECURITIES, INC.	3,600.00	0.00	3,600.00	1
09/10/2026	GEN	39895	1784	OMANN CONTRACTING COMPANIES	2,523.58	0.00	2,523.58	2
09/10/2026	GEN	39896	REFUNDBD	Pulte Homes	5,000.00	0.00	5,000.00	1
09/10/2026	GEN	39897	REFUNDUB	REHMANN, JIM	154.61	0.00	154.61	1
09/10/2026	GEN	39898	138	REPUBLIC SERVICES	138.78	0.00	138.78	1
09/10/2026	GEN	39899	138	REPUBLIC SERVICES	552.69	0.00	552.69	1
09/10/2026	GEN	39900	138	REPUBLIC SERVICES	1,563.71	0.00	1,563.71	1
09/10/2026	GEN	39901	138	REPUBLIC SERVICES	268.24	0.00	268.24	1
09/10/2026	GEN	39902	138	REPUBLIC SERVICES	160.58	0.00	160.58	1
09/10/2026	GEN	39903	REFUNDUB	SCOTT SURBAUGH	22.77	0.00	22.77	1
09/10/2026	GEN	39904	1433	T-MOBILE	462.74	0.00	462.74	1
09/10/2026	GEN	39905	1433	T-MOBILE	430.91	0.00	430.91	1

BANK CODE: GEN CHECK DATE: 09/10/2026 INVOICE PAY DATE FROM 09/10/2026 TO 09/10/2026

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09/10/2026	GEN	39906	1742	TERMINAL SUPPLY CO	342.87	0.00	342.87	1
09/10/2026	GEN	39907	2568	TIDE CLEANERS	528.92	0.00	528.92	1
09/10/2026	GEN	39908	328	TOLL GAS AND WELDING SUPPLY	34.77	0.00	34.77	1
09/10/2026	GEN	39909	2418	TRENCHERS PLUS, INC.	199.86	0.00	199.86	1
09/10/2026	GEN	39910	REFUNDBD	TYLER HEIDECKER	282.50	0.00	282.50	1
09/10/2026	GEN	39911	154	VERIZON WIRELESS	1,432.26	0.00	1,432.26	1
09/10/2026	GEN	39912	3051	WATER LABORATORIES, INC.	95.00	0.00	95.00	2
09/10/2026	GEN	39913	2956	WRUCK SEWER & PORTABLE RENTAL	1,169.00	0.00	1,169.00	1
09/10/2026	GEN	39914	2956	WRUCK SEWER & PORTABLE RENTAL	242.57	0.00	242.57	1
09/10/2026	GEN	39915	158	XCEL ENERGY	1,102.48	0.00	1,102.48	1
09/10/2026	GEN	39916	158	XCEL ENERGY	23.19	0.00	23.19	1
09/10/2026	GEN	39917	158	XCEL ENERGY	376.90	0.00	376.90	1
09/10/2026	GEN	39918	158	XCEL ENERGY	16.23	0.00	16.23	1
09/10/2026	GEN	39919	158	XCEL ENERGY	178.02	0.00	178.02	1
09/10/2026	GEN	39920	158	XCEL ENERGY	5,315.17	0.00	5,315.17	1

Num Checks: 59 Num Stubs: 0 Num Invoices: 70 Total Amount: 143,443.73

BANK CODE: GEN CHECK DATE: 09/17/2026 INVOICE PAY DATE FROM 09/17/2026 TO 09/17/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
09/17/2026	GEN	39921	REFUNDUB	ALBERT CABRAL ZESATI	59.58	0.00	59.58	1
09/17/2026	GEN	39922	53	CARSON, CLELLAND & SCHREDER	504.00	0.00	504.00	4
09/17/2026	GEN	39923	MISC	DARREN BOHLSEN	1,500.00	0.00	1,500.00	1
09/17/2026	GEN	39924	2958	NATALIE DAVIS MCKEOWN	1,500.00	0.00	1,500.00	1
09/17/2026	GEN	39925	57	CITY OF HANOVER	637.50	0.00	637.50	1
09/17/2026	GEN	39926	99	HENNEPIN COUNTY TREASURER	51.00	0.00	51.00	1
09/17/2026	GEN	39927	MISC	MATTHEW GSELLMEIER	1,500.00	0.00	1,500.00	1
09/17/2026	GEN	39928	229	CITY OF ROGERS	1,710.00	0.00	1,710.00	1
09/17/2026	GEN	39929	REFUNDUB	ROSEMARY SCHNEIDERHAN	66.10	0.00	66.10	1
09/17/2026	GEN	39930	3263	SECURIAN LIFE INSURANCE COMPANY	2,447.80	0.00	2,447.80	1
09/17/2026	GEN	39931	1708	STANTEC CONSULTING SERVICES	647.30	0.00	647.30	1
09/17/2026	GEN	39932	3043	THE HARTFORD	1,174.64	0.00	1,174.64	1
09/17/2026	GEN	39933	3137	JASON TOBIN	1,500.00	0.00	1,500.00	1

Num Checks: 13 Num Stubs: 0 Num Invoices: 16 Total Amount: 13,297.92

BANK CODE: GEN CHECK DATE: 09/24/2026 INVOICE PAY DATE FROM 09/24/2026 TO 09/24/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
09/24/2026	GEN	39934	1868	FEHN COMPANIES	98,182.51	0.00	98,182.51	1
09/24/2026	GEN	39935	1334	MOTOROLA SOLUTIONS INC	28,057.01	0.00	28,057.01	1
09/24/2026	GEN	39936	3293	T. SCHERBER DEMOLITION / EXCAVATING	104,546.07	0.00	104,546.07	1

Num Checks: 3 Num Stubs: 0 Num Invoices: 3 Total Amount: 230,785.59

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 09/10/2026 - 09/24/2026
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39862					
100-41500-50300	ABDO LLP	AUGUST 2026 FS ACCOUNTING ESCROWS 90122FS.	528733	09/10/26	993.75
100-41500-50301	ABDO LLP	AUGUST 2026 FS ACCOUNTING ESCROWS 90122FS.	528733	09/10/26	1,050.00
		Total For Check 39862			2,043.75
Check 39863					
100-00000-22205	AMERICAN LIBERTY CONSTRUCTION	ESCROW RELEASE 10705 CR 116	ER0054	09/10/26	935.00
		Total For Check 39863			935.00
Check 39864					
100-41900-50210	AMERICAN MAILING MACHINES INC	FP POSTBASE FUSION 40ML INKJET CARTRIDGE	IN127915	09/10/26	201.01
601-49400-50210	AMERICAN MAILING MACHINES INC	FP POSTBASE FUSION 40ML INKJET CARTRIDGE	IN127915	09/10/26	101.00
602-49450-50210	AMERICAN MAILING MACHINES INC	FP POSTBASE FUSION 40ML INKJET CARTRIDGE	IN127915	09/10/26	101.00
		Total For Check 39864			403.01
Check 39865					
100-43100-50225	BJORKLUND COMPANIES LLC	6"-12" GRANITE & FILL STONE HAULING	104690	09/10/26	1,795.80
		Total For Check 39865			1,795.80
Check 39866					
100-00000-22205-056	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY AUGUST 2026	10304	09/10/26	54.00
100-00000-22205-111	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY AUGUST 2026	10304	09/10/26	180.50
100-41600-50300	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY AUGUST 2026	10304	09/10/26	11,719.51
100-42100-50304	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY AUGUST 2026	10304	09/10/26	3,784.75
		Total For Check 39866			15,738.76
Check 39867					
601-00000-22200	CARUFEL, SARAH/MATT	UB refund for account: 20019237-61223002	09/02/2026	09/10/26	140.00
		Total For Check 39867			140.00
Check 39868					
100-43100-50380	CENTERPOINT ENERGY	PUBLIC WORKS NATURAL GAS 9884559-7, 07/29/2	20260831	09/10/26	97.77
		Total For Check 39868			97.77
Check 39869					
100-00000-22205-056	CENTERPOINT ENERGY	TAVARA LIFT GENERATOR NATURAL GAS 1139730502	20260901	09/10/26	18.45
		Total For Check 39869			18.45
Check 39870					
601-49400-50380	CENTERPOINT ENERGY	WATER TREATMENT PLANT NATURAL GAS 6403967772	20260831-2	09/10/26	228.26
602-49450-50380	CENTERPOINT ENERGY	WATER TREATMENT PLANT NATURAL GAS 6403967772	20260831-2	09/10/26	228.27
		Total For Check 39870			456.53
Check 39871					
100-41900-50380	CENTERPOINT ENERGY	CITY HALL/CITY PARK NATURAL GAS 8000014143-	20260904	09/10/26	17.00
100-45200-50380	CENTERPOINT ENERGY	CITY HALL/CITY PARK NATURAL GAS 8000014143-	20260904	09/10/26	17.00
		Total For Check 39871			34.00
Check 39872					
100-43100-50400	CINTAS - 470	FIRST AID CABINET PUBLIC WORKS	5357754503	09/10/26	21.51
		Total For Check 39872			21.51
Check 39873					
100-41900-50400	CINTAS - 470	BLACK MATS-CITY HALL	4281099673	09/10/26	22.38
100-43100-50400	CINTAS - 470	SUPPLIES-PWOP	4281099670	09/10/26	34.55
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4281099716	09/10/26	184.50
601-49400-50400	CINTAS - 470	REPLENISH FIRST AID CABINET-UT	5358776405	09/10/26	4.01
601-49400-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4281099658	09/10/26	15.21

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39873					
602-49450-50400	CINTAS - 470	REPLENISH FIRST AID CABINET-UT	5358776405	09/10/26	4.02
602-49450-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4281099658	09/10/26	15.20
		Total For Check 39873			279.87
Check 39874					
435-43100-50550	CITY OF DELANO	2026 WESTERN STAR VIN X3927 REGISTRATION	20260909	09/10/26	5,180.14
		Total For Check 39874			5,180.14
Check 39875					
100-41900-50321	COMCAST - 0023202	CITY HALL/POLICE DEPT INTERNET 09/15/26 - 1	20260905	09/10/26	269.17
100-42100-50321	COMCAST - 0023202	CITY HALL/POLICE DEPT INTERNET 09/15/26 - 1	20260905	09/10/26	269.18
		Total For Check 39875			538.35
Check 39876					
100-41900-50321	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 09	282121049	09/10/26	345.00
100-42100-50321	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 09	282121049	09/10/26	345.00
100-43100-50380	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 09	282121049	09/10/26	295.05
100-45200-50321	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 09	282121049	09/10/26	511.77
601-49400-50380	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 09	282121049	09/10/26	227.52
602-49450-50380	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 09	282121049	09/10/26	227.53
		Total For Check 39876			1,951.87
Check 39877					
100-43100-50321	COMCAST 0044893	9100 CO RD 19 PHONE SERVICES 09/10/26 - 10/	20260905	09/10/26	130.86
		Total For Check 39877			130.86
Check 39878					
100-41920-50300	COMPUTER INTEGRATION TECH	NET BILLABLE SERVICE TICKETS FROM 08/05/26	521196	09/10/26	1,296.75
100-41920-50308	COMPUTER INTEGRATION TECH	PARALLELS REMOTE APPLICATION SERVER ANNUAL	521183	09/10/26	2,385.00
100-41920-50308	COMPUTER INTEGRATION TECH	WINRMT DSKTP SRVCSCAL LICSAPK OLV D 1 YR X	521296	09/10/26	1,020.00
		Total For Check 39878			4,701.75
Check 39879					
435-43100-50580	DEERE & COMPANY	Z950R ZTRAK + SEAT KIT, QUOTE 2123717	117962096	09/10/26	19,627.79
		Total For Check 39879			19,627.79
Check 39880					
100-42151-50404	EMBEDDED SYSTEMS, INC.	SIREN MAINTENANCE X 3 FROM 07/01/26 - 12/31	345044	09/10/26	899.46
		Total For Check 39880			899.46
Check 39881					
100-41900-50300	EMPLOYEE RELATIONS, INC.	BACKGROUND CHECK SERVICES	101641	09/10/26	141.53
		Total For Check 39881			141.53
Check 39882					
100-41900-50413	FP MAILING SOLUTIONS	POSTAGE MACHINE RENTAL 08/03/26 - 11/02/26	RI107443641	09/10/26	189.00
		Total For Check 39882			189.00
Check 39883					
100-41910-50300	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	REC0001570 RECORDS REVIEW	1000273336	09/10/26	2.50
100-43100-50323	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	ITC0001201: PUBLIC WORKS RADIO FLEET/MESB F	1000273725	09/10/26	359.76
		Total For Check 39883			362.26
Check 39884					
601-49400-50403	HOLIDAY COMPANIES	AUGUST 2026 CAR WASH	003401092600	09/10/26	10.00
602-49450-50403	HOLIDAY COMPANIES	AUGUST 2026 CAR WASH	003401092600	09/10/26	10.00

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39884					
		Total For Check 39884			20.00
Check 39885					
100-00000-22206	M/I Homes of Minneapolis, LLC	ESCROW REFUND 20030 79TH AVE	CE0047	09/10/26	5,000.00
		Total For Check 39885			5,000.00
Check 39886					
100-00000-22206	M/I Homes of Minneapolis, LLC	ESCROW REFUND 20087 79TH AVE	CE0048	09/10/26	5,000.00
		Total For Check 39886			5,000.00
Check 39887					
100-41600-50300	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS SERVICES FOR AUGUST 2026	20260831	09/10/26	587.50
		Total For Check 39887			587.50
Check 39888					
100-43100-50225	MARTIN MARIETTA MATERIALS	FILL STONE & RIP RAP	50340417	09/10/26	1,615.50
		Total For Check 39888			1,615.50
Check 39889					
401-41900-50300	MAXFIELD RESEARCH AND CONSULTING	CONSULT ON STRATEGIC ECONOMIC DEVELOPMENT	P1539	09/10/26	12,551.25
401-41900-50300	MAXFIELD RESEARCH AND CONSULTING	CONSULT ON STRATEGIC ECONOMIC DEVELOPMENT	P1559	09/10/26	7,530.75
		Total For Check 39889			20,082.00
Check 39890					
100-42100-50210	MENARDS MAPLE GROVE	3' X 100' SILT FENCE FOR POLICE DEPT	69827	09/10/26	69.98
100-45200-50210	MENARDS MAPLE GROVE	MISC SUPPLIES FOR PARKS & REC	69398	09/10/26	286.33
		Total For Check 39890			356.31
Check 39891					
602-49450-50312	METROPOLITAN COUNCIL ENVIRO	WASTE WATER SERVICE OCTOBER 2026	0001211815	09/10/26	28,759.97
		Total For Check 39891			28,759.97
Check 39892					
100-45200-50210	MIDWEST MACHINERY CO.	SPARK PLUGS X 2	11024351	09/10/26	8.66
		Total For Check 39892			8.66
Check 39893					
100-45200-50210	NAPA AUTO PARTS - Corcoran	HYD HOSE FITTINGS X 2, RETAINER & SWIVEL OI	688285	09/10/26	107.98
		Total For Check 39893			107.98
Check 39894					
100-41500-50300	NORTHLAND SECURITIES, INC.	AUGUST 2026 FINANCIAL MANAGEMENT PLAN	INV-2516	09/10/26	3,600.00
		Total For Check 39894			3,600.00
Check 39895					
100-43100-50225	OMANN CONTRACTING COMPANIES	SPNWB230B X 25.87	20012	09/10/26	1,619.72
100-43100-50225	OMANN CONTRACTING COMPANIES	MV4 MIX X 13.6	20022	09/10/26	903.86
		Total For Check 39895			2,523.58
Check 39896					
100-00000-22206	Pulte Homes	ESCROW REFUND 19559 102ND PL	CE0046	09/10/26	5,000.00
		Total For Check 39896			5,000.00
Check 39897					
601-00000-22200	REHMANN, JIM	UB refund for account: 20007164-23603002	09/02/2026	09/10/26	154.61
		Total For Check 39897			154.61
Check 39898					

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39898					
601-49400-50380	REPUBLIC SERVICES	REPUBLIC SVCS (0130849) WTP WASTE/RECYCLE 0	0894-007626405	09/10/26	138.78
		Total For Check 39898			138.78
Check 39899					
100-45200-50380	REPUBLIC SERVICES	REPUBLIC SVCS (3468336) CITY PARK WASTE/REC	0894-007636565	09/10/26	552.69
		Total For Check 39899			552.69
Check 39900					
100-41900-50380	REPUBLIC SERVICES	REPUBLIC SVC (3468541) CITY HALL WASTE/RECY	0894-007636684	09/10/26	1,563.71
		Total For Check 39900			1,563.71
Check 39901					
100-43100-50380	REPUBLIC SERVICES	REPUBLIC SVCS (3469651) PWOP WASTE/RECYCLE	0894-007637319	09/10/26	268.24
		Total For Check 39901			268.24
Check 39902					
100-45200-50380	REPUBLIC SERVICES	REPUBLIC SVCS (3471220) WILDFLOWER PARK WAS	0894-007638130	09/10/26	160.58
		Total For Check 39902			160.58
Check 39903					
601-00000-22200	SCOTT SURBAUGH	UB refund for account: 20007465-41143002	09/02/2026	09/10/26	22.77
		Total For Check 39903			22.77
Check 39904					
100-43100-50321	T-MOBILE	PUBLIC WORKS CELLULAR 992365225 07/21/26 -	20260820	09/10/26	462.74
		Total For Check 39904			462.74
Check 39905					
601-49400-50321	T-MOBILE	UTILITIES CELLULAR 203312140 07/21/26 - 08/	20260820-2	09/10/26	215.45
602-49450-50321	T-MOBILE	UTILITIES CELLULAR 203312140 07/21/26 - 08/	20260820-2	09/10/26	215.46
		Total For Check 39905			430.91
Check 39906					
100-43100-50210	TERMINAL SUPPLY CO	PARTS, ORDER 280225	45756-00	09/10/26	342.87
		Total For Check 39906			342.87
Check 39907					
100-42100-50417	TIDE CLEANERS	DRY CLEANING SERVICES AUGUST 2026	20260901	09/10/26	528.92
		Total For Check 39907			528.92
Check 39908					
601-49400-50216	TOLL GAS AND WELDING SUPPLY	NITROGEN, COMPRESSED, 1 CYLINDER, ORDER 000	0010678671	09/10/26	34.77
		Total For Check 39908			34.77
Check 39909					
100-43100-50220	TRENCHERS PLUS, INC.	ROTARY NOZZ DISPLAY X 2 FOR PUBLIC WORKS	IT14419	09/10/26	199.86
		Total For Check 39909			199.86
Check 39910					
100-00000-22205	TYLER HEIDECKER	ESCROW RELEASE 7985 EAGLE RIDGE RD	ER0053	09/10/26	282.50
		Total For Check 39910			282.50
Check 39911					
100-41320-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	38.65
100-41400-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	38.65
100-41500-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	38.65
100-41910-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	80.34

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39911					
100-42100-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	697.09
100-42100-50323	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	480.21
100-42400-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	20.02
100-45100-50321	VERIZON WIRELESS	PD/CH CELLULAR 7/27-8/26	6152006419	09/10/26	38.65
		Total For Check 39911			1,432.26
Check 39912					
601-49400-50300	WATER LABORATORIES, INC.	COLIFORM ONLY, PWS 1270080	110896	09/10/26	38.00
601-49400-50300	WATER LABORATORIES, INC.	COLIFORM ONLY, PWS 1270075	110897	09/10/26	57.00
		Total For Check 39912			95.00
Check 39913					
100-45100-50213	WRUCK SEWER & PORTABLE RENTAL	NIGHT TO UNITE PORTABLES	I35279	09/10/26	1,169.00
		Total For Check 39913			1,169.00
Check 39914					
100-45200-50210	WRUCK SEWER & PORTABLE RENTAL	UNITS FOR PARKS AUGUST 2026	I37802	09/10/26	242.57
		Total For Check 39914			242.57
Check 39915					
100-43100-50381	XCEL ENERGY	XCEL 9100 CR 19 (0868053-1) ELECTRIC SVC 0	991779513	09/10/26	1,102.48
		Total For Check 39915			1,102.48
Check 39916					
100-43100-50381	XCEL ENERGY	XCEL 9700 CR 119 (0011102968-9) PWOP ELECTR	993717552	09/10/26	23.19
		Total For Check 39916			23.19
Check 39917					
100-00000-22205-087	XCEL ENERGY	XCEL BELLWETHER STREET LIGHTS (5559590-1) 0	993686423	09/10/26	376.90
		Total For Check 39917			376.90
Check 39918					
601-49400-50381	XCEL ENERGY	XCEL 9820 CR 101 (0012787370-8) ELECTRIC SE	993119996	09/10/26	16.23
		Total For Check 39918			16.23
Check 39919					
601-49400-50381	XCEL ENERGY	XCEL OSWALD FARM (0015141837-7) ELECTRIC SV	993153567	09/10/26	178.02
		Total For Check 39919			178.02
Check 39920					
601-49400-50381	XCEL ENERGY	XCEL WATER TREATMENT PLANT ELECTRICITY (001	993162924	09/10/26	5,315.17
		Total For Check 39920			5,315.17
Check 39921					
601-00000-22200	ALBERT CABRAL ZESATI	UB refund for account: 20019318-35428002	09/10/2026	09/17/26	59.58
		Total For Check 39921			59.58
Check 39922					
100-00000-22205	CARSON, CLELLAND & SCHREDER	CK REQ CHASTEK AUGUST 2026	10304-4	09/17/26	72.00
100-00000-22205	CARSON, CLELLAND & SCHREDER	CK REQ BROCKTON I AUGUST 2026	10304-2	09/17/26	72.00
100-00000-22205	CARSON, CLELLAND & SCHREDER	CK REQ BROCKTON I AUGUST 2026	10304-3	09/17/26	180.00
100-00000-22205	CARSON, CLELLAND & SCHREDER	CK REQ LOTHER AUGUST 2026	10304-5	09/17/26	180.00
		Total For Check 39922			504.00
Check 39923					
100-42100-50307	DARREN BOHLSEN	TAXABLE WELLNESS TRAVEL REIMBURSEMENT	20260910	09/17/26	1,500.00

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39923					
		Total For Check 39923			1,500.00
Check 39924					
100-41910-50307	NATALIE DAVIS MCKEOWN	2026 RECRUITMENT AND RETENTION REIMBURSEMEN	20260902	09/17/26	1,500.00
		Total For Check 39924			1,500.00
Check 39925					
201-42100-50300	CITY OF HANOVER	2026 MAPLE GROVE TRIATHALON SERVICES	2026-03	09/17/26	637.50
		Total For Check 39925			637.50
Check 39926					
100-42100-50300	HENNEPIN COUNTY TREASURER	2026 LOW SPECIAL EVENT FOOD LICENSE	20260917	09/17/26	51.00
		Total For Check 39926			51.00
Check 39927					
100-41500-50207	MATTHEW GSELLMEIER	2026 RECRUITMENT AND RETENTION REIMBURSEMEN	20260901	09/17/26	1,500.00
		Total For Check 39927			1,500.00
Check 39928					
201-42100-50300	CITY OF ROGERS	POLICE SECURITY 2026 MAPLE GROVE TRI	0051801	09/17/26	1,710.00
		Total For Check 39928			1,710.00
Check 39929					
601-00000-22200	ROSEMARY SCHNEIDERHAN	UB refund for account: 20020114-78735001	09/10/2026	09/17/26	66.10
		Total For Check 39929			66.10
Check 39930					
100-41130-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	6.75
100-41320-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	186.75
100-41400-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	106.75
100-41500-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	51.70
100-41910-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	50.92
100-41920-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	33.75
100-42100-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	717.40
100-42102-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	223.80
100-42400-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	83.37
100-43100-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	261.20
100-43170-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	24.00
100-45100-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	15.77
100-45200-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	552.00
601-49400-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	66.82
602-49450-50130	SECURIAN LIFE INSURANCE COMPANY	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS	20260930	09/17/26	66.82
		Total For Check 39930			2,447.80
Check 39931					
601-00000-16500	STANTEC CONSULTING SERVICES	WATER SUPPLY, TREATMENT, & STORAGE FACILITY	2602096-2	09/17/26	647.30
		Total For Check 39931			647.30
Check 39932					
100-41130-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	22.21
100-41320-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	40.00
100-41400-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	99.78
100-41500-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	57.01
100-41910-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	58.94
100-41920-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	22.36
100-42100-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	420.85
100-42102-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	46.12

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 39932					
100-42400-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	59.34
100-43100-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	100.35
100-43170-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	48.36
100-45100-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	33.79
100-45200-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	67.33
601-49400-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	49.10
602-49450-50130	THE HARTFORD	SEPTEMBER 2026 LONG TERM DISABILITY PREMIUM	302978231958	09/17/26	49.10
		Total For Check 39932			1,174.64
Check 39933					
100-41320-50307	JASON TOBIN	2026 RECRUITMENT AND RETENTION REIMBURSEMEN	20260901	09/17/26	1,500.00
		Total For Check 39933			1,500.00
Check 39934					
415-00000-20610	FEHN COMPANIES	CITY PARK IMPROVEMENTS PAY APP 11	193807229-11	09/24/26	(5,167.50)
415-45200-50530	FEHN COMPANIES	CITY PARK IMPROVEMENTS PAY APP 11	193807229-11	09/24/26	103,350.01
		Total For Check 39934			98,182.51
Check 39935					
100-42100-50207	MOTOROLA SOLUTIONS INC	MOBILE RADIO / PORTABLE RADIO	8282399190	09/24/26	4,000.00
100-42100-50323	MOTOROLA SOLUTIONS INC	MOBILE RADIO / PORTABLE RADIO	8282399190	09/24/26	5,000.00
201-42100-50210	MOTOROLA SOLUTIONS INC	MOBILE RADIO / PORTABLE RADIO	8282399190	09/24/26	2,154.51
435-42100-50550	MOTOROLA SOLUTIONS INC	MOBILE RADIO / PORTABLE RADIO	8282399190	09/24/26	16,902.50
		Total For Check 39935			28,057.01
Check 39936					
100-00000-20610	T. SCHERBER DEMOLITION / EXCAVATING	CORCORAN STORAGE II TURN LANES PAY REQUEST	193807310	09/24/26	(5,502.43)
100-00000-22205	T. SCHERBER DEMOLITION / EXCAVATING	CORCORAN STORAGE II TURN LANES PAY REQUEST	193807310	09/24/26	110,048.50
		Total For Check 39936			104,546.07

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
	Fund Totals:				
		Fund 100 GENERAL FUND			185,587.22
		Fund 201 RESERVES DONATION FUND			4,502.01
		Fund 401 LONG RANGE PLANNING			20,082.00
		Fund 415 PARK CAPITAL FUND			98,182.51
		Fund 435 2025A BOND EQUIPMENT			41,710.43
		Fund 601 WATER			7,785.70
		Fund 602 SEWER			29,677.37
		Total For All Funds:			387,527.24

STAFF REPORT **Agenda Item: 6.c**

Council Meeting: September 24, 2026	**Prepared By:** Ryan Ganner, Human Resources Generalist
Topic: Part-Time Community Service Officer Resignation and Authorization to Hire	**Action Required:** Approval

Summary
On September 2, 2026 staff received the Part-Time Community Service Officer Tracy Du Houx's resignation effective October 1, 2026. Staff is requesting the acceptance of Tracy's resignation, and the authorization to begin the hiring process to fill the vacancy.

Financial/Budget
This position is in the budget for 2026.

Council Action
Accept the resignation of Part-Time Community Service Officer Tracy Du Houx and authorize staff to begin the hiring process immediately.

Attachments
1. CSO Job Description 2026.pdf

Community Service Officer

Department	Public Safety
Reports To	Sergeant
Supervises	None
FLSA Status	Non-Exempt
Grade	**4**
Union Status	Union

Position Details

The Community Service Officer provides assistance to the Police Department under the general direction of the Director of Public Safety, and Police Deputy Director within the limitations set forth by state statutes, city ordinances, department policies, and regulations. A variety of assignments may include non-criminal incidents, investigating animal complaints, enforcing parking ordinances, directing traffic, and providing general assistance to residents of the community. This position supports the Director of Public Safety, Police Deputy Director, Police Officers, and Police Administrative Assistants.

Professional/Technical Duties and Responsibilities

The duties listed below are intended only as illustrations of the various types of work that may be performed, with or without reasonable accommodation. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

- Engages community members in identifying and resolving neighborhood problems through community-oriented governance techniques.
    - Actively builds and maintains positive relationships throughout the community.
    - Analyzes crime trends.
    - Utilizes inclusive problem-solving strategies.
    - Facilitates communication with all areas of local government to address residents' quality of life concerns.
    - Firmly, tactfully, and courteously handles situations with respect for the rights of others.
    - Consults with local businesses and individuals to provide best practices for crime reduction and crime prevention through environmental design.
    - Maintains business directories for CAD.
    - Participates in crime prevention, community policing, and neighborhood watch activities.
    - Manages and participates in public education programs as assigned.

- Patrols City streets, parks, commercial, and residential areas to preserve peace and enforce the law through traffic control and the prevention and detection of criminal conduct.
    - Works varying shifts.
    - Works within constitutional, statutory, case law, and policy boundaries.
    - Maintains appropriate licenses and certifications, Minnesota Driver's License, medical certifications, etc. as necessary to perform the duties of the position.
    - Responds to requests for assistance.
    - Directs traffic at events and traffic crash scenes.
    - Requests checks on car registrations and issues parking tickets.
    - Issues citations for violations of City ordinance.
    - Transports prisoners and suspects.
    - Provides emergency medical assistance and support.
    - Testifies at court trials and hearings.
    - Develops, composes, and presents detailed written reports.
    - Prepares for and responds to severe weather incidents.
    - Maintains roadway safety by assisting with traffic crashes, assisting stranded motorists, removing hazards, and notifying responsible authorities of repair needs.
    - Monitors crime areas and makes business checks or vacation checks of private dwellings.
    - Effectively and professionally communicates with members of the public and City staff.
    - Expertly operates a variety of motor vehicles.
    - Cleans, maintains, and fuels department vehicles.
    - Appropriately utilizes a variety of electronic communication devices including portable radios, computers, and cellular telephones.
    - Manages public safety functions at community events.
    - Exercises sound judgment.
    - Conducts field training of Reserve Officers or CSO's.
    - Investigate and manage animal complaints.
    - Provides mutual aid to other departments during emergency situations.
- Responds to inquiries from the public on the phone or in person such as complaints, law interpretation, or referrals to the proper agency.
    - Provides literature and resources to the public.
    - When unable to directly resolve the issue, facilitates an appropriate answer or direction.
    - Recognizes opportunities to counsel, provide guidance and service to the public as a means of developing community understanding and cooperation in matters related to public safety and law enforcement.
- Performs departmental tasks.
    - Delivers city documents to the City Council, Planning Commission, Parks and Trails, courts or others as requested or assigned.
    - Assists the public with report and permit requests.
    - Performs maintenance and cleaning of facilities and equipment as needed.
    - Makes other department-related pickups or deliveries as requested including, squad maintenance, equipment maintenance, and evidence handling.
- Performs other duties and activities as apparent or assigned.

Position Requirements

Knowledge, Skills, and Abilities

- Verbal and high-level written communication skills sufficient to effectively present information and respond to questions from a wide variety of audiences, and reading comprehension skills sufficient to read, understand, and interpret complex and varied work-related materials.
- Acceptable math skills including: the ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals; the ability to compute rate, ratio, and percent; the ability to measure distances; the ability to perform mathematical formulas involving decimals and fractions for alcohol testing and accident reconstruction.
- Acceptable reasoning ability including: the ability to define problems, collect data, establish facts, and draw valid conclusions; the ability to interpret an extensive variety of technical instructions in mathematical diagram form and deal with several abstract and concrete variables; the ability to quickly process information and make decisions.
- Ability to analyze and resolve problems where precedent may not always exist; must be able to use extremely good judgment quickly and utilize all knowledge of police policies and procedures, civil rights laws, State and Federal mandates, court decisions and all training received.
- Strong interpersonal and communication skills in dealing with difficult situations and people; ability to work cooperatively with all city departments.
- Maintains skilled proficiency in emergency medical response.
- Ability to quickly learn, understand, interpret and apply City ordinances, state statutes, and federal laws.
- Knowledge of the legal process, chain of custody, methods of handling evidence and techniques for interrogation of witnesses and suspects.
- Knowledge of the functions and responsibilities of City Departments.
- Ability to perform in a professional and courteous manner when responding to requests from the public and other staff members.
- Ability to maintain a positive attitude toward work, the public, and coworkers.
- Knowledge of and ability to operate standard office software sufficient to manipulate data, draft reports and maintain records.
- Ability to work effectively as a member of a team.
- Ability to work independently and without direct supervision.
- Ability to prioritize work requests.
- Ability to work and to remain in control of a variety of stressful situations.
- Knowledge of data privacy laws and ability to maintain highest confidentiality when dealing with sensitive or private information.
- Consistent attendance during regularly scheduled work hours and outside regularly scheduled work hours as needed.

Minimum Education and Experience

- 18 years of age or older
- Valid Minnesota Driver's License or the ability to obtain one within 30 days.
- Must have high school diploma or equivalent
- Must pass a comprehensive background check and physical exam.

Desired Education and Experience

- Previous experience in Public Safety to include Law Enforcement Explorers, Police Reserves, or enrollment in a Minnesota Law Enforcement educational program.
- Fluency in a second language or sign language.

Physical Demands and Work Environment

Physical effort varies from low to very high with intermittent and indeterminate periods of rest. This position will require smelling, feeling, sitting, standing, twisting, turning, walking, repetitive movements, bending, crouching, kneeling, squatting, reaching overhead, grasping, lifting and carrying of heavy objects, pulling, sustained holding, climbing, and manipulating objects requiring manual dexterity. The employee must be able to speak intelligibly, hear, and read. New hire candidates will not meet required hearing standards if an average hearing loss in the unaided ear is greater than 40 decibels (Db) at 500 Hz, 1000 Hz, 2000 Hz, and 3000 Hz. Specific vision abilities required by this position include close vision, color vision, distance vision, peripheral vision, and depth perception. New hire candidates will not meet minimum entrance vision standards if far visual acuity is less than 20/40 binocular, corrected with contact lenses or spectacles, or if far visual acuity is less than 20/100 binocular for wearers of contact lenses or spectacles, uncorrected. Report preparation and word processing will at times require extended use of a computer monitor and keyboard. Work interruptions are frequent. The position requires the ability to skillfully operate police emergency vehicles, police ATVs, Mobile Digital Computer, digital recording equipment, emergency first aid equipment, computers and related software, and police restraints.

Activities that **occur constantly** (5–8 hours/shift): talking, hearing
Activities that **occur frequently** (2–5 hours/shift): standing, walking, repetitive motions, eye/hand/foot coordination
Activities that **occur occasionally** (up to 2 hours/shift): sitting, lifting, carrying, pushing, pulling, climbing, balancing, stooping, kneeling, crouching, crawling, reaching, handling, grasping, feeling
Activities that **occur rarely** (do not exist as regular part of job): NA

City of Corcoran is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, reasonable accommodations are offered to qualified individuals with disabilities. Prospective and current employees are encouraged to discuss potential accommodations with the employer.

Core Values

- Honesty, Ethics, and Integrity
- Community Pride and Partnership
- Efficient and Effective Service Delivery
- Promoting Community Safety
- Fiscal Responsibility
- Transparency
- Responsible Decision Making

Commented [HJ1]: Corcoran-what are the core competencies for the police department?

Employee signature below constitutes employee's understanding of the requirements, essential functions, and duties of the position.

Employee Name

Employee Signature Date

EEO Policy: The City of Corcoran is committed to providing equal employment opportunities to all employees and applicants for employment without regard to any legally-recognized basis "protected class" including but not limited to: veteran status, uniform service member status, race, color, religion, sex, national origin, age, physical or mental disability, sexual orientation or marital preference, genetic information or any other protected class under federal, state, or local law.

STAFF REPORT **Agenda Item: 6.d**

Council Meeting: September 24, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Bendickson Garage CUP	**Action Required:**

Summary
JPC Custom Homes, the applicant, on behalf of Rich and Connie Bendickson, the owners, requests approval of a conditional use permit (CUP) to allow an existing with sidewalls exceeding 10 feet in height in the front yard at 23525 Strehler Road.

Recommendation
The Planning Commission & Staff recommends approval of Resolution 2026-68 approving the CUP for a detached garage with a sidewall height of 17 feet in the front yard.

Council Action
Decision

Attachments
1. 2026-09-24 CC Staff Report - Bendickson Garage CUP.pdf

STAFF REPORT

City Council Meeting: September 24, 2026	**Prepared By:** Dwight Klingbeil
Topic: Bendickson Garage CUP (PID 19-119-23-21-0011) (City File No. 26-020)	**Action Required:** Decision

1. Application Request

JPC Custom Homes, the applicant, on behalf of Rich and Connie Bendickson, the owners, requests approval of a conditional use permit (CUP) to allow an existing with sidewalls exceeding 10 feet in height in the front yard at 23525 Strehler Road.

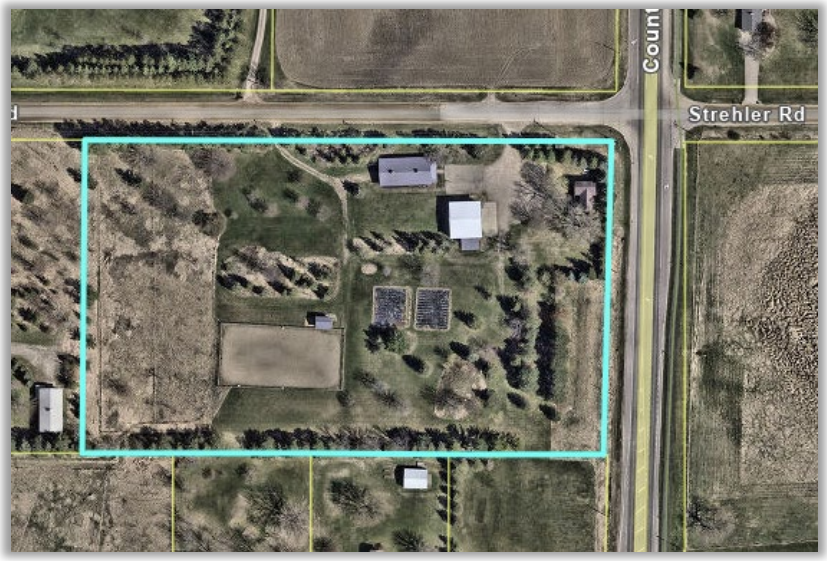


Figure 1 Site Location

2. Planning Commission Review

The Planning Commission reviewed this request during their September 3, 2026, meeting. No members of the public spoke during the public hearing. After some discussion, the Planning Commission voted 4:0 (Hargreaves absent) to recommend approval of the CUP as requested.

3. Background

In 2002, the City issued a building permit for an accessory structure with a 17-foot sidewall height located in the rear yard. Section 1030.020 Subd. 5.C. of the Zoning Ordinance allows a maximum sidewall height of 10 feet for accessory structures located in the front and side yard, and up to 13.5 feet in the rear yard.

The applicant is in the process of replacing the existing single-family home on the site with a newly constructed home further back on the property. This will make the existing accessory structures located in the front yard per the definition of front yard in the Zoning Ordinance. Accessory structures are allowed to be located in the front yard in the Rural Residential zoning district; however, structures with a sidewall height of more than 10’ require a CUP. The CUP previously approved was for a structure located in the

rear yard, so a minor CUP amendment is required to specifically allow the structure's changed location in the front yard.

4. Context

Zoning and Land Use

The proposed property is 7.94 acres, guided for Rural/Ag Residential, and zoned Rural Residential (RR). The property has an existing single-family home with two detached accessory structures. The property is outside of the Metropolitan Urban Service Area (MUSA).

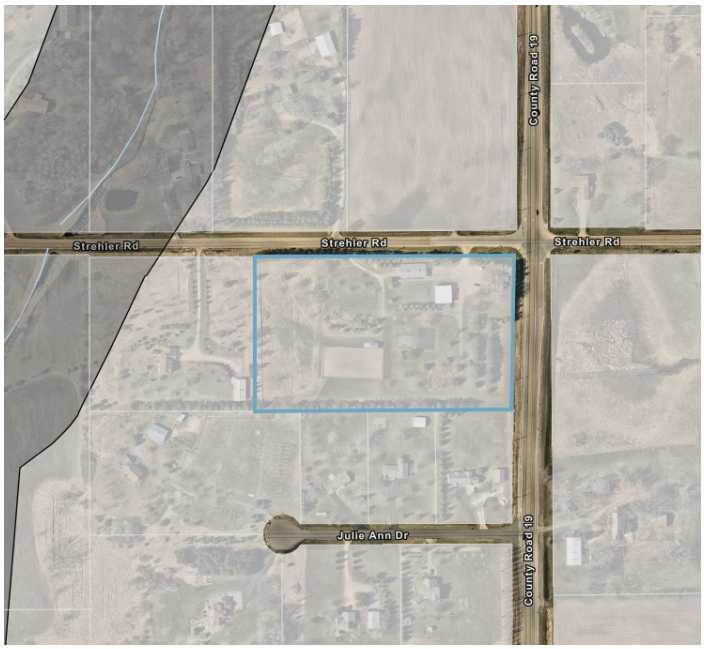


Figure 2 Zoning Map

Surrounding Properties

All surrounding properties are guided for Rural/Ag Residential, within the RR district, and outside of the MUSA. The existing land use of the properties to the north is agricultural/residential, and the properties to the west, south, and east are used for residential purposes.

Natural Characteristics of the Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map does not indicate the presence of any natural plant communities on this property. According to the Hennepin County Natural Resources Map, there are wetlands present on the property. The City Engineer's Memo noted that the City Wetland Specialist should review the site and determine if a waiver of a wetland delineation should be provided based on the site conditions and proposed building location.

5. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are attached to this report, and the approval conditions require compliance with the memo.

Accessory Structure CUP

Per Section 1030.020, Subd. 5, the maximum sidewall height of an accessory building constructed in the front or side yard is 10' unless approved through a CUP. The City's

discretion in approving or denying a CUP is limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the CUP.

As discussed in the background portion of this report, the subject structure has a sidewall height of 17 feet, which was previously approved by the City in the rear yard.

Approval of the CUP as requested will allow an existing detached garage of 2,100 square feet to remain in what will become the front yard once the applicant constructs the new single-family home at the proposed location behind the accessory structure.

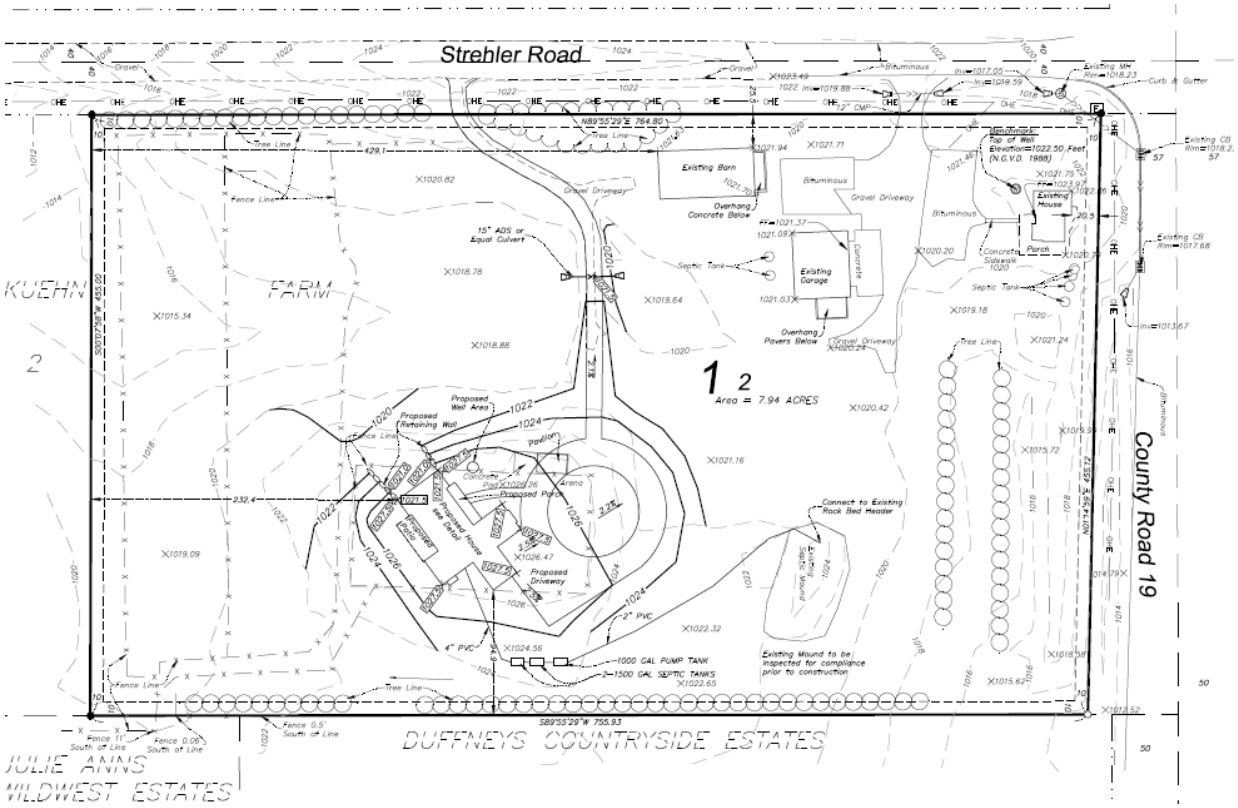


Figure 3 Proposed Site Layout

Location and Setbacks

The location of the structure will not actually change with this request, but the yard classification of the structure's location will change per the City Code's definition of a front yard:

> ***YARD, FRONT:*** *An area extending the full width of a lot between the front lot line and the nearest principal structure.*

The structure is located nearest to the north property line with a setback of approximately 88 feet (where a 50-foot setback is required), approximately 186 feet from the east property line (where a 100-foot setback is required), approximately 315

feet from the south property line (where a 15-foot setback is required), and approximately 531 feet from the west property line (where a 20-foot setback is required). The structure meets all applicable setback requirements and no changes to its placement are proposed as part of this request.

Size

Properties of this size (7.94 acres) are allowed a total accessory structure footprint of 3,375 sq. ft., excluding the first 1,000 sq. ft. of attached accessory structure space.

Currently, the property contains two detached accessory structures, including the 2,100 sq. ft. subject structure and a 2,620 sq. ft. detached structure. In total, the accessory structure footprint for the property is 4,720 sq. ft., which exceeds the amount allowed under current standards. However, both structures were approved by the City prior to the adoption of the current requirements. As such, the footprint of the existing structures are considered to be legal nonconforming.

Because of this, no additional accessory structure footprint may be added to the property unless the total footprint is reduced to 3,375 sq. ft. However, Section 1030.020 Subd. 4.A. provides an exemption for attached garages. Specifically, this section states that attached garages with a footprint of less than 1,000 sq. ft. shall not be considered as part of the maximum footprint for purposes of the detached accessory structure calculations. With this, the new residential structure may include an attached garage with a footprint that is less than 1,000 sq. ft.

Building Height

The building will become located in the front yard which has a maximum sidewall height of 10 feet without CUP approval to bypass this limit. The applicant requests approval of a CUP to allow the subject structure to have a sidewall height of 17 feet in the front yard.

Architectural Standards

The applicant submitted photos of the subject structure that are attached to this report in addition to the previously approved plans. The materials of the structure are not changing from what was initially approved in 2002.The roof and siding are painted galvanized metal. The current Zoning Ordinance requires metal siding and roof materials to be approved through a Certificate of Compliance, but since the original approval pre-dates the current Zoning Ordinance, the Certificate of Compliance approval is implied.

Grading and Drainage

No grading changes are proposed for the subject structure. A grading and drainage plan for the proposed new house will be reviewed with the building permit per the City Engineering Memo.

Conditional Use Permit Standards

The applicant requests a CUP to exceed the maximum sidewall height of 10’ in the front yard as allowed by Section 1030.020, Subd. 5(D). In order to grant a CUP, the following standards must be met:

1. *The proposed use shall be in conformance with all City regulations.*

   The proposed use is in conformance with the City regulations. The existing structure satisfies required setbacks, the accessory structure footprint limit, and architectural requirements. A condition of approval included in the attached resolution is that the structure cannot be used for commercial uses without a separate approval for a home occupation, and the structure cannot be used as an accessory dwelling unit without a separate approval.

2. *A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.*

   The applicant submitted a certificate of survey that shows the required features.

3. *Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*

   Staff finds that the taller building height would comply with the standards as follows:

   a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

      The proposed taller building in the front yard has no impact on the Comprehensive Plan.

   b. *The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

      The CUP for a sidewall height of 17 feet for an accessory structure in the front yard would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building does not exceed the 35-foot maximum building height allowed for principal buildings in the RR district. The building exceeds all setback requirements for the RR district.

c. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

   Assuming the recommended conditions of approval are adopted, staff find no reason to believe the CUP for the sidewall height of 17 feet in the front yard would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The existing building is below the maximum building height and exceeds all required setbacks.

d. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The surrounding properties are used for a mix of residential and agricultural uses. The proposed CUP amendment does not preclude improvement or further development of the surrounding properties.

e. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

   Adequate public facilities are available to accommodate the proposed use. The proposed CUP amendment will not impact the demand for services.

f. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the district regulations for the RR.

g. *The conditional use and site conform to performance standards as specified by this Chapter.*

   If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the performance standards for accessory structures.

4. *The building materials standards required by this Section have been met.*

As noted previously, the building is made of pre-finished metal wall and roof panels. Section 1060.050 Subd. 1(D) of the Zoning Ordinance allows metal siding and/or roofing provided they meet the Minnesota State Building Code

standards and are treated with a factory applied color coating system that protects against fading. The materials feature galvanized coating. The materials of this structure were previously approved when the structure was approved, and approval of the Certificate of Compliance currently required by the Zoning Ordinance is implied.

5. *The proposed building will be compatible with surrounding land uses.*

   The proposed use is compatible with the surrounding land uses.

6. Recommendation

The Planning Commission & Staff recommends approval of Resolution 2026-68 approving the CUP for a detached garage with a sidewall height of 17 feet in the front yard.

Attachments:

1. Resolution 2026-68 Approving the CUP
2. Engineering Memo
3. Site Survey
4. Building Photos

City of Corcoran
County of Hennepin
State of Minnesota

September 24, 2026

RESOLUTION NO. 2026-68

Motion By:
Seconded By:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE FOR RICH AND CONNIE BENDICKSON AT 23525 STREHLER ROAD
(PID 19-119-23-21-0011) (CITY FILE 26-020)

WHEREAS, JPC Custom Homes, on behalf of Rich and Connie Bendickson, the landowner, requests approval of a conditional use permit to allow an existing accessory building with a sidewall height of 17' previously approved in the rear yard to be located in the front yard at property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the conditional use permit request at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application received by the City on July 29, 2026, and additional information received on July 30, 2026, and August 10, 2026.

2. The applicant shall comply with all conditions of the City Engineer's memo dated August 13, 2026.

3. A conditional use permit is approved to allow an accessory building with sidewalls that have a height of 17 feet in the front yard, based on the finding that the specific criteria standards in Section 1030.020 Subd.5.D. are satisfied:

    a. The proposed use shall be in conformance with all City regulations.

    b. A certificate of survey showing existing structures, septic sites, wells, proposed structures, floodplain, wetlands, and recorded easements was submitted with the application.

    c. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance are satisfied:

        i. The conditional use complies with the Comprehensive Plan, including public facilities and capital improvement plans.

        ii. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort.

iii. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

iv. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

v. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.

vi. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

vii. The conditional use and site conform to performance standards as specified by the Zoning Ordinance.

d. The building materials standards required by the Zoning Ordinance are satisfied.

e. The proposed building will be compatible with surrounding land uses.

4. A certificate of compliance to allow a metal roof and metal siding on this accessory building is approved as part of the conditional use permit.

5. The structure cannot be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.

6. The structure cannot be used as an Accessory Dwelling Unit unless the applicant applies for City approval and such approval is granted.

7. Prior to issuance of a building permit, the applicant/landowner must complete the following:

    a. A grading plan must be submitted for final approval per the City's Engineer Memo.

    b. The approving resolution must be recorded at Hennepin County.

    c. The applicant/landowner must provide proof of recording to the City.

    d. The property owner must enter into a Construction Agreement with the City to ensure that the existing single-family home is promptly removed from the property after construction of the new single-family home.

8. The applicant must maintain a positive escrow balance through the duration of the project. If the escrow balance becomes negative, the applicant must pay any balance due plus a new deposit for anticipated remaining staff time within 30-days of receiving a notice from the City.

9. A final inspection of the project to confirm the building is constructed to plan is required prior to final reconciliation and release of the escrow account with the City.

RESOLUTION NO. 2026-68

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of September 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Deb Johnson – City Clerk

RESOLUTION NO. 2026-68

ATTACHEMENT A

Lot 2, Block 1, Kuehn Farm Addition.

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Steve Hegland, PE - HAI Dan Boyum, PE
Project:	Bendickson Garage CUP – Site Plan Review	Date:	August 13, 2026

These review comments are based on review of the following documents

1. Certificate of Survey and Topographic Survey by Otto Associates Dated 7/17/2026
2. House Plans by Beyond Design Architecture Dated 4/15/2026

We have completed our review of the Lot Survey for 6550 County Road 116 and have the following comments:

1. It is understood that a new residential home is being constructed on the home with the demolition of the existing home.
2. The City Wetland Specialist should review the site and determine if a waiver of wetland delineation should be provided based on the site conditions and proposed building location within the site.
3. Final grading plan will be reviewed with the building permit.
4. The existing well should be abandoned with the demolition of the home if no longer necessary.
5. Hennepin County shall review and approve the proposed septic system for the home.

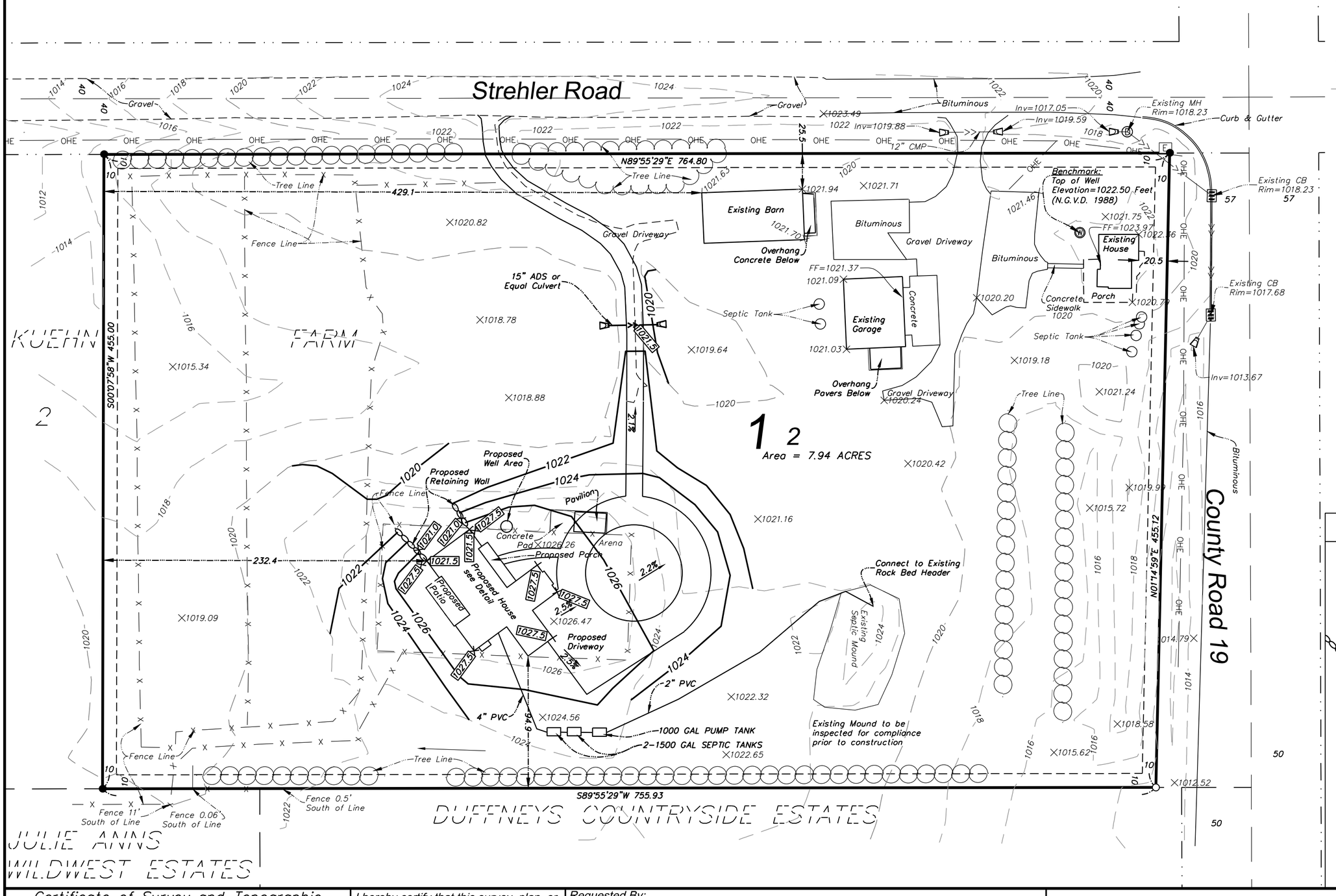
End of Comments

Certificate of Survey and Topographic Survey

Property Description:

Lot 2, Block 1, KUEHN FARM, Hennepin County, Minnesota, according to the recorded plat thereof.

Property Address:
23525 Strehler Rd
Loretto, Minnesota

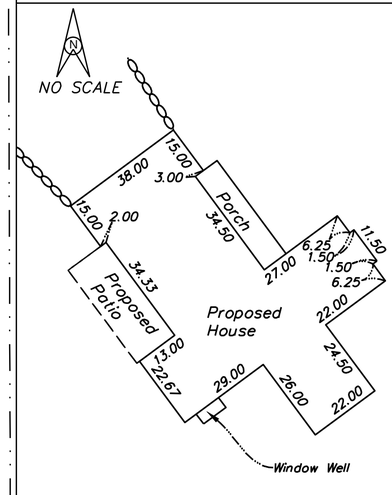


LEGEND

- 988 — denotes Proposed Contour
- 988.0 × denotes Proposed Spot Elevation
- 988 — denotes Existing Contour
- 988.00 × denotes Existing Spot Elevation
- FF=988.00 denotes Finished Floor Elevation
- E denotes Electrical Pedestal
- D denotes Storm Manhole
- CB denotes Catch Basin
- W denotes Well
- >> denotes Storm Sewer Line
- OHE denotes Overhead Electric Line
- X denotes Fence Line
- denotes Existing Culvert
- denotes Drainage and Utility Easement per the plat KUEHN FARM

PROPOSED ELEVATIONS:
TOP OF FOUNDATION = 1027.83
GARAGE FLOOR = 1027.50
BASEMENT FLOOR = 1018.79
TOP OF 1ST SEPTIC TANK = 1022.0
TOP OF 2ND SEPTIC TANK = 1021.7
TOP OF PUMP TANK = 1021.4

Detail A



Certificate of Survey and Topographic Survey on Lot 2, Block 1, KUEHN FARM, Hennepin County, Minnesota

Revised:
7-17-26 E.M.H. PROPOSED SEPTIC

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.

Paul E. Otto
License #40062 Date: 7-17-26

Requested By:

JPC Custom Homes, Inc.

Date:	Drawn By:	Scale:	Checked By:
4-24-26	K.R.B.	1"=50'	P.E.O.

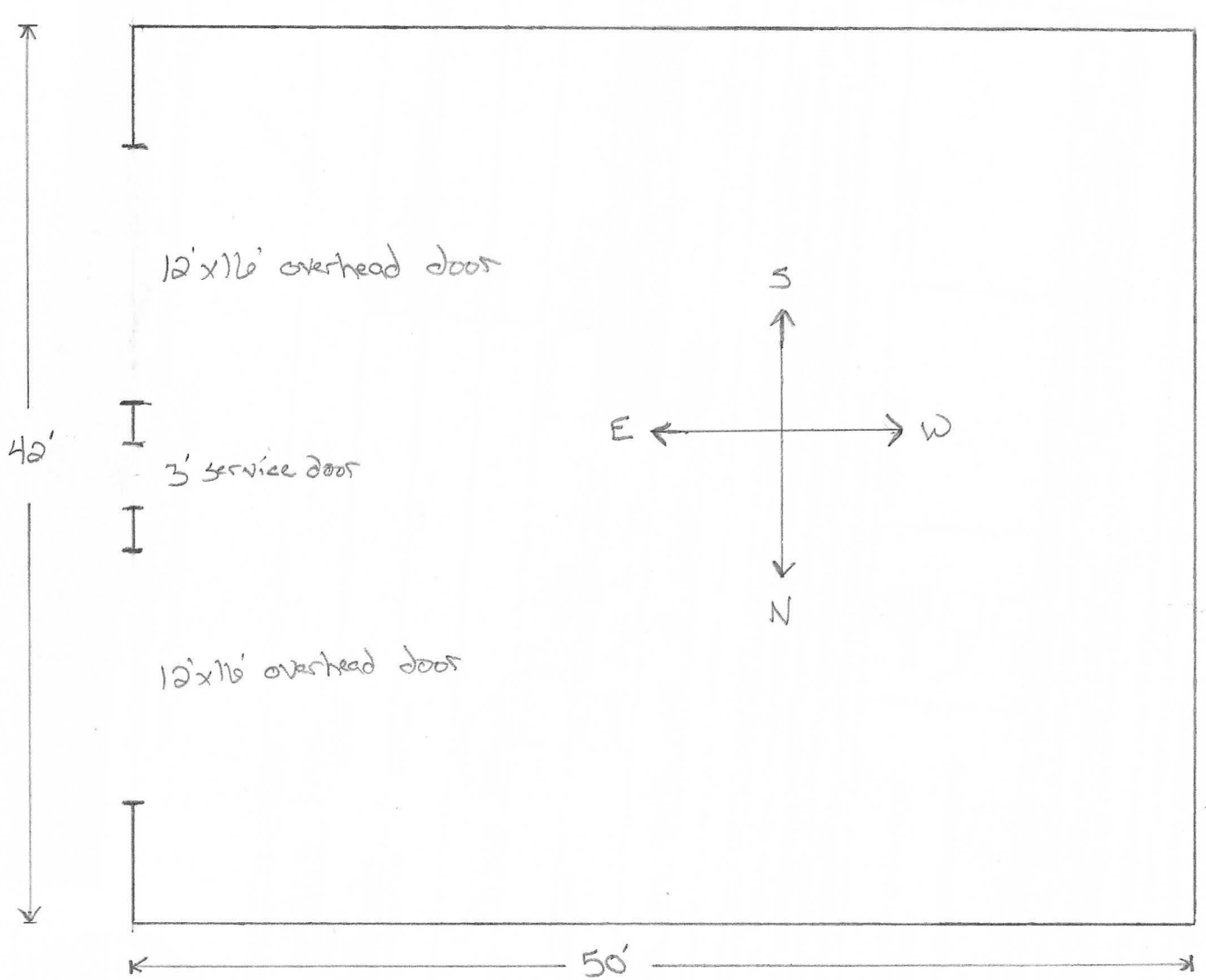
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

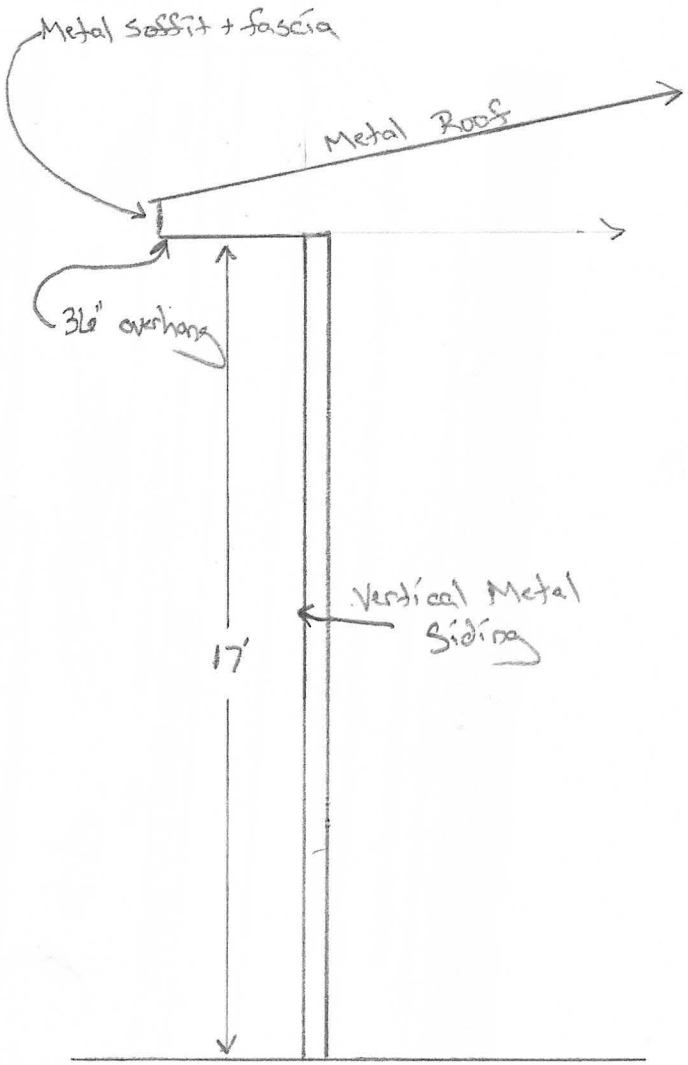
- ● denotes iron monument found
- ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 26-0200



23525 Strehler Road
Grey Shed





STAFF REPORT **Agenda Item: 6.e**

Council Meeting: September 24, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Freeland Garage CUP	**Action Required:**

Summary
Jason Freeland, the applicant, is requesting approval of a conditional use permit (CUP) to allow an existing structure with sidewalls exceeding 10 feet in
height to be located in the front yard at 22005 County Road 10, and to exceed the permitted accessory structure footprint of 3,969 sq. ft. on the 11.34-acre
property.

Recommendation
The Planning Commission and Staff recommend approval of Resolution 2026-67 approving the CUP for a detached garage with a sidewall height of 13 feet in the front yard, and allowing the accessory structure footprint to exceed the allowed footprint by 379 sq. ft.

Council Action
Decision

Attachments
1. 2026-09-24 CC Staff Report - Freeland Garage CUP.pdf

STAFF REPORT

City Council Meeting: September 24, 2026	**Prepared By:** Dwight Klingbeil
Topic: Freeland Garage CUP (PID 16-119-23-24-0002) (City File No. 26-019)	**Action Required:** Decision

1. Application Request

Jason Freeland, the applicant, is requesting approval of a conditional use permit (CUP) to allow an existing structure with sidewalls exceeding 10 feet in height to be located in the front yard at 22005 County Road 10, and to exceed the permitted accessory structure footprint of 3,969 sq. ft. on the 11.34-acre property.



Figure 1 Site Location

2. Planning Commission Review

The Planning Commission reviewed this request during their September 3, 2026, meeting. No members of the public spoke during the public hearing. After some discussion, the Planning Commission voted 4:0 (Hargreaves absent) to recommend approval of the CUP as requested.

3. Background

In 2014, the City issued a building permit for a residential home and accessory structure at the subject property. The approved permit allowed the construction of an accessory structure with a 13-foot sidewall located in the rear yard. Section 1030.020 Subd. 5.C. of the Zoning Ordinance allows a maximum sidewall height of 10 feet for accessory structures located in the front and side yard, and up to 13.5 feet in the rear yard.

The applicant intends to relocate and expand the residential structure. Once completed, the existing accessory structure will be situated between the principal structure and County Road 10, causing it to fall within the front-yard classification and therefore subject to the 10-foot sidewall height limit.

However, Section 1030.020 Subd. 5.D. allows property owners to exceed this limit through City Council approval of a CUP. The applicant requests approval of a CUP to allow the existing structure, with 13-foot sidewalls, to remain in its current location which would become the front yard of 22005 County Road 10.

As part of the relocation of the principal structure, the applicant plans to add an attached 1,388 sq. ft. garage to the residential structure. Properties of this size (11.34 acres) are allowed an total accessory structure footprint of 3,969 sq. ft., not including the first 1,000 sq. ft. of attached accessory structure space. The proposed addition would result in an total accessory structure footprint that exceeds the maximum allowable footprint by 379 sq. ft., which requires approval of a CUP.

4. Context

Zoning and Land Use

The proposed property is 11.34 acres, guided for Rural/Ag Residential, and zoned Rural Residential (RR). The property has an existing single-family home and one detached accessory structure. The property is outside of the Metropolitan Urban Service Area (MUSA).



Figure 2 Zoning Map

Surrounding Properties

All surrounding properties are guided for Rural/Ag Residential, within the RR district, and outside of the MUSA. The existing land use of the properties to the north and west is agricultural/residential, and the properties to the south and east are used for residential purposes.

Natural Characteristics of the Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map indicates the presence of an upland community along the eastern half of the site. The accessory structure is not being relocated and does not impact the wetlands. However, the City Wetland Specialist reviewed the proposal and noted that the proposed relocation would not trigger the need for a wetland delineation report.

5. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are attached to this report, and the approval conditions require compliance with the memo.

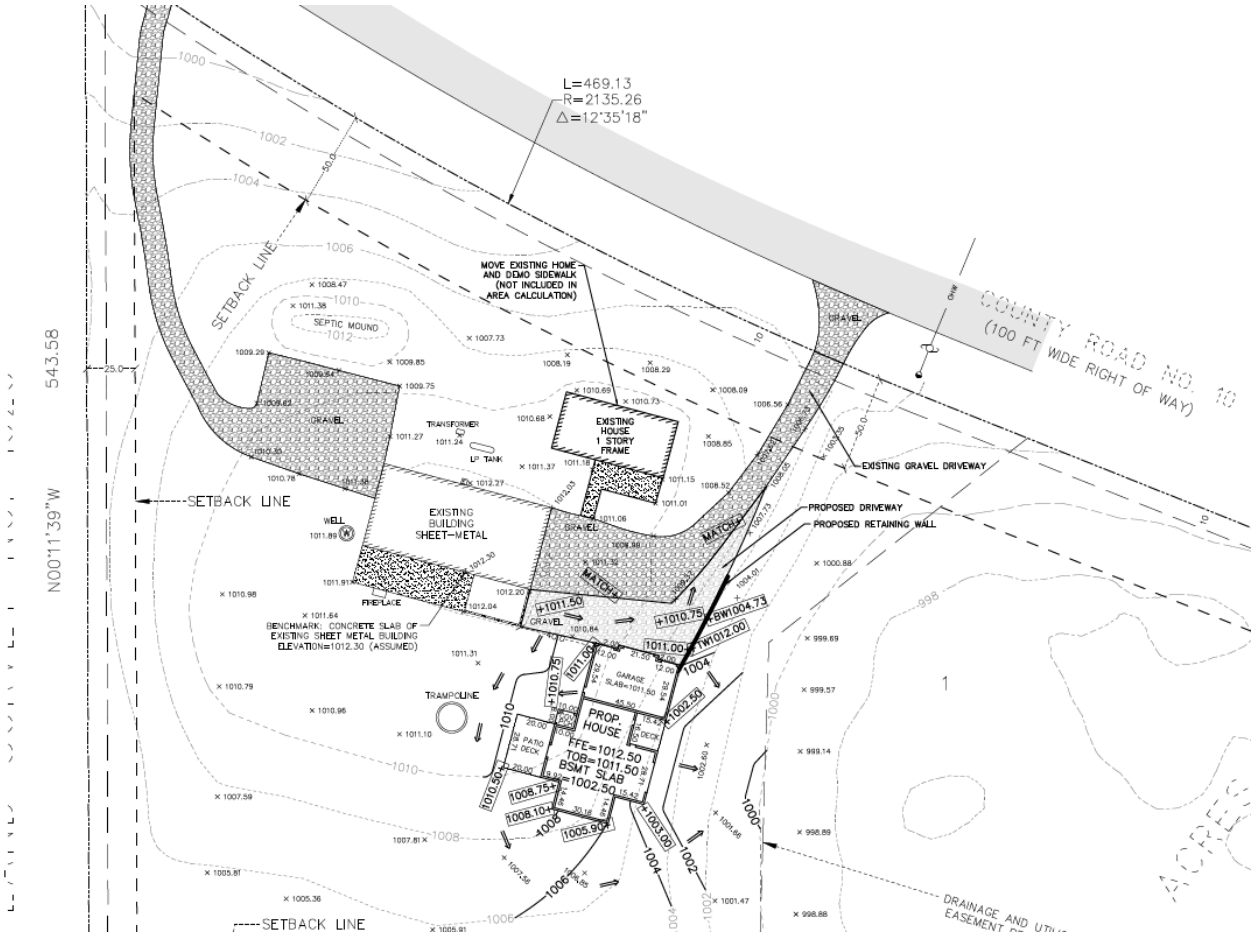


Figure 3 Site Plan

Accessory Structure CUP

Per Section 1030.020, Subd. 5, the maximum sidewall height of an accessory building constructed in the front or side yard is 10' unless approved through a CUP. The City's discretion in approving or denying a CUP is limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the CUP.

As discussed in the background portion of this report, the subject structure has a sidewall height of 13 feet, which was previously allowed by-right, as the accessory structure was located in the rear yard.

Approval of the CUP as requested will allow an existing detached garage of 3,960 square feet to remain in what will become the front yard once the property owner relocated the existing single-family home on the property to the proposed location behind the accessory structure.

Location and Setbacks

The physical location of the detached accessory structure will not change with this request. However, the yard classification of the structure's location will change to the front yard due to the relocation of the principal structure.

The structure is currently setback approximately 131 feet from the front property line (where a 100-foot setback is required), approximately 142 feet from the nearest side property line (where a 20-foot setback is required), and approximately 237 feet from the rear property line (where a 15-foot setback is required). The structure meets all applicable setback requirements and no changes to its placement are proposed as part of this request.

Size

Properties of this size (11.34 acres) are allowed a total accessory structure footprint of 3,969 sq ft, excluding the first 1,000 sq ft of attached accessory structure space.

Currently, the property only contains one 3,960 sq. ft. detached accessory structure. However, as part of the relocation of the principal structure, the applicant plans to add a 1,388 sq. ft. garage to the principal structure. The portion exceeding 1,000 sq. ft. (388 sq. ft.) is included in the accessory structure footprint calculation. This results in a total accessory structure footprint of 4,348 sq. ft., which exceeds what is allowed on this property.

Properties larger than 10 acres may request approval of a CUP to exceed the by-right accessory structure footprint. Accordingly, the applicant requested approval of a CUP to exceed the by-right limit of 3,969 sq. ft.

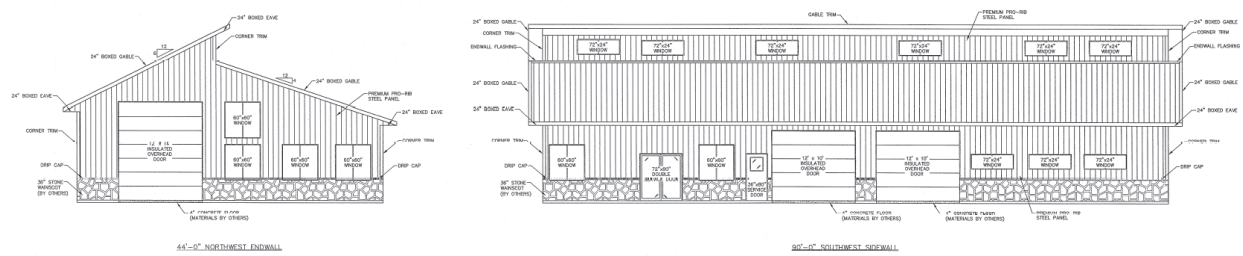


Figure 4 Existing Building Elevations

Building Height

The building will become located in the front yard which has a maximum sidewall height of 10' without CUP approval to bypass this limit. The existing structure has a sidewall height of 13 feet, which exceeds this limit, though property owners may request approval of a CUP to exceed this limit. Accordingly, the applicant requested approval of a CUP to exceed the by-right height limit of 10 feet in the front yard.

Architectural Standards

The building materials consist of premium pro-rib steel panels and stone wainscot on the west, south, and east facades. The roof is also constructed with premium pro-rib steel panels. The materials of the structure are not changing from what was initially approved in 2014. The Zoning Ordinance requires metal siding and roof materials to be approved through a Certificate of Compliance, which was also required in 2014. This requirement has been satisfied with the 2014 building permit.

The Zoning Ordinance also requires eaves and overhangs of at least 12 inches. This requirement was in effect when the structure was built in 2014, and the existing building was constructed in compliance with this requirement.

Grading and Drainage

No grading changes are proposed for the existing detached structure, however, the plans show grading around the site of the relocated principal structure. A grading and drainage plan for the proposed new house location will be reviewed with the building permit per the City Engineering Memo.

Conditional Use Permit Standards

The applicant requests a CUP to exceed the maximum sidewall height of 10’ in the front yard as allowed by Section 1030.020, Subd. 5.D. In order to grant a CUP, the following standards must be met:

1. *The proposed use shall be in conformance with all City regulations.*

   The proposed use is in conformance with the City regulations. The existing structure satisfies required setbacks, the accessory structure footprint limit, and architectural requirements. A condition of approval included in the attached resolution is that the structure cannot be used for commercial uses without a separate approval for a home occupation, and the structure cannot be used as an accessory dwelling unit without a separate approval.

2. *A certificate of survey shall be required that identifies all existing structures on site, including buildings, septic sites, and wells. In addition, the survey shall include the proposed structure, flood plain, wetlands, and any recorded easements.*

   The applicant submitted a certificate of survey that shows the required features.

3. *Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.*

   Staff finds that the taller building height would comply with the standards as follows:

a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

   The proposed taller building in the front yard has no impact on the Comprehensive Plan.

b. *The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

   The CUP for a sidewall height of 13 feet for an accessory structure in the front yard would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building does not exceed the 35-foot maximum building height allowed for principal buildings in the RR district. The building exceeds all setback requirements for the RR district.

c. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

   Assuming the recommended conditions of approval are adopted, staff find no reason to believe the CUP for the sidewall height of 13 feet in the front yard would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The existing building is below the maximum building height limit and exceeds all required setbacks.

d. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The surrounding properties are used for a mix of residential and agricultural uses. The proposed CUP amendment does not preclude improvement or further development of the surrounding properties.

e. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

   Adequate public facilities are available to accommodate the proposed use. The proposed CUP amendment will not impact the demand for services.

f. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the district regulations for the RR.

g. *The conditional use and site conform to performance standards as specified by this Chapter.*

   If the CUP is approved with the conditions of approval as recommended by staff, the use will comply with the performance standards for accessory structures.

4. *The building materials standards required by this Section have been met.*

   As noted previously, the building is made of pre-finished metal wall and roof panels. Section 1060.050 Subd. 1(D) of the Zoning Ordinance allows metal siding and/or roofing provided they meet the Minnesota State Building Code standards and are treated with a factory applied color coating system that protects against fading. The materials feature galvanized coating. The materials of this structure were approved with the building permit approval in 2014, and approval of the Certificate of Compliance currently required by the Zoning Ordinance is implied.

5. *The proposed building will be compatible with surrounding land uses.*

   The proposed use is compatible with the surrounding land uses.

Additionally, the applicant requests a CUP to exceed the allowable footprint of 3,969 sq. ft. to allow an accessory structure footprint of 4,348 sq. ft. In order to grant a CUP, the standards of Section 1070.020 Subd. 3 must be met:

a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

   The proposed building is not in conflict with the Comprehensive Plan.

b. *The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

   The CUP to allow the construction of an attached 1,344 sq. ft. garage would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The use is consistent with those typically found within

the RR district, and the building is proposed to be below the 35-foot maximum building height allowed for principal buildings in the RR district. The building would meet or exceed all setback requirements for the RR district.

c. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

   Assuming the recommended conditions of approval are adopted, staff does not find reason to believe the CUP for the attached garage addition would be injurious to the use and enjoyment of the surrounding properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed use will allow for proper storage of items such as vehicles on the property that will protect the use, enjoyment, and property values of surrounding properties.

d. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   The surrounding properties are used for a mix of residential and agricultural uses. The proposed building's size and height do not preclude improvement or further development of the surrounding properties.

e. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

   Adequate public facilities are available to accommodate the proposed use. An additional accessory building will not impact the demand for services.

f. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   The proposed use is in conformance with the City regulations. The proposed improvements meet setbacks, size requirements, architectural requirements, and the underlying requirements of the Rural Residential zoning district. A condition of approval included in the draft resolution is that the structure cannot be used for commercial use without a separate approval for a home occupation, nor can it be used as a living space without separate approval for an accessory dwelling unit to ensure compliance with the land use requirements of the RR zoning district

g. *The conditional use and site conform to performance standards as specified by this Chapter.*

The CUP and site would conform to the applicable performance standards of the Zoning Ordinance.

6. Recommendation

The Planning Commission and Staff recommend approval of Resolution 2026-67 approving the CUP for a detached garage with a sidewall height of 13 feet in the front yard, and allowing the accessory structure footprint to exceed the allowed footprint by 379 sq. ft.

Attachments:

1. Resolution 2026-67 Approving the CUP
2. Engineer Memo
3. Survey
4. Site Plan

City of Corcoran *September 24, 2026*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2026-67

Motion By:
Seconded By:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DETACHED ACCESSORY STRUCTURE FOR JASON FREELAND AT 22005 COUNTY ROAD 10 (PID 16-119-23-24-0002) (CITY FILE 26-019)

WHEREAS, Jason Freeland, the landowner, requests approval of a conditional use permit to allow an existing accessory building with a sidewall height of 13' previously approved in the rear yard to be located in the front yard, and a cumulative accessory structure footprint of 4,348 square feet at property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the conditional use permit request at a duly called Public Hearing and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A conditional permit is approved, in accordance with the application received by the City on August 4, 2026, and additional information received on August 12, 2026, and August 24, 2026.

2. The applicant shall comply with all conditions of the City Engineer's memo dated August 13, 2026.

3. A conditional use permit is approved to allow an accessory building with sidewalls that have a height of 13 feet in the front yard, based on the finding that the specific criteria standards in Section 1030.020 Subd.5.D. are satisfied:

    a. The proposed use shall be in conformance with all City regulations.

    b. A certificate of survey showing existing structures, septic sites, wells, proposed structures, floodplain, wetlands, and recorded easements was submitted with the application.

    c. Applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance are satisfied:

        i. The conditional use complies with the Comprehensive Plan, including public facilities and capital improvement plans.

        ii. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental or endanger the public health, safety, morals, or comfort.

iii. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

iv. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

v. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.

vi. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

vii. The conditional use and site conform to performance standards as specified by the Zoning Ordinance.

d. The building materials standards required by the Zoning Ordinance are satisfied.

e. The proposed building will be compatible with surrounding land uses.

4. A conditional use permit is approved to allow the construction of a 1,388 square foot attached garage, which would result in a cumulative accessory structure footprint of 4,348 square feet for the property, based on the finding that that conditional use permit standards in Section 1070.020 are satisfied:

    a. The proposed building does not conflict with the Comprehensive Plan.

    b. The establishment, maintenance, and operation of the use will promote and enhance the public welfare as it will allow the applicant to properly store vehicles on the property rather than rely on exterior storage.

    c. The use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within the neighborhood.

    d. The establishment of the use will not preclude improvement or further development of the surrounding properties.

    e. The use will not impact the demand for services as there are adequate public facilities available for the building.

    f. The use will comply with the district regulations of the Rural Residential zoning district.

5. A certificate of compliance to allow a metal roof and metal siding on this accessory building is approved as part of the conditional use permit.

RESOLUTION NO. 2026-67

6. The accessory structures cannot be used for commercial purposes unless the applicant applies for City approval of a home occupation and such approval is granted.

7. The structure cannot be used as an Accessory Dwelling Unit unless the applicant applies for City approval and such approval is granted.

8. Prior to issuance of a building permit, the applicant/landowner must complete the following:

    a. A grading plan must be submitted for final approval per the City's Engineer Memo.

    b. The approving resolution must be recorded at Hennepin County.

    c. The applicant/landowner must provide proof of recording to the City.

9. The applicant must maintain a positive escrow balance through the duration of the project. If the escrow balance becomes negative, the applicant must pay any balance due plus a new deposit for anticipated remaining staff time within 30-days of receiving a notice from the City.

10. A final inspection of the project to confirm the building is constructed to plan is required prior to final reconciliation and release of the escrow account with the City.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 24th day of September 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-67

ATTACHEMENT A

Lot 1, Block 2, Hodgin Acres Addition.

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Steve Hegland, PE - HAI Dan Boyum, PE
Project:	Freeland Garage CUP – Site Plan Review	Date:	August 13, 2026

These review comments are based on review of the following documents

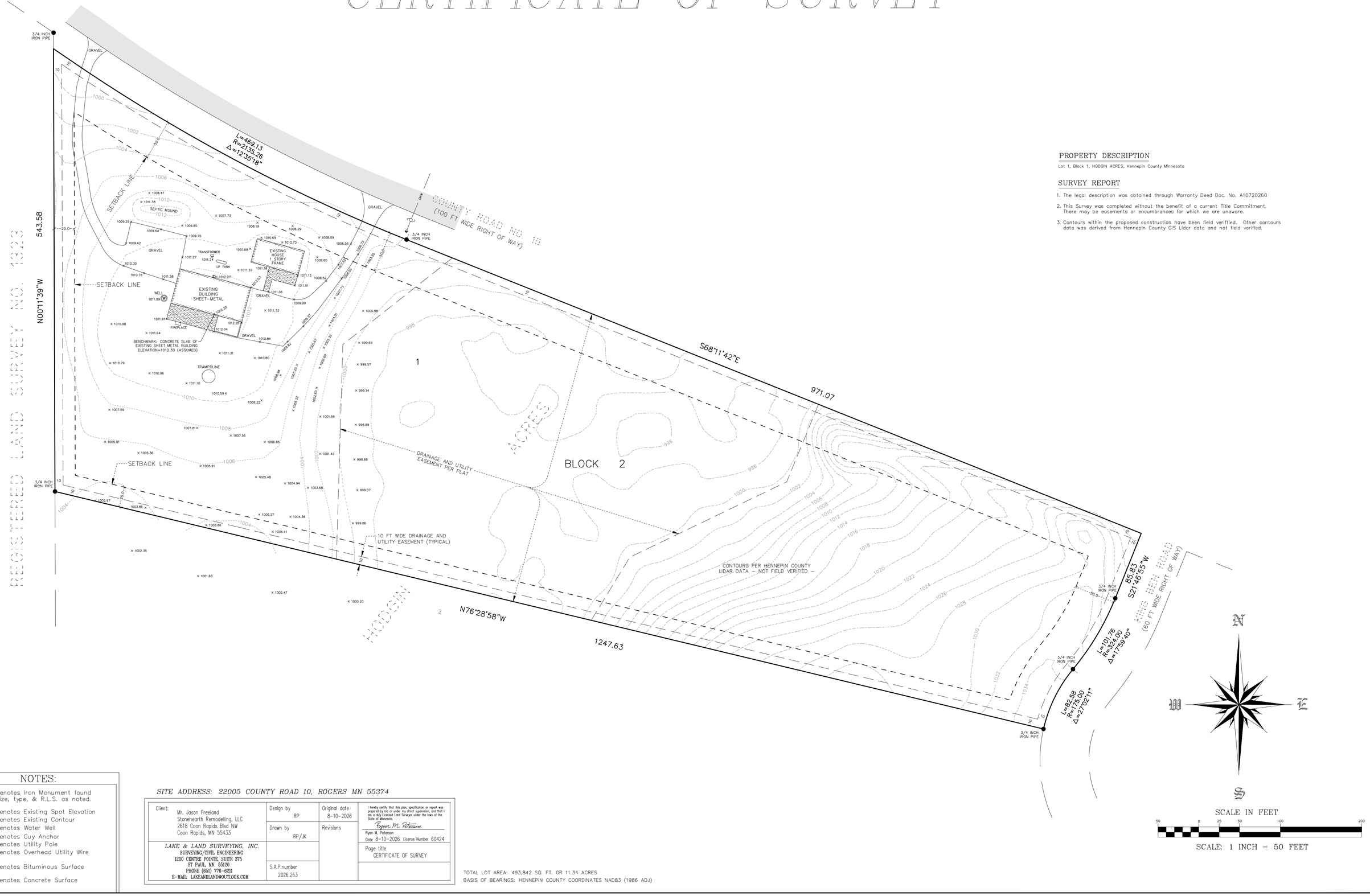
1. Certificate of Survey for 22005 County Road 10 by Lake & Land Surveying, Inc. dated 8/10/2026
2. Site Plan by Rays Designs dated 7/7/2026

We have completed our review of the Freeland Garage CUP and have the following comments:

1. It is understood that the residential home on the site is being relocated within the property and expanded upon in the new location.
2. The City Wetland Specialist should review the site and determine if a waiver of wetland delineation should be provided based on the site conditions and proposed building location within the site.
3. Final grading plan will be reviewed with the building permit.
4. At time of building permit the routing of sewer and water to the new home location should be identified on the plans.
5. Applicant shall be responsible for all necessary permits for sewer and water system which are permitted through Hennepin County and MDH.

End of Comments

CERTIFICATE OF SURVEY



PROPERTY DESCRIPTION

Lot 1, Block 1, HODGIN ACRES, Hennepin County Minnesota

SURVEY REPORT

1. The legal description was obtained through Warranty Deed Doc. No. A10720260
2. This Survey was completed without the benefit of a current Title Commitment. There may be easements or encumbrances for which we are unaware.
3. Contours within the proposed construction have been field verifiied. Other contours data was derived from Hennepin County GIS Lidar data and not field verified.

NOTES:

- ● Denotes Iron Monument found size, type, & R.L.S. as noted.
- × XXX.XX Denotes Existing Spot Elevation
- XXX Denotes Existing Contour
- Ⓦ Denotes Water Well
- Denotes Guy Anchor
- Denotes Utility Pole
- —OHW— Denotes Overhead Utility Wire
- Denotes Bituminous Surface
- Denotes Concrete Surface

SCALE IN FEET

50 0 25 50 100 200

SCALE: 1 INCH = 50 FEET

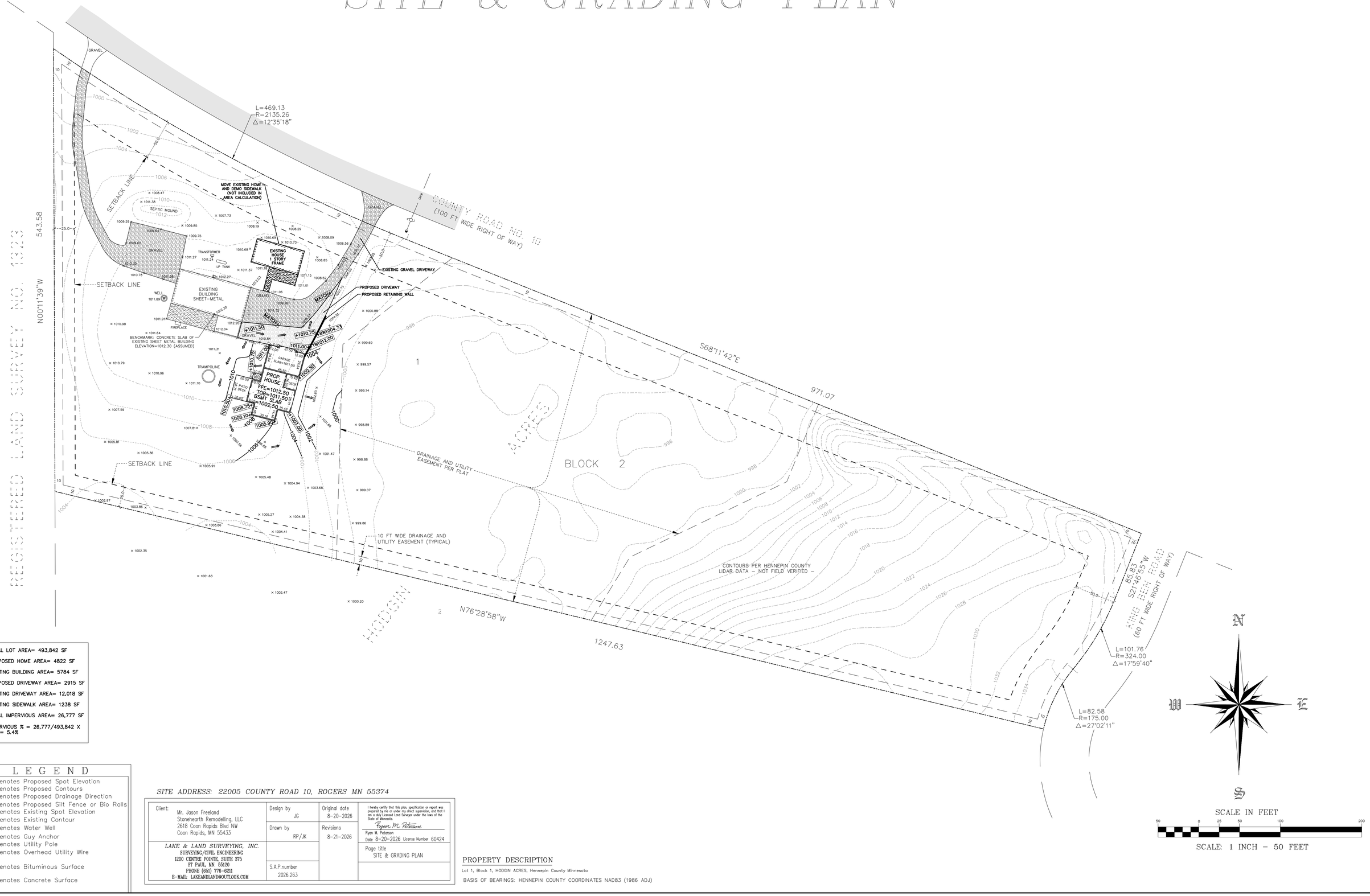
SITE ADDRESS: 22005 COUNTY ROAD 10, ROGERS MN 55374

Client: Mr. Jason Freeland Stonehearth Remodelling, LLC 2618 Coon Rapids Blvd NW Coon Rapids, MN 55433	Design by RP	Original date 8-10-2026	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 Land Surveyor under the laws of the State of Minnesota. Ryan M. Peterson Ryan M. Peterson Date 8-10-2026 License Number 60424
	Drawn by RP/JK	Revisions	
LAKE & LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINTE, SUITE 375 ST PAUL, MN. 55120 PHONE (651) 776-6211 E-MAIL: LAKEANDLAND@OUTLOOK.COM			Page title CERTIFICATE OF SURVEY
	S.A.P.number 2026.263		

TOTAL LOT AREA: 493,842 SQ. FT. OR 11.34 ACRES

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES NAD83 (1986 ADJ)

SITE & GRADING PLAN



TOTAL LOT AREA= 493,842 SF
PROPOSED HOME AREA= 4822 SF
EXISTING BUILDING AREA= 5784 SF
PROPOSED DRIVEWAY AREA= 2915 SF
EXISTING DRIVEWAY AREA= 12,018 SF
EXISTING SIDEWALK AREA= 1238 SF
TOTAL IMPERVIOUS AREA= 26,777 SF
IMPERVIOUS % = 26,777/493,842 X 100 = 5.4%

LEGEND

- +XXX.XX Denotes Proposed Spot Elevation
- —XXX— Denotes Proposed Contours
- ⟸ Denotes Proposed Drainage Direction
- Denotes Proposed Silt Fence or Bio Rolls
- × XXX.XX Denotes Existing Spot Elevation
- ·····XXX····· Denotes Existing Contour
- Ⓦ Denotes Water Well
- Denotes Guy Anchor
- Denotes Utility Pole
- —OHW— Denotes Overhead Utility Wire
- Denotes Bituminous Surface
- Denotes Concrete Surface

SITE ADDRESS: 22005 COUNTY ROAD 10, ROGERS MN 55374

Client: Mr. Jason Freeland Stonehearth Remodelling, LLC 2618 Coon Rapids Blvd NW Coon Rapids, MN 55433	Design by JG	Original date 8-20-2026	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 Land Surveyor under the laws of the State of Minnesota. Ryan M. Peterson Ryan M. Peterson Date 8-20-2026 License Number 60424
	Drawn by RP/JK	Revisions 8-21-2026	Page title SITE & GRADING PLAN
LAKE & LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINTE, SUITE 375 ST PAUL, MN. 55120 PHONE (651) 776-6211 E-MAIL: LAKEANDLAND@OUTLOOK.COM			
	S.A.P.number 2026.263		

PROPERTY DESCRIPTION

Lot 1, Block 1, HODGIN ACRES, Hennepin County Minnesota

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES NAD83 (1986 ADJ)

FREELAND SHOP

CORCORAN, MN

BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNERS INFORMATION:

NAME: JASON FREELAND
ADDRESS: 1180 LEXINGTON PARKWAY NORTH
CITY: SAINT PAUL
STATE: MN
ZIP: 55103

BUILDING REQUIREMENTS:

- USE OF BUILDING: RESIDENTIAL/PRIVATE STORAGE
- OCCUPANCY: U
- CONSTRUCTION TYPE: TYPE 5B
- DESIGN CODE: 2007 MN BUILDING CODE
- OCCUPANCY CATEGORY: 1

BUILDING DESIGN LOADS:

SNOW	WIND	SEISMIC	TRUSS DEAD LOADS
(Pg) = 50.0 PSF	B.W.S. = 90 MPH	- SEISMIC IMPORTANCE FACTOR: 1.00	DLTC = 7 PSF
(Ce) = 0.90	(Iw) = 0.87	- SPECTRA RESPONSE COEFFICIENT SDS: 0.069	DLBC = 5 PSF
(Is) = 0.80	EXPOSURE = C	- SPECTRA RESPONSE COEFFICIENT SD1: 0.042	
(Ct) = 1.10		- SITE CLASSIFICATION: D	
(Pf) = 27.72 PSF		- SEISMIC DESIGN CATEGORY: A	
(Cs) = 0.86			
(Ps) = 23.82 PSF			
(Lr) = 23.82 PSF			

*WITH UNBALANCED LOADS AS REQUIRED

PLEASE NOTE:

- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

SOIL:

- SOIL CLASSIFICATION #4 (FIRM) BASED ON ASABE EP486.1 (CLASS OF MATERIAL: SW, SP, SM, SC, GM, AND GC.)
- A SOIL BEARING VALUE ASSUMED AT 2000 PSF. ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.

CONCRETE:

- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-05. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL REBAR SHALL MEET A615 GRADE 40 OR BETTER.

LUMBER:

- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL LUMBER IN CONTACT WITH CONCRETE ABOVE GRADE SHALL BE TREATED IN ACCORDANCE TO AWPA U1-10 UC3B OR BETTER REQUIREMENTS.
- ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE TO AWPA U1-10 UC4B OR BETTER REQUIREMENTS.

COLUMNS:

- ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.

STEEL PANEL:

- PREMIUM PRO-RIB STEEL PANEL
  .0157" MINIMUM THICKNESS BEFORE PAINTING
  .018" NOMINAL THICKNESS AFTER PAINTING
  G100 GALVANIZED COATING PLUS ZINC PHOSPHATE
  LIFETIME PAINT WARRANTY
  STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL)
  82000 PSI MINIMUM TENSILE STRENGTH

SOFFIT PANELS:

- COLOR MATCHED VENTED STEEL SOFFIT PANELS
  CERAM-A-STAR 1050 PAINT SYSTEM

FRAMING FASTENERS:

- GALVANIZED THREADED HARDENED STEEL RINGSHANK NAILS.

PANEL FASTENERS:

- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #9 DIAMETER, 1/4" HEX HEAD.

GRADE:

- ALL GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 2% GRADE FOR PROPER DRAINAGE.

CONSTRUCTION BRACING:

- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

HVAC:

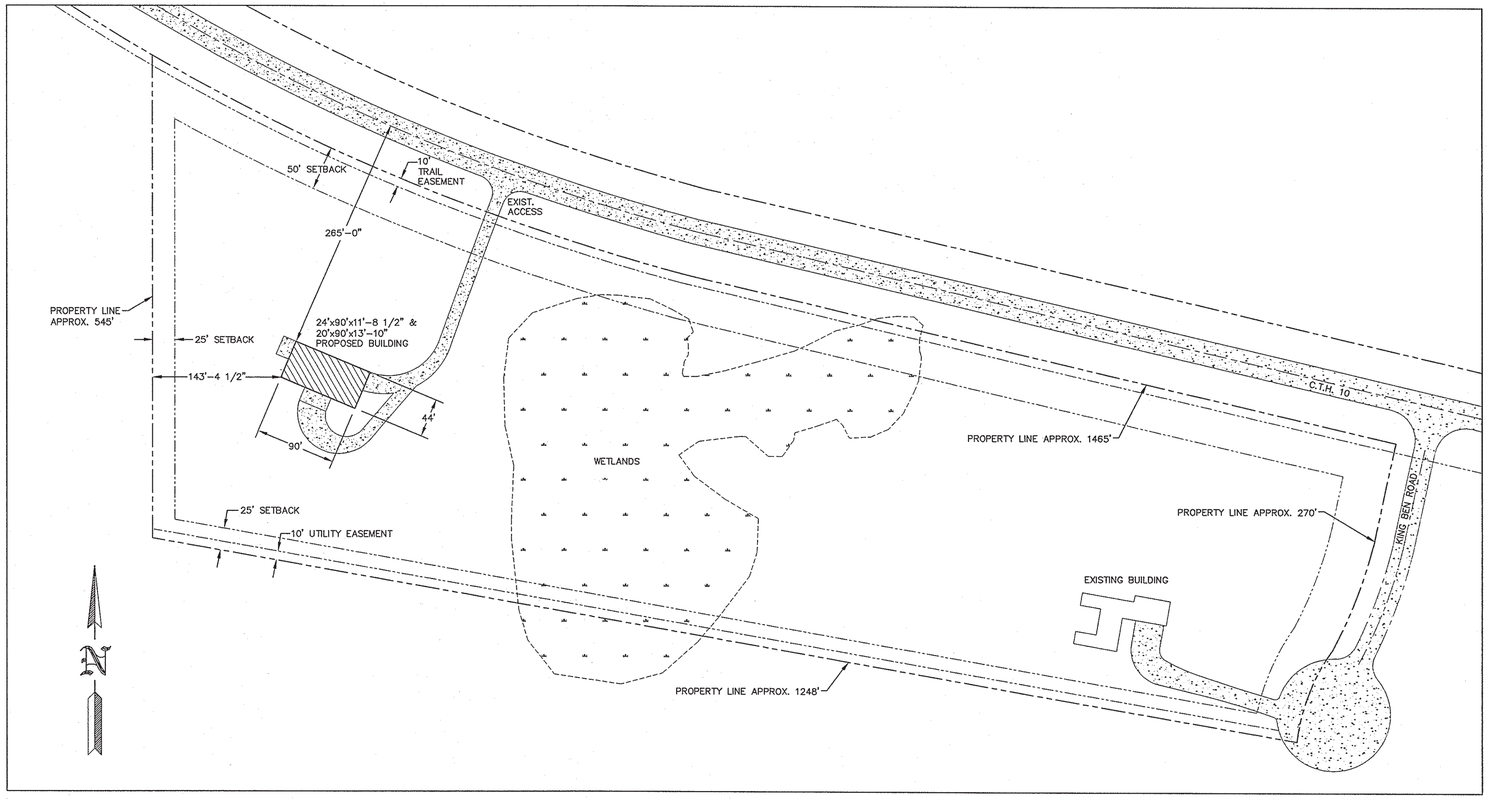
- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

PLUMBING:

- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

ELECTRICAL:

- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.



SITE PLAN
SCALE: 1"=80'

NOTE: OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

BUILDING INFORMATION:
NAME: FREELAND SHOP
ADDRESS: 8915 KING BEN ROAD
CITY: CORCORAN
STATE: MN
ZIP: 55374
COUNTY: HENNEPIN

NOTE:
ALL GRADES SLOPE AWAY FROM THE BUILDING @ A MIN. 2% SLOPE

SHEET INDEX

SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES & SITE PLAN
S2	ELEVATIONS
S3	FLOOR PLAN, COLUMN & FOOTING SCHEDULE
S4	ROOF FRAMING PLAN, DRIFT LOAD DIAGRAM, & STUB COLUMN SCHEDULE
S5	SIDEWALL SECTION & SECTION DETAILS
S6	SIDEWALL SECTION, OVERHEAD DOOR DETAILS & MISC. FRAMING DETAILS
S7	HEADER & LEDGER BOARD INSTALLATION DETAILS
S8	ENDWALL SECTIONS, SECTION DETAIL & MISC. FRAMING DETAILS
S9	STEEL APPLICATION DETAILS
S10	STEEL LAYOUTS

PROFESSIONAL ENGINEER
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
Print Name: Jeffrey J. Murray
Signature:
Date: 10-23-14 License #46455

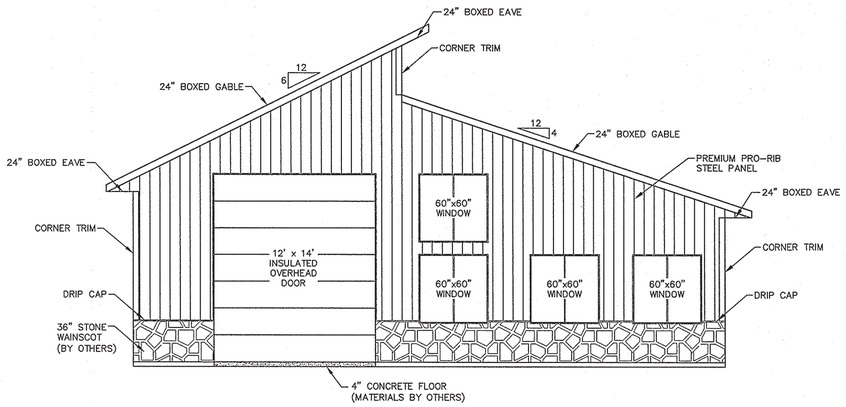
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE: FREELAND SHOP
CORCORAN, MN

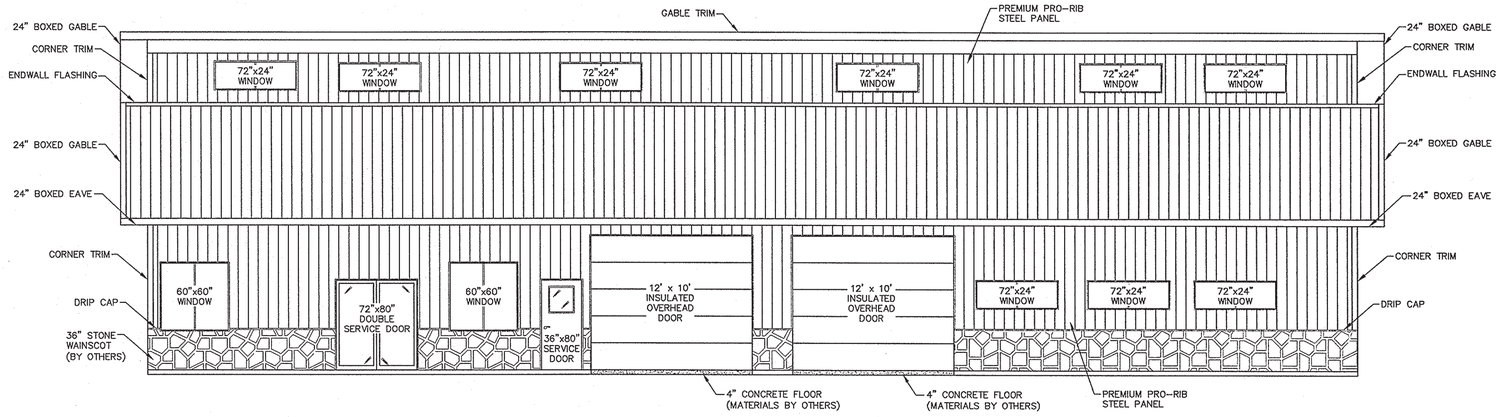
SHEET TITLE: GENERAL NOTES & SITE PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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2			
3			
4			

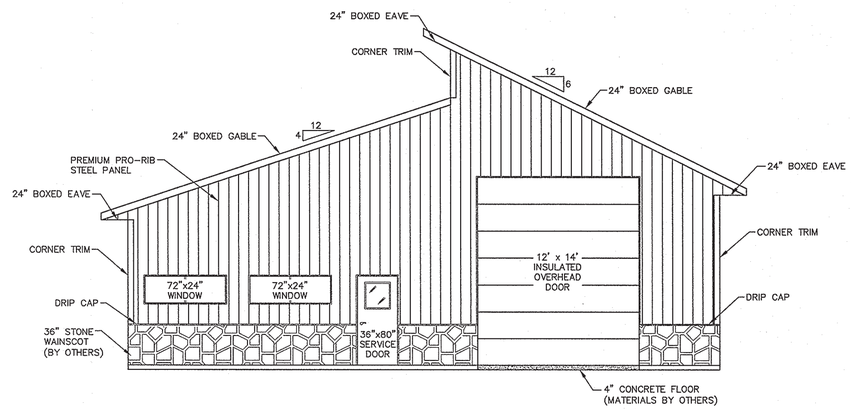
PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN01
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S1



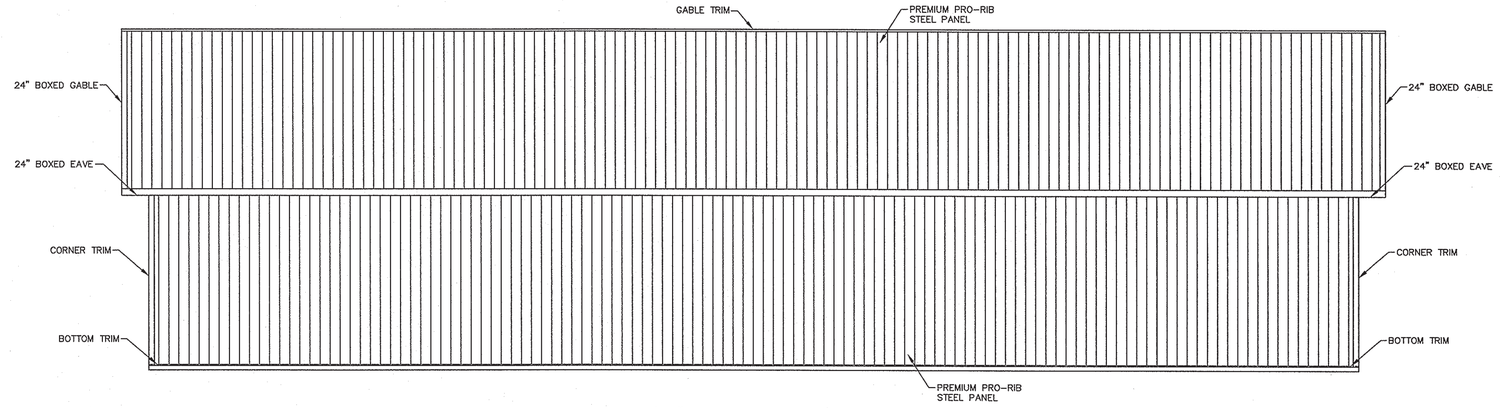
44'-0" NORTHWEST ENDWALL



90'-0" SOUTHWEST SIDEWALL



44'-0" SOUTHEAST ENDWALL



90'-0" NORTHEAST SIDEWALL

ELEVATIONS

SCALE: 3/16"=1'-0"

PROFESSIONAL ENGINEER
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
Print Name: Jeffrey A. Murray
Signature:
Date: 10-28-14 License #46455

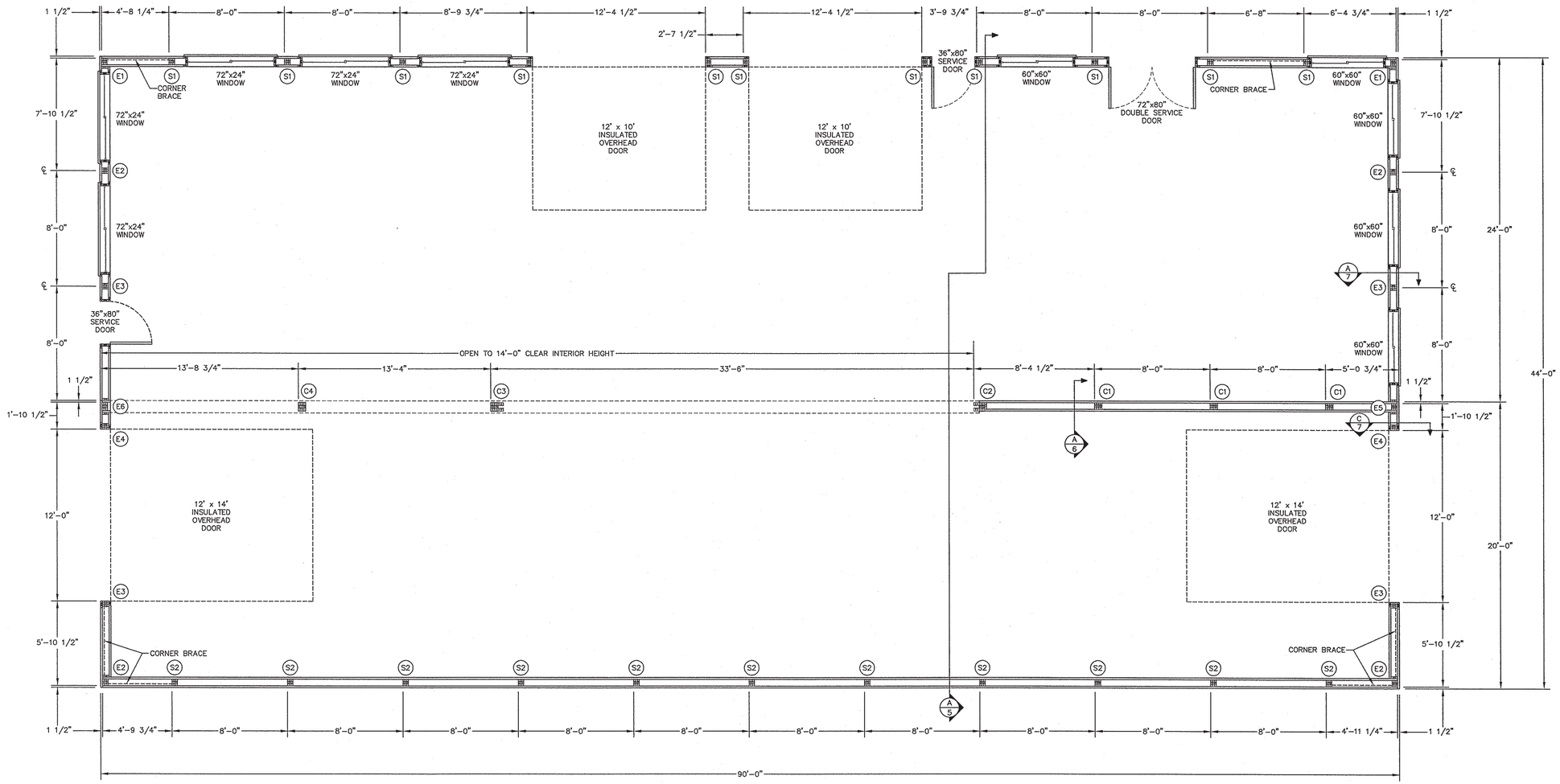
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

SHEET TITLE:
ELEVATIONS

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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2			
3			
4			

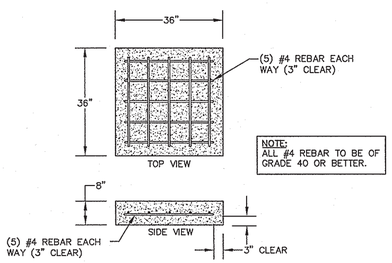
PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN02
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S2



N

NOTE:
CORNER BRACE SHALL BE A 2x6 #2 SPF EXTENDING FROM THE GRADEBOARD AT THE INTERIOR COLUMN TO THE TOP OF THE CORNER COLUMN. CORNER BRACE SHALL BE SECURED W/ (2)-30d THREADED HARDENED STEEL NAILS AT EACH END AND WITH (1)-10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO GIRT LOCATION.

FLOOR PLAN
SCALE: 1/4"=1'-0"



NOTE:
ALL #4 REBAR TO BE OF GRADE 40 OR BETTER.

A/3 36"x36"x8" FOOTING
SCALE: 1/2"=1'-0"

COLUMN & FOOTING SCHEDULE

COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT	NUMBER OF COLUMNS	FOOTING DESCRIPTION
S1	3-PLY (18')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	11	20"x6" PRECAST CONCRETE FOOTING
S2	3-PLY (20')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	11	14"x4" PRECAST CONCRETE FOOTING
E1	3-PLY (18')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	2	14"x4" PRECAST CONCRETE FOOTING
E2	3-PLY (20')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	4	14"x4" PRECAST CONCRETE FOOTING
E3	3-PLY (22')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	4	14"x4" PRECAST CONCRETE FOOTING
E4	3-PLY (28')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	2	14"x4" PRECAST CONCRETE FOOTING
E5	3-PLY (30')-2x6 #1 SYP LAMINATED COLUMN	4'-0"	1	14"x4" PRECAST CONCRETE FOOTING
E6	3-PLY (30')-2x8 2400f MSR SYP LAMINATED COLUMN	4'-0"	1	20"x6" PRECAST CONCRETE FOOTING
C1	4-PLY (30')-2x6 2400f MSR SYP LAMINATED COLUMN	4'-0"	3	22"x6" PRECAST CONCRETE FOOTING
C2	6-PLY (30')-2x8 2400f MSR SYP LAMINATED COLUMN [3-PLY 20' AND 3-PLY 30']	4'-0"	1	36"x36"x8" REINFORCED CONCRETE FOOTING (SEE DETAIL A/3) (POURED ON-SITE)
C3	7-PLY (30')-2x8 2400f MSR SYP LAMINATED COLUMN [3-PLY 20' AND 4-PLY 30']	4'-0"	1	36"x36"x8" REINFORCED CONCRETE FOOTING (SEE DETAIL A/3) (POURED ON-SITE)
C4	4-PLY (30')-2x8 2400f MSR SYP LAMINATED COLUMN	4'-0"	1	30"x8" PRECAST CONCRETE FOOTING

PROFESSIONAL ENGINEER
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
Print Name: Jeffrey J. Murray
Signature:
Date: 10-23-14 License #46455

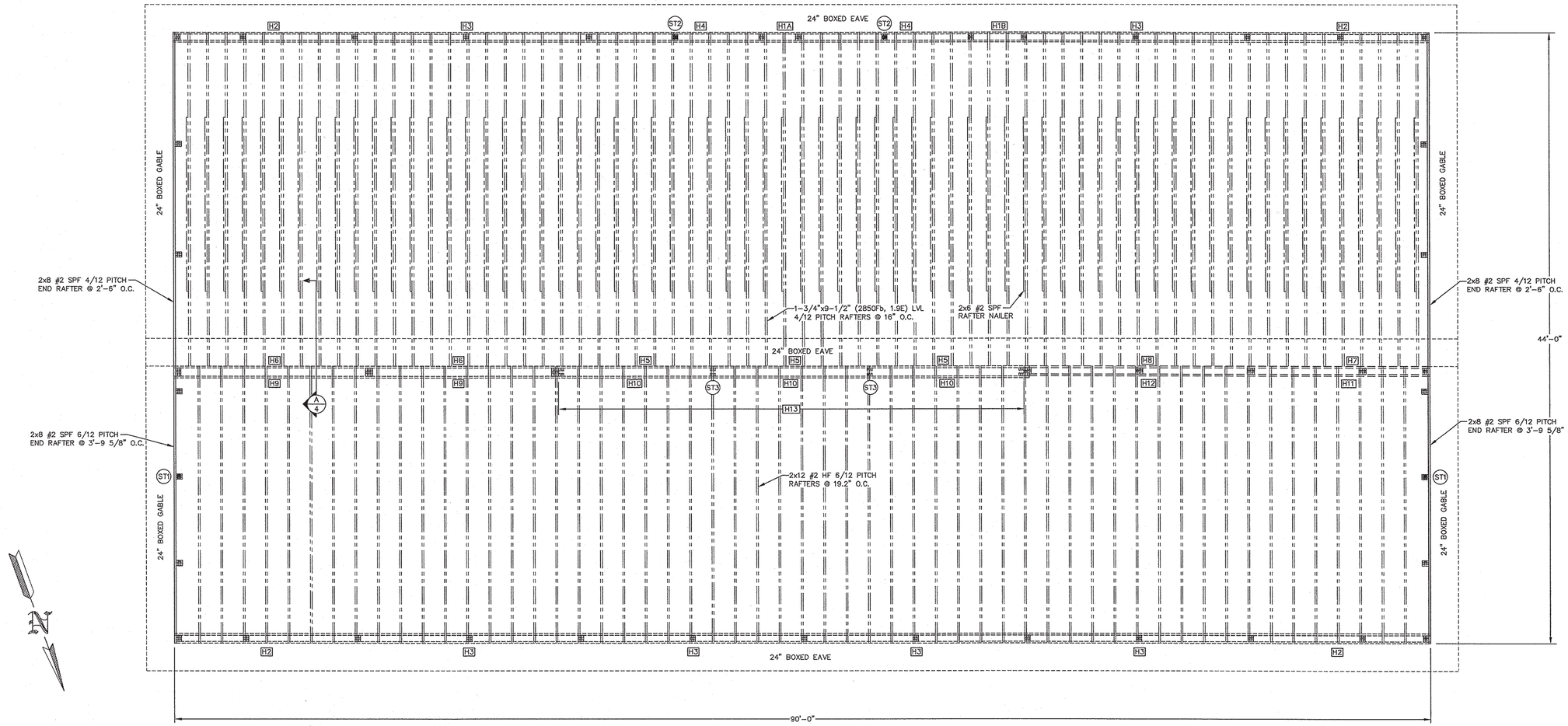
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

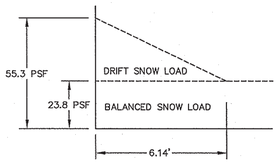
PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

SHEET TITLE:
FLOOR PLAN, COLUMN & FOOTING SCHEDULE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN03
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S3





A/4 DRIFT LOAD DIAGRAM
NOT TO SCALE

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3-PLY 2x6-(8') #2 SPF (CUT TO FIT)	2
ST2	3-PLY 2x6-(4') #2 SPF (CUT TO FIT)	2
ST3	3-PLY 2x8-(10') #2 SPF (CUT TO FIT)	2

ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

HEADER & LEDGER BOARD SCHEDULE			
HEADER LOCATION	HEADER DESCRIPTION	HEADER DETAIL	QTY.
H1A & H1B	2-PLY 2x12-(8') #2 HF (CUT TO FIT)	DETAIL A/7	1
H2	2-PLY 2x12-(14') #2 HF (CUT TO FIT)	DETAIL A/7	4
H3	2-PLY 2x12-(16') #2 HF	DETAIL A/7	6
H4	2-PLY 2x12-(14') 2400f MSR SYP (2.0E) (CUT TO FIT)	DETAIL B/7	2
H5	1-PLY 1-3/4"x14"x12' (2850Fb 1.9E) LVL (CUT TO FIT)	DETAIL D/7	3
H6	1-PLY 1-3/4"x14"x14' (2850Fb 1.9E) LVL (CUT TO FIT)	DETAIL C/7	2
H7	1-PLY 2x12-(14') 2400f MSR SYP (CUT TO FIT)	DETAIL D/7	1
H8	1-PLY 2x12-(16') 2400f MSR SYP	DETAIL D/7	1
H9	4-PLY 2x8-(14') 2400f MSR SYP (2.0E) (CUT TO FIT)	DETAIL E/7	2
H10	3-PLY 2x8-(12') 2400f MSR SYP (2.0E) (CUT TO FIT)	DETAIL C/7	3
H11	2-PLY 2x8-(14') 2400f MSR SYP (2.0E) (CUT TO FIT)	DETAIL D/7	1
H12	2-PLY 2x8-(16') 2400f MSR SYP (2.0E)	DETAIL D/7	1
H13	3-PLY 1-3/4"x24"x34" (2850Fb 1.9E) LVL (CUT TO FIT)	DETAIL F/7	1

PROFESSIONAL ENGINEER
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
Print Name: Jeffrey J. Murray
Signature:
Date: 10-28-14 License #46455

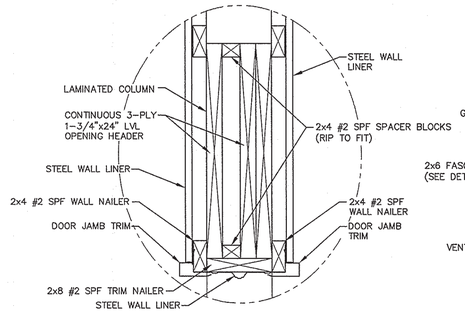
ENGINEERING SERVICES
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PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

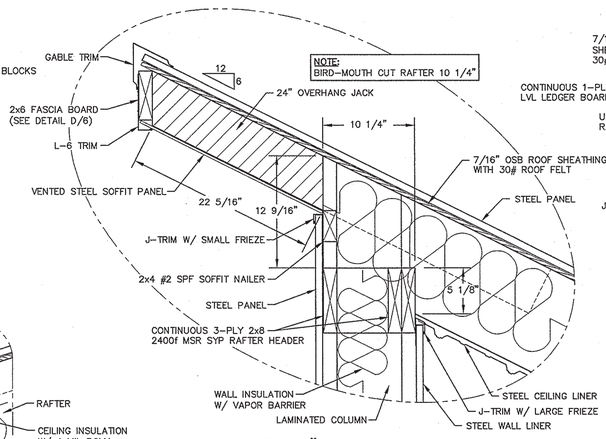
SHEET TITLE:
ROOF FRAMING PLAN, DRIFT LOAD DIAGRAM & STUB COLUMN SCHEDULE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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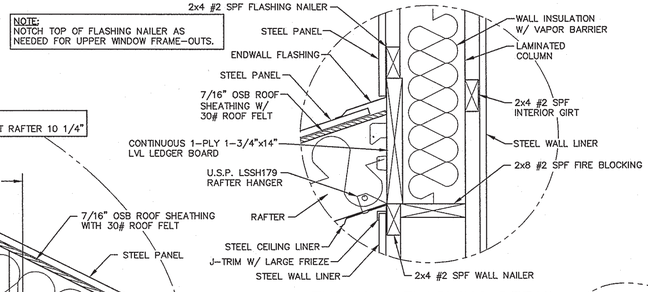
PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN04
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S4



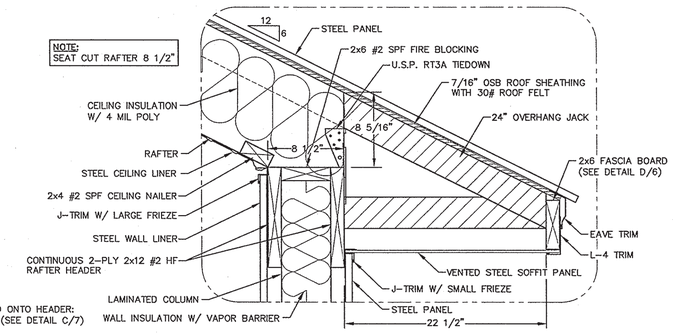
E 5 TRIM DETAIL
SCALE: 1 1/2"=1'-0"



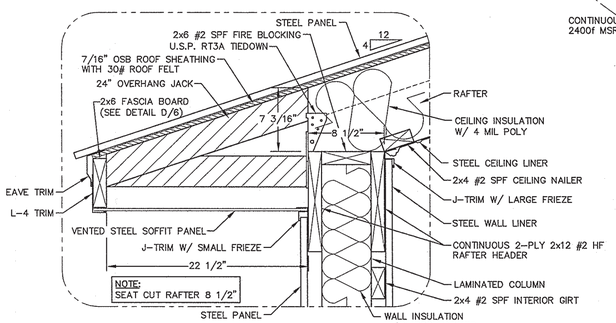
F 5 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"



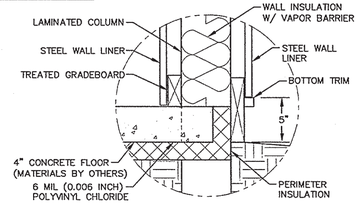
G 5 ENDWALL FLASHING DETAIL
SCALE: 1 1/2"=1'-0"



H 5 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"



D 5 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"



J 5 GRADE DETAIL
SCALE: 1 1/2"=1'-0"

ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

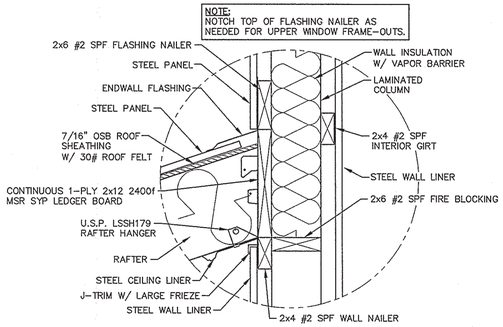
PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

SHEET TITLE:
SIDEWALL SECTION & SECTION DETAILS

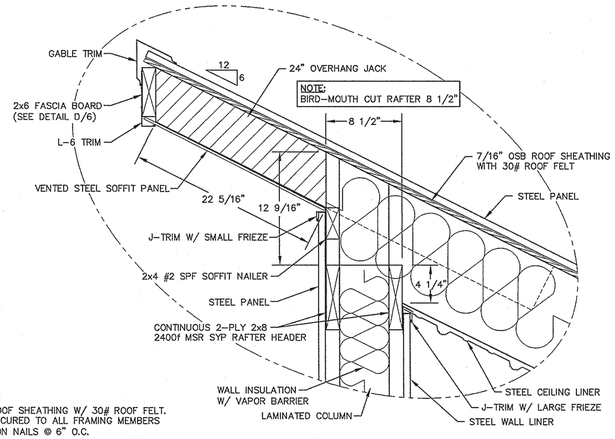
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN05
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S5

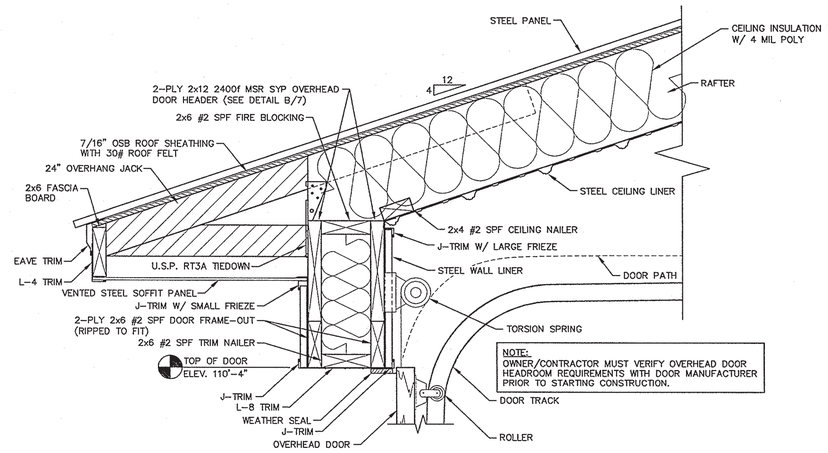
PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: James J. Murray
Signature:
Date: 10-28-14 License #46455



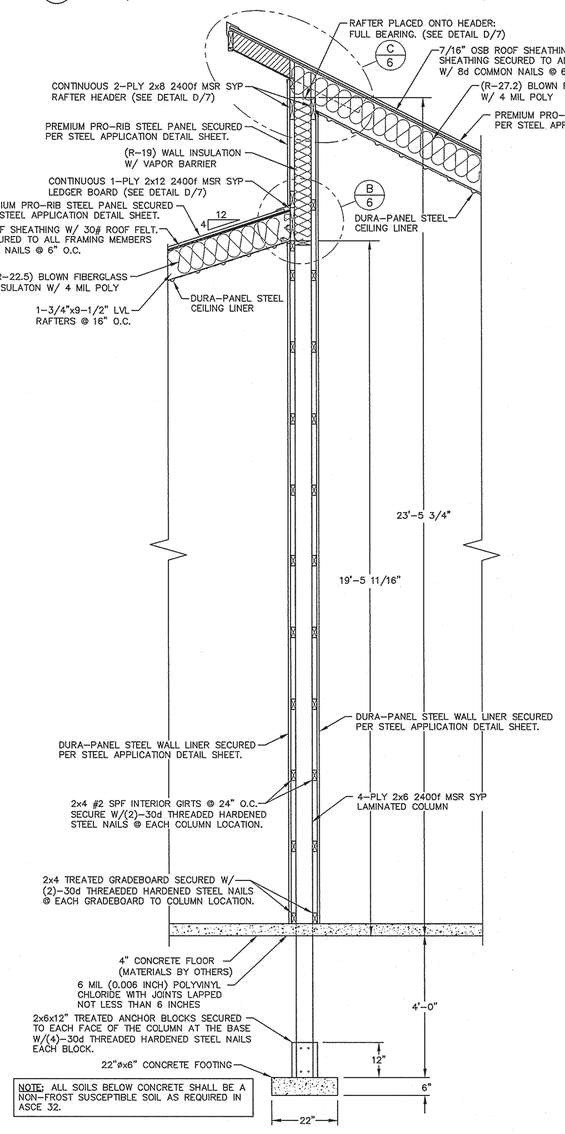
B/6 ENDWALL FLASHING DETAIL
SCALE: 1 1/2"=1'-0"



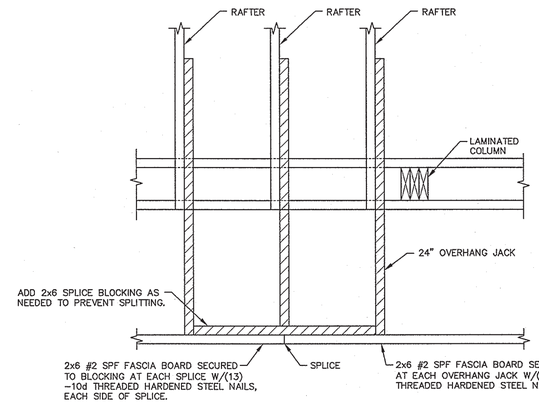
C/6 24" BOXED EAVE DETAIL
SCALE: 1 1/2"=1'-0"



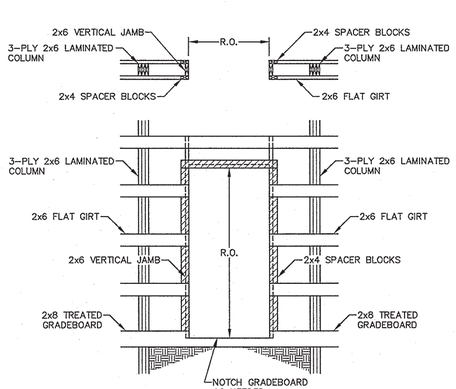
12'x10' SIDEWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



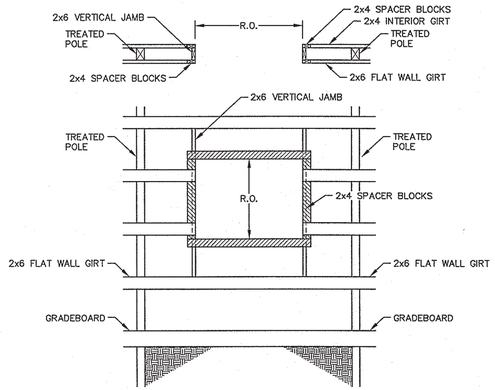
A/6 SIDEWALL SECTION
SCALE: 1/2"=1'-0"



D/6 FASCIA BOARD DETAIL
SCALE: 1"=1'-0"

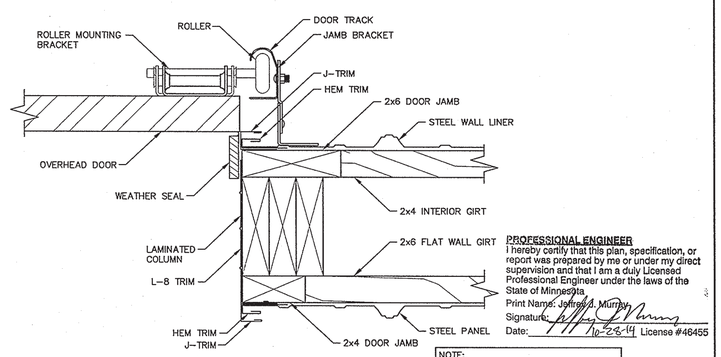


DOOR FRAME-OUT DETAIL
SCALE: 3/8"=1'-0"



WINDOW FRAME-OUT DETAIL
SCALE: 3/8"=1'-0"

12'x14' ENDWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



OVERHEAD DOOR JAMB DETAIL
SCALE: 3"=1'-0"

NOTE:
USE 2x6 EXTERIOR DOOR JAMBS AT 12'x10' DOORS FOR HEADER BEARING.

PROFESSIONAL ENGINEER
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.
Print Name: Jeffrey A. Murray
Signature:
Date: 10-28-14 License #46455

NOTE:
OWNER/CONTRACTOR MUST VERIFY OVERHEAD DOOR HEADROOM REQUIREMENTS WITH DOOR MANUFACTURER PRIOR TO STARTING CONSTRUCTION.

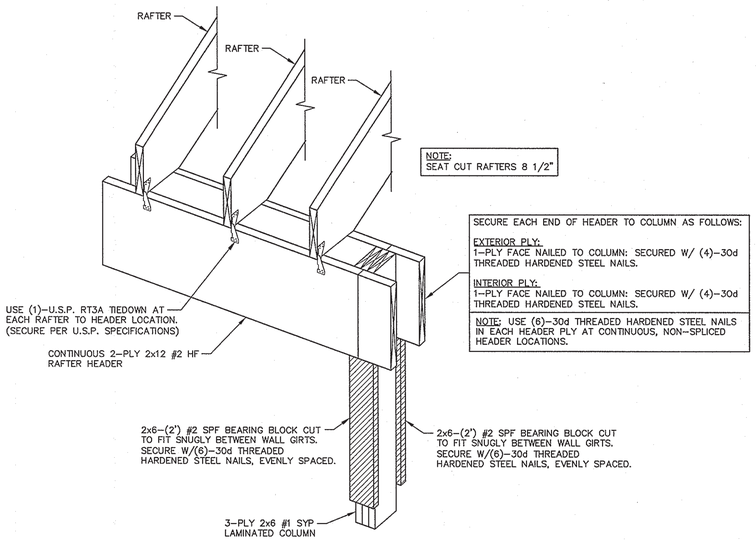
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

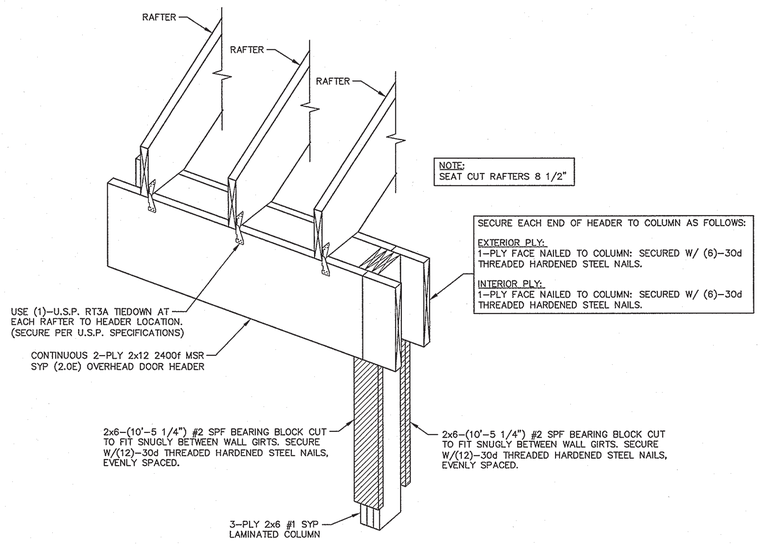
SHEET TITLE: SIDEWALL SECTION, OVERHEAD DOOR DETAILS & MISC. FRAMING DETAILS

REVISIONS			
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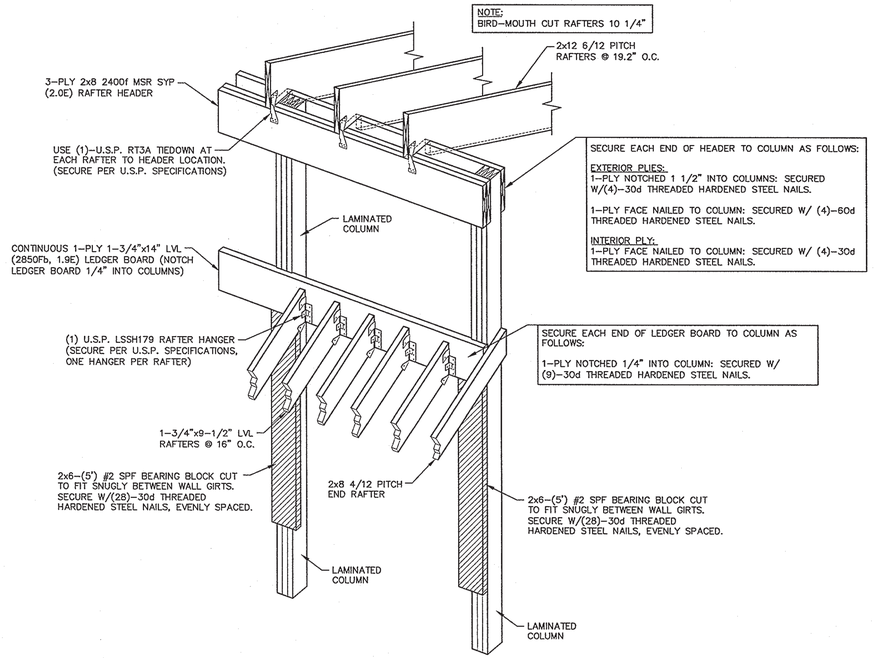
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PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN06
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S6



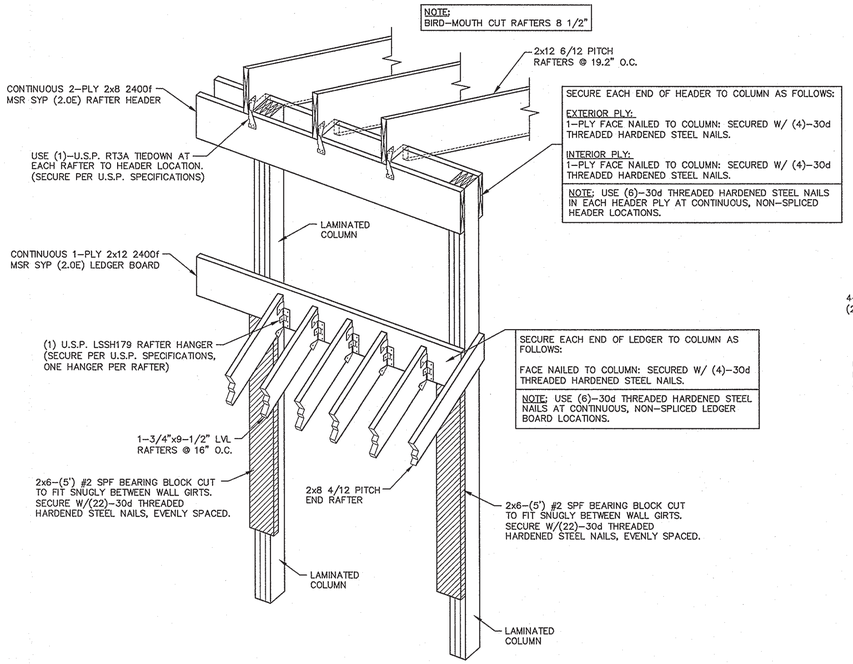
A/7 RAFTER HEADERS H1, H2 & H3
NOT TO SCALE



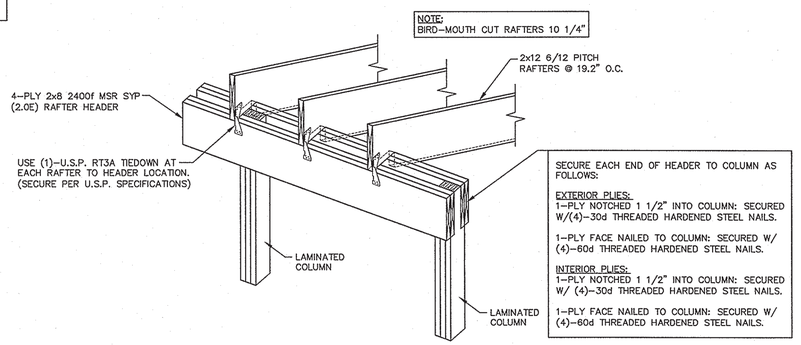
B/7 OVERHEAD DOOR HEADER
NOT TO SCALE



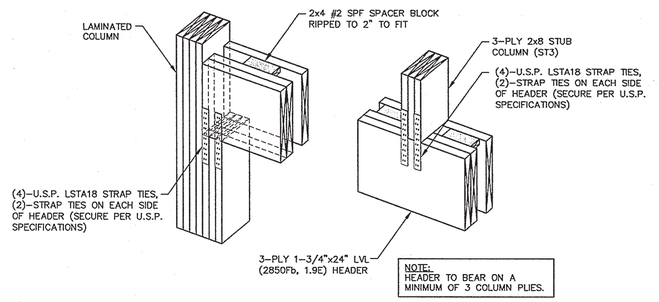
C/7 LEDGER BOARD & RAFTER INSTALLATION @ H5, H6 & H10
NOT TO SCALE



D/7 LEDGER BOARD & RAFTER INSTALLATION @ H7, H8, H11 & H12
NOT TO SCALE



E/7 RAFTER HEADER H9
NOT TO SCALE



F/7 3-PLY 24" LVL HEADER (H13)
NOT TO SCALE

PROFESSIONAL ENGINEER
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.
Print Name: Jeffrey J. Murray
Signature:
Date: 10-23-14 License #46455

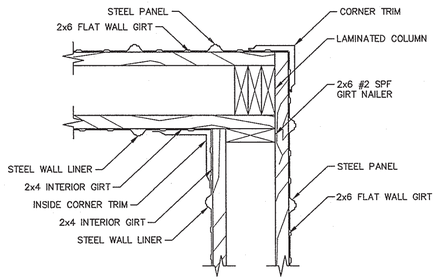
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

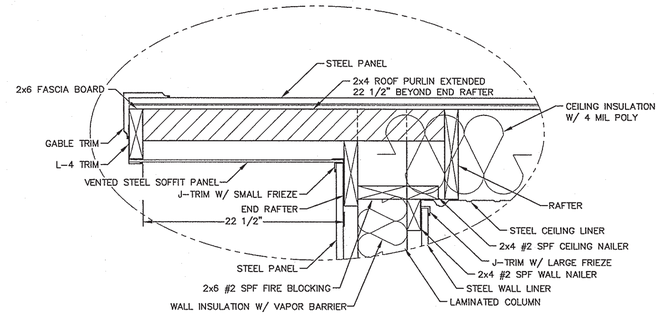
SHEET TITLE:
HEADER AND LEDGER BOARD INSTALLATION DETAILS

REVISIONS			
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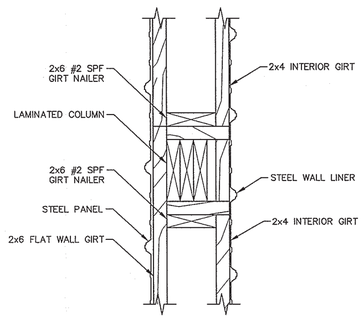
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PLAN DESIGNER: JEFF MURRAY	DATE: 10-21-14	
DRAWN BY: AL ANDERSEN	SCALE: AS NOTED	



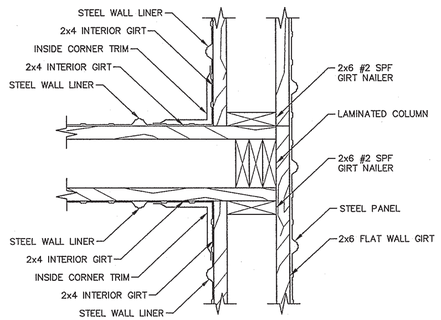
CORNER TRIM DETAIL
SCALE: 1 1/2"=1'-0"



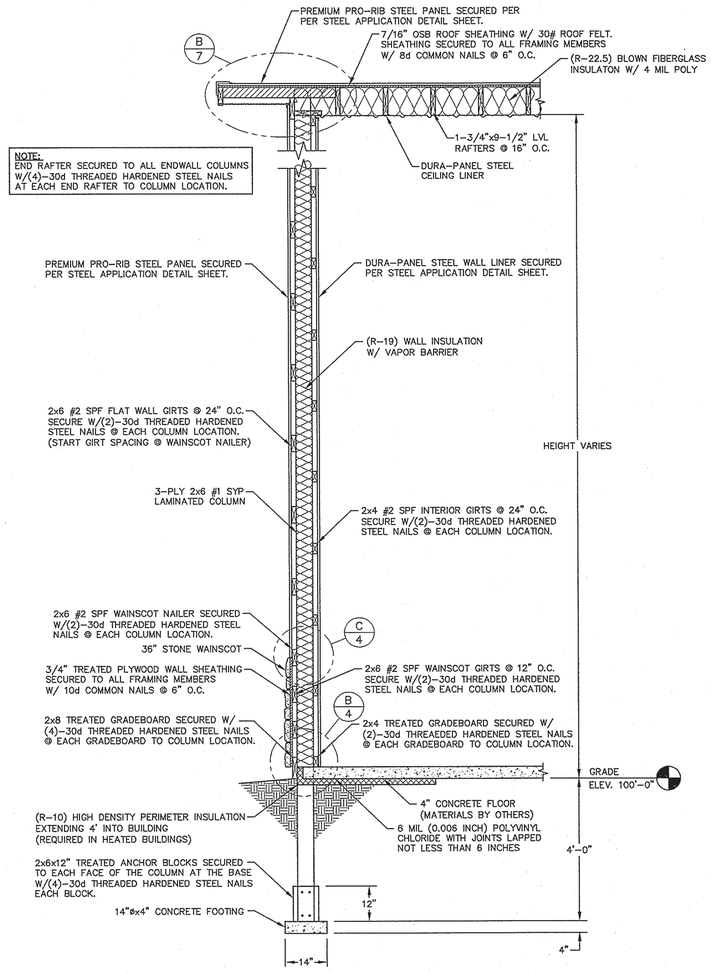
B/7 24" BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"



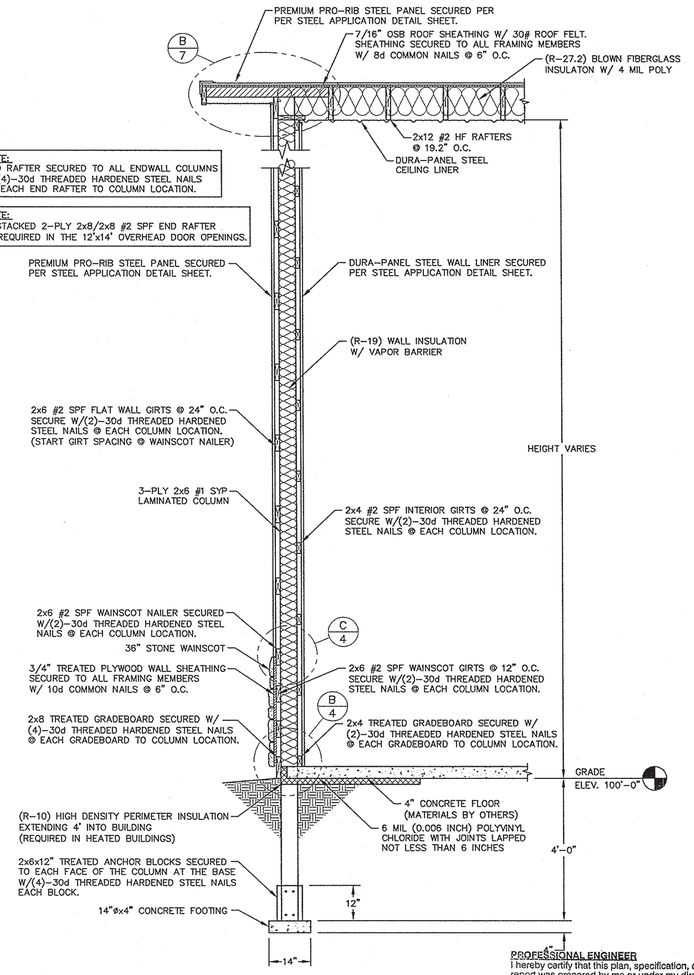
CORNER TRIM @ E6 DETAIL
SCALE: 1 1/2"=1'-0"



CORNER TRIM @ E5 DETAIL
SCALE: 1 1/2"=1'-0"



A/7 ENDWALL SECTION
SCALE: 1/2"=1'-0"



C/7 ENDWALL SECTION
SCALE: 1/2"=1'-0"

PROFESSIONAL ENGINEER
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Print Name: Jeffrey D. Murray
Signature:
Date: 10-28-14 License #46455

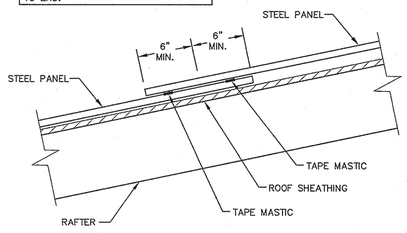
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN
SHEET TITLE:
ENDWALL SECTIONS, SECTION DETAIL & MISC. FRAMING DETAILS

REVISIONS			
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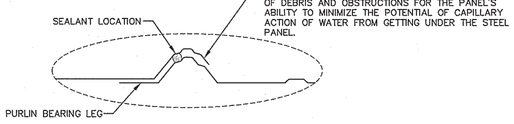
PROFESSIONAL ENGINEER: JEFF MURRAY	FILE NAME: U37814MN08	SHEET NO. S8
PLAN DESIGNER: JEFF MURRAY	DATE: 10-21-14	
DRAWN BY: AL ANDERSEN	SCALE: AS NOTED	

NOTE: TAPE MASTIC IS ONLY REQUIRED WHEN ROOF PANELS ARE LAPPED END TO END.

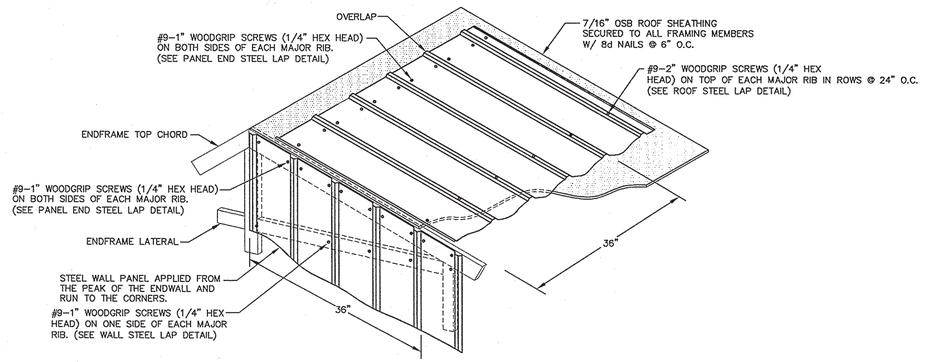


TAPE MASTIC DETAIL
SCALE: 1 1/2" = 1'-0"

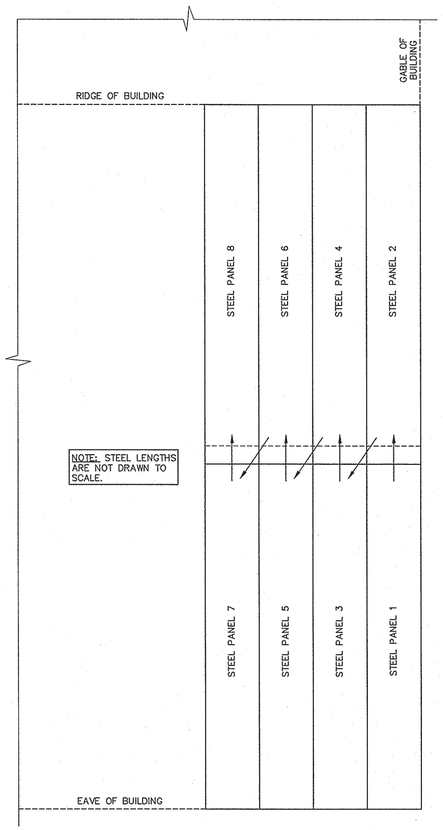
NOTE: BEAD MASTIC IS REQUIRED FOR LOW SLOPED ROOFS ONLY. SEE IBC CHAPTER 15 FOR ADDITIONAL INFORMATION.



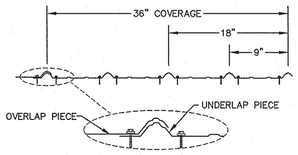
BEAD MASTIC DETAIL
NOT TO SCALE



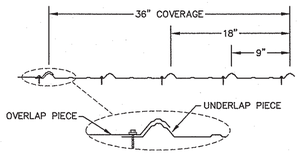
ROOF & ENDWALL SHEATHING APPLICATION @ GABLE PEAK & INTERMEDIATE



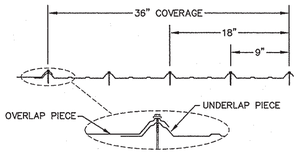
ROOF STEEL APPLICATION SEQUENCE
NOT TO SCALE



PANEL END STEEL LAP DETAIL
NOT TO SCALE



WALL STEEL LAP DETAIL
NOT TO SCALE



ROOF STEEL LAP DETAIL
NOT TO SCALE

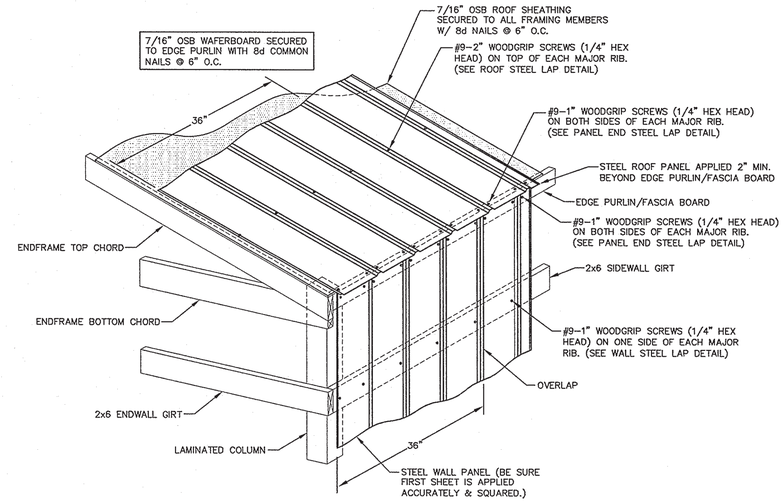
STEEL PANEL INSTALLATION GENERAL NOTES:

1) PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.

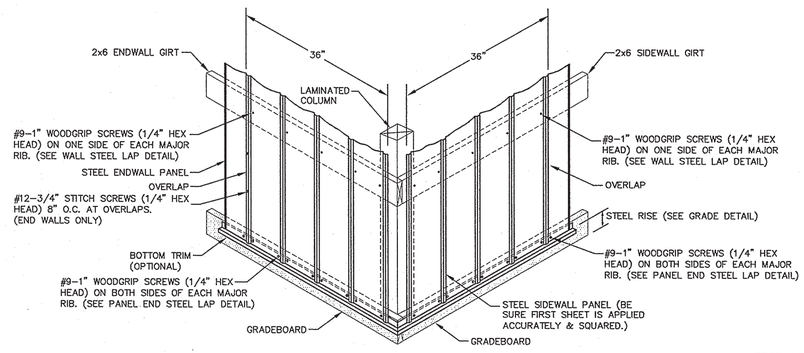
2) FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.

3) FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.

4) THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



ROOF & SIDEWALL SHEATHING APPLICATION @ EAVE



WALL STEEL APPLICATION @ GRADEBOARD

WALL SHEATHING & ROOF STEEL APPLICATIONS

PROFESSIONAL ENGINEER
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
Print Name: Jeffrey A. Murray
Signature:
Date: 10-23-14 License/#46455

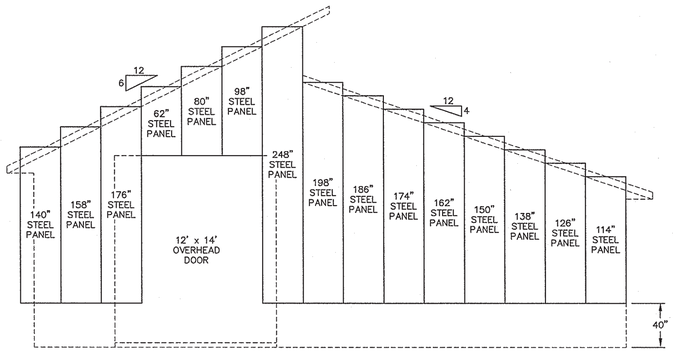
ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

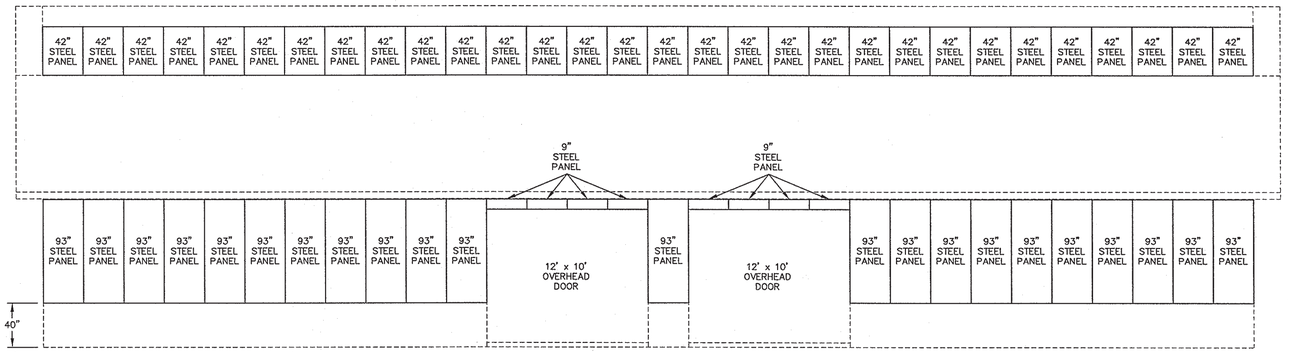
SHEET TITLE:
STEEL APPLICATION DETAILS

REVISIONS			
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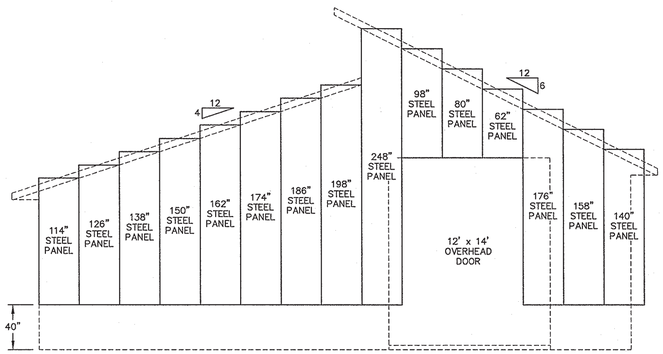
PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN09
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S9



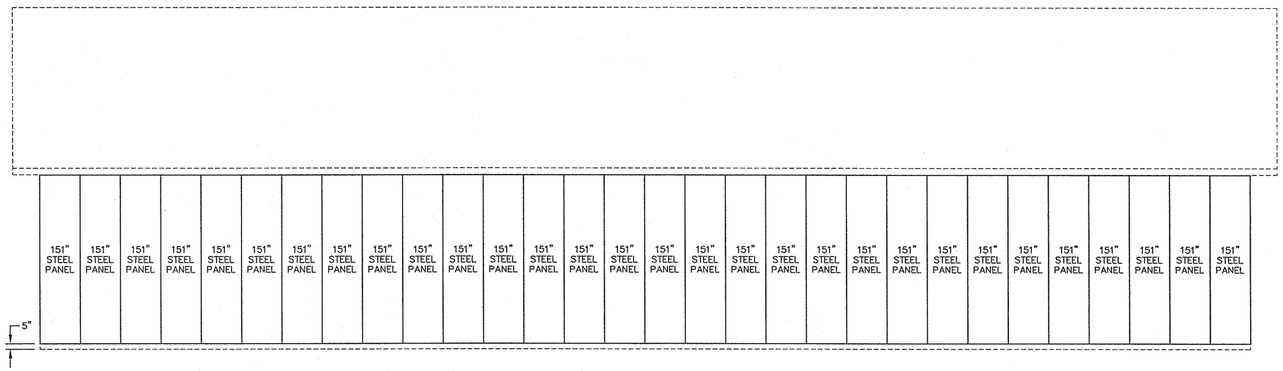
44'-0" NORTHWEST ENDWALL



90'-0" SOUTHWEST SIDEWALL



44'-0" SOUTHEAST ENDWALL



90'-0" NORTHEAST SIDEWALL

STEEL LAYOUTS

SCALE: 3/16"=1'-0"

PROFESSIONAL ENGINEER
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
Print Name: Jeffrey J. Murray
Signature:
Date: 10-23-14 License #46455

ENGINEERING SERVICES
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555

PROJECT TITLE:
FREELAND SHOP
CORCORAN, MN

SHEET TITLE:
STEEL LAYOUTS

REVISIONS			
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PROFESSIONAL ENGINEER: JEFF MURRAY
PLAN DESIGNER: JEFF MURRAY
DRAWN BY: AL ANDERSEN
FILE NAME: U37814MN10
DATE: 10-21-14
SCALE: AS NOTED
SHEET NO. S10

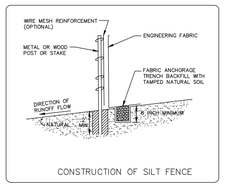
EROSION CONTROL PLAN

1. Sequence of Erosion Control Construction Activities
a) Installation of silt fence or Bio Rolls prior to any construction activity.
b) Installation of rock construction entrance prior to any construction activity.
c) The site shall be re-vegetated within 48 hours of final grading.
d) Install landscaping as per landscape plan.

2. Erosion and Sediment Control Measures
All best management practices (BMPS) determined by the Engineer to be effective are available for use on the site. BMPs anticipated to be used on the Project include the following:

* Silt Fence
* Temporary Rock Construction Site Entrance Pad
* Concrete Mixing/Washout Basins shall be taken offsite
* Final Landscaping with Seed, Fertilizer, Topsoil or Sod
* Street Sweeping

3. Inspection and Maintenance
The Contractor is responsible for providing, maintaining and removing all Erosion Control BMPs, as set forth above, which includes all materials, equipment and labor. Owner is responsible for having the Contractor install, maintain and remove the BMPs as set forth above.



CONSTRUCTION OF SILT FENCE

SCALE IN FEET

50 0 25 50 100 200

SCALE: 1 INCH = 50 FEET

L E G E N D

- +XXX.XX Denotes Proposed Spot Elevation
- —XXX— Denotes Proposed Contours
- ⟸ Denotes Proposed Drainage Direction
- Denotes Proposed Silt Fence or Bio Rolls
- × XXX.XX Denotes Existing Spot Elevation
- ·XXX· Denotes Existing Contour
- Ⓦ Denotes Water Well
- Denotes Guy Anchor
- Denotes Utility Pole
- —OHW— Denotes Overhead Utility Wire
- Denotes Bituminous Surface
- Denotes Concrete Surface

SITE ADDRESS: 22005 COUNTY ROAD 10, ROGERS MN 55374

Client: Mr. Jason Freeland Stonehearth Remodelling, LLC 2618 Coon Rapids Blvd NW Coon Rapids, MN 55433	Design by JG	Original date 8-20-2026	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 Land Surveyor under the laws of the State of Minnesota. Ryan M. Peterson Ryan M. Peterson Date 8-20-2026 License Number 60424
	Drawn by RP/JK	Revisions 8-21-2026	Page title EROSION CONTROL PLAN
LAKE & LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINTE, SUITE 375 ST PAUL, MN. 55120 PHONE (651) 776-6211 E-MAIL: LAKEANDLAND@OUTLOOK.COM			
	S.A.P.number 2026.263		

PROPERTY DESCRIPTION

Lot 1, Block 1, HODGIN ACRES, Hennepin County Minnesota

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES NAD83 (1986 ADJ)

STAFF REPORT **Agenda Item: 6.f**

Council Meeting: September 24, 2026	**Prepared By:** Natalie Davis, Community Development Director
Topic: Chastek Variance	**Action Required:** Approval

Summary

The applicant, Trek Real Estate and Development and Hempel Real Estate DBA Emerald Rose, LLC, requests approval of a variance to allow a 60% garage frontage throughout the Chastek development located at 7600 Maple Hill Road. The subject property is located northeast of the County Road 10 and Maple Hill Road intersection, south of Maple Hill Estates and north of Bass Lake Crossing.

Recommendation

The Planning Commission and City staff recommend approval of Resolution 2026-69 approving the variance which includes conditions of approval as outlined in this report. The City Council can make adjustments as they see fit or provide findings for a denial of the variance request.

Council Action

Decision

Attachments

1. 2026-09-24 Chastek Variance CC Staff Report.pdf

STAFF REPORT

City Council Meeting: September 24, 2026	**Prepared By:** Natalie Davis McKeown
Topic: "Chastek" Variance (PID 21-119-23-12-0002) (City File No. 26-015)	**Action Required:** Decision

Review Deadline: October 11, 2026

1. Request

The applicant, Trek Real Estate and Development and Hempel Real Estate DBA Emerald Rose, LLC, requests approval of a variance to allow a 60% garage frontage throughout the Chastek development located at 7600 Maple Hill Road. The subject property is located northeast of the County Road 10 and Maple Hill Road intersection, south of Maple Hill Estates and north of Bass Lake Crossing.



Figure 1 Project Site 7600 Maple Hill Road

2. Context

Background

The Chastek property previously housed a wholesale greenhouse business known as "Chastek Greenhouses, Inc.". The property was previously platted in 1992 under the name "Chastek Farm" to carve off a 1.5-acre parcel for a single-family home. That single-family home is not part of the proposed development action. A rezoning to RSF-3 (Single Family and Two-Family Residential) was approved for this property along with a preliminary plat for the Chastek development on May 22, 2025. The preliminary plat approved 104 single-family residential lots and 3 outlots. An extension of 1 year to the preliminary plat approvals was granted administratively, and the applicants are working on submitting a completed final plat application for review. This variance request arises out of working with a potential builder and finalizing the final plat submittal.

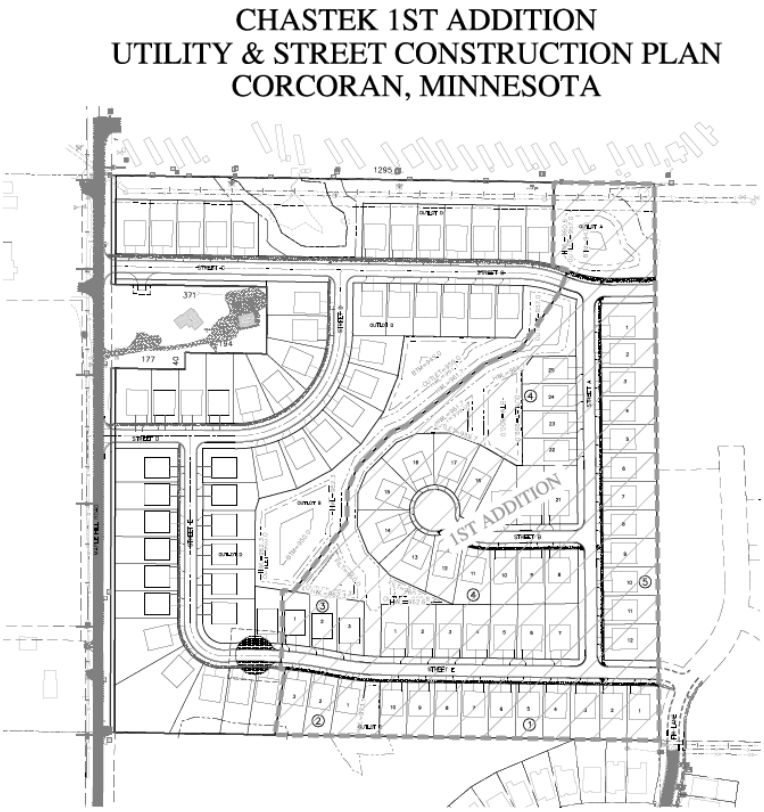


Figure 2 Chastek Subdivision

Zoning and Land Use

The subject property is guided for low density residential and currently zoned RSF-3. There is a small portion of the property in the southeast corner that is located within the Shoreland Overlay District. The property is within the Metropolitan Urban Service Area (MUSA) and Phase 1 of the 2040 Staging Plan.

Surrounding Properties

The existing land use, guiding, and zoning of the surrounding properties are provided in the table below:

Direction	**Existing Land Use**	**Guided Land Use in 2040 Comp Plan**	**Zoning District**
North	Maple Hill Estates	Medium Density Residential	Manufactured Home Park
East	Vacant / Fairway Shores Villas at Cook Lake	Low Density Residential	Planned Unit Development (PUD)

South	Bass Lake Crossing	Low Density Residential	Planned Unit Development (PUD)
West - Adjacent/enclosed homestead	Residential	Low Density Residential	RSF-2
West - Across Maple Hill Rd	- Agriculture - Good Shepard Lutheran Church - Residential	- Mixed Use - Public/Semi-Public	- Downtown Mixed Use (DMU) - Public / Institutional

Natural Characteristics of The Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map does not reflect any natural communities of note on the subject property. A wetland delineation was completed on this property and finalized in January 2023. This process confirmed five relatively small wetlands throughout the property as shown in the image to the right.



Figure 3 Wetland Delineation

Planning Commission Review

The Planning Commission reviewed the variance request at its September 3, 2026, public meeting. One public comment was received regarding the proposed phasing submitted with the final plat. The Planning Commission unanimously recommended approval of the variance request (4-0; Commissioner Hargreaves absent).

The Commission discussed the example elevation provided in Figure 6 and determined that the variation in roof height and pitch and single dormer shown were not sufficient to offset the visual prominence of the increased garage frontage. The Commission indicated that additional architectural articulation was necessary to draw the eye vertically and provide the appearance of a one-and-one-half- or two-story residential structure. The other example elevations were considered acceptable examples of the character and level of architectural articulation intended to mitigate the increased garage frontage. The resolution language has been revised accordingly to provide additional guidance regarding acceptable architectural elements and to clarify that variation in roof height or pitch with a single dormer, without additional architectural articulation, does not mitigate the impact of the increased garage frontage.

3. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, and City policies. A review of the plans was coordinated with the City's Engineer and Public Safety team, neither group had comments on the variance request.

A. Level of Discretion in Decision-Making

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met. Conditions can be applied to mitigate the impact of granting the variance.

B. Variance Analysis

The applicant requests a variance from Section 1040.050, Subd. 8(B) of the Zoning Ordinance, which requires that a garage comprise no more than 55% of the viewable ground-floor, street-facing linear building frontage. This standard is based on the measurement of the entire garage structure and not the garage door(s) only. The requested variance would allow the garage to comprise up to 60% of the viewable ground-floor, street-facing linear building frontage for homes with three-stall garages.

The applicant proposes to mitigate the additional garage frontage by requiring homes with a garage frontage exceeding 55% to incorporate a one-and-one-half- or two-story architectural element that increases the area of the front elevation and reduces the visual prominence of the garage.

Section 1070.040 of the Zoning Ordinance provides the following standards to review variance requests:

1. That there are practical difficulties in complying with the Zoning Ordinance.
2. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.
3. That the granting of the variation will not alter the essential character of the locality.
4. The proposed variance would be in harmony with the general purposes and intent of the ordinance.
5. The variance is consistent with the Comprehensive Plan.
6. The City may impose conditions on the variance to address the impact of granting the variance.

The League of Minnesota Cities defines a three-factor test for the term "practical difficulties":

- The property owner proposes to use the property in a reasonable manner not otherwise allowed by the Zoning Ordinance.

- The plight of the landowner is due to circumstances unique to the property and not created by the landowner.
- The variance will not alter the essential character of the locality.

Section 1070.040 of the City's Zoning Ordinance specifically identifies the last two factors as separate standards, and they are discussed individually below. Therefore, the City typically uses the first standard to focus on evaluating the reasonableness of the request.

The proposed subdivision consists primarily of 65-foot-wide lots. This lot width is necessary for the subdivision to achieve the minimum residential density of 3 units per acre while accommodating the physical characteristics and infrastructure needs of the site. With required 10-foot (living side) and 5-foot (garage side) side-yard setbacks with a minimum building separation of 15 feet, a 65-foot lot provides a maximum building width of approximately 50 feet. Under the 55% garage-frontage standard, the garage portion of the structure would be limited to approximately 27.5 feet. The applicant indicates that a three-stall garage requires a minimum width of approximately 32 feet.



Figure 4 Lot Width Exhibit

The requested variance would increase the maximum garage frontage from 55% to 60%. Staff finds that providing flexibility for three-stall garages within a new single-family residential development is a reasonable use of the property. While a three-stall garage is not necessary to construct a single-family home, the League of Minnesota Cities' three-factor tests considers whether the proposed use is reasonable, rather than whether the property would otherwise be unusable. The requested


Figure 5 Example Elevation A

five-percentage-point deviation provides limited additional flexibility for housing design while maintaining the overall purpose of the garage-frontage standard.

The conditions contributing to the requested variance also relate to the development characteristics of this property. The site design has worked around constraints such as an existing exception parcel, a significant amount of off-site drainage, relatively limited elevation change, and substantial land area required for stormwater management. In combination with the minimum residential density requirement, these constraints affect the configuration of developable land and limit the ability to increase lot widths throughout the development.

The City considered a similar issue with the Woodland Hills of Corcoran development in 2024. In that case, the City approved a variance allowing garages to comprise up to 65% of the viewable ground-floor, street-facing building frontage for three-car garages and up to 70% for four-car garages. The City found that market demand for three- and four-car garages represented a reasonable residential use and that it was impractical to satisfy applicable density requirements while also providing lot widths sufficient to accommodate those garage options under the 55% standard. The Woodland Hills approval required homes exceeding the 55% garage-frontage standard to include a second story to minimize the visual impact of the larger garage.

While each variance must independently satisfy the applicable criteria, the Woodland Hills approval provides relevant context for consistency in the City's application of the garage-frontage standard. Chastek requests less relief than was approved for Woodland Hills, with a maximum garage frontage of 60% proposed only for three-stall garages.

Granting the variance is not expected to alter the essential character of the locality. The property is being developed as a single-family residential neighborhood consistent with the approved subdivision and surrounding residential development. Bass Lake Crossing and Fairway Shores were granted garage frontage flexibility through their established Planned Unit Development districts. The variance does not change the permitted residential use, density, building setbacks, or overall development pattern. Rather, it affects the proportion of an individual home's ground-floor street-facing elevation that may consist of garage area.

The purpose of the garage-frontage limitation is to prevent garages from visually dominating residential façades and the resulting neighborhood streetscape. The applicant proposes to address the additional garage frontage by requiring a one-and-one-half- or two-story architectural element that increases the area of the front elevation and reduces the visual prominence of the garage. The submitted architectural examples demonstrate the use of upper-story massing, windows, gables, dormers, varied rooflines, entry features, and changes in exterior materials to balance the visual prominence of three-stall garages. The example elevations are embedded in this report.



Figure 6 Example Elevation B

The Planning Commission found that the example elevations shown in Figures 5 and 7-9 provided sufficient architectural articulation to offset the visual prominence of the increased garage frontage. The example elevation shown in Figure 6 incorporates variation in roof height and pitch and a single dormer; however, the Planning Commission indicated that these features alone were not sufficient to achieve the intended architectural mitigation.

The Commission expressed a preference for more substantive architectural elements that draw the eye vertically and provide the appearance of a one-and-one-half or two-story home. In particular, the Commission responded favorably to elevations that incorporated upper-wall area with siding above the garage doors, rather than transitioning directly from the garage doors to the roof, as well as substantial front-facing gables, upper-level or upper-wall windows, projecting or recessed building masses, intersecting roof forms, and similar features that provide greater vertical and horizontal articulation. These elements help integrate the garage into the overall architecture of the home and reduce the garage as the dominant visual element.

The resolution has been revised accordingly to clarify that variation in roof height or pitch with a single dormer, without additional architectural articulation, is not sufficient to satisfy the condition. Future house elevations utilizing the increased garage frontage must be generally consistent with the character and level of architectural articulation illustrated by the acceptable example elevations shown in Figures 5 and 7–10.



Figure 7 Example Elevation C

The proposed variance would remain in harmony with the general purposes and intent of the ordinance with the proposed architectural mitigation. Allowing up to 60% garage frontage while requiring additional architectural treatment maintains the underlying objective of preventing garages from becoming the predominant visual feature of the residential streetscape and is consistent with the mitigation approach used for Woodland Hills.



Figure 8 Example Elevation D

The variance is consistent with the Comprehensive Plan. The property is guided for Low Density Residential development, and the subdivision has been designed to achieve the applicable minimum residential density. The requested architectural variance does not change the planned land use, density, or overall development pattern but provides limited flexibility in housing design within that development pattern.

Staff recommends limiting the variance to lots less than 80 feet in width. A 75-foot-wide lot provides up to 60 feet of building width after application of the required side-yard setbacks. While the existing 55% standard would allow approximately 33 feet of garage frontage on such a lot, this provides only one foot beyond the approximately 32-foot minimum identified by the applicant for a three-stall garage and assumes the home utilizes the full available building width. Staff does not find that narrow margin sufficient to conclude that the practical difficulty is eliminated at a 75-foot lot width.



Figure 9 Example Elevation E

By comparison, an 80-foot-wide lot provides up to 65 feet of building width and approximately 35.75 feet of garage frontage under the existing 55% standard. This provides greater flexibility to accommodate a three-stall garage while maintaining the required relationship between the garage and the remainder of the front façade. Staff therefore finds 80 feet to be a reasonable threshold at which the dimensional practical difficulty supporting the variance is sufficiently reduced and recommends that lots 80 feet or greater remain subject to the existing 55% standard.

Staff recommends approval of the variance subject to the following conditions:

- The garage shall comprise no more than 60% of the viewable ground-floor, street-facing linear building frontage.
- The variance shall apply to three-stall garages.
- Houses that exceed the 55% garage-frontage standard shall incorporate a one-and-one-half- or two-story architectural element that increases the area of the front elevation and reduces the visual prominence of the garage.
- Compliance with the architectural condition shall be demonstrated on the building plans and confirmed by staff prior to issuance of a building permit.
- The variance shall apply only to lots with a lot width of less than 80 feet, as measured in accordance with the Zoning Ordinance. Lots with a lot width of 80 feet or greater shall comply with the maximum 55% garage-frontage standard in Section 1040.050, Subd. 8.B.

Staff recognizes that repeated variance and flexibility requests from the garage-frontage standard may indicate a broader policy question regarding whether the existing 55% limitation continues to reflect the City's desired residential design standards and housing products. That broader policy question is separate from whether this application

satisfies the existing variance criteria and would be more appropriately considered through a future ordinance amendment.

C. Summary of Discussion Items

There are competing considerations for the City Council to weigh. The Zoning Ordinance permits 65-foot lots but does not guarantee that every housing or garage configuration can be accommodated on those lots. Homes with smaller garages could be constructed in compliance with the 55% standard, and a preference for a three-stall garage does not by itself require the City to grant a variance. The Council should therefore consider whether the circumstances of this development, rather than the desirability of three-stall garages alone, provide sufficient justification for the requested relief.

Conversely, the predominance of a 65-foot lot width in the development is necessary to achieve the minimum planned density given the site's development constraints. The Council may also consider the limited extent of the requested deviation, the proposed architectural mitigation, and the City's prior approval of greater garage-frontage flexibility for Woodland Hills under similar density and market considerations.

On balance, Planning Commission and City staff found that the requested increase from 55% to a maximum of 60% represents a limited deviation from the architectural standard and that its potential visual impact can be adequately mitigated through architectural requirements. The City Council may want to discuss whether there are certain example elevations and/or architectural elements submitted by the applicant that meet the intent of mitigating the garage prominence. Considering the physical characteristics of the site, the need for the proposed lot configuration to achieve the minimum planned density, the recommended limitation of the variance to lots less than 80 feet wide, the limited extent of the requested deviation, and the proposed architectural mitigation, Planning Commission and staff found that the applicable variance criteria are satisfied.

4. Recommendation

The Planning Commission and City staff recommend approval of Resolution 2026-69 approving the variance which includes conditions of approval as outlined in this report. The City Council can make adjustments as they see fit or provide findings for a denial of the variance request.

Attachments:

1. Resolution 2026-69 Approving the Variance
2. Applicant’s Narrative
3. Development Plans

RESOLUTION NO. 2026-69

Motion By:
Seconded By:

A RESOLUTION APPROVING A VARIANCE FOR "CHASTEK" ON THE PROPERTY LOCATED NORTHEAST OF MAPLE HILL ROAD AND COUNTY ROAD 10 (PID 25-119-23-12-0002)
(CITY FILE NO. 26-015)

WHEREAS, Trek Real Estate and Development and Hemple Real Estate, DBA Emerald Rose LLC, (the "applicant") received approval for a preliminary plat to create 104 lots and 3 outlots from property described as follows:

See Attachment A.

WHEREAS, the applicant requests of a Variance from Section 1040.050, Subd. 8B of the Zoning Ordinance to allow garages to comprise up to 60% of the viewable ground-floor, street facing linear building frontage for homes with three-stall garages, where a maximum of 55% is permitted; and

WHEREAS, the Planning Commission reviewed the preliminary plat at a duly called public meeting and recommended approval; and

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the requested Variance subject to the following findngs and conditions:

1. The requested variance is approved, in accordance with the plans received by the City on August 12, 2026, except as amended by this resolution.

2. Approval is contingent upon City Council approval of the Final Plat for "Chastek."

3. The requested Variance from Section 1040.050, Subd. 8B to allow garages to comprise up to 60% of the viewable ground-floor, street-facing linear building frontage for homes with three-stall garages is approved based on the following findings:

    a. That there are practical difficulties in complying with the Zoning Ordinance. The proposed subdivision consists primarily of 65-foot-wide lots. This lot width is necessary for the subdivision to achieve the minimum residential density of 3 units per acre while accommodating the physical characteristics and infrastructure needs of the site. With required 10-foot (living side) and 5-foot (garage side) side-yard setbacks with a minimum building separation of 15 feet, a 65-foot lot provides a maximum building width of approximately 50 feet. Under the existing 55% garage-frontage standard, approximately 27.5 feet of garage frontage is permitted, while the applicant indicates that a three-stall garage requires a minimum width of approximately 32 feet. Providing flexibility for three-stall garages within a new single-family residential development is a reasonable use of the property. The requested five-percentage-point deviation provides limited additional flexibility for housing design while maintaining the overall purpose of the garage-frontage standard.

b. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner. The site design must accommodate an existing exception parcel, significant off-site drainage, relatively limited elevation change, and substantial land area required for stormwater management. In combination with the minimum residential density applicable to the property, these conditions affect the configuration of developable land and limit the ability to increase lot widths throughout the subdivision.

c. That granting the variation will not alter the essential character of the locality. The property is being developed as a single-family residential neighborhood consistent with the approved subdivision and surrounding residential development. Bass Lake Crossing and Fairway Shores were granted garage flexibility through their established Planned Unit Development districts. The requested Variance does not change the permitted residential use, density, building setbacks, or overall development pattern. The applicant has provided architectural examples demonstrating that upper-story massing, windows, gables, dormers, varied rooflines, entry features, and changes in exterior materials can be used to reduce the visual prominence of a three-stall garage.

d. The proposed Variance would be in harmony with the general purposes and intent of the ordinance. The purpose of the garage-frontage limitation is to prevent garages from visually dominating residential façades and the neighborhood streetscape. The Variance increases the maximum garage frontage from 55% to 60% but requires homes utilizing the additional garage frontage to incorporate a one-and-one-half- or two-story architectural element that increases the area of the front elevation and reduces the visual prominence of the garage. The Variance therefore provides limited flexibility while maintaining the underlying objective of the architectural standard.

e. The Variance is consistent with the Comprehensive Plan. The property is guided for Low Density Residential development, and the subdivision has been designed to achieve the applicable minimum residential density. The requested architectural Variance does not change the planned land use, density, or overall development pattern and provides limited flexibility in housing design within that development pattern.

f. The City may impose conditions on the Variance to address the impact of granting the Variance. The following conditions are imposed to limit the extent of the relief granted and mitigate the visual impact of additional garage frontage:

    i. The garage shall comprise no more than 60% of the viewable ground-floor, street-facing linear building frontage.

    ii. The Variance shall apply only to homes with three-stall garages.

    iii. House elevations utilizing the increased garage frontage shall incorporate architectural elements that reduce the visual prominence of the garage and provide the appearance of a one-and-one-half- or two-story residential

structure. Qualifying architectural elements may include upper-wall area with siding above the garage doors, substantial front-facing gables extending above the garage or other portions of the front elevation, upper-level or upper-wall windows, projecting or recessed building masses, intersecting roof forms, or similar architectural features that provide substantial vertical and horizontal articulation of the front elevation.

1. Variation in roof height or pitch with a single dormer, as illustrated in Figure 6 of the staff report, without additional architectural articulation does not satisfy this requirement.

2. The architectural elements shall be generally consistent with the character and level of articulation illustrated by the acceptable example elevations shown in Figures 5 and 7-9 of the staff report and identified as part of the approval of this variance.

3. Compliance with the architectural condition shall be demonstrated on the building plans and confirmed by City staff prior to issuance of a building permit.

iv. The Variance shall apply only to lots with a lot width of less than 80 feet, as measured in accordance with the Zoning Ordinance. Lots with a lot width of 80 feet or greater shall comply with the maximum 55% garage-frontage standard in Section 1040.050, Subd. 8.B.

4. The applicant shall record this Resolution with the Hennepin County Recorder's Office and provide proof of recording to the City.

5. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use in accordance with applicable provisions of the Zoning Ordinance.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

RESOLUTION NO. 2026-69

Whereupon, said Resolution is hereby declared adopted on this 24th day of September 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-69

ATTACHMENT A

Lot 1, Block 1, CHASTEK FARM according to the plat thereof recorded by Hennepin County, Minnesota.

Chastek Family Farm

Development Narrative

Final Plat Submission — Variance Request

Project Overview

The Chastek Family Farm proposal seeks Final Plat approval for a 38.16-acre, 104-lot, low-density single-family development. The project is designed in two phases of approximately 52 lots each and includes 65-foot lots, pedestrian connections, coordinated stormwater management, and related off-site infrastructure improvements. This narrative describes the site, governing land-use standards, proposed housing products, public improvements, and requested architectural variance.

Emerald Rose, LLC proposes The Chastek Family Farm residential development for Final Plat review and approval. The site is located northeast of CSAH 10 and Maple Hill Road, adjacent to the M/I Homes project, east of the Fairway Shores neighborhood, and south of Maple Hill Estates. The proposed low-density RSF-3 neighborhood consists of 104 detached single-family homesites.

Legal Description

Lot 1, Block 1, Chastek Farm, Hennepin County, Minnesota — Torrens Property.

Existing Land Use

The property consists of 38.16 acres and is the former site of the Chastek Greenhouse business. The property is located north of the Bass Lake Crossing neighborhood and immediately west of the Fairway Shores development, a former farm. Maple Hill Road borders the west property line, and Maple Hill Estates mobile home neighborhood borders the site on the north property boundary. There is an existing exception parcel adjacent to this property with a driveway access off of Maple Hill Road. It has one single-family home on it and is separately owned. This lot and home will remain. A ghost layout has been provided in the event it is subdivided.

The Property is subject to the following:

- Drainage and Utility easements as shown on the recorded plat of Chastek Farm, dated September 10, 1992 (attached).
- An easement for ingress and egress purposes, dated October 27, 1976, filed November 9, 1976, as Document No. T1197751. The related Warranty Deed was filed November 9, 1976, as Document No. T1197752. The property is also subject to the right to maintain drain tiles over portions of the property, as stated in the Quit Claim Deed dated October 27, 1976, and filed November 9, 1976, as Document No. T1197751 (attached).
- A Resolution approving a Conditional Use Permit, filed September 3, 1993, as Document No. T2418224.
- An easement for utility purposes in favor of the City of Corcoran, a Minnesota municipal corporation, dated August 21, 2012, filed September 19, 2012, as Document No. T4995104.

Zoning, Guiding Standards, and Proposed Land Use

The Preliminary Plat has been approved subject to the Conditions of Approval in the staff report. Under the Corcoran 2040 Comprehensive Guide Plan, the property is guided for Low Density Residential use, which allows a density of 3–5 units per acre.

Product and Market

The development is designed for homeowners seeking a single-family neighborhood. The proposed 65-foot lots will accommodate housing products comparable to those already available in Corcoran. Homes will meet the required setbacks, including a total separation of 15 feet between structures. The site plan provides 104 lots with options for slab-on-grade homes and full basements, including lookout and walkout configurations.

We have provided examples of the single-family homes proposed for the neighborhood. Each home plan offers multiple exterior elevations and color palettes that support a varied, visually cohesive streetscape.

The proposed housing product and larger lot sizes are an excellent transition and neighbor for both Bass Lake Crossing and Fairway Shores.

Trails

The project's trails and sidewalks are designed to connect with neighboring pedestrian systems. The off-road trail has been relocated and redesigned as a sidewalk along the homes and driveways. This sidewalk connects to the Fairway Shores sidewalk, creating a continuous pedestrian route.

Landscaping- see attached exhibit

Stormwater Management and Wetlands

The stormwater management plan has been designed to accommodate a low site elevation and a flat topography in comparison to surrounding sites. The plan is designed to accommodate a significant amount of off-site storm water flowing to and through the property from surrounding property. The storm water plan complies with the requirements of the city, watershed, and State standards and successfully addresses the existing condition that causes the site to receive a unique amount of offsite drainage on both the southerly and westerly boundaries which pass through the parcel.

The storm water management plan was originally designed with a centrally located hydraulic green way corridor. After careful review and consideration, the greenway corridor has been replaced with larger sedimentation ponds that will manage flow, rate and filter the water for volume reduction and water quality. The pond corridor will serve as an open space designed to handle possible transitions from the offsite drainage, acting as an effective hydraulic corridor with rate control and improved downstream flow. This management treatment system is designed to isolate the offsite and on-site drainage. This isolation allows the improved development to meet the required Best Management Practices without burdening the proposed system with offsite flows.

Phasing

The project is proposed to be developed in two phases, with approximately 52 lots in each phase.

Variances

Variance to Section 1040.050, Subd. 8.B (Architectural Standards)

City Ordinance: The garage shall not comprise more than 55 percent of the viewable ground floor street-facing linear building frontage. This standard is based on the entire measurement of the garage structure, not on a measurement of the garage door(s) only.

The variance request would allow houses with three-stall garages to have garages comprising no more than 60 percent of the viewable first-floor, street-facing linear building frontage.

Variance Request

The requested variance would allow three-stall garages to comprise up to 60 percent of the viewable ground-floor, street-facing linear building frontage, subject to a one-and-one-half- or two-story architectural element that increases the front-elevation area and reduces the visual prominence of the garage. The following findings address each variance review criterion in Section 970.030.

Variance Review Criteria (970.030)

a) There are practical difficulties in complying with the zoning ordinance.

Response: The RSF-3 zoning district permits a minimum lot width of 65 feet, and the proposed subdivision consists of 104 lots of that width at the building setback to narrowly meet the minimum density requirement for the RSF-3 zoning district. Because we are at the minimum density allowed for this district we are precluded from developing larger lots (68’-70’) that accommodate three-stall garages without the need for a variance.

Response: The RSF-3 zoning district permits a minimum lot width of 65 feet, and the proposed subdivision consists of 104 lots of that width at the building setback. A 65-foot lot with two 7.5-foot side-yard setbacks provides a 50-foot-wide building pad. Under the current 55-percent frontage standard, the garage could be no wider than 27.5 feet, while a three-stall garage requires a minimum width of 32 feet. The ordinance therefore creates a practical difficulty for accommodating a three-stall garage on the proposed lots. Today's buyers prefer a minimum three-stall garage and have come to expect to be able to build one on a lot of this width and size.

b) The conditions upon which the variance petition is based are unique to the parcel and were not created by the landowner.

Response: Due to the unique shape of the site created by the exception parcel, the developer cannot increase lot sizes and still meet the required density of 3.0 units per acre. In addition, the incoming off-site drainage and minimal elevation change substantially constrain stormwater design and management, creating the need to build a greater number of slab-on-grade homes. Because these homes lack basement storage, three-stall garages are essential to provide home buyers in this price range with adequate space. These site-specific conditions — not any choice by the landowner — are the source of the practical difficulty described in Criterion (a).

c) The granting of the variance will not alter the essential character of the locality.

Response: With the added architectural requirement that all houses have a second-story element that increases elevation square footage, the larger first-floor street-facing garage frontage will not alter the appearance of the locality. A second-story element, such as a roof gable and window, will minimize or balance the appearance of the garage. Based on this, granting this variance will not alter the essential character of the locality.

d) The proposed variance would be in harmony with the general purposes and intent of the ordinance.

Response: The added architectural requirement of a second-story or one-and-one-half-story element, which increases the front elevation square footage, offsets the larger first-floor street-facing garage frontage and minimizes its appearance. Based on this, granting the variance would be in harmony with the purposes and intent of the ordinance.

e) The variance is consistent with the Comprehensive Plan.

Response: The variance will allow 65-foot single-family detached homes to be built as a low-density single-family neighborhood, consistent with the City's Comprehensive Plan. Granting the variance will also enable the home builder to build homes priced to align with buyer preferences and expectations for a lot cost/home value ratio — an important part of a buyer's decision to build or buy a home. To deliver quality homes that meet those expectations, garages of no more than 60 percent of the first-floor street-facing frontage are necessary where a three-stall garage is included.

f) The City may impose conditions on the variance to address its impact.

Response: As a condition of allowing garages to comprise no more than 60 percent of the viewable ground-floor, street-facing linear building frontage, each house with a three-stall garage will include a one-and-one-half- or two-story architectural element that increases the area of the front elevation and reduces the visual prominence of the garage.

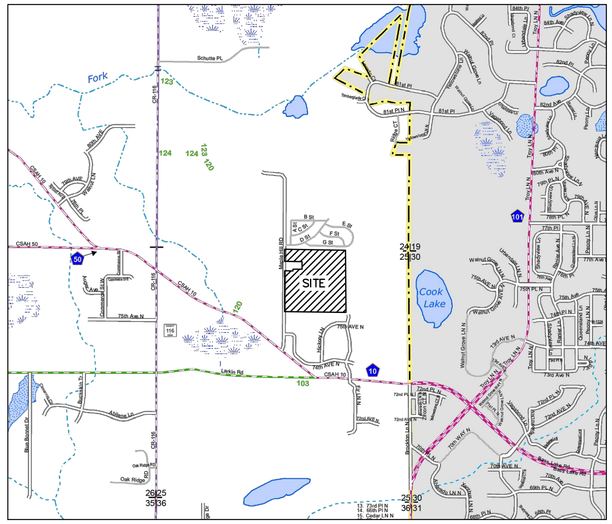
Sincerely,

Elisabeth Hustad

Beth Hustad
Trek Real Estate and Development
612-840-5233

CHASTEK 1ST ADDITION
UTILITY & STREET CONSTRUCTION PLAN
CORCORAN, MINNESOTA





LOCATION MAP

0 50 100 200

GRAPHIC SCALE IN FEET

SHEET INDEX

COVER	1.10
LEGEND	1.20
OVERALL UTILITY PLAN	1.30
PHASING PLAN	1.40
EROSION CONTROL PLAN	2.10-2.11
SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN	3.10-3.14
STORM SEWER SCHEDULE	4.00
STROM SEWER CONSTRUCTION PLAN	4.10-4.15
DRAINTILE PLAN	4.20-4.21
STREET CONSTRUCTION PLAN	5.10-5.14
INTERSECTION DETAILS	5.20-5.21
SIGN AND LIGHTING PLAN	5.30
CITY DETAILS	6.00-6.08
BOX CULVERT DETAILS	6.10
STORM WATER POLLUTION PREVENTION PLAN	S1-S2
MPCA MAP	S3
EXISTING HYDROLOGY MAP	S4
PROPOSED HYDROLOGY MAP	S5
LANDSCAPE PLAN	L1
TREE PRESERVATION PLAN	T1

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SOUTH WEST QUAD OF MAPLE
HILL ROAD & D STREET
ELEV.=977.00

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I hereby certify that this plan 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
Name John M. Molinaro
Reg. No. 45831 Date 05-22-2026

Revisions
1. 06-30-2026 City Comments

Date 05-22-26
Designed JMM
Drawn SHA

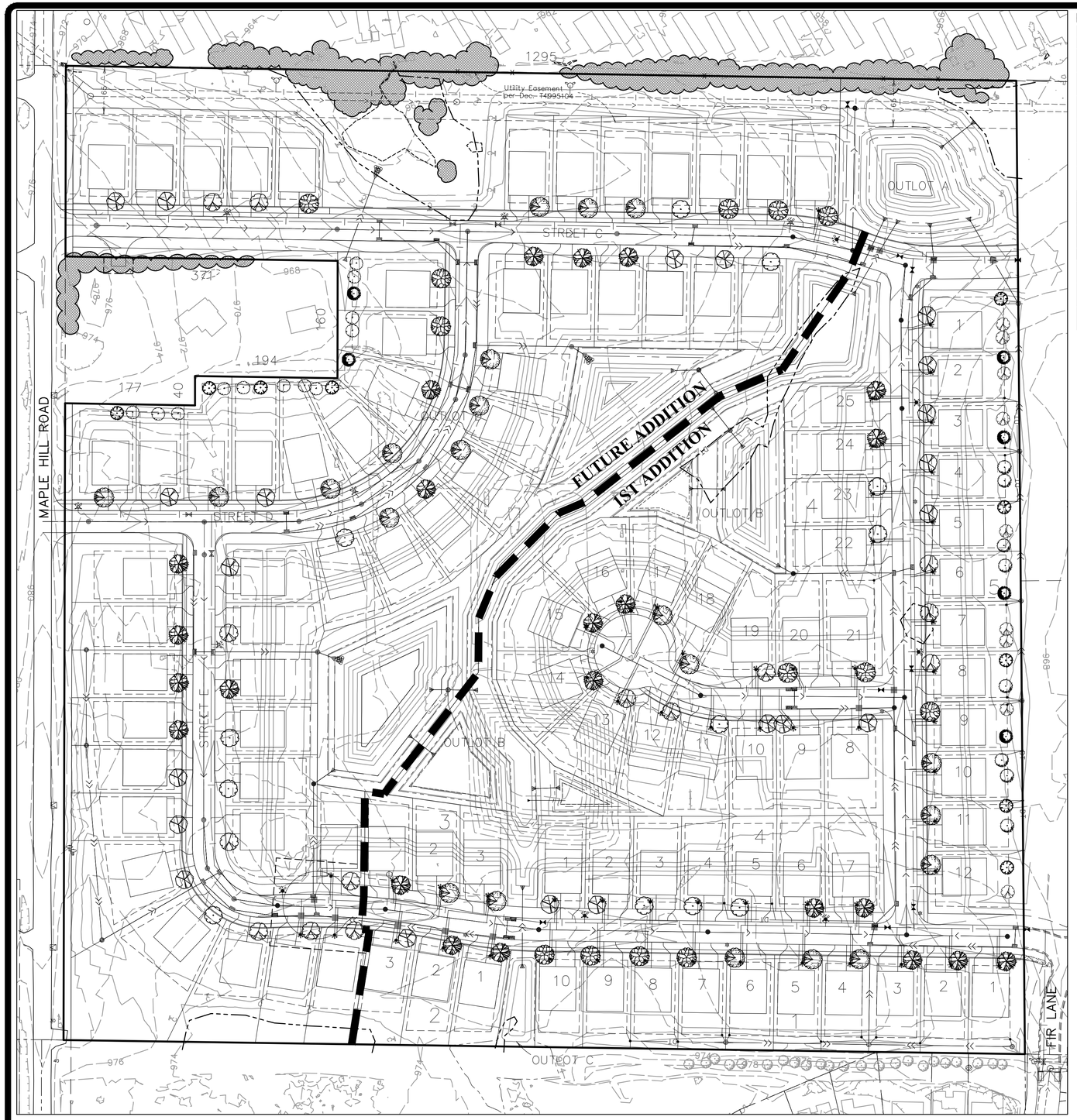
COVER

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

1.10 OF 38

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PLANTING SCHEDULE

KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
	OVERSTORY TREES		
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2.5" B&B	21
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	12
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	14
	RED OAK/QUERCUS RUBRA	2.5" B&B	23
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	21
	NORTHWOOD MAPLE/ACER RUBRUM 'NORTHWOOD'	2.5" B&B	13
	EVERGREEN TREES		
	WHITE PINE/PINUS STROBUS	6' B&B	6
	NORWAY SPRUCE/PICEA ABIES	6' B&B	9
	ORNAMENTAL TREES		
	SPRING SNOW CRAB/MALUS 'SPRING SNOW'	2.5" B&B	8
	PRAIRIE FIRE CRAB/MALUS 'PRAIRIE FIRE'	2.5" B&B	9
	JAPANESE TREE LILAC/Syringa reticulata (CLUMP)	8' B&B	12

LANDSCAPE NOTES

– THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

– THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.

– THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1–800–252–1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

– GRADING TO BE PERFORMED BY OTHERS.

– NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

– ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN–AMERICAN STANDARD FOR NURSERY STOCK.

– ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.

– DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WND SPEED OF 60 M.P.H.

– THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.

– THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.

– IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

–THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.

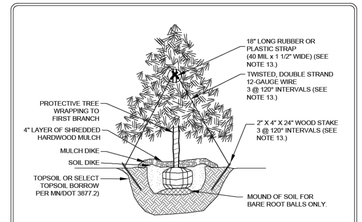
– COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.

– THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.

– THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

– THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.

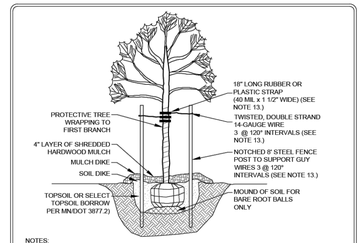
– STORAGE OF MATERIALS OR SUPPLIES ON–SITE WILL NOT BE ALLOWED.



NOTES:

1. PLANTS TO BE INSTALLED PER THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE TWO TIMES ROOT BALL WIDTH AND 6" DEEPER THAN BALL HEIGHT.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
8. PLANT TREE SO TOP OF ROOT BALL IS FLUSH WITH TOP OF SOIL.
9. FILL HOLE ½ FULL OF SOIL & TAMP.
10. FILL REMAINING SPACE WITH WATER AND WAIT FOR IT TO SETTLE.
11. FINISH FILLING HOLE WITH SOIL AND MAKE A SOIL DIKE AROUND ROOT BALL.
12. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO DIGGING AND PLANT INSTALLATION.
13. TREE STAKING IS ILLUSTRATED AND SHALL BE UTILIZED ONLY IF NECESSARY. MAINTAIN TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.

CORCORAN, MINNESOTA | Stantec | CONIFER TREE PLANTING | LAST REVISION: JUL 2023 | PLATE NO. LAN–4



NOTES:

1. PLANTS TO BE INSTALLED PER THE AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARD PLANTING PRACTICES.
2. PROVIDE & INSTALL PLANT MATERIALS THAT ARE THE SIZE, TYPE, AND SPECIES INDICATED IN PLANS.
3. BEFORE PLANTING, REMOVE DEAD OR DAMAGED BRANCHES.
4. DIG HOLE 12" LARGER THAN ROOT BALL ON ALL SIDES.
5. SCARIFY BOTTOM OF HOLE.
6. LOOSEN BURLAP COVERING ON ROOT BALL. REMOVE TOP OF BURLAP ON BALLED & BURLAPPED MATERIALS.
7. IF BARE ROOTED, SET BARE ROOT CROWN ON MOUND & SPREAD ROOTS OVER & DOWN SIDES OF MOUND.
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CORCORAN, MINNESOTA | Stantec | DECIDUOUS TREE PLANTING | LAST REVISION: JUL 2023 | PLATE NO. LAN–1

CITY LANDSCAPE REQUIREMENTS

ONE TREE/DWELLING UNIT (104 LOTS): 104 TREES

BUFFER YARD CLASS A REQUIREMENTS ALONG EAST BOUNDARY AND AROUND EXISTING HOME ON MAPLE HILL ROAD: 44 TREES
- 850' ON EAST BOUNDARY:
  - 9 OVERSTORY
  - 17 UNDERSTORY
- 600' TOTAL AROUND EXISTING HOME ON MAPLE HILL ROAD
  - 6 OVERSTORY
  - 12 UNDERSTORY

TOTAL REQUIRED TREES: 119 OVERSTORY, 29 UNDERSTORY
TOTAL PROPOSED TREES: 148
- OVERSTORY: 119 (104 DECIDUOUS, 15 CONIFER)
- UNDERSTORY: 29

TREE LOCATIONS MAY BE ADJUSTED TO TO ACCOMMODATE FINAL HOME DESIGNS AND DRIVEWAY LOCATIONS.

IRRIGATION AND LANDSCAPING MAINTENANCE IS THE RESPONSIBILITY OF THE HOA INCLUDING CUL DE SAC ISLANDS, COMMON AREAS, SIDEWALKS, AND WETLAND/POND BUFFER AREAS WHERE APPLICABLE.

N

0 40 80 160
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date 6-30-2026

Revisions
1. 06-30-2026 City Comments

Date 05-22-26
Designed JLT
Drawn JLT

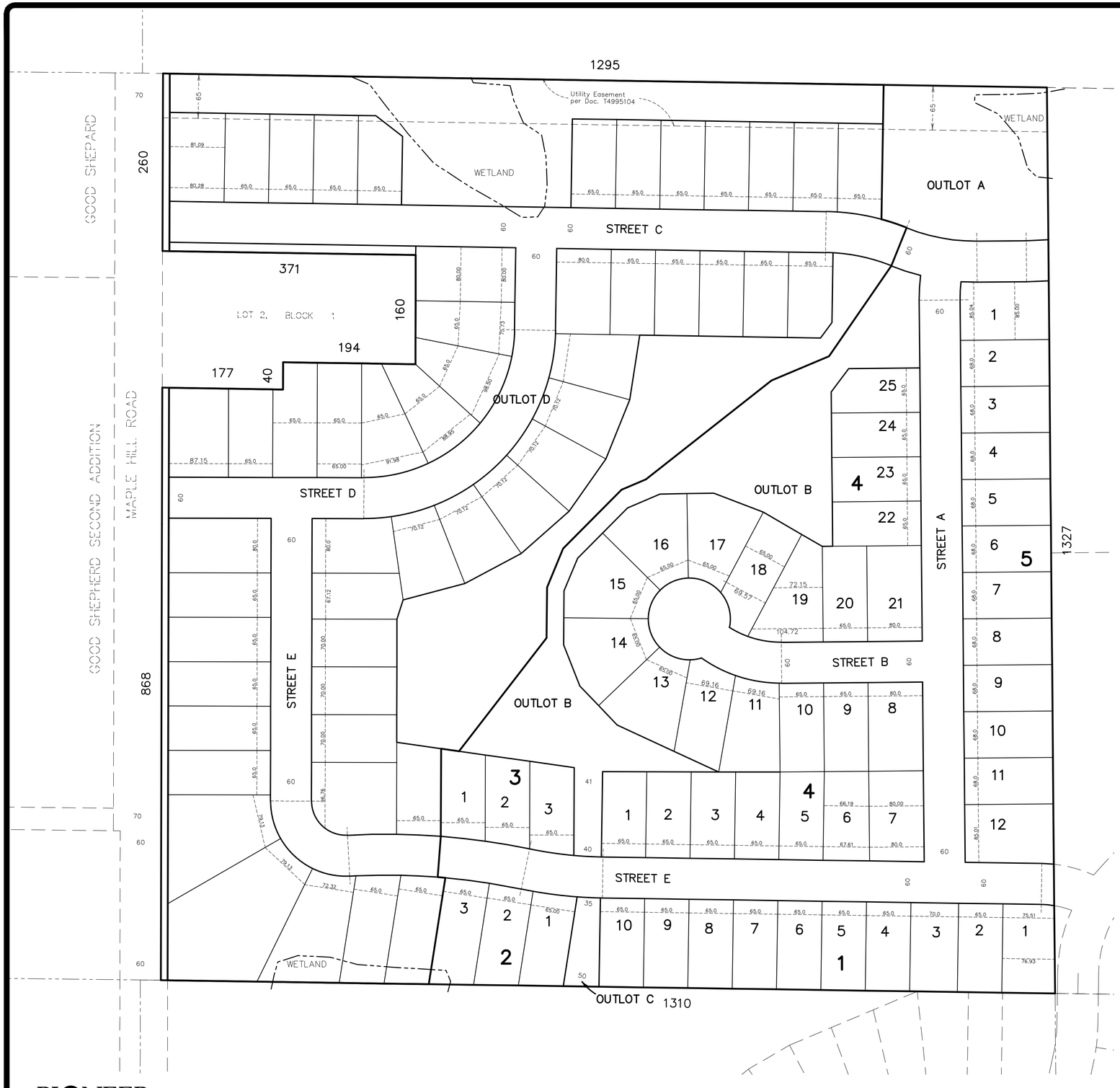
LANDSCAPE PLAN

HEMPEL ACQ. CO., LLC
10050 CROSSTOWN CIRCLE STE. 600
EDEN PRAIRIE, MINNESOTA 55344

CHASTEK
CORCORAN, MINNESOTA

L1 OF 1

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SITE DATA:
GROSS AREA: ±38.1 ACRES
WETLAND: ±1.5 ACRES
DRAINAGE WAY AREA: ±1.6 ACRES
NET DEVELOPABLE AREA: ±35.0 ACRES
ZONING: RSF-2
PROPOSED ZONING: RSF-3
2040 GUIDE PLAN: LD LOW DENSITY RESIDENTIAL (3-5 UNITS/ACRE)

PROPOSED LOTS: 104

NET DENSITY: ±3.0 UNITS/ACRE

RSF-3 STANDARDS:

AREA: 7,500 SF
WIDTH: 65' (AT RIGHT OF WAY -NOT FRONT SETBACK-EXCEPT CUL-DE-SAC)
FRONT SETBACK: 20' GARAGE, 15' FRONT PORCH
SIDE SETBACK: 10' LIVING SPACE, 5' GARAGE(15' BETWEEN BUILDINGS)
SIDE STREET SETBACK: 20'
REAR SETBACK: 30'
12% OPEN SPACE(NEEDS TO BE UPLAND)

WETLAND BUFFERS:

AVERAGE:25'
MINIMUM:20'
MAXIMUM:40'

WETLAND SETBACKS:

STRUCTURES:15'
ROADS/TRAILS/SIDEWALKS:5'

0 40 80 160
GRAPHIC SCALE IN FEET

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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name Jennifer L. Thompson
Reg. No. 44763 Date xx

Revisions
1)11/14/23 6)4/2/24-REVISED ROADS 10)1/8/25
2)11/5/23 7)4/23/24-SHORELAND OVERLAY 11)1/29/25
3)11/29/23 8)12/4/24-RECOMP LAYOUT 12)3/27/26(FINAL BASE)
4)12/1/23 9)12/13/24-RECOMP LAYOUT

Date 9-20-2023
Designed JLT
Drawn NJK

LOT WIDTH EXHIBIT

TREK DEVELOPMENT

CHASTEK-HEMPLE
CORCORAN, MINNESOTA

1 OF 1

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STAFF REPORT **Agenda Item: 6.g**

Council Meeting: September 24, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Heritage Park Improvements - Pay Request 11 (Sitework)	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 11 to Fehn Companies, Inc. in the amount of $98,182.51.

Financial/Budget
Heritage Park Improvements are funded by the Park Dedication Fund.

Options
Approve Pay Request 11 for the Heritage Park Improvements to Fehn Companies, Inc. in the amount of $98,182.51.

Modify.

Decline.

Recommendation
Approve Pay Request 11 for the Heritage Park Improvements to Fehn Companies, Inc. in the amount of $98,182.51.

Council Action
Consider a motion to approve Pay Request 11 for the Heritage Park Improvements to Fehn Companies, Inc. in the amount of $98,182.51.

Attachments
1. Corcoran City Park Pay Request #11.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Nick Wyers, PE
Project/File:	193807229	Date:	September 15, 2026

Subject: Pay Request #11 to Fehn Companies, Inc. – Corcoran City Park Improvements

---

Council Action Requested

Staff recommends the City Council Approve Pay Application #11 for the Corcoran City Park Improvements project to Fehn Companies, Inc. in the amount of $98,182.51.

Summary

Pay request #11 includes project work completed by Fehn Companies, Inc and their subtractors throughout the month of August. Pay request #11 includes work for landscaping, signage, and restoration. Other remaining work will continue in September.

Below is a summary of the work completed to date:

Total Contract Value to Date	$2,915,713.85
Work Completed to Date	$2,697,325.58
5% Retainage	$134,866.28
Amount Paid to Date	$2,464,276.78
Total Pay App #11	$98,182.51

Engineer's Recommendation

We recommend approving Pay Request #11 to Fehn Companies, Inc. in the amount of $98,182.51.

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: Corcoran City Park Improvements
CONTRACTOR: Fehn Companies, Inc.

PAY ESTIMATE NO. 11

Original Contract Amount:		$ 2,596,985.88
Contract Changes approved to Date	CO#1	$ 13,800.00
	CO#2	$ 58,185.33
	CO#3	$ 11,555.24
	CO#4	$ 48,969.40
	CO#5	$ 18,918.00
	CO#6	$ 165,600.00
	CO#7	$ 1,700.00
Revised Contract Price :		$ 2,915,713.85
Work Completed to Date (attached):		$ 2,697,325.58
Retainage to Date, 5%:		$ 134,866.28
Work Completed to Date Less Retainage to Date:		$ 2,562,459.30
Total Amount Previously Certified:		$ 2,464,276.78
Payment Request This Estimate:		$ 98,182.51

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.

Fehn Companies Inc.
CONTRACTOR

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contract between the City of Corcoran (OWNER)
and Fehn Companies, Inc. (CONTRACTOR) and all authorized changes therto:

Tyler McKenzie

By Tyler McKenzie

Title Project Manager

Approval:

(CONTRACTOR) Tyler McKenzie Date 9/14/26

STANTEC CONSULTING SERVICES, INC. Nick Wiseman Date 9/15/2026

END OF SECTION

Pay Request #11
City of Corcoran
Corcoran City Park Improvements
193807229
9/15/2026

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #11 September 2026	
BASE BID:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	$160,000.00	$ 160,000.00	0.9	$ 144,000.00	0.9	$ 144,000.00	0.0	$ -
2	TRAFFIC CONTROL	LUMP SUM	1	$4,103.41	$ 4,103.41	0.9	$ 3,693.07	0.9	$ 3,693.07	0.0	$ -
3	CLEAR TREE	EACH	43	$102.59	$ 4,411.37	66	$ 6,770.94	66.0	$ 6,770.94	0.0	$ -
4	GRUB TREE	EACH	43	$51.29	$ 2,205.47	66	$ 3,385.14	66.0	$ 3,385.14	0.0	$ -
5	CLEARING	ACRE	0.3	$9,232.68	$ 2,769.80	0.5	$ 4,616.34	0.5	$ 4,616.34	0.0	$ -
6	GRUBBING	ACRE	0.3	$3,077.56	$ 923.27	0.5	$ 1,538.78	0.5	$ 1,538.78	0.0	$ -
7	REMOVE TENNIS COURT AND FENCING	LUMP SUM	1	$5,151.45	$ 5,151.45	1	$ 5,151.45	1.0	$ 5,151.45	0.0	$ -
8	REMOVE PLAYGROUND	LUMP SUM	1	$5,904.20	$ 5,904.20	1	$ 5,904.20	1.0	$ 5,904.20	0.0	$ -
9	REMOVE SE BALLFIELD FENCING	LUMP SUM	1	$3,292.81	$ 3,292.81	1	$ 3,292.81	1.0	$ 3,292.81	0.0	$ -
10	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	110	$4.16	$ 457.60	110	$ 457.60	110.0	$ 457.60	0.0	$ -
11	REMOVE BITUMINOUS PAVEMENT	SQ YD	30	$7.46	$ 223.80	30	$ 223.80	30.0	$ 223.80	0.0	$ -
12	SALVAGE AND REINSTALL SIGN	EACH	7	$359.01	$ 2,513.07	0	$ -	0.0	$ -	0.0	$ -
13	SALVAGE SIGN AND PLACE ONSITE	EACH	1	$256.44	$ 256.44	1	$ 256.44	1.0	$ 256.44	0.0	$ -
14	REMOVE LIGHT POLE	EACH	1	$223.90	$ 223.90	1	$ 223.90	1.0	$ 223.90	0.0	$ -
15	SALVAGE AND REINSTALL LIGHT POLE	EACH	1	$1,538.63	$ 1,538.63	1	$ 1,538.63	1.0	$ 1,538.63	0.0	$ -
16	REMOVE CULVERT PIPE	LIN FT	59	$7.42	$ 437.78	59	$ 437.78	59.0	$ 437.78	0.0	$ -
17	SALVAGE AND REINSTALL HYDRANT	EACH	1.00	$1,949.12	$ 1,949.12	1	$ 1,949.12	1.0	$ 1,949.12	0.0	$ -
18	REMOVE SANITARY SEWER PIPE	LIN FT	89	$6.16	$ 548.24	89	$ 548.24	89.0	$ 548.24	0.0	$ -
19	REMOVE DRAINTILE	LIN FT	90	$18.86	$ 1,697.40	90	$ 1,697.40	90.0	$ 1,697.40	0.0	$ -
20	SALVAGE AND RESPREAD GRAVEL	SQ YD	652	$5.68	$ 3,703.36	652	$ 3,703.36	652.0	$ 3,703.36	0.0	$ -
21	STREET SWEEPER W/ PICKUP BROOM	HOUR	30	$359.01	$ 10,770.30	12	$ 4,308.12	12.0	$ 4,308.12	0.0	$ -
22	WATER FOR DUST CONTROL	MGAL	30	$726.97	$ 21,809.10	0	$ -	0.0	$ -	0.0	$ -
23	SILT FENCE TYPE MS - MAINTAINED	LIN FT	5632	$2.26	$ 12,728.32	6342	$ 14,332.92	5,647.0	$ 12,762.22	695.0	$ 1,570.70
24	SEDIMENT CONTROL LOG, TYPE STRAW - MAINTAINED	LIN FT	360	$2.87	$ 1,033.20	2097	$ 6,018.39	1,720.0	$ 4,936.40	377.0	$ 1,081.99
25	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	12	$366.23	$ 4,394.76	12	$ 4,394.76	12.0	$ 4,394.76	0.0	$ -
26	CULVERT FLARED END PROTECTION - MAINTAINED	EACH	6	$366.23	$ 2,197.38	6	$ 2,197.38	6.0	$ 2,197.38	0.0	$ -
27	CONSTRUCTION ENTRANCE (ROCK) - MAINTAINED	LUMP SUM	1	$4,767.02	$ 4,767.02	1	$ 4,767.02	1.0	$ 4,767.02	0.0	$ -
28	ROLLED EROSION PREVENTION PRODUCT CATERGORY 25	SQ YD	11405	$1.38	$ 15,738.90	5621	$ 7,756.98	5,621.0	$ 7,756.98	0.0	$ -
29	ROLLED EROSION PREVENTION PRODUCT CATERGORY 76	SQ YD	261	$5.13	$ 1,338.93	0	$ -	0.0	$ -	0.0	$ -
30	EXCAVATION - COMMON (EV) (P)	CU YD	23861	$4.63	$ 110,476.43	23861	$ 110,476.43	23,861.0	$ 110,476.43	0.0	$ -
31	SALVAGE AND RESPREAD TOPSOIL	LUMP SUM	1	$31,184.69	$ 31,184.69	1 .	$ 31,184.69	0.9	$ 28,066.22	0.1	$ 3,118.47
32	EXCAVATION - SUBGRADE (EV)	CU YD	360	$9.63	$ 3,466.80	0	$ -	0.0	$ -	0.0	$ -
33	COMMON EMBANKMENT (CV) (P)	CU YD	454	$191.13	$ 86,773.02	454	$ 86,773.02	454.0	$ 86,773.02	0.0	$ -
34	HYDRAULIC STABILIZED FIBER MATRIX	POUND	27216	$1.02	$ 27,760.32	21250	$ 21,675.00	21,250.0	$ 21,675.00	0.0	$ -
35	FERTILIZER TYPE 2 (@200 LB/ACRE)	POUND	2380	$0.93	$ 2,213.40	1076	$ 1,000.68	1,076.0	$ 1,000.68	0.0	$ -
36	SEEDING	ACRE	11.3	$680.14	$ 7,685.58	6.03	$ 4,101.24	6.0	$ 4,101.24	0.0	$ -
37	SEED MIXTURE 25-151 (@200 LB/ACRE)	POUND	1820	$3.03	$ 5,514.60	1535	$ 4,651.05	1,535.0	$ 4,651.05	0.0	$ -
38	SEED MIXTURE 33-261 (@35 LB/ACRE)	POUND	40	$23.85	$ 954.00	28	$ 667.80	28.0	$ 667.80	0.0	$ -
39	SEED MIXTURE 35-241 (@36.5 LB/ACRE)	POUND	30	$13.80	$ 414.00	26	$ 358.80	26.0	$ 358.80	0.0	$ -

40	INSTALL WETLAND BUFFER SIGN	EACH	25	$146.73	$	3,668.25	25	$	3,668.25	0.0	$	-	25.0	$ 3,668.25
41	BITUMINOUS MATERIAL FOR TACK COAT	GAL	200	$4.10	$	820.00	0	$	-	0.0	$	-	0.0	$ -
42	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	470	$90.93	$	42,737.10	467.46	$	42,506.14	467.5	$	42,506.14	0.0	$ -
43	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	360	$106.79	$	38,444.40	0	$	-	0.0	$	-	0.0	$ -
44	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - LOCAL TRAILS	TON	60	$195.83	$	11,749.80	46.17	$	9,041.47	46.2	$	9,041.47	0.0	$ -
45	AGGREGATE SURFACING CLASS 2, 100% CRUSHED	TON	109	$37.35	$	4,071.15	44.73	$	1,670.67	44.7	$	1,670.67	0.0	$ -
46	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	4520	$20.73	$	93,699.60	4290.32	$	88,938.33	4,290.3	$	88,938.33	0.0	$ -
47	SELECT GRANULAR BORROW	TON	7450	$12.38	$	92,231.00	6225.03	$	77,065.87	6,225.0	$	77,065.87	0.0	$ -
48	GEOTEXTILE FABRIC TYPE V, NON-WOVEN	SQ YD	11330	$1.49	$	16,881.70	11330	$	16,881.70	11,330.0	$	16,881.70	0.0	$ -
49	4" SOLID LINE MULTI-COMP - PARKING STALLS	LIN FT	937	$3.59	$	3,363.83	0	$	-	0.0	$	-	0.0	$ -
50	PAVEMENT MESSAGE (ADA STALLS AND AISLES) - MULTI-COMP	LUMP SUM	1	$1,230.91	$	1,230.91	0	$	-	0.0	$	-	0.0	$ -
51	CONCRETE CURB AND GUTTER - DESIGN B618	LIN FT	1717	$23.23	$	39,885.91	1717	$	39,885.91	1,717.0	$	39,885.91	0.0	$ -
52	CONCRETE RIBBON CURB	LIN FT	278	$23.59	$	6,558.02	278	$	6,558.02	278.0	$	6,558.02	0.0	$ -
53	6" CONCRETE SIDEWALK	SQ YD	1560	$13.08	$	20,404.80	1560	$	20,404.80	1,560.0	$	20,404.80	0.0	$ -
54	7" CONCRETE PAD FOR TRASH ENCLOSURE	SQ YD	11	$120.01	$	1,320.11	36	$	4,320.36	36.0	$	4,320.36	0.0	$ -
55	STOP SIGN AND POST	EACH	1	$666.74	$	666.74	1	$	666.74	0.0	$	-	1.0	$ 666.74
56	ADA STALL SIGN AND POST	EACH	7	$410.30	$	2,872.10	0	$	-	0.0	$	-	0.0	$ -
57	15" RC PIPE STORM CLASS V	LIN FT	441	$57.45	$	25,335.45	410.00	$	23,554.50	410.0	$	23,554.50	0.0	$ -
58	18" RC PIPE STORM CLASS V	LIN FT	574	$63.09	$	36,213.66	562.00	$	35,456.58	562.0	$	35,456.58	0.0	$ -
59	21" RC PIPE STORM CLASS V	LIN FT	165	$73.86	$	12,186.90	165.00	$	12,186.90	165.0	$	12,186.90	0.0	$ -
60	24" RC PIPE STORM CLASS V	LIN FT	94	$99.68	$	9,369.92	76.00	$	7,575.68	76.0	$	7,575.68	0.0	$ -
61	15" RC FLARED END SECTION W/TRASH GUARD	EACH	6	$1,692.66	$	10,155.96	6.00	$	10,155.96	6.0	$	10,155.96	0.0	$ -
62	18" RC FLARED END SECTION W/TRASH GUARD	EACH	3	$1,930.66	$	5,791.98	3.00	$	5,791.98	3.0	$	5,791.98	0.0	$ -
63	24" RC FLARED END SECTION W/TRASH GUARD	EACH	3	$2,821.10	$	8,463.30	3.00	$	8,463.30	3.0	$	8,463.30	0.0	$ -
64	CONSTRUCT 4' DIAMETER PRECAST STORM STRUCTURE	EACH	8	$3,457.13	$	27,657.04	8.00	$	27,657.04	8.0	$	27,657.04	0.0	$ -
65	CONSTRUCT 2'X3' CATCH BASIN	EACH	1	$3,043.36	$	3,043.36	1.00	$	3,043.36	1.0	$	3,043.36	0.0	$ -
66	CONSTRUCT 27" DIAMETER CATCH BASIN	EACH	3	$2,332.89	$	6,998.67	3.00	$	6,998.67	3.0	$	6,998.67	0.0	$ -
67	CONSTRUCT 5' DIAMETER PRECAST OUTLET CONTROL STRUCTURE	EACH	2	$11,797.31	$	23,594.62	2.00	$	23,594.62	2.0	$	23,594.62	0.0	$ -
68	4" SOLID WALL PVC SCH 40 DRAINTILE PIPE – PLAYGROUND	LIN FT	80	$17.34	$	1,387.20	80.00	$	1,387.20	80.0	$	1,387.20	0.0	$ -
69	4" PERFORATED PVC SCH 40 DRAINTILE PIPE - CURB	LIN FT	1110	$15.08	$	16,738.80	1110.00	$	16,738.80	1,110.0	$	16,738.80	0.0	$ -
70	6" SOLID WALL PVC SCH 40 DRAINTILE PIPE - BUILDING	LIN FT	28	$22.27	$	623.56	28.00	$	623.56	28.0	$	623.56	0.0	$ -
71	6" SOLID WALL PVC SCH 40 DRAINTILE PIPE - STORMWATER BASIN	LIN FT	92	$22.80	$	2,097.60	92	$	2,097.60	92.0	$	2,097.60	0.0	$ -
72	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - STORMWATER BASIN	LIN FT	392	$23.10	$	9,055.20	392	$	9,055.20	392.0	$	9,055.20	0.0	$ -
73	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - FIELD	LIN FT	904	$19.71	$	17,817.84	904.00	$	17,817.84	904.0	$	17,817.84	0.0	$ -
74	4" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	8	$372.94	$	2,983.52	8.00	$	2,983.52	8.0	$	2,983.52	0.0	$ -
75	6" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	7	$599.99	$	4,199.93	8.00	$	4,799.92	8.0	$	4,799.92	0.0	$ -
76	8" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	2	$1,219.47	$	2,438.94	2.00	$	2,438.94	2.0	$	2,438.94	0.0	$ -
77	PRECAST CONCRETE HEADWALL W/ RODENT SCREEN	EACH	6	$795.30	$	4,771.80	6.00	$	4,771.80	6.0	$	4,771.80	0.0	$ -
78	8" PVC SCH 40 PIPE - STORM	LIN FT	337	$38.98	$	13,136.26	337.00	$	13,136.26	337.0	$	13,136.26	0.0	$ -
79	ROOF DRAIN CONNECTION	EACH	3	$572.62	$	1,717.86	3.00	$	1,717.86	3.0	$	1,717.86	0.0	$ -
80	BIOFILTRATION MEDIA MIX C (CV) (P)	CU YD	282	$35.40	$	9,982.80	282	$	9,982.80	282.0	$	9,982.80	0.0	$ -
81	1/4-INCH PEA GRAVEL (CV) (P)	CU YD	56	$56.78	$	3,179.68	56	$	3,179.68	56.0	$	3,179.68	0.0	$ -
82	COARSE FILTER AGGREGATE (CV) (P)	CU YD	146	$64.75	$	9,453.50	146	$	9,453.50	146.0	$	9,453.50	0.0	$ -
83	FLARED END RIPRAP CLASS III	TON	75	$88.01	$	6,600.75	75	$	6,600.75	75.0	$	6,600.75	0.0	$ -
84	CONNECT TO EXISTING SEWER PIPE	EACH	1	$5,514.11	$	5,514.11	1	$	5,514.11	1.0	$	5,514.11	0.0	$ -
85	4' DIA SANITARY SEWER STRUCTURE	EACH	5	$7,114.00	$	35,570.00	5	$	35,570.00	5.0	$	35,570.00	0.0	$ -
86	8" PVC SANITARY SEWER PIPE, SDR 35	LIN FT	639	$52.49	$	33,541.11	624	$	32,753.76	624.0	$	32,753.76	0.0	$ -
87	8" PVC SANITARY SEWER PIPE, SDR 26	LIN FT	618	$57.26	$	35,386.68	618	$	35,386.68	618.0	$	35,386.68	0.0	$ -
88	4" PVC SCH 40 SANITARY SEWER SERVICE	LIN FT	78	$29.69	$	2,315.82	95	$	2,820.55	95.0	$	2,820.55	0.0	$ -
89	8" PVC SCH 40 SANITARY SEWER SERVICE	LIN FT	13	$45.60	$	592.80	0	$	-	0.0	$	-	0.0	$ -
90	CONNECT TO EXISTING SEWER SERVICE	EACH	1	$1,728.46	$	1,728.46	0	$	-	0.0	$	-	0.0	$ -
91	8"X4" PVC WYE – SANITARY	EACH	1	$551.41	$	551.41	1	$	551.41	1.0	$	551.41	0.0	$ -
92	8"X4" PVC ECCENTRIC REDUCER – SANITARY	EACH	1	$233.29	$	233.29	0	$	-	0.0	$	-	0.0	$ -
93	4" PVC BEND – SANITARY	EACH	1.00	$29.69	$	29.69	1	$	29.69	1.0	$	29.69	0.0	$ -
94	4" PVC CAP – SANITARY	EACH	1	$47.72	$	47.72	2	$	95.44	2.0	$	95.44	0.0	$ -
95	IMPROVED PIPE FOUNDATION (12" THICK)	LIN FT	130	$19.09	$	2,481.70	56	$	1,069.04	56.0	$	1,069.04	0.0	$ -
96	CONNECT TO EXISTING WATERMIAN	EACH	1	$4,506.72	$	4,506.72	1	$	4,506.72	1.0	$	4,506.72	0.0	$ -
97	4" PVC C900 WATERMAIN	LIN FT	170	$31.81	$	5,407.70	170	$	5,407.70	170.0	$	5,407.70	0.0	$ -

98	8" PVC C900 WATERMAIN	LIN FT	1011	$50.90	$ 51,459.90	1011	$ 51,459.90	1,011.0	$ 51,459.90	0.0	$ -
99	4" GATE VALVE AND BOX	EACH	1	$2,470.74	$ 2,470.74	1	$ 2,470.74	1.0	$ 2,470.74	0.0	$ -
100	6" GATE VALVE AND BOX	EACH	1	$2,847.19	$ 2,847.19	1	$ 2,847.19	1.0	$ 2,847.19	0.0	$ -
101	8" GATE VALVE AND BOX	EACH	3	$3,849.27	$ 11,547.81	3	$ 11,547.81	3.0	$ 11,547.81	0.0	$ -
102	INSTALL HYDRANT AND VALVE	EACH	1	$11,823.52	$ 11,823.52	1	$ 11,823.52	1.0	$ 11,823.52	0.0	$ -
103	6" DIP CL-52 HYDRANT LEAD	LIN FT	26	$59.38	$ 1,543.88	26	$ 1,543.88	26.0	$ 1,543.88	0.0	$ -
104	DUCTILE IRON FITTINGS	POUND	506	$15.91	$ 8,050.46	500	$ 7,955.00	500.0	$ 7,955.00	0.0	$ -
105	2" HDPE SDR-9 SERVICE LINE	LIN FT	92	$23.33	$ 2,146.36	92	$ 2,146.36	92.0	$ 2,146.36	0.0	$ -
106	2" SERVICE SADDLE	EACH	2	$233.29	$ 466.58	2	$ 466.58	2.0	$ 466.58	0.0	$ -
107	2" CORPORATION STOP	EACH	2	$471.88	$ 943.76	2	$ 943.76	2.0	$ 943.76	0.0	$ -
108	2" CURB STOP AND BOX	EACH	2	$864.23	$ 1,728.46	2	$ 1,728.46	2.0	$ 1,728.46	0.0	$ -
109	SERVICE CONNECTION CABINET AND METER SOCKET	EACH	1	$28,721.12	$ 28,721.12	1	$ 28,721.12	1.0	$ 28,721.12	0.0	$ -
110	ELECTRICAL HANDHOLE	EACH	2	$1,641.21	$ 3,282.42	2	$ 3,282.42	2.0	$ 3,282.42	0.0	$ -
111	PVC SCH 40 CONDUIT (1.5")	LIN FT	1340	$12.31	$ 16,495.40	1340	$ 16,495.40	1,340.0	$ 16,495.40	0.0	$ -
112	PVC SCH 40 CONDUIT (2")	LIN FT	137	$15.39	$ 2,108.43	137	$ 2,108.43	137.0	$ 2,108.43	0.0	$ -
113	PVC SCH 40 CONDUIT (3")	LIN FT	190	$16.41	$ 3,117.90	190	$ 3,117.90	190.0	$ 3,117.90	0.0	$ -
114	PVC SCH 40 CONDUIT (4")	LIN FT	880	$20.52	$ 18,057.60	880	$ 18,057.60	880.0	$ 18,057.60	0.0	$ -
115	#12 AWG XHHW WIRE	LIN FT	4020	$1.54	$ 6,190.80	4020	$ 6,190.80	4,020.0	$ 6,190.80	0.0	$ -
116	#350 AWG XHHW WIRE	LIN FT	160	$30.77	$ 4,923.20	160	$ 4,923.20	160.0	$ 4,923.20	0.0	$ -
117	#500 AWG XHHW WIRE	LIN FT	600	$41.03	$ 24,618.00	600	$ 24,618.00	600.0	$ 24,618.00	0.0	$ -
118	LIGHTING UNIT TYPE PL	EACH	6	$7,128.99	$ 42,773.94	6	$ 42,773.94	6.0	$ 42,773.94	0.0	$ -
119	LANDSCAPE BOULDER	EACH	20	$690.33	$ 13,806.60	20	$ 13,806.60	20.0	$ 13,806.60	0.0	$ -
120	CONCRETE STAIRS	SQ FT	100	$153.86	$ 15,386.00	100	$ 15,386.00	100.0	$ 15,386.00	0.0	$ -
121	STAIR HANDRAIL	LIN FT	30	$244.13	$ 7,323.90	0	$ -	0.0	$ -	0.0	$ -
122	PLAY CONTAINER THICKENED CONCRETE EDGE	LIN FT	168	$28.72	$ 4,824.96	136	$ 3,905.92	136.0	$ 3,905.92	0.0	$ -
123	PLAY CONTAINER CONCRETE CURB	LIN FT	258	$36.93	$ 9,527.94	307	$ 11,337.51	307.0	$ 11,337.51	0.0	$ -
124	PLAY FEATURE THICKENED CONCRETE EDGE	LIN FT	125	$28.72	$ 3,590.00	125	$ 3,590.00	125.0	$ 3,590.00	0.0	$ -
125	TOPSOIL – IMPORT FOR PLANTING BEDS	CU YD	166	$47.68	$ 7,914.88	166	$ 7,914.88	81.0	$ 3,862.08	85.0	$ 4,052.80
126	COMPOST TYPE 2	CU YD	34	$185.15	$ 6,295.10	34	$ 6,295.10	26.0	$ 4,813.90	8.0	$ 1,481.20
127	WOOD MULCH TYPE 6	CU YD	150	$118.99	$ 17,848.50	150	$ 17,848.50	9.0	$ 1,070.91	141.0	$ 16,777.59
128	DECIDUOUS TREE - 2" CAL B&B	EACH	47	$692.38	$ 32,541.86	50	$ 34,619.00	35.0	$ 24,233.30	15.0	$ 10,385.70
129	DECIDUOUS TREE - ORNAMENTAL- 2" CAL B&B	EACH	1	$1,151.92	$ 1,151.92	1	$ 1,151.92	0.0	$ -	1.0	$ 1,151.92
130	CONIFEROUS TREE - ORNAMENTAL - 6FT B&B	EACH	6	$717.52	$ 4,305.12	9	$ 6,457.68	0.0	$ -	9.0	$ 6,457.68
131	DECIDUOUS SHRUB - NO 2 CONT	EACH	89	$71.80	$ 6,390.20	89	$ 6,390.20	45.0	$ 3,231.00	44.0	$ 3,159.20
132	EVERGREEN SHRUB- NO. 2 CONT	EACH	24	$99.70	$ 2,392.80	24	$ 2,392.80	0.0	$ -	24.0	$ 2,392.80
133	PERENNIAL - 1 GALLON	EACH	339	$27.70	$ 9,390.30	339	$ 9,390.30	0.0	$ -	339.0	$ 9,390.30
134	LANDSCAPE METAL EDGER	LIN FT	75	$21.03	$ 1,577.25	75	$ 1,577.25	0.0	$ -	75.0	$ 1,577.25
135	SITE FURNISHING - BENCH	EACH	7	$3,333.70	$ 23,335.90	7	$ 23,335.90	0.0	$ -	7.0	$ 23,335.90
136	SITE FURNISHING - PICNIC TABLE	EACH	2	$3,333.70	$ 6,667.40	2	$ 6,667.40	0.0	$ -	2.0	$ 6,667.40
137	SITE FURNISHING - BIKE RACK	EACH	1	$1,795.07	$ 1,795.07	1	$ 1,795.07	0.0	$ -	1.0	$ 1,795.07
138	IRRIGATION SYSTEM	LUMP SUM	1	$27,992.84	$ 27,992.84	1	$ 27,992.84	0.9	$ 25,193.56	0.1	$ 2,799.28
139	IRRIGATION CABINET - WATER AND ELECTRIC SERVICE	LUMP SUM	1	$10,996.09	$ 10,996.09	1	$ 10,996.09	1.0	$ 10,996.09	0.0	$ -
				TOTAL BASE BID:	**$ 1,797,412.70**		**$ 1,658,703.43**		**$ 1,557,173.19**		**$ 101,530.24**

ALTERNATE A BID – BOARDWALK:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
A.1	CLEARING	ACRE	0.4	$7,693.16	$ 3,077.26	0.6	$ 4,615.90	0.6	$ 4,615.90	$ -	$ -
A.2	GRUBBING	ACRE	0	$2,564.39	$ 1,025.76	0.6	$ 1,538.63	0.6	$ 1,538.63	$ -	$ -
A.3	SILT FENCE TYPE MS - MAINTAINED	LIN FT	779	$2.26	$ 1,760.54	0	$ -	0.0	$ -	$ -	$ -
A.4	CONCRETE ABUTMENT FOR TRAIL/BOARDWALK CONNECTION	EACH	2	$5,477.53	$ 10,955.06	2	$ 10,955.06	2.0	$ 10,955.06	$ -	$ -
A.5	12' WIDE BOARDWALK WITH WOOD RAILING	SQ FT	1728	$140.87	$ 243,423.36	1728	$ 243,423.36	1,728.0	$ 243,423.36	$ -	$ -
A.6	BOARDWALK SUPPORT WITH HELICAL ANCHORS	EACH	34	$1,728.40	$ 58,765.60	34	$ 58,765.60	34.0	$ 58,765.60	$ -	$ -
A.7	ADDITIONAL LENGTH OF HELICAL PIER	LIN FT	100	$66.67	$ 6,667.00	0	$ -	0.0	$ -	$ -	$ -
A.8	HELICAL PILE COMPRESSION LOAD TEST	LUMP SUM	1	$6,154.53	$ 6,154.53	1	$ 6,154.53	1.0	$ 6,154.53	$ -	$ -
				TOTAL ALTERNATE A:	**$ 331,829.11**		**$ 325,453.08**		**$ 325,453.08**		**$ -**

ALTERNATE B BID – REGIONAL TRAIL:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
B.1	EXCAVATION - COMMON (EV) (P)	CU YD	433	$34.41	$ 14,899.53	433	$ 14,899.53	433	$ 14,899.53	$ -	$ -
B.2	COMMON EMBANKMENT (CV) (P)	CU YD	853	$24.36	$ 20,779.08	853	$ 20,779.08	853	$ 20,779.08	$ -	$ -
B.3	REMOVE CULVERT PIPE	LIN FT	20	$7.42	$ 148.40	20	$ 148.40	20	$ 148.40	$ -	$ -
B.4	REMOVE CHAIN LINK FENCE	LIN FT	60	$37.67	$ 2,260.20	60	$ 2,260.20	60	$ 2,260.20	$ -	$ -
B.5	SILT FENCE TYPE MS - MAINTAINED	LIN FT	267	$2.26	$ 603.42	267	$ 603.42	214	$ 483.64	$ 53.00	$ 119.78
B.6	HYDRAULIC STABLIZED FIBER MATRIX	POUND	7700	$1.28	$ 9,856.00	7100	$ 9,088.00	7,100	$ 9,088.00	$ -	$ -
B.7	FERTILIZER TYPE 2 (@200 LB/ACRE)	POUND	540	$1.02	$ 550.80	560	$ 571.20	560	$ 571.20	$ -	$ -
B.8	SEEDING	ACRE	3	$1,020.63	$ 2,755.70	2.95	$ 3,010.86	3	$ 3,010.86	$ -	$ -
B.9	SEED MIXTURE 25-151 (@200 LB/ACRE)	POUND	140	$3.03	$ 424.20	0	$ -	0	$ -	$ -	$ -
B.10	SEED MIXTURE 35-241 (@36.5 LB/ACRE)	POUND	70	$13.80	$ 966.00	0	$ -	0	$ -	$ -	$ -
B.11	SEED MIXTURE 36-711 (@34 LB/ACRE)	POUND	10	$32.00	$ 320.00	0	$ -	0	$ -	$ -	$ -
B.12	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - REGIONAL TRAIL	TON	650	$93.31	$ 60,651.50	614.71	$ 57,358.59	615	$ 57,358.59	$ -	$ -
B.13	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	1424	$23.23	$ 33,079.52	1424	$ 33,079.52	1,424	$ 33,079.52	$ -	$ -
B.14	6" CONCRETE SIDEWALK	SQ YD	10	$117.71	$ 1,177.10	10	$ 1,177.10	10	$ 1,177.10	$ -	$ -
B.15	TRUNCATED DOMES	SQ FT	20	$61.55	$ 1,231.00	68	$ 4,185.40	68	$ 4,185.40	$ -	$ -
B.16	15" RC PIPE STORM CLASS V	LIN FT	33	$59.38	$ 1,959.54	24.00	$ 1,425.12	24	$ 1,425.12	$ -	$ -
B.17	15" RC FLARED END SECTION W/TRASH GUARD	EACH	2	$1,749.67	$ 3,499.34	2.00	$ 3,499.34	2	$ 3,499.34	$ -	$ -
B.18	CONCRETE APRON AT ABUTMENT	SQ YD	9	$117.71	$ 1,059.39	9	$ 1,059.39	9	$ 1,059.39	$ -	$ -
B.19	4FT HIGH POLY COATED CHAIN LINK FENCE	LIN FT	64	$59.49	$ 3,807.36	57	$ 3,390.93	57	$ 3,390.93	$ -	$ -
				TOTAL ALTERNATE B:	$ 160,028.08		$ 156,536.08		$ 156,416.30		$ 119.78

ALTERNATE C BID – PARKING LOT PAVING:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
C.1	BITUMINOUS MATERIAL FOR TACK COAT	GAL	294	$4.05	$ 1,190.70	0	$ -	0	$ -	$ -	$ -
C.2	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	705	$87.79	$ 61,891.95	701.19	$ 61,557.47	701	$ 61,557.47	$ -	$ -
C.3	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	529	$98.67	$ 52,196.43	0	$ -	0	$ -	$ -	$ -
C.4	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - LOCAL TRAILS	TON	74	$195.83	$ 14,491.42	80.7	$ 15,803.48	81	$ 15,803.48	$ -	$ -
C.5	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	144	$23.23	$ 3,345.12	144	$ 3,345.12	144	$ 3,345.12	$ -	$ -
C.6	4" SOLID LINE MULTI-COMP - PARKING STALLS	LIN FT	3012	$3.59	$ 10,813.08	0	$ -	0	$ -	$ -	$ -
C.7	PAVEMENT MESSAGE (ADA STALLS AND AISLES) - MULTI-COMP	LUMP SUM	1	$1,230.91	$ 1,230.91	0	$ -	0	$ -	$ -	$ -
C.8	CONCRETE CURB AND GUTTER - DESIGN B618	LIN FT	1,399	$23.23	$ 32,498.77	1389	$ 32,266.47	1,389	$ 32,266.47	$ -	$ -
C.9	DELETE CONCRETE RIBBON CURB	LIN FT	-278	$23.59	$ (6,558.02)	-278	$ (6,558.02)	-278	$ (6,558.02)	$ -	$ -
C.10	6" CONCRETE SIDEWALK	SQ YD	125	$117.71	$ 14,713.75	125	$ 14,713.75	125	$ 14,713.75	$ -	$ -
C.11	ADA STALL SIGN AND POST	EACH	4	$410.30	$ 1,641.20	0	$ -	0	$ -	$ -	$ -
C.12	TOPSOIL - IMPORT	CU YD	69	$52.13	$ 3,596.97	69	$ 3,596.97	69	$ 3,596.97	$ -	$ -
C.13	COMPOST TYPE 2	CU YD	14	$154.89	$ 2,168.46	14	$ 2,168.46	14	$ 2,168.46	$ -	$ -
C.14	WOOD MULCH TYPE 6	CU YD	41	$106.17	$ 4,352.97	41	$ 4,352.97	41	$ 4,352.97	$ -	$ -
C.15	DECIDUOUS TREE- 2" CAL B&B	EACH	7	$654.94	$ 4,584.58	7	$ 4,584.58	7	$ 4,584.58	$ -	$ -
C.16	DECIDUOUS SHRUB - NO 2 CONT	EACH	45	$61.34	$ 2,760.30	45	$ 2,760.30	45	$ 2,760.30	$ -	$ -
C.17	EXTEND DRIP IRRIGATION TO ISLANDS	LUMP SUM	1	$6,547.39	$ 6,547.39	1	$ 6,547.39	1	$ 6,547.39	$ -	$ -
				TOTAL ALTERNATE C:	$ 211,465.98		$ 145,138.94		$ 145,138.94		$ -

ALTERNATE D BID – PINWHEEL TRAIL PAVEMENT:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
D.1	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - PINWHEEL TRAILS	TON	370	$103.25	$ 38,202.50	330	$ 34,072.50	330	$ 34,072.50	$ -	$ -
D.2	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	66	$24.69	$ 1,629.54	66	$ 1,629.54	66	$ 1,629.54	$ -	$ -
D.3	DELETE AGGREGATE SURFACING CLASS 2	TON	-66	$38.67	$ (2,552.22)	0	$ -	0	$ -	$ -	$ -
				TOTAL ALTERNATE D:	$ 37,279.82		$ 35,702.04		$ 35,702.04		$ -

ALTERNATE F BID – ATHLETIC FIELD IRRIGATION SYSTEM:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
F.1	ATHLETIC FIELD IRRIGATION SYSTEM	LUMP SUM	1	$64,099.39	$ 64,099.39	1	$ 64,099.39	1	$ 64,099.39	$ -	$ -
F.2	DEDUCT FOR IMPROVED PLANT/SEEDING WARRANTY	LUMP SUM	1	-$5,129.21	$ (5,129.21)	1	$ (5,129.21)	1	$ (5,129.21)	$ -	$ -
				TOTAL ALTERNATE F:	$ 58,970.18		$ 58,970.18		$ 58,970.18		$ -
				TOTAL ORIGINAL CONTRACT:	$ 2,596,985.88		$ 2,380,503.75		$ 2,278,853.73		$ 101,650.02

CHANGE ORDER #1 - ADDITIONAL DEAD ASH REMOVAL						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
CO1.1	CLEAR AND GRUB ADDITIONAL DEAD ASH TREES	LUMP SUM	1	$13,800.00	$ 13,800.00	1	$ 13,800.00	1	$ 13,800.00	$ -	$ -
			TOTAL CHANGE ORDER #1		$ 13,800.00		$ 13,800.00		$ 13,800.00		$ -

CHANGE ORDER #2 - PICKLEBALL REVISIONS						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
CO2.1	COMMON EMBANKMENT (CV)	CU YD	1106	$24.27	$ 26,842.62	1106	$ 26,842.62	1,106	$ 26,842.62	$ -	$ -
CO2.2	15" RC PIPE STORM CLASS V	LIN FT	353	$57.45	$ 20,279.85	353	$ 20,279.85	353	$ 20,279.85	$ -	$ -
CO2.3	CONSTRUCT 4' DIAMETER PRECAST STORM STRUCTURE	EACH	1	$3,457.13	$ 3,457.13	1	$ 3,457.13	1	$ 3,457.13	$ -	$ -
CO2.4	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - FIELD	LIN FT	325	$19.71	$ 6,405.75	325	$ 6,405.75	325	$ 6,405.75	$ -	$ -
CO2.5	6" DRAINTILE CLEANOUT WITH THREADED CAP	EACH	2	$599.99	$ 1,199.98	2	$ 1,199.98	2	$ 1,199.98	$ -	$ -
			TOTAL CHANGE ORDER #2		$ 58,185.33		$ 58,185.33		$ 58,185.33		$ -

CHANGE ORDER #3 - COUNTY ROAD CULVERT & ELECTRICAL CONDUIT										QUANTITY	COST
CO3.1	FLARED END RIPRAP CLASS III	TN	12	$88.01	$ 1,056.12	12	$ 1,056.12	12	$ 1,056.12	$ -	$ -
CO3.2	15 RC PIPE STORM CLASS V	LF	93	$59.38	$ 5,522.34	80	$ 4,750.40	80	$ 4,750.40	$ -	$ -
CO3.3	15" RC FLARED END SECTION W/TRASH GUARD	EACH	2	$1,749.67	$ 3,499.34	2	$ 3,499.34	2	$ 3,499.34	$ -	$ -
CO3.4	PVC SCH 40 CONDUIT (4")	LF	72	$20.52	$ 1,477.44	72	$ 1,477.44	72	$ 1,477.44	$ -	$ -
			TOTAL CHANGE ORDER #3		$ 11,555.24		$ 10,783.30		$ 10,783.30		$ -

CHANGE ORDER #4 - PINWHEEL TRAIL & DRAINAGE						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
CO4.1	EXCAVATION - COMMON (EV)	CY	429	$27.14	$ 11,643.06	429	$ 11,643.06	429	$ 11,643.06	$ -	$ -
CO4.2	AGGREGATE BASE CLASS 5	TN	682	$20.73	$ 14,137.86	682	$ 14,137.86	682	$ 14,137.86	$ -	$ -
CO4.3	HYDRAULIC STABLIZED FIBER MATRIX	LB	600	$1.28	$ 768.00	0	$ -	0	$ -	$ -	$ -
CO4.4	FERTILIZER TYPE 2 (@200 LB/ACRE)	LB	40	$1.02	$ 40.80	0	$ -	0	$ -	$ -	$ -
CO4.5	SEEDING	ACRE	0.2	$1,021.00	$ 204.20	0	$ -	0	$ -	$ -	$ -
CO4.6	SEED MIXTURE 25-151	LB	40	$3.03	$ 121.20	0	$ -	0	$ -	$ -	$ -
CO4.7	4" PERFORATED PVC SCH 40 DRAINTILE	LF	195	$15.08	$ 2,940.60	195	$ 2,940.60	195	$ 2,940.60	$ -	$ -
CO4.8	6" PERFORATED PVC SCH 40 DRAINTILE	LF	465	$19.71	$ 9,165.15	465	$ 9,165.15	465	$ 9,165.15	$ -	$ -
CO4.9	4" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	1	$372.94	$ 372.94	1	$ 372.94	1	$ 372.94	$ -	$ -
CO4.10	6" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	1	$599.99	$ 599.99	1	$ 599.99	1	$ 599.99	$ -	$ -
CO4.11	PRECAST CONCRETE HEADWALL W/ RODENT SCREEN	EACH	2	$795.30	$ 1,590.60	2	$ 1,590.60	2	$ 1,590.60	$ -	$ -
CO4.12	CONNECT TO EXSITING DRAIN TILE	EACH	8	$300.00	$ 2,400.00	8	$ 2,400.00	8	$ 2,400.00	$ -	$ -
CO4.13	YARD DRAIN (NYLOPLAST 12" DRAIN BASIN W/ DROP IN GRATE	EACH	1	$1,350.00	$ 1,350.00	1	$ 1,350.00	1	$ 1,350.00	$ -	$ -
CO4.14	IRRIGATION SLEEVING	LS	1	$3,635.00	$ 3,635.00	1	$ 3,635.00	1	$ 3,635.00	$ -	$ -
			TOTAL CHANGE ORDER #4		$ 48,969.40		$ 47,835.20		$ 47,835.20		$ -

CHANGE ORDER #5 - IRRIGATION BOOSTER PUMP										QUANTITY	COST
CO5.1	7.5 HP BOOSTER PUMP FOR IRRIGATION SYSTEM	LS	1	$16,445.00	$ 16,445.00	1	$ 16,445.00	1	$ 16,445.00	$ -	$ -
CO5.2	#6 AWG XHHW WIRE	LF	900	$3.09	$ 2,781.00	900	$ 2,781.00	900	$ 2,781.00	$ -	$ -
CO5.3	#12 AWG XHHN WIRE (DEDUCT)	LF	-200	$1.54	$ (308.00)	-200	$ (308.00)	-200	$ (308.00)	$ -	$ -
			TOTAL CHANGE ORDER #5		$ 18,918.00		$ 18,918.00		$ 18,918.00		$ -

CHANGE ORDER #6 - PEDESTRIAN LIGHTING											
CO6.1		LS	1	$165,600.00	$ 165,600.00	1	$ 165,600.00	1	$ 165,600.00	$ -	$ -
			TOTAL CHANGE ORDER #6		$ 165,600.00		$ 165,600.00		$ 165,600.00		$ -

CHANGE ORDER #7 - IRRIGATION STUB											
CO7.1		LS	1	$1,700.00	$ 1,700.00	1	$ 1,700.00	0	$ -	$ 1.00	$ 1,700.00
				TOTAL CHANGE ORDER #7	$ 1,700.00		$ 1,700.00		$ -		
				TOTAL REVISED CONTRACT:	$ 2,915,713.85		$ 2,697,325.58		$ 2,593,975.56	$ -	$ 103,350.02

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT	$ 2,596,985.88		COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #11
TOTAL CHANGE ORDER:	$ 318,727.97	SUBTOTAL	$ 2,697,325.58	$ 2,593,975.56	$ 103,350.02
TOTAL REVISED CONTRACT:	$ 2,915,713.85	CURRENT RETAINAGE (5%)	$ 134,866.28	$ 129,698.78	$ 5,167.51
		TOTAL CURRENT PAY REQUEST	$ 2,562,459.30	$ 2,464,276.78	$ 98,182.51

STAFF REPORT **Agenda Item: 6.h**

Council Meeting: September 24, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Highway 55 Turn Lane Improvements (Corcoran Storage II) - Pay Request 1	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 1 to T. Scherber Demolition and Excavating, LLC. in the amount of $104,546.07.

Financial/Budget
The Highway 55 Turn Lane Improvements are a requirement of the Corcoran Storage II development and funded via developer escrow.

Options
Approve Pay Request 1 for the Highway 55 Turn Lane Improvements project to T. Scherber Demolition and Excavating, LLC. in the amount of $104,546.07.

Modify.

Decline.

Recommendation
Approve Pay Request 1 for the Highway 55 Turn Lane Improvements project to T. Scherber Demolition and Excavating, LLC. in the amount of $104,546.07.

Council Action
Consider a motion to approve Pay Request 1 for the Highway 55 Turn Lane Improvements to T. Scherber Demolition and Excavating, LLC. in the amount of $104,546.07.

Attachments
1. Corcoran Storage II Turn Lanes Pay Request #1.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Nick Wyers, PE
Project/File:	193807310	Date:	September 15, 2025

Subject: Pay Request #1 to T. Scherber Demolition and Excavating, LLC. – Corcoran Storage II Turn Lanes

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Council Action Requested

Staff recommends the City Council Approve Pay Application #1 for the Corcoran Storage II Turn Lanes project to T. Scherber Demolition and Excavating, LLC. in the amount of $104,546.07.

Summary

Pay request #1 includes mobilization, traffic control, turn lane construction and site restoration. The signed pay request form and pay application are attached for review. Below is a summary of the work completed to date:

Total Contract Value to Date	$111,327.50
Work Completed to Date	$110,048.50
5% Retainage	$5,502.43
Amount Paid to Date	$0.00
Total Pay App #1	$104,546.07

Engineer's Recommendation

We recommend approving Pay Request #1 to T. Scherber Demolition and Excavating, LLC. in the amount of $104,546.07.

Pay Request #1
City of Corcoran
Corcoran Storage II Turn Lanes
Project Number: 193807310
9/14/2026

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #1 SEPTERMBER 2025	
						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
BASE BID:											
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	$ 3,000.00	$ 3,000.00	1	$ 3,000.00	0.0	$ -	1.00	$ 3,000.00
2	REMOVE SIGN	EACH	2	$ 25.00	$ 50.00	2	$ 50.00	0.0	$ -	2.00	$ 50.00
3	SALVAGE AND REINSTALL SIGN	EACH	1	$ 250.00	$ 250.00	1	$ 250.00	0.0	$ -	1.00	$ 250.00
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	590	$ 2.00	$ 1,180.00	590	$ 1,180.00	0.0	$ -	590.00	$ 1,180.00
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	660	$ 2.00	$ 1,320.00	660	$ 1,320.00	0.0	$ -	660.00	$ 1,320.00
6	COMMON EXCAVATION (EV) (P)	CU YD	513	$ 4.00	$ 2,052.00	513	$ 2,052.00	0.0	$ -	513.00	$ 2,052.00
7	COMMON EMBANKMENT (CV) (P)	CU YD	287	$ 4.00	$ 1,148.00	287	$ 1,148.00	0.0	$ -	287.00	$ 1,148.00
8	STABILIZING AGGREGATE, 3 INCH MINUS	TON	90	$ 15.00	$ 1,350.00		$ -	0.0	$ -	0.00	$ -
9	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LUMP SUM	1	$ 800.00	$ 800.00	1	$ 800.00	0.0	$ -	1.00	$ 800.00
10	GEOTEXTILE FABRIC TYPE V, NON-WOVEN (P)	SQ YD	950	$ 1.25	$ 1,187.50	950	$ 1,187.50	0.0	$ -	950.00	$ 1,187.50
11	AGGREGATE SURFACING CLASS 2, 100 % CRUSHED LIMESTONE	TON	50	$ 20.00	$ 1,000.00	30	$ 600.00	0.0	$ -	30.00	$ 600.00
12	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	$ 125.00	$ 625.00	5	$ 625.00	0.0	$ -	5.00	$ 625.00
13	WATER FOR DUST CONTROL	MGAL	5	$ 125.00	$ 625.00	5	$ 625.00	0.0	$ -	5.00	$ 625.00
14	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	590	$ 15.00	$ 8,850.00	561	$ 8,415.00	0.0	$ -	561.00	$ 8,415.00
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	50	$ 5.00	$ 250.00	50	$ 250.00	0.0	$ -	50.00	$ 250.00
16	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	230	$ 108.00	$ 24,840.00	215	$ 23,220.00	0.0	$ -	215.00	$ 23,220.00
17	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	230	$ 108.00	$ 24,840.00	257	$ 27,756.00	0.0	$ -	257.00	$ 27,756.00
18	SUBGRADE EXCAVATION (EV)	CU YD	65	$ 6.00	$ 390.00		$ -	0.0	$ -	0.00	$ -
19	TRAFFIC CONTROL	LUMP SUM	1	$ 30,000.00	$ 30,000.00	1	$ 30,000.00	0.0	$ -	1.00	$ 30,000.00
12	INSTALL SIGN TYPE C AND POST	EACH	1	$ 950.00	$ 950.00	1	$ 950.00	0.0	$ -	1.00	$ 950.00
13	SIGN PANELS TYPE C	SQ FT	11	$ 115.00	$ 1,299.50	11.3	$ 1,299.50	0.0	$ -	11.30	$ 1,299.50
14	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	560	$ 1.50	$ 840.00	560	$ 840.00	0.0	$ -	560.00	$ 840.00
15	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIXTURE 25-141	SQ YD	590	$ 1.50	$ 885.00	590	$ 885.00	0.0	$ -	590.00	$ 885.00
16	4" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	310	$ 2.50	$ 775.00	310	$ 775.00	0.0	$ -	310.00	$ 775.00
17	6" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	470	$ 3.00	$ 1,410.00	470	$ 1,410.00	0.0	$ -	470.00	$ 1,410.00
18	4" DOTTED LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	170	$ 0.65	$ 110.50	170	$ 110.50	0.0	$ -	170.00	$ 110.50
19	PAVEMENT MESSAGE (WHITE) (RT ARROW) PREF THERM GR IN	EACH	2	$ 650.00	$ 1,300.00	2	$ 1,300.00	0.0	$ -	2.00	$ 1,300.00
		TOTAL ORIGINAL CONTRACT:			**$ 111,327.50**		**$ 110,048.50**		**$ -**		**$ 110,048.50**

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT $ 111,327.50

	COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #1
SUBTOTAL	$ 110,048.50	$ -	$ 110,048.50
CURRENT RETAINAGE (5%)	$ 5,502.43	$ -	$ 5,502.43
TOTAL CURRENT PAY REQUEST	$ 104,546.07	$ -	$ 104,546.07

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: Corcoran Storage II Turn Lanes
CONTRACTOR: T.Scherber Demolition and Excavating LLC

PAY ESTIMATE NO. 1

Original Contract Amount:	$ 111,327.50
Contract Changes approved to Date (List Change Order Numbers):	N/A
Revised Contract Price :	$ 111,327.50
Work Completed to Date (attached):	$ 110,048.50
Retainage to Date, 5%:	$ 5,502.43
Work Completed to Date Less Retainage to Date:	$ 104,546.07
Total Amount Previously Certified:	$ -
Payment Request This Estimate:	$ 104,546.07

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.

CONTRACTOR

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contractn betweeen the City of Corcoran (OWNER) and T.Scherber Demolition and Excavating, LLC.(CONTRACTOR) and all authorized changes therto:

By Trevor Scherber

Title Vice President

Approval:

(CONTRACTOR) _____ Date 9/15/2026

STANTEC CONSULTING SERVICES, INC. Nick Wyss Date 9/15/2026

END OF SECTION

STAFF REPORT **Agenda Item: 6.i**

Council Meeting: September 24, 2026	**Prepared By:** Matt Gottschalk, Director of Public Safety Ryan Burns, Deputy Director of Public Safety
Topic: Corcoran Police Technology Program	**Action Required:** Authorization

Summary

On June 11, 2026, staff presented to the City Council on squad and body camera replacement plan options. Council directed staff to also explore options to leverage artificial intelligence for future solutions. On September 24, 2026, staff and Council held a work session to discuss staff recommendations for the replacement of squad and body cameras with the option to leverage artificial intelligence for improved efficiency.

Squad and body cameras are critical tools for evidence collection, risk/liability mitigation, and public transparency and accountability. The Corcoran Police Department's draft Capital Improvement Plan for 2027 includes an allocation of $160,000 to replace the existing body cameras and squad cameras platform.

Over the past year staff have been researching and vetting suitable vendors for our necessary platform replacement. The existing body camera and squad car camera system went live in the fall of 2020. For future solutions, rather than one-time hardware and software purchases, the major vendors have moved to an evergreen subscription format for both hardware and software and include cloud-based storage.

Staff have identified Axon as the preferred vendor for our new solution. The City has an existing contract for Tasers with Axon. In researching options for our agreement, Axon also offered steep discounts for their roadside ALPR solution as part of the package. Staff have been working with Axon since July and August to obtain the best pricing. In mid-September, Axon offered additional incentives (temporary price reductions) through the end of the month if the City were to enter into an agreement with them before the end of the month. Contract pricing was negotiated under the Sourcewell contract.

During the September 24, 2026, work session the Council was briefed on the staff recommended solution. The Axon Executive Summary for the recommended solution is attached.

Financial/Budget
The financial impact of the two options are:

Option 1: Authorize staff to enter into a service agreement with Axon through February 2037 for the provision of the OSP- Officer Safety Plan (BWC, Taser, & VR Training), Fleet (squad cameras), Outpost (roadside ALPR), and Draft One (AI report assistance) for the present total value of approximately $1,458,329 structured as a one-time payment of $160,000 in 2027 and subsequent payments of approximately $144,258 per year through 2037. If new users or equipment are added during the term,

the total price would increase according to the rate at that time. Final contract language is subject to contract approval by the Director of Public Safety and the City Attorney. This approval would replace the existing Taser contract and result in the eventual discontinuation of the current roadside ALPR contract at term expiration.

Option 2: Authorize staff to enter into a service agreement with Axon through February 2037 for the provision of the OSP- Officer Safety Plan (BWC, Taser, & VR Training), Fleet (squad cameras), and Outpost (roadside ALPR) for the present total value of approximately $1,398,129 structured as a one-time payment of $160,000 in 2027 and subsequent payments of approximately $137,570 per year through 2037. If new users or equipment are added during the term, the total price would increase according to the rate at that time. Final contract language is subject to contract approval by the Director of Public Safety and the City Attorney. This approval would replace the existing Taser contract and result in the eventual discontinuation of the current roadside ALPR contract at term expiration.

Options

Option 1: Authorize staff to enter into a service agreement with Axon through February 2037 for the provision of the OSP- Officer Safety Plan (BWC, Taser, & VR Training), Fleet (squad cameras), Outpost (roadside ALPR), and Draft One (AI report assistance) for the present total value of approximately $1,458,329 structured as a one-time payment of $160,000 in 2027 and subsequent payments of approximately $144,258 per year through 2037. If new users or equipment are added during the term, the total price would increase according to the rate at that time. Final contract language is subject to contract approval by the Director of Public Safety and the City Attorney. This approval would replace the existing Taser contract and result in the eventual discontinuation of the current roadside ALPR contract at term expiration.

Option 2: Authorize staff to enter into a service agreement with Axon through February 2037 for the provision of the OSP- Officer Safety Plan (BWC, Taser, & VR Training), Fleet (squad cameras), and Outpost (roadside ALPR) for the present total value of approximately $1,398,129 structured as a one-time payment of $160,000 in 2027 and subsequent payments of approximately $137,570 per year through 2037. If new users or equipment are added during the term, the total price would increase according to the rate at that time. Final contract language is subject to contract approval by the Director of Public Safety and the City Attorney. This approval would replace the existing Taser contract and result in the eventual discontinuation of the current roadside ALPR contract at term expiration.

Option 3: Provide staff with other direction.

Recommendation

Option 1: Authorize staff to enter into a service agreement with Axon through February 2037 for the provision of the OSP- Officer Safety Plan (BWC, Taser, & VR Training), Fleet (squad cameras), Outpost (roadside ALPR), and Draft One (AI report assistance) for the present total value of approximately $1,458,329 structured as a one-time payment of $160,000 in 2027 and subsequent payments of approximately $144,258 per year through 2037. If new users or equipment are added during the term, the total price would increase according to the rate at that time. Final contract language is subject to approval by the Director of Public Safety and the City Attorney. This approval would replace the existing Taser contract and result in the eventual discontinuation of the current roadside ALPR contract at term expiration.

Council Action

Approval and Authorization

Attachments
1. (OSP) Axon Executive Summary - 9.24 City Council - Corcoran PD (MN) (002).pdf

AXON × CORCORAN POLICE DEPARTMENT

Executive Summary — Two Final 10-Year Technology Quotes

INCENTIVE PRICING EXPIRES

September 25, 2026

Council vote scheduled Sept 24, 2026

Two finalized, incentive-priced 10-year quotes are ready for Corcoran PD's technology modernization project. Both deliver a fully connected ecosystem — body cameras, in-car systems, fixed LPR, and the TASER 10 Officer Safety Plan — covered by a 10-year Technology Assurance Plan with no added hardware-refresh cost. Option 1 adds Draft One AI report writing.

QUOTE SNAPSHOT

	OPTION 1 OSP, Fleet, Outpost, Draft One Q-862441-008	OPTION 2 OSP, Fleet, Outpost Q-862441-007
Term	137.5 months · Sep 2025 – Feb 2037	137.5 months · Sep 2025 – Feb 2037
Year 1 / Years 2–10	$165,789 (Aug 2026) then $143,615/yr (2027–35)	$160,000 (Aug 2026) then $137,570/yr (2027–35)
Total Contract Value	**$1,458,329**	**$1,398,129**
List Price / Savings	$2,277,282 list → saves $818,953 (36.0%)	$2,050,453 list → saves $652,324 (31.8%)
Draft One (AI Report Writing)	**Included — 24 users**	Not included
Existing Contracts	Consolidates & terminates 5; $27,827 credited	Consolidates & terminates 5; $27,827 credited

CATEGORY COST BREAKDOWN

Category	Option 1	Option 2
Transfer Balance	$31,860	$31,860
Hardware	$501,617	$501,617
Software	$743,846	$683,647
Services	$65,582	$65,582
Warranties	$119,455	$119,455
Total Contract Value	**$1,458,329**	**$1,398,129**
List Price	$2,277,282	$2,050,453
Total Savings	**$818,953**	**$652,324**
Discount	**36.0%**	**31.8%**

Both options consolidate and terminate 5 existing contracts (Q-378641, Q-449178, Q-560635, Q-780768, Q-834004) effective Feb 15, 2027; a $27,827.12 transfer balance is credited toward the new program.

WHAT'S INCLUDED

Included in Both Options	Qty	Value
Axon Body 4 BWC	24 units	Connected hardware + single & multi-bay docks
Fleet 3 Advanced	16 vehicles	In-car cameras + ALPR API integration
Axon Outpost	9 fixed cameras	Solar-powered; NCIC & state hotlist integrated
TASER 10	21 duty units	Officer Safety Plan 10 — full connected CEW
VR Training	21 users (16 upgraded + 5 new)	Immersive TASER skills certification
Axon Signal Integration	21 sensors + vehicles	Auto-activates cameras on TASER draw

Redaction Assistant	24 users	Up to 70% less time to redact
Auto-Transcribe	24 users, unlimited	70% less time transcribing
Fusus Livestream	24 users	Real-time video sharing & alerts
10-Yr TAP + Training	1-day onsite	Hardware refreshed at no added cost
Additional in Option 1 Only	**Qty**	**Value**
Draft One (AI)	24 users	50–70% less time writing reports

10-YEAR TAP REFRESH TIMELINE

Category	Refresh Years — $0 Additional Cost
Body-Worn Cameras ~every 30 months	2029, 2032, 2034, 2037
Fleet 3 In-Car Systems every 60 months	2032, 2037
Axon Outpost (Fixed LPR) ~every 60 months	2032, 2037
Officer Safety Plan — TASER 10 & VR Both options · ~every 30 months	2029, 2032, 2034

Consumable TASER cartridges (Halt/Inert/Live) are replenished annually under both options, independent of the refresh cycle above.

AXON + CORCORAN PD — 2026 ENGAGEMENT HISTORY

Feb 11 Discovery Call — Learned about fleet, body camera, and technology needs.

Feb 19 BWC/Fleet Demo — Walked through camera technology and Evidence.com.

Feb 25 Preliminary Quote Review — Reviewed pricing; set up a two-month BWC trial.

May 19 Project Touchpoint — Aligned on budget timing and contract term preferences.

Jun 2 Budget Meeting Prep — Refined the proposal ahead of the city's budget meeting.

Jun 22 Post-Budget Planning — Adjusted proposal based on the budget outcome.

Jul 7 LPR & Squad Planning — Scoped fixed LPR needs and finalized quote details.

Jul 13 LPR Demo & Fleet Confirmation — Reviewed camera placement; confirmed fleet size.

Jul 27 LPR Quote & Exec Planning — Finalized LPR pricing; planned leadership review.

Jul 30 Executive & Council Planning — Prepared a streamlined council presentation.

Aug 12 Preliminary Quote Review — Locked in preliminary pricing ahead of council.

Sep 17 Final Quotes Issued — Incentive-priced quotes finalized ahead of council vote.

Council Vote: Sept 24, 2026 (final approval) | Incentive Pricing Expires: Sept 25, 2026 | Project Rollout: begins post-approval

Both quotes **issued September 17, 2026** under Axon's standard terms, Sourcewell Contract #101223-AXN. Contact: **Jonah Brownell, jbrownell@axon.com** | Agency contact: Ryan Burns, rburns@corcoranmn.gov

STAFF REPORT **Agenda Item: 9.a**

Council Meeting: September 24, 2026	**Prepared By:** Jay Tobin, City Administrator
Topic: Continue Public Hearing - Civic Campus Bonding	**Action Required:** Discussion

Summary

On August 13, 2026, the City Council opened the public hearing on the proposed 2026–2030 Capital Improvement Plan (CIP) and preliminary authorization for up to $40 million in General Obligation Capital Improvement Plan Bonds for the proposed Civic Campus. Council referred the CIP to the Planning Commission for the Comprehensive Plan consistency review required by Minnesota Statutes Section 462.356, subdivision 2, and continued the hearing without taking final action.

The Planning Commission completed that review on September 3, 2026, and approved written findings concluding that the proposed Civic Campus capital improvement and location are compliant with the City's adopted 2040 Comprehensive Plan. The updated CIP and revised Resolution No. 2026-58 now return to Council following completion of that review.

The facility-planning record extends from expansion and remodeling of the existing facility through the 2018 Wold study, 2020 renovation, and comprehensive 2025 BKV Group/Kraus-Anderson assessment. The existing building is rated in Fair condition and remains physically usable; the record separately identifies space limitations and specialized operational deficiencies affecting City Hall and Public Safety.

The proposed Civic Campus uses an integrated municipal operating model in which appropriate support spaces and infrastructure are shared across Administration, Finance, Community Development, Public Works, and Public Safety while specialized Police functions remain separate and secure.

The project record includes Council proceedings, six public open houses held over approximately six months, mailed and digital public information, a community survey, schematic-design presentations, Night to Unite outreach, public comments, consultant analyses, and financial information. Public input has included both support for addressing documented facility needs and concerns regarding project size, cost, timing, financing, property-tax impacts, alternatives, and the appropriate level of municipal investment.

Council's September 24 consideration concerns the five-year CIP and preliminary bond authorization. Final bond issuance, project design, project cost, bidding, and any construction contract would require subsequent Council action.

The completed September 10 schematic design is 77,969 gross square feet, within Council's 78,000-square-foot maximum. The most recent preliminary project estimate presented September 10 was approximately $47.65 million and was based on an earlier pricing basis. Because the completed

schematic design was finalized at the time of that work session, Kraus-Anderson advised that approximately three weeks would be required to complete an updated cost assessment. The completed design therefore has not yet been evaluated against Council's $46 million total project budget parameter using an updated cost estimate.

Administrative Record Purpose

This report consolidates the historical record, consultant findings, Council and Planning Commission proceedings, public input, financial information, alternatives, and supporting source materials relevant to Council's consideration of the proposed Capital Improvement Plan.

Public Process and Community Engagement

The Civic Campus planning process has included in-person, mailed, digital, and public-meeting opportunities for residents to review information, ask questions, express concerns, and provide comments to elected officials, staff, and the City’s professional project team.

The City conducted six public open houses over approximately six months on different days and at different times. The Mayor, Council Member Vehrenkamp, department heads, supporting staff, and representatives of BKV Group and Kraus-Anderson participated. The draft schematic design was presented to Council on July 23 and subsequently displayed during Night to Unite, providing an additional opportunity for residents to review the evolving design and discuss the project with City representatives.

Written and digital communication included a mailed open-house postcard and schedule; Corcoran Horizons and Corcoran Compass updates; the mailed community survey; a project information document and August 13 public-hearing notice; a dedicated Civic Campus webpage; Council agenda materials; and five Civic Campus-related videos, including four produced within the BKV Group/Kraus-Anderson scope of work and a City-produced Mayor’s Minute. The January open-house postcard identified the scheduled engagement series, and subsequent publications continued to identify open houses, schematic-design consideration, the public hearing, financing process, and statutory petition process.

The project remained in planning and schematic design throughout this engagement. Final construction design, final project cost, construction contracts, and bond issuance remain subject to subsequent Council action and applicable project and financing processes.

Following the July 23 Council discussion, additional information was requested concerning project scope, reduced-size alternatives, 10-year versus 20-year programming, Police and Utility garage space, tax impacts, petition requirements, public-information terminology, and construction-cost escalation. Staff’s written responses are included in the packet so Council and the public have access to the same information.

The engagement record reflects a range of perspectives. Public input has included support for

addressing documented facility needs and concerns regarding project size, cost, timing, financing, property-tax impacts, alternatives, and the appropriate level of municipal investment. These perspectives are part of the record together with the professional, financial, operational, and planning information relevant to Council's consideration.

Community Survey

The community survey was one component of the broader engagement record. The survey was mailed community-wide and administered by Community Perceptions, an independent research firm. Final results presented to Council on May 28, 2026 reported 727 respondents, a 19.6 percent response rate, and a reported +/-3.71 percentage-point margin of error. On the direct question whether respondents would support the City building a new City Hall and Police Department facility, 56 percent answered yes, 24 percent no, and 20 percent were not sure. The report also provided demographic and precinct cross-tabulations so Council could evaluate variation within the response set.

The survey provides a quantitative measure of respondent opinion at the time it was administered, while comments received at meetings, open houses, through correspondence, and during the public hearing provide qualitative information regarding individual concerns, priorities, and perspectives.

These are different forms of public input within the broader record available to Council.

Council and Consultant Design Review

The schematic-design process also included direct observation and benchmarking of comparable public facilities. On June 12, 2026, a special Council work session included tours of Chanhassen City Hall and the New Hope Police Department by Mayor McKee, Council Members Nichols and Vehrenkamp, the City Administrator, department heads, and representatives of BKV Group and Kraus-Anderson, followed by discussion of observed strengths and areas for improvement. The purpose was to inform development of Corcoran's schematic design through review of operating facilities rather than design from plans alone. Chanhassen and New Hope were selected for the Council-level visits because they reflected aspects of Corcoran's developing project goals and scope. Those visits built upon earlier comparative facility tours by Mayor McKee, staff, and consultants of those two facilities as well as Crystal City Hall and Police Department, Shakopee City Hall and Police Department, Fridley City Hall and Police Department, and Minnetonka City Hall and Police Department. Staff and consultants also toured the Rosemount Police Department and Hennepin County Sheriff's facility as part of the broader benchmarking effort.

Statutory Background

Minnesota Statutes Section 475.521 authorizes cities to finance qualifying capital improvements through General Obligation Capital Improvement Plan bonds following adoption of a five-year Capital Improvement Plan and completion of the required public-hearing process. The proposed 2026–2030 CIP identifies the Civic Campus, including City Hall and public safety facilities, as the capital improvement proposed for financing and establishes a maximum bond authorization of $40 million. Following the public hearing, a 30-day statutory petition period applies. If no qualifying petition is filed within that period, the City may proceed with subsequent bond-issuance steps, subject to further Council action. If a petition requesting a vote on issuance of the bonds, signed by voters equal to five percent of the votes cast in the municipality in the last municipal general election, is filed with the City Clerk within 30 days after the public hearing, voter approval is required before the bonds may be issued.

Existing Facility: History of Investment and Adaptation

The existing City Hall/Public Safety facility was constructed in 1994 and has been repeatedly evaluated, expanded, remodeled, and adapted as operational needs changed.

By late 2001, approximately seven years after construction, the City had formed a Facility Committee to evaluate City Hall and Police Department needs. The committee identified concerns involving Police entrance security and safety, inefficient layout, insufficient office and training space, privacy and security, limited expansion capacity, HVAC deficiencies, and temporary accommodations for ambulance personnel.

The committee also specifically considered how population and commercial growth would affect Police service demand. It anticipated increasing calls for service and a gradual increase in Police coverage as the community grew.

The City responded through renovation and expansion. The 2004 project included approximately 1,855 square feet of new construction and 1,754 square feet of remodeling, including a four-stall garage, Police operational and office modifications, storage, ambulance and Sheriff's Office space, storm-shelter functions, and mechanical improvements.

The 2004 facility study specifically described the expansion as providing Police staffing capacity for approximately ten years or longer, depending on the rate of growth.

2018 Wold Study and 2020 Renovation

In 2018, when Corcoran's population was approximately 6,026 and City staffing was approximately 25 employees, the City retained Wold Architects and Engineers to again evaluate City Hall and Police Department needs.

Wold concluded that the existing facility was undersized and lacked essential resources for Police operations. The study identified specialized needs including secure detainee intake and holding, interview space, an armory, appropriately sized locker facilities, expanded fleet capacity, training space, and fitness facilities.

Wold recommended a phased approach: renovation and reallocation of the existing facility to address immediate and mid-term needs, followed by a larger long-term facility solution as the City continued to grow.

Council chose the near-term renovation strategy. The City evaluated renovation alternatives during 2018 and 2019, advanced a specific remodel in May 2019, and completed the City Hall/Police renovation in 2020, with security, access-control, furniture, and closeout work continuing through year-end.

The 2020 project addressed near-term needs, extended the facility’s useful life, and deferred a substantially larger capital investment.

At completion in 2020, Corcoran had approximately 6,185 residents and 25 City employees. The renovation extended the facility’s useful life but did not eliminate the operational and space limitations identified by Wold.

Council Direction and Current Planning Process

The administrative record shows that the facility-planning work developed through recurring Council priorities and Council-authorized steps. Long-range Facility/Land Planning was identified as the City's highest-priority goal in 2022, remained part of the 2023 and 2024 strategic-planning cycles, and was expressed in 2024 as direction to plan intentionally for future City facility needs. The City's long-range financial plans likewise carried a future municipal facility as a planning placeholder before schematic design began.

On February 13, 2025, Council conducted a noticed Capital Improvement Plan public hearing involving municipal facilities, including potential Civic Campus land acquisition. The financing discussion expressly distinguished preliminary CIP authority from a later decision to issue bonds or commit to a particular facility solution. In March 2025, Council reviewed the municipal facilities and land blueprint, which called for a staged sequence: assess current and future space needs; inventory and evaluate existing assets; determine how existing assets could be better used or adapted; develop a Civic Campus vision; and then develop a plan. That sequence is consistent with the work subsequently performed.

The City then conducted a competitive procurement for the Space Needs Analysis. Twelve proposals were received, four firms were shortlisted and interviewed, and the finalists were evaluated using the established selection criteria. On July 24, 2025, Council authorized staff to engage BKV Group to conduct the City facilities Space Needs Assessment. BKV's proposal was reported as the lowest cost among the four interviewed firms and the second-lowest among all proposals, and staff identified the engagement-intensive work plan, municipal experience, proposed team, and long-range deliverables as reasons for the recommendation.

Phase I produced the 2025 Facility Needs Assessment, Facility Condition Assessment, space programming, and master-planning analysis. On November 13, 2025, Council authorized Phase II, moving the work from needs identification into programming, site/design development, cost refinement, financing analysis, and public engagement.

On April 9, 2026, Council adopted Resolution No. 2026-31 authorizing professional services through schematic design. Staff and consultants have therefore been carrying out Council-authorized work within a continuing Council review process; advancement beyond schematic design, final project cost, bond issuance, and construction authorization remain separate Council decisions.

Growth Since the 2020 Renovation

Since the 2020 renovation, population increased from approximately 6,185 to 7,430 in 2022, 8,631 in 2024, 9,577 in 2025, and approximately 10,515 in 2026. City staffing increased from 25 employees in 2020 to 32 in 2022 and 43 in 2025 and 2026. Current planning assumptions project approximately 11,521 residents and 47 City employees by 2028.

Viewed from the 2018 Wold study to the anticipated 2028 Civic Campus service point, population is projected to increase from approximately 6,026 to 11,521 and City staffing from approximately 25 to 47 employees. Growth also affects development review, permitting and inspections, Utilities and infrastructure, financial and records activity, public interaction, emergency management, Police calls and investigations, evidence and equipment requirements, fleet needs, and supporting administrative and technology functions.

2025 Facility Condition, Operational and Space Needs Assessments

The 2025 BKV Group/Kraus-Anderson Facility Needs Assessment evaluates three related but distinct issues: physical condition, operational adequacy, and space capacity. These findings should be considered together.

Physical Condition

The existing City Hall/Public Safety building is rated in Fair condition and remains physically usable. Kraus-Anderson identifies approximately $1.74 million in deferred maintenance, including HVAC work, heat pumps approaching or reaching the end of useful life, zoning and ventilation concerns, exterior-building work, accessibility-related improvements, replacement of the existing fire panel, and recommended fire suppression.

The condition assessment addresses maintenance and renewal of the existing structure. Space adequacy and operational functionality are separate issues in the facility-planning record and require measures beyond maintenance or replacement of building systems.

Space Capacity

The original 2025 assessment identified approximately 64,808 gross square feet of current City Hall and Police operational need compared with approximately 12,600 gross square feet in the existing building—a difference of approximately 52,200 gross square feet. Subsequent programming refined the City Hall/Police program downward, but the existing building remains substantially undersized relative to the identified operational program.

Maintenance expenditures address physical building components; the additional operational capacity and space identified through the space-needs analysis would require measures beyond maintenance and system replacement within the existing approximately 12,600-square-foot facility.

Public Safety Operational Deficiencies

The 2025 operational assessment separately identifies operational, configuration, safety, and capacity deficiencies in addition to the physical maintenance items identified in the Facility Condition Assessment.

Police has no room for additional staff or support functions. Locker rooms are at capacity and inadequately ventilated. Existing restroom arrangements require staff and detainees to share facilities. Booking and intake areas are described as drastically undersized, creating safety concerns during detainee processing. The reception and records area is also substantially undersized and raises CJIS, ballistic-protection, and staff-safety concerns.

Evidence processing lacks appropriate sinks, eyewash facilities, and pass-through lockers. Weapons cleaning lacks appropriate ventilation. Equipment, supplies, and evidence compete for limited storage. The facility lacks adequate dedicated space for training, defensive tactics, simulation, fitness, wellness, and related Public Safety functions.

The Police Department's existing garage was constructed with four vehicle stalls; however, operational demands have reduced the space currently available for vehicle parking to approximately two stalls. The remaining garage capacity is used for equipment and supply storage and other operational activities because adequate dedicated space is not available elsewhere in the facility. These competing uses affect indoor fleet capacity and constrain space available for Police operations and training.

The Department also lacks an adequate dedicated training room. A relatively small room must simultaneously serve as the Emergency Operations Center, briefing room, training room, and employee break space.

Integrated Municipal Operating Model

The current Civic Campus proposal combines general municipal functions with specialized Public Safety functions while maintaining the separations required for secure Police operations. Certain Public Safety functions remain dedicated, including evidence, detainee processing, patrol operations, investigations, secure circulation, armory, locker, and fleet functions.

Other functions can be shared where operationally appropriate, including public reception and customer service, meeting functions, selected staff-support spaces, training and wellness functions, circulation, technology, building infrastructure, and other support areas. Public Works participation is also broader than garage space: Engineering and Utility functions are connected through development review, infrastructure planning, Water and Sewer operations, permitting, construction activity, and resident/customer service, while Utility vehicles, equipment, and field-support functions remain accommodated in operational areas.

In a separated-facility model, some support functions and infrastructure would need to be provided at more than one location, potentially including public reception, meeting and staff-support areas,

technology systems, mechanical and electrical infrastructure, parking, site circulation, utilities, and other site improvements. Co-location therefore provides an opportunity to reduce duplication of space, building systems, infrastructure, and related capital and operating costs while maintaining specialized Police functions and security separations. The current consultant record identifies these shared-space opportunities without assigning a fixed dollar or square-foot savings solely to integration.

Police-Only Facility Alternative - Scope and Remaining Municipal Needs

A standalone Police facility would address a significant portion of the City's documented Public Safety deficiencies and represent a smaller immediate project scope than the integrated Civic Campus proposal. It would leave City Hall staffing and operational limitations; Community Development and public-service needs; Public Works/Utility office and operational needs; existing-building capital requirements; and future decisions regarding continued use and investment in the existing City Hall for later consideration.

A Police-only alternative could also require support spaces and site/building infrastructure at more than one location. A long-term comparison therefore would need to account for both the needs addressed by the Police facility and remaining municipal needs, including future facilities, expansions, or duplicated support infrastructure.

Broader Capital Planning

The Civic Campus is being considered alongside other significant long-term municipal capital needs. The facility assessment identifies a substantial future need for Public Works expansion; long-term planning anticipates a future in-city fire station, estimated in the BKV assessment at approximately $15.8 million to $17.1 million under the study assumptions; and the City faces continuing maintenance and eventual improvement decisions for approximately 32 miles of gravel roads.

The roadway obligation is documented independently of the Civic Campus discussion. In May 2025, Public Works reported that the City maintained approximately 70 miles of roadway, was adding approximately two miles annually, and did not yet have a comprehensive capital program addressing the accumulated roadway-maintenance need.

These needs are not presented as projects to be funded simultaneously. They provide context for sequencing major investments and for considering how resources committed to the Civic Campus may affect the timing, financing capacity, or funding choices available for Public Works, fire protection, roads, Utilities, parks, and other infrastructure.

Site Evaluation and Cost Considerations

The City Center Drive site is City-owned and benefits from sewer and water infrastructure previously extended to the area and roadway and turn-lane improvements constructed with surrounding development. Site-comparison materials use more than $4 million as the estimated acquisition cost of a comparable alternative parcel, more than $1 million for potential Utility extensions, and more than $1

million for roadway/turn-lane costs associated with a comparable alternative site.

Under the assumptions used in that analysis, these items total more than $6 million in estimated land and infrastructure costs associated with a comparable alternative site. They are planning-level comparative estimates, not expenditures already avoided or savings available to offset the Civic Campus budget; actual costs for any site would be established through subsequent design, procurement, and construction.

The 2025 BKV master-planning work evaluated existing City facilities and multiple City-owned properties against operational, access, utility, security, site-capacity, and cost criteria, and alternative private property was appraised as part of the acquisition analysis. The City Center Drive site was advanced because it is City-owned, lies within the planned Town Center area, has access and visibility from City Center Drive, and benefits from previously constructed roadway and Utility infrastructure.

BKV's site criteria also considered proximity to major thoroughfares, public accessibility, emergency and routine vehicle circulation, compatible neighboring uses, acquisition cost, and development impediments. The October 9, 2025 master-planning materials identified good connectivity to future City Center development, visibility, separated secure/public circulation potential, and capacity for future expansion, while identifying wetland-related site analysis as requiring further evaluation.

Comparative Municipal Facility Information

Comparable municipal projects provide context for Corcoran's facility planning. Facility programs differ by services provided, year of construction, project scope, site conditions, security requirements, parking/fleet assumptions, and local development patterns. Population and geographic area are presented together to describe both community size and municipal service territory.

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Community	Population used in comparison	Land area (sq. mi.)	Facility size	Planning budget / cost	Approx. cost / SF
Corcoran	10,515	35.8	78,000 SF	$46M Council NTE	$590/SF
Rogers	14,000	25.4	55,000 SF	$40.5M	$735/SF
Big Lake	11,500	7.0	55,600 SF	$33M	$594/SF
Mendota Heights	12,000	9.1	46,300 SF	$31-$33M	$670-$713/SF

Land area is based on U.S. Census Bureau 2020 land-area data; project figures are based on the municipal comparison materials assembled for the Civic Campus review. Geographic area is contextual only and does not independently determine appropriate facility size. Approximate cost per square foot is calculated from the listed planning budget/cost and facility size and is included for comparative context only.

Financial Comparison of Alternatives

The alternatives involve different near-term and long-term financial consequences. Continued use of the existing facility defers a larger near-term construction project but requires continued building investment

and leaves documented operational and space needs unresolved. A Police-only project reduces immediate scope but leaves other municipal and existing-building needs for future consideration. The integrated Civic Campus addresses a broader set of identified needs within one project but requires the largest near-term capital commitment.

Staging identified needs into multiple projects may reduce near-term scope while shifting costs and decisions to later phases. Written information previously provided to Council identified a 10-year facility alternative at approximately $42.9 million, with approximately $8.3 million in later expansion, compared with approximately $48.5 million for the corresponding 20-year alternative. These planning estimates provide context for potential later design, mobilization, construction, escalation, and operational-disruption costs.

Operating costs are also part of the long-term comparison. A detailed comparative operating-cost analysis for the completed schematic design has not yet been incorporated into the current project record. Future costs will be affected by building size, energy performance, maintenance, staffing, technology, insurance, and the disposition or future use of existing facilities and can be incorporated into subsequent financial evaluation as project development proceeds.

Current Schematic Design Status and Council Parameters

Council's current project direction establishes a completed facility not to exceed 78,000 gross square feet and a total project budget not to exceed $46 million. Those project controls are distinct from the proposed statutory maximum of $40 million in CIP bond principal.

Financing Framework and Property-Tax Impact

Cost and potential property-tax impacts have been recurring subjects of Council discussion and public comment. Council has established two separate financial parameters: a total project budget not to exceed $46 million and proposed CIP bond authority not to exceed $40 million in principal. Neither amount represents the amount that will necessarily be borrowed or the resulting property-tax levy.

The amount ultimately financed through property-tax-supported bonds and the resulting tax impact will depend on final project cost, eligible Water and Sewer participation, outside funding received, available City resources, the amount actually borrowed, interest rates and other financing terms, tax-base growth, individual property values, timing of borrowing, final debt structure, and subsequent Council decisions.

Northland Securities’ CIP presentation addresses the statutory financing framework, debt capacity, and current tax-impact assumptions. Tax-impact scenarios can be updated as project cost, funding sources, borrowing requirements, market conditions, and tax-base information become more certain.

Planned/identified funding. Current planning includes approximately $10 million of Water and Sewer participation for eligible project costs, subject to final eligibility and Council action.

Pending outside funding. The City submitted three federal Community Project Funding requests totaling approximately $18.6 million. On July 31, 2026, the City was notified that all three requests had been included in draft House Appropriations Committee legislation at a combined amount of $2.55 million: $1.8 million for Corcoran Public Safety Facilities, $250,000 for a Multi-Agency Skills Training and Emergency Response Facility, and $500,000 for Indoor and Outdoor Facilities and Equipment. Those amounts remain subject to congressional action and enactment.

The City also submitted a separate $2 million Congressionally Directed Spending request for an Emergency Operations Center and interoperable communications systems to the Senate Appropriations Committee; that request has not yet been awarded. Earlier Council materials documented support letters from approximately a dozen neighboring cities and public agencies for the regional public-safety components of the funding requests.

Unsuccessful/not awarded request. The City pursued approximately $10 million in State funding; that request was not funded in the 2026 legislative session. Pending appropriations, grants, and other outside funding are not treated as available project revenue unless formally awarded, legally eligible, and approved.

Construction Cost Escalation

During the August 13 discussion, potential construction-cost escalation of approximately $250,000 per month was referenced. Staff subsequently clarified that the figure was an in-house planning illustration based on applying the upper end of a previously discussed 4–6 percent annual escalation range to a $50 million overall project amount. At 6 percent, $50 million equates to approximately $3 million annually, or approximately $250,000 per month.

The figure is a planning-level illustration, not a project-specific forecast. Actual escalation will depend on project scope, schedule, labor and material markets, and bidding conditions; formal financing estimates are provided through the City’s financial advisor and bond counsel as applicable.

August 13 Council Action and Continued Public Hearing

Prior to opening the scheduled public hearing on August 13, Council discussed whether the proposed CIP should first be reviewed by the Planning Commission under Minnesota Statutes Section 462.356, subdivision 2.

Council considered Resolution No. 2026-60, which would have made the findings necessary to proceed without Planning Commission review. Resolution No. 2026-60 did not receive the required 2/3 majority vote.

Staff advised that Planning Commission review could occur on August 18. Following that discussion, the Mayor opened the public hearing and Council continued it to August 27 without receiving testimony. No final action was taken on the CIP or Resolution No. 2026-58.

Planning Commission Review

The Planning Commission considered the CIP on August 18. During the meeting, Council Members Lanterman and Friedrich, speaking as residents, and other members of the public addressed the Commission regarding the proposed Civic Campus and the Commission's Comprehensive Plan consistency review. Council Member Lanterman specifically urged the Commission to conduct its own full and independent review and noted that the Commission could request additional information before acting. Following public comment and Commission discussion, the Planning Commission determined that additional Comprehensive Plan training and further consideration were appropriate and tabled its consistency review until September 3, 2026.

On September 3, the Planning Commission resumed its review and approved written findings addressing future land use, the Town Center vision, zoning context, the Southeast District Plan, natural resources, public infrastructure and community services, and the distinction between Comprehensive Plan consistency review and later detailed site-plan review. The Commission found that the property's Mixed Use designation permits flexibility; that civic and public/semi-public uses are contemplated within the Town Center; that the Southeast District Plan's conceptual Parks/Open Space depiction did not amend the official Future Land Use Map or preclude the Civic Campus; and that natural-resource and site-design issues remain subject to detailed review if the project proceeds.

The Planning Commission concluded that the proposed Civic Campus capital improvement and its proposed location are compliant with the City's adopted 2040 Comprehensive Plan. The Commission approved the Memorandum of Findings by a vote of 4 Ayes, 0 Nays, 0 Abstain, with 1 member absent, and forwarded its written findings to the City Council. The memorandum is dated September 4, 2026.

September 24 Council Consideration

Following completion of the Planning Commission's Comprehensive Plan consistency review and the public-hearing process, Council is being asked to consider the updated 2026–2030 Capital Improvement Plan and Resolution No. 2026-58. Approval would provide preliminary authorization for General Obligation Capital Improvement Plan Bonds in a maximum principal amount of $40 million. Following the statutory 30-day petition period, the City may proceed with subsequent bond-issuance steps if no qualifying petition is filed, subject to further Council financing action.

The September 24 action concerns the five-year CIP and preliminary bond authorization. Final project design, square footage, project cost, borrowing amount, financing terms, bidding, and any construction contract remain subject to subsequent project development and Council action.

If Resolution No. 2026-58 is adopted, the statutory 30-day petition period will follow the public hearing. If no qualifying petition is filed within that period, the City may proceed with subsequent bond-issuance steps, subject to further Council action.

If a petition requesting a vote on issuance of the bonds, signed by voters equal to five percent of the votes cast in the last municipal general election, is filed with the City Clerk within 30 days after the public hearing, the City may issue the bonds only after approval by a majority of voters voting on the question.

Financial/Budget

Adoption of the 2026–2030 Capital Improvement Plan and Resolution No. 2026-58 would provide preliminary authorization for General Obligation Capital Improvement Plan Bonds in a principal amount not to exceed $40 million. The authorization would not require issuance of the full amount.

If no qualifying petition is filed during the statutory 30-day petition period, the City may proceed with subsequent bond-issuance steps, subject to further Council action.

If a qualifying petition is filed, voter approval would be required before the bonds could be issued.

Actual borrowing would depend upon final project scope and cost, Utility participation, outside funding, available City resources, market conditions, final debt structure, and subsequent Council actions.

Options

1. Adopt Resolution No. 2026-58 approving the updated 2026–2030 Capital Improvement Plan and providing preliminary approval for issuance of General Obligation Capital Improvement Plan Bonds in a maximum principal amount of $40,000,000.
2. Continue the public hearing to another specified date and direct staff to return with additional information or revisions before Council consideration of the Capital Improvement Plan and Resolution No. 2026-58.
3. Take no further action on the Capital Improvement Plan and Resolution No. 2026-58.

Recommendation

Staff recommends that the City Council re-open the public hearing, receive public testimony, close the public hearing when Council determines the record is complete, and consider Resolution No. 2026-58 approving the updated 2026–2030 Capital Improvement Plan and providing preliminary approval for General Obligation Capital Improvement Plan Bonds in a maximum principal amount of $40 million.

The Planning Commission review required by Minnesota Statutes Section 462.356, subdivision 2 has been completed, and its written findings are part of the record for Council consideration.

Council Action

Re-open the public hearing initially opened on August 13, 2026, receive public testimony, and consider the updated proposed 2026–2030 Capital Improvement Plan and Resolution No. 2026-58 following completion of the Planning Commission review required by Minnesota Statutes Section 462.356, subdivision 2.

The Planning Commission completed its Comprehensive Plan consistency review on September 3, 2026, and issued written findings concluding that the proposed Civic Campus capital improvement and its proposed location are compliant with the City's adopted 2040 Comprehensive Plan. Council may therefore consider final action on the updated CIP and Resolution No. 2026-58 following the public hearing.

Attachments

1. 1994 building plans.pdf
2. BKV Council_schematic-design_presentation 23 July 2026.pdf
3. BKV_Group_2025_Final_Corcoran_Facility_Needs_Assessment_Study 3 NOV 25.pdf
4. BKV_in-process_schematic-design_floor_plans_as of 19 August 2026.pdf

5. Corcoran Civic Campus Open House Dates Postcard (Updated 1.28.2026).pdf
6. July_24_2025_Space_Needs_Analysis_documents.pdf
7. Wold_Architects_and_Engineers_2018_Space_Needs_and_Facility_Analysis.pdf
8. Public Safety Facility Study Final April 22 2004.pdf
9. Spring_2026_Community_Survey_instrument_mailed_to_households.pdf
10. Community_Perceptions_-_May_28_2026_Final_Community_Survey_Report.pdf
11. Council_Member_information_follow up request_and_responses to Council.pdf
12. 2022_2023_2024_and_2025_Core_Strategies__Goals__Measurables.pdf
13. BKV_2025_Final_Corcoran_Space_Needs_and Facility Condition Assessment_9 OCT 25.pdf
14. Corcoran 2025 and 2024 Long Term Financial Management Plan.pdf
15. Council_Member_Delay Cost Questions_and_responses to Council.pdf
16. Lanterman Civic_Campus_Memo_Aug21.pdf
17. Kraus-Anderson_schematic-design_cost estimate as of 20 August 2026.pdf
18. Corcoran_Horizons__Corcoran_Compass_Civic_Campus_publications.pdf
19. Night_to_Unite__Civic_Campus_materials 4 August 2026.pdf
20. Maxfield Research on Economic Development May 14 2026.pdf
21. 2026-08-27 Response to Delay Cost Questions.pdf
22. 2026-08-27 Public Comments.pdf
23. Resolution 2026-58 Approving 2026-2030 Capital Improvement Plan Revision 9.15.26.pdf
24. Planning Commission Memorandum of Findings 9.4.26.pdf
25. Northland Presentation on Corcoran CIP Sep 24 2026 Meeting.pdf
26. BKV Presentation on FINAL Schematic Design and KA Budget Update 10SEP26.pdf
27. BKV FINAL Schematic Design as presented to Council on 10SEP26.pdf
28. Corcoran CIP 2026 CIP PLAN updated 9.15.26.pdf

COUNTY ROAD 116

PROPERTY LINE

195'

155'

160'

SITE LIGHTING SEE NOTE 3 TYPICAL

SET BACK LINE

SEPTIC AREA

23

22

HDCP

PAINTED LINES

30'

CYCLE PARKING CONC. SLAB

8'0"

15

14

19

10'0"

NOTE A CONC WALK

WELL

5'6"

CONC. WALK NOTE A

ADDITIONAL PROOF OF PARKING 82 CARS

COMMUNITY CENTER

POLICE

CITY HALL

PATIO

25'X15'X6" CONC PAD FOR TRASH DUMPSTERS

SEPTIC HOLDING

GAS METER

ELECT. TRANSFORMER

BACK LINE

EXISTING FENCE LINE

ATERS EDGE

NOTE A:

1. SIDEWALKS FROM BUILDING TO PARKING LOT WALK ARE IN SITE SEE CONST. DOCUMENTS, BY M
2. ALT. BID OMIT FREE STANDING NOTE SIDEWALK IS IN SITE CONTRACT. PILES FOR LIGHTS ARE IN GENERAL CONTRACT
3. SITE LIGHTING IN ELECTRIC
4. HDCP SIGNS IN GENERAL C

NORTH

SITE PLAN

1"=50'

SITE PLAN DIAGRAMATIC - SEE

CAVITY
CON
131 20

72'-4"

3'-0" 4'-11" 3'-0" 4'-11 3'-0 2'-0"

19'-4"

10'-0"

CONC. WALK

ROOF OVERHANGS

16" CONC. BLOCK PIER FILL CORE W CONC. 4 # 4 VERT.

3'-0" 3'-0" 5'-10" 3'-0" 5'-10" 3'-0" 3'-0"

CONC. SLAB SLOPE FOR DRAINAGE, 1/4"/FOOT

12'-0"

B A5

34'-0"

HDCP DOOR

3'-2"

TYPE B ENT.

8'-0"

CONC. SLAB SLOPE FOR DRAINAGE 4"/FOOT

HDCP DOOR

17 TYPE A ENTRY

AUX. MEETING 20

18'-0"

20'-0"

ENTRY 30

HDCP DOOR

13'-0"

TYPE B ENT.

26

STORAGE 29

14'-0"

11 A6

KITCHEN 28

18'-0"

25

7'-4"

24'-0"

13'-4"

4'-0" x 4'-0" BORROWED LT. FRAME, IN ONLY SEE 1/A6

RECEPTION

COUNTER SEE A7

A6

15

NOTE 4 VESTIBULE 19

27

18

2'-4"

TYPE B ENT. 4" TEMP. PL. GLASS

HDCP DOOR

LOBBY NOTE 4

18

21

VIE

CORRIDOR

20

20

VE

COATS 31

19

4'-4"

3'-0"

4'-0" x 4'-0" BORROWED LT. FRAME, IN ONLY SEE 1/A6

REA 10'-0"

FIRE WALL SEP.

33

20'-0"

FALSE CLG. BMS SEE DETAILS A7

4 A6

4" 5'-6" 8" 5'-6" 4" 6'-2" 4"

21 22 21

FE.

NOTE 2.

BABY CHANGE

UAH CLO.

ELECT. HAND DRY

22R

BABY CHANGE

ELECT. HAND DRY

5 A6

5 A6

MEN'S TOILET 23

12'-6"

12'-0" WOMEN TOILET 24

VAULTED CEILING

MEETING ROOM 27

45'-0"

10'-0"

12'-0"

6'-0"

A A5

30

NO. STEP

20'-0"

16'-0"

SLOPE 4"/FOOT

6'-4"

NOTE 2

HELP VIDEO

30'-0"

VAULT CEILING

3 A6

HDCP TOIL. STALL 13/A6

15'-10"

7'-8"

7'-3"

6'-4"

16

30'-0"

20'-0"

13'-0"

11'-4"

45'-8"

FE

NOTE 1.

MECH 25

STORAGE 26

23

24

UNCIL CHAMBER 17 SEE A7 FOR 4" PLAN

STEEL BEAM

TYPE B ENT.

17

10"

31

4'-0"

A7

22'-8"

4'-0"

6"

9'-8"

9'-8"

34'-8"

19'-4"

184'-0"

4'-0"

2'-0" 4'-0" 4'-0" 4'-0" 4'-0" 2'-0"

20'-0"

4'-0"

9'-8"

72'-4"

4 FIXED UPPER AWNING LOWER WINDOWS

12'-0"

DUPUTIES
CHIEF
POLICE CONTROL
SQUAD ROOM
VINYL EDGE
2°x3° "ONE WAY" GLASS.
INTERVIEW
UNISEX TOILET
HOSE BIB IN TOILET AND FROST PROOF IN GARAGE
PLANNING
STORAGE
HALL
MECH
GARAGE/STORAGE
CONC. FLOOR SLOPE 4"/FOOT.
9°x8° O.H. DOOR
9°x8° O.H. DOOR
SECURE STORAGE
CONFERENCE ROOM
ADMINISTRATOR OFFICE
PROVIDE 1/2" PLYWOOD BEHIND ROCK - THESE WALLS FOR ANCHORING CASES
CITY HALL
SINK
WATER + WASTE
PRINT WORK AREA
4'-0" x 4'-0" BORROWED LT. FRAME, IN ONLY SEE 1/A6
RECEPTION COUNTER SEE A7
FIRE WALL SEP.
CORNER HIGH SHELF FOR AUDIO/VIDEO
FIRE WALL SEPARATION
NOTE 2
COUNCIL CHAMBER
SEE A7 FOR 4' PLAN
STEEL BEAM
VAULT CEILING
HDCP TOIL. STALL 13/A6
TYPE B EXIT
CONC. SLAB - SLOPE DRAINAGE 4"/FOOT
CONC. WALK
ROOF OVERHANGS
CONC. SLAB SLOPE FOR DRAINAGE 4"/FOOT
HDCP DOOR
TYPE A ENTRY
NOTE VESTIBULE
HDCP DOOR
TYPE B ENT. 4" TEMP. GL. NOTE 4
LOBBY
FALSE CLG. BMS SEE DETAILS A7
AUX. MEETING
CORRIDOR
BABY CHANGE
JAN. CLO.
ELECT. HAND DRY
MEN'S TOILET
NOTE 1
MECH
16" CONC. BLOCK CORE W CONC.

21'-0" 5'-6" 10'-4" 55'-6" 19'-4"
5'-10" 5'-10" 5'-2"
2'-6" 3'-0" 4'-11" 3'-0" 4'-11" 3'-0" 4'-11" 3'-0" 4'-11" 3'-0" 4'-11" 3'-0" 4'-11" 3'-0" 2'-0"
10'-0"
3'-0" 3'-0" 5'-10" 3'-0"
5'-10"
10'-4"
19'-4"
8'-0"
10'-6"
9'-4"
18'-0"
13'-4"
8'-1"
8'-0"
14'-0"
10'-0"
4'-0"
2'-6"
3'-8"
6'-0"
7'-0"
2'-4"
3'-0"
4'-0"
5'-10"
16'-0"
8'-0"
8'-0"
8'-0"
4'-0"
4'-0"
2'-6"
2'-4"
5'-5"
5'-5"
10'-0"
5'-6"
7'-8"
20'-0"
15'-10"
7'-8"
30'-0"
20'-0"
7'-7"
13'-0"
27'-8"
27'-4"
14'-0"
20'-0"
16'-0"
7'-6"
14'-0"
10'-6"
6'-0"
6'-3"
4'-0"
22'-8"
4'-0"
6"
9'-8"
9'-8"
61'-2"
92'-4"
19'-4"
184'-0"

City of Corcoran
Civic Campus Schematic Design Update

July 23, 2026 | Council Meeting

AGENDA

Schematic Design Phase Progress

Next Steps

Discussion



DESIGN PROGRESS

SITE PLAN


(WOODS)
(STAFF PARKING)
(POLICE
PARKING & GARAGE
ACCESS)
(PUBLIC
PARKING)
(POND)
(FARM FIELD)
(BAND
SHELL)

FLOOR PLAN | LOWER LEVEL

THE NEED

Support efficient operations through optimized workflows and flexible spaces that can adapt to future staffing, service, and technology needs.

THE SOLUTION

The design will improve operational efficiency by aligning spaces with how staff work today while remaining flexible enough to meet the community's evolving needs for decades to come.

Investing in a flexible, durable facility ensures the City can continue providing high-quality services while maximizing the long-term value of every taxpayer dollar.



















FLOOR PLAN | LEVEL 1

THE NEED

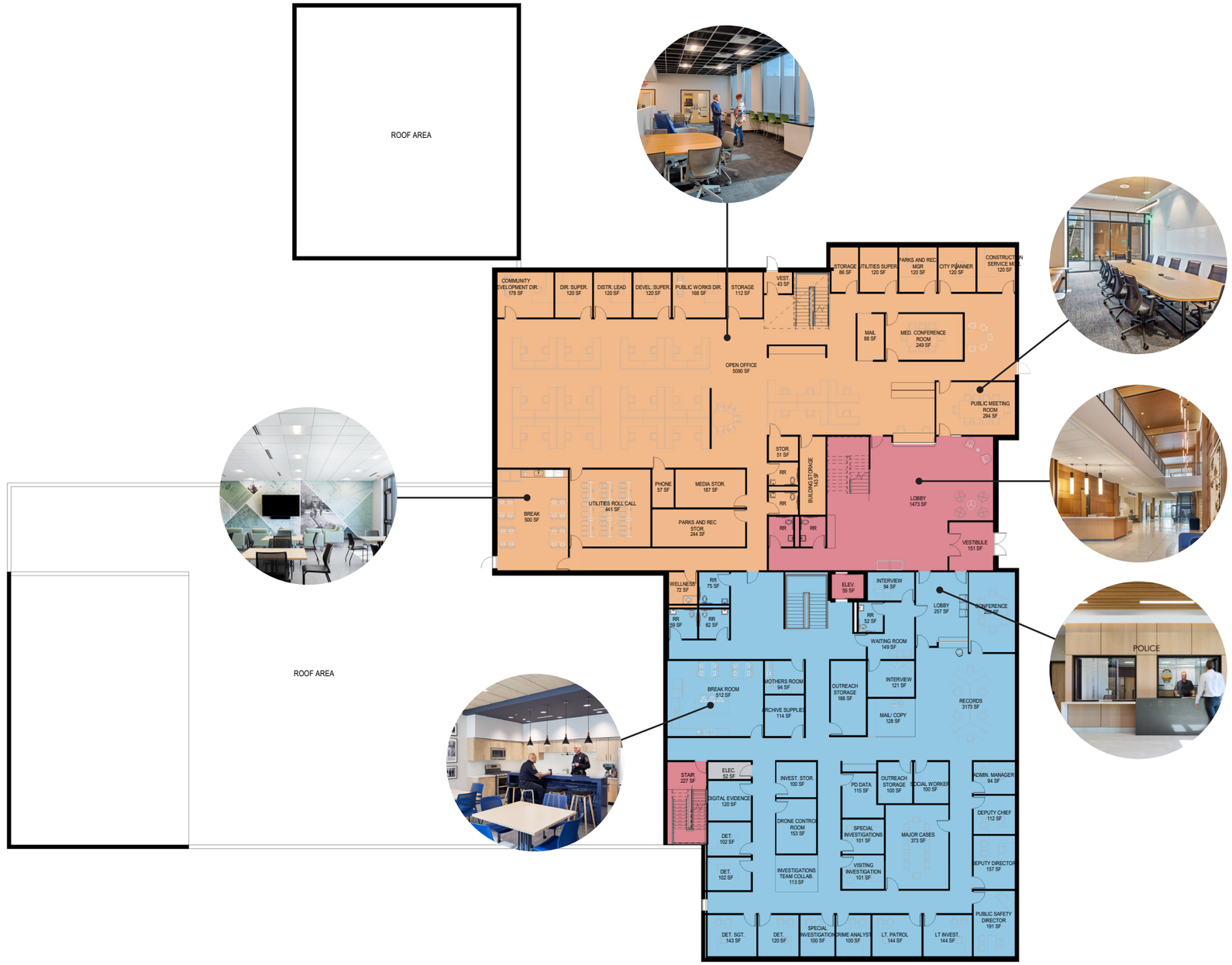
Enhance staff health, wellness, safety, and security while maintaining appropriate public access.

THE SOLUTION

Provide a safe, healthy, and secure work environment that supports employee well-being while balancing the City's commitment to accessible public services.

The new facility will incorporate modern safety and security measures that protect staff, visitors, and sensitive operations while creating welcoming public areas that are easy to navigate.

Thoughtful design will promote employee well-being through healthy indoor environments, natural light, and ergonomic workspaces, while enhancing safety with secure circulation, controlled access, and clear separation of public and staff areas.



FLOOR PLAN | LEVEL

THE NEED

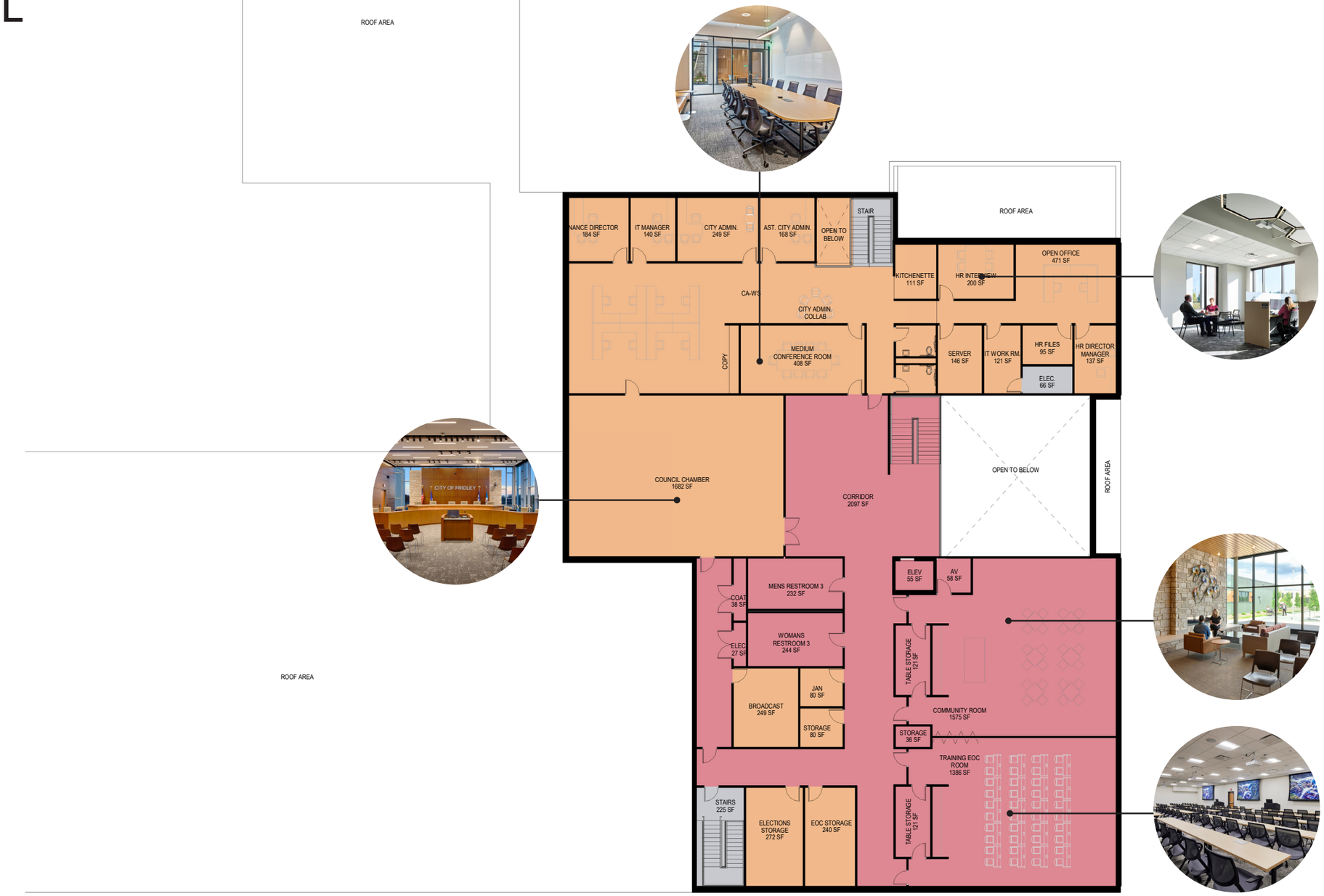
Improve the public experience through clear access and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.

THE SOLUTION

Creating a civic campus that is inviting, accessible, and representative of the community it serves. The new City Hall and Police Station swill provide convenient public access, and spaces that make interactions with City government straightforward and comfortable.

Public meeting rooms, gathering spaces, and outdoor amenities can support civic engagement, community events, and everyday use beyond traditional business hours.

The site's design will reflect the City's identity and values while incorporating landscaping, accessibility, parking, pedestrian connections, and other amenities that enhance the overall visitor experience.



VISIONING IMAGES | MATERIALS & RURAL ELEMENTS

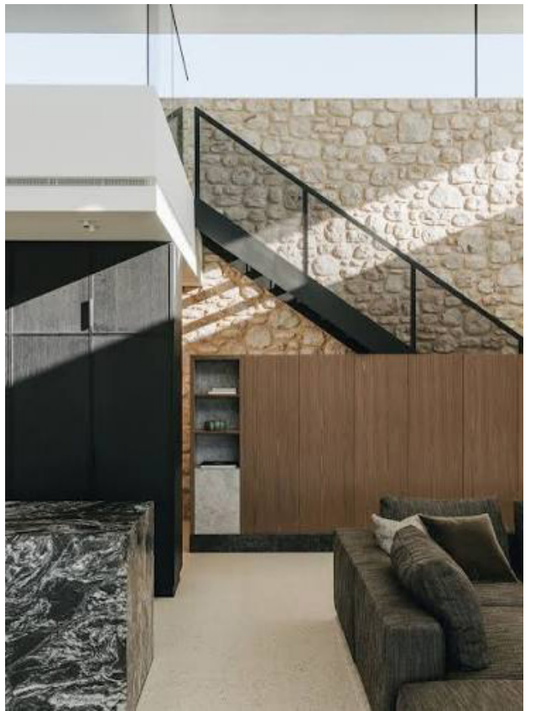














VISIONING IMAGES | INSPIRATIONAL ARCHITECTURE













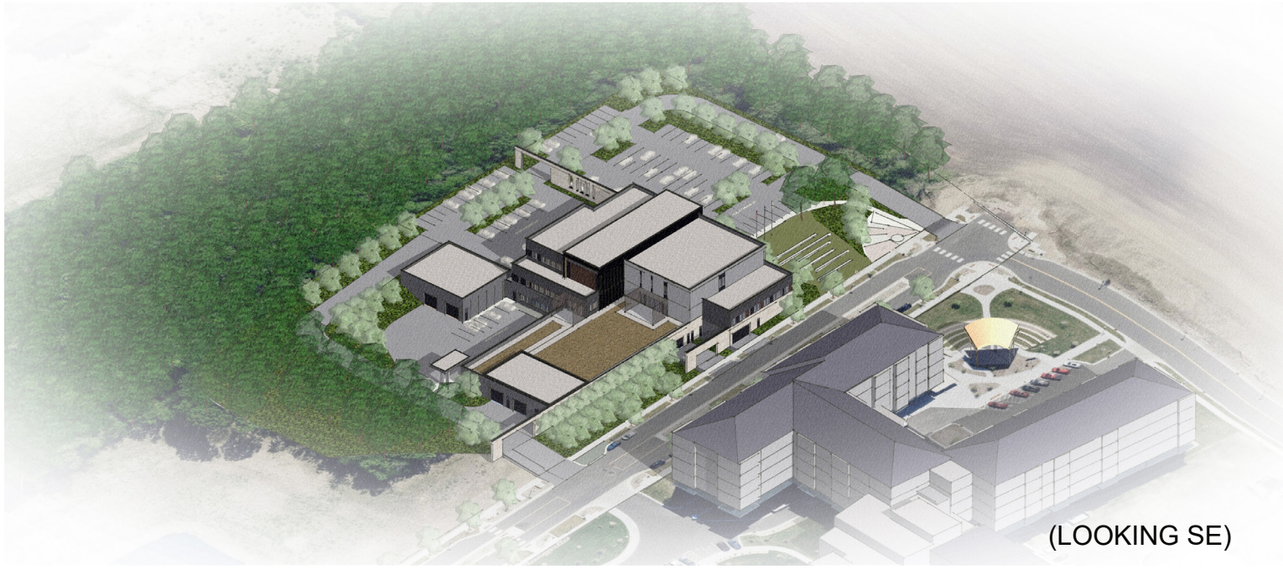




AXON VIEWS



(LOOKING NE)



(LOOKING SE)



(LOOKING SW)



(LOOKING NW)

DESIGN STUDIES









DESIGN STUDIES









EXTERIOR RENDERING | DESIGN VISION



EXTERIOR RENDERING | DESIGN VISION









EXTERIOR RENDERING | DESIGN VISION









EXTERIOR RENDERING | DESIGN VISION



EXTERIOR RENDERING | DESIGN VISION



EXTERIOR RENDERING | DESIGN VISION



NEXT STEPS

NEXT STEPS

Finalize Schematic Design Phase (Early September)

- Floor Plan Refinements
- Exterior Design Approach
- Implementation Schedule & Cost Estimate

By creating a welcoming and functional civic destination, the City strengthens public trust, encourages community involvement, and demonstrates responsible investment in infrastructure that will serve residents for generations.



thank you

CORCORAN CITY FACILITIES
FACILITY NEEDS ASSESSMENT STUDY

NOVEMEBER 3RD, 2025

Paul Michell
BKV Group, Partner
O: 612.339.3752
M: 816.405.7585
pmichell@bkvgroup.com



GROUP
222 North Second Street, Suite 101
Minneapolis, MN 55401
612.339.3752
www.bkvgroup.com

PLANNING COMMITTEE

CITY OF CORCORAN

Jay Tobin	City Administrator
Nalisha Williams	Asst. City Administrator
Kevin Mattson	Public Works Director/City Engineer
Matt Gottschalk	Director of Public Safety

CONSULTANT TEAM

BKV GROUP

Paul Michell, AIA	Government Practice Leader, Partner-in-Charge
Michael Healy, AIA	Project Manager, Partner
Craig Carter, AIA	Fire/EMS Practice Leader, Partner
Madisyn Ahrens	Architectural Designer
Kelly Naylor, CID	Senior Interior Designer, Partner

OERTEL ARCHTECTS

Andrew Cooper, AIA	Public Works Specialist

KRAUS-ANDERSON CONSTRUCTION

Mike Phillips	Senior Project Manager
Mauri Solomon, CFM	Facility Assessment Manager

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APPENDIX

- Space Programs
- Master Planning Options
- Cost Estimates
- Staff Survey Results Summary
- Facility Condition Assessment

01 | EXECUTIVE SUMMARY



INTRODUCTION

BKV Group was selected by the City of Corcoran to complete a space needs assessment and master planning study for the City Hall, Public Works, Police and Fire Department. In addition, BKV Group completed an operational needs assessment of each Department's current facilities, identifying the operational deficiencies and limitations of the existing facilities based on industry's best practices.

This study was conducted with the objective to provide an adequate and impartial assessment of needs, utilizing national standards for space program development, with departmental history and culture in mind.

The intent of this study is to identify the current and future operational space needs for City Hall, Public Works, Police Department and Fire Department, and to develop conceptual options for addressing the spatial needs, along with the associated costs of those options, so that the City can plan for future growth and the best utilization of its facilities now and into the future. The scope of this study considers options for both standalone facilities for the respective departments, as well as the potential for combined facilities. The fire protection service for the city of Corcoran, Minnesota is provided via contracts across three separate fire service entities, depending on location within the city. The city divides its territories into three service-areas for fire protection -Hanover Fire Department (serves part of Corcoran), Rogers Fire Department and the West Suburban Fire District (also serves part of Corcoran).

MISSION

"The City of Corcoran will provide high quality public services in a cost effective, responsible, and professional manner."

- *City of Corcoran*

"…to provide a sense of security for the people by protecting life and property, enforcing laws and ordinances, and providing quality service to the community."

- *Corcoran Police Department*

"…a commitment to maintaining and improving safety through police and fire protection."

- *Corcoran Fire Department, City of Corcoran*

METHODOLOGY

This Needs Assessment contains information that focuses on the direction of the development process and forms the foundation of our design recommendations for modern municipal facilities. Development options revolved around planning to accommodate 20-years of departmental growth. To ensure the process was considerate of the needs specific to the City of Corcoran, BKV Group began this study by engaging in stakeholder meetings with the representatives of each department.

The following were explored and reviewed with stakeholders to define recommended scenarios:

1. Projected space needs for each department, based on the following factors:
    - Personnel Counts (including current, 10-year, and 20-year projections)
    - Activities Performed
    - Accessory Support Spaces
2. Desirable building configurations, test-fit onto both the existing site and an alternate site:
    - For a combined City Hall and Police Department
    - For standalone fire facilities
    - Expansion of Public Works facility
3. Site Feasibility Review
4. Probable Cost Estimates

EVALUATION OF EXISTING FACILITIES

BKV Group completed a Facility Operational Assessment (FOA) of the existing facilities. The two primary components to the FOA are as follows:

1. Review how the existing facilities may be impacting:
    - Day-to-day operations
    - Adequate training
    - Personnel health and wellness
    - Compliance with OSHA regulations

- Compliance with National Standards
- Overall accessibility and inclusion

2. Compare the existing space available with the projected space needs for efficient operations:
    - Assess the immediate and long-term effects on operations due to the constraints of the existing facility

Refer to **Section 3** 'Existing Facilities' for the results of the Facility Operational Assessment.

SUMMARY OF SPACE NEEDS ASSESSMENT

Public Safety Overview

The Corcoran Police Department currently has twenty-seven (27) sworn officers comprised of Police and Deputy Chiefs, Patrol and Detective Sergeants, Patrol Officers, a School Resource Officer, and Search & Rescue K9. Additionally, there are eight (8) non-sworn personnel including Administrative Record Specialists. A volunteer Police Reserve Unit completes the departmental structure of the police facilities.

There is currently no Corcoran Fire Department within the city limits. The city divides its territories into three service-areas for fire protection -Hanover Fire Department (serves part of Corcoran), Rogers Fire Department and the West Suburban Fire District (also serves part of Corcoran).

Public Works

In 2013, the city built a 24,900 SF Public Works Facility, on a roughly 11 acre site on the west side of Corcoran. The current facility provided a consolidation of several sites into one location. Currently, the existing building has 1,700 SF of Office / Administrative and staff support functions, 12,600 SF of vehicle for vehicle storage of approximately six large vehicles and 10 medium sized vehicles, 4,925 SF of fleet maintenance, which includes a 1,700 SF wash bay, and a cold storage lean-to structure, that was recently enclosed to provide covered, cold storage of approximately 5,700 SF. The existing facility is served by a well and septic system, and fire suppression is provided for the entire facility, with a underground surge tank that is housed within the building footprint.

The current PW Facility project began with a space needs program for best practices that provided a program for best practices in 2012, for a 39,000 SF facility on roughly 10 acres of useable site area.

Since the construction of the current facility was constructed, the City of Corcoran has increased in population, has a continued growth and demand for municipal services forecast, which includes a recently formed utilities department that did not exist at the time of the original project.

As the community grows and develops, several key service areas and deliveries are impacted. Urban streets and rural roads, both exist in Corcoran, and are likely to continue to exist, which increases the need for equipment designed to maintain both road types. Additionally, the city water and sewer delivery follows similar development to the roads, in that both municipal water treatment and delivery, as well as city sanitary services exist in the more developed eastern portions of the city, while the western portions have well and septic systems, with no immediate plans for municipal services to be delivered to these portions of the city.

Personnel Projections

The number of personnel in each department is the primary determinant of the space requirement. Therefore, a properly sized building requires projecting the appropriate number of personnel who will occupy the building. BKV worked with department leaders in ascertaining likely personnel growth in the department over the next 20-years. These discussions were informed by current city population estimates, US census information, and historical population increase rates over the last several decades.

Current personnel counts are indicated in the table below. The forecasted personnel increase for Police reflects an understanding that the level of service to the citizens of Corcoran should be maintained at or above its current level. The forecasted personnel for the Fire Department considers as a future volunteer Fire Department with the ability to convert to paid-on-call or duty crew model.

POLICE DEPARMENT PERSONNEL PROJECTIONS			
DIVISION	**2025 ACTUAL STAFF**	**2035 PROJECTED STAFF**	**2045 PROJECTED STAFF**
Administration/Records	5	8	11
Patrol	28	40	54
Investigations	2	5	7
Evidence	0	0	0
STAFF TOTALS	**35**	**53**	**72**

- Table 1.1 –

FIRE DEPARMENT PERSONNEL PROJECTIONS			
DIVISION	**2025 ACTUAL STAFF**	**2035 PROJECTED STAFF**	**2045 PROJECTED STAFF**
Volunteer Personnel	30	35	40
STAFF TOTALS	**30**	**35**	**40**

- Table 1.2 –

CITY HALL PERSONNEL PROJECTIONS			
DIVISION	**2025 ACTUAL STAFF**	**2035 PROJECTED STAFF**	**2045 PROJECTED STAFF**
Staff	33	43	52
STAFF TOTALS	**33**	**43**	**52**

- Table 1.3 –

Space Needs Assessment

Workshops were held with representatives from all departments to review their current operations and discuss their future goals and needs. Additionally, electronic staff surveys were conducted to collect data from all current staff gaining valuable feedback on the operational needs and aspirations of the department. Once all operational functions and staff projections were identified through stakeholder meetings, square footage was assigned to each functional area to develop the overall department space program and building area (gross square footage).

Corcoran City Hall

The following is a summary of the space needs identified for the City Hall:

CITY HALL	EXISTING SPACE UTILIZATION	2025 CURRENT SPACE NEED	10-YEAR PROJECTED SPACE NEED	20-YEAR PROJECTED SPACE NEED
Subtotal, Personnel & Space (nsf):	6,700	10,863	11,471	12,126
Building Envelope Factor (12%):	-	4,492	5,788	4,234
TOTAL PROPOSED (GSF):	-	**41,929**	**54,024**	**60,162**

- Table 1.4 –

Corcoran Police Department

The following is a summary of the space needs identified for the Police Department:

POLICE DEPARTMENT	EXISTING SPACE UTILIZATION	2025 CURRENT SPACE NEED	10-YEAR PROJECTED SPACE NEED	20-YEAR PROJECTED SPACE NEED
Subtotal, Personnel & Space (nsf):	5,200	37,437	48,236	55,928
Building Envelope Factor (12%):	-	4,492	5,788	4,234
TOTAL PROPOSED (GSF):	-	**41,929**	**54,024**	**60,162**

**The existing area does NOT include public areas, mechanical, electrical, data rooms that are included in projected department space needs.*

- Table 1.5 –

The 20-year projected space needs of the department include the following items:

- Police Administration, Records, Investigations, Patrol office spaces
- 40-person community/training room/EOC
- Law enforcement personnel lockers and shower facilities
- Evidence processing and storage facilities
- Temporary holding and interview spaces
- Soft interview spaces
- Staff breakroom
- Spaces to support staff health & wellness
- Dedicated equipment storage rooms
- 36 stall indoor squad garage
- Gun Range
- Cold Storage

Corcoran Police Department and City Hall Combined

The following is a summary of the space needs identified for the Fire Department:

POLICE DEPARTMENT/CITY HALL COMBINED	EXISTING SPACE UTILIZATION	2025 CURRENT SPACE NEED	10-YEAR PROJECTED SPACE NEED	20-YEAR PROJECTED SPACE NEED
Subtotal, Personnel & Space (nsf):	11,900	57,864	69,271	77,618
Building Envelope Factor (12%):	-	6,944	8,313	9,314
TOTAL PROPOSED (GSF):	-	**64,808**	**77,584**	**86,932**

- Table 1.6 –

Corcoran Fire Department

The following is a summary of the space needs identified for the Fire Department:

FIRE DEPARTMENT	2024 CURRENT SPACE NEED	10-YEAR PROJECTED SPACE NEED	20-YEAR PROJECTED SPACE NEED
Subtotal, Personnel & Space (nsf):	13,271	15,823	19,063
Building Envelope Factor (12%):	1,593	1,899	2,288
TOTAL PROPOSED (GSF):	**14,864**	**17,722**	**21,351**

- Table 1.7 –

The 20-year projected space needs of the department include the following items:

- Fire Administration office space and meeting area
- 40-person community/training room/EOC
- 7 bunk rooms with 3 restroom/shower facilities
- Firefighter dayroom space
- Physical conditioning & fire training spaces
- Personnel and equipment decontamination spaces
- Dedicated turnout gear storage room
- Equipment, medical & hose storage spaces
- 3 apparatus bays

Corcoran Public Works

The following is a summary of the space needs identified for the Public Works:

PUBLIC WORKS	EXISTING FACILITY	2025 CURRENT SPACE NEED	5-YEAR PROJECTED SPACE NEED	10-YEAR PROJECTED SPACE NEED	20-YEAR PROJECTED SPACE NEED
TOTAL SQUARE FOOTAGE:	**24,900**	**74,201**	**109,921**	**130,402**	**174,202**

- Table 1.8 –

Space Programming was completed for a single, centralized facility with all work divisions under one roof. Each forecasted space need was escalated using a growth factor determined by a ratio of plow routes to population served, with a forecasted total population of 27,000 people, equating to 16 plow routes in 2045.

The design team reviewed current staffing and equipment inventories for Public Works departments of Streets and Parks. The design team also reviewed current and forecasted equipment and staffing for the Utilities

Department, which includes water services, sanitary service, and rural and urban stormwater feature maintenance.
Design team members met with staff to review the staff and equipment numbers, and to identify and prioritize immediate needs to help the department serve the community. There were four priority categories determined during that discussion.

Priority 1: Now and 5-Year projected needs [A current shortfall of space]

- Conditioned vehicle storage
- Office Space / Staff amenity
    - Meeting area
    - Lockers
- Parks Maintenance Workshop
- Water Shop
- Sewer Shop
- Salt Storage
- Fuel Dispensing

Priority 2: 5 – 10 year projected needs [Immediate Growth needs]

- Fleet maintenance
- Sign Making
- Sand Storage
- Site Work Area
- Compost / Yard Waste Facility

Priority 3: 10 – 20 year projected needs [Ideal for immediate and future addressing]

- Parks and Recreation Programming Storage
- Larger site work area
- Engineering Staffing

Priority 4: 20+ year projected needs [Future Growth Consideration]

- Exterior uncovered parking
- Additional unheated storage

Refer to **Section 4** 'Functional Needs' for the Space Needs Assessment.

SUMMARY OF MASTER PLANNING OPTIONS

Site Development Overview

The result of the Space Needs Assessment portion of the study determines the total building area that is required for each facility. Once we have this total area, and once we understand our critical operational adjacencies, we can begin to understand our area "footprint", which allows us to explore our site "test-fits". The result of these determinations allows for the creation of desirable building configurations for our sites.

"Footprint" is both the total area placed on ground level and the configuration of the overall building perimeter.

"Test-fit" is taking this footprint and using it to determine the site area requirement, or a given site's ability to meet the site area requirement for building development.

Site Analysis Process

The appropriateness of any site is related to the site's ability to meet certain minimum requirements. Of primary importance is a site with enough area to support building development. The building footprint area, parking required, and the portion of the site that is capable of being built upon after allowing for building setbacks and terrain impediments determine the minimum size of the site.

The two main components to a site analysis process are:

1. The ability of a given site to support the established space needs and parking required
2. Determining if a site best meets the operational goals of the respective departments

An ideal site would not only provide the acreage needed for a building and parking but also allow for facility and parking expansion. Also important are:

- Adequate open space to create a pleasant and inviting environment for the public and staff
- Adequate buffer space to provide distance and decrease vulnerability from threats
- Prioritizing green space to benefit the health and well-being of the building occupants, and provide views to the outdoors and greenspace
- Utilizing green space to promote greater design flexibility
- Sufficient space to manage stormwater runoff from the proposed site improvements

Evaluations Of Potential Sites

The City Hall and Police Department are currently co-located on a site where growth and expansion opportunities are limited.

Due to the limitations of the existing site for City Hall and Police, it was recommended that the City determine other potential sites for evaluation. The City identified two alternate sites located one at 19000 79th Avenue and the other site located on County Road 10. Expansion of the Public Works facility was explored at its current location. Although ideally Public Works operations would be relocated to a more centralized location with the city for more efficient operations. With alternate site identified fore the City Hall and Police Department. The existing City Hall location was explored as an option for the future Fire Station.

The goal of the space needs assessment and the subsequent development of the conceptual building configurations and site development scenarios are to equip the City with the information needed to determine which site(s) and which scenario(s) will best accommodate the space needs for ideal operations for each respective department.

Please refer to **Section 5** 'Development Scenarios' for additional information.

SUMMARY OF PROBABLE CONSTRUCTION COST

A statement of probable cost is developed utilizing rough order of magnitude square footage unit costs based our database of average costs for recently constructed municipal facilities. Project costs consist of both hard costs and soft costs.

- Hard costs are the "bricks and mortar" construction cost of the building plus site development cost.
- Soft costs are those needed for the development of the project such as professional services, furnishings, equipment, and technology.

Since this project is only in the planning phase, these costs are established from 2026 construction values with escalation added to reflect a more realistic budget for the project upon the prospective bid-year of 2027. Historically, construction costs have had an average annual escalation factor of 5-6%. If the project timeline pushes out, the cost estimate should be revisited prior to starting the project.

The following table outlines the estimated project costs for viable development options included as part of this study:

	COST ESTIMATES	
DEVELOPMENT OPTION	**Low-range**	**High-range**
New City Hall/Police Station	$48,500,000	$52,400,000
New Fire Station	$15,800,000	$17,100,000
Expansion Public Works	tbd	tbd

- Table 1.9 –

The above figures represent a prospective construction commencement in 2027. Historically, construction costs have had an average annual escalation factor of 5-6%. Cost estimates do not include potential site acquisition costs.

Facility Condition Assessment

Conducting a Facility Conditions Assessment (FCA) provides valuable information for a community's facilities. Each facility component tells a story about its health, longevity, and operational needs. By taking a structured approach, organizations can gain deep insights into the state of their buildings and infrastructure, ensuring efficient maintenance, budget allocation, and long-term planning. A narrative-driven methodology for FCAs turns data collection and analysis into a comprehensive and actionable strategy. As the City determines a path forward through this master planning process, long-term costs for improvements or replacement will need to be considered. Through gaining an understanding of the conditions of existing facilities and the resulting costs, the City can gain a full understanding of necessary capital improvement costs to guide their decision-making.

Kraus-Anderson completed Facility Condition Assessments on five (5) municipal facilities, including City Hall/Public Safety, Public Works, Old Public Works, Parks Maintenance, and the Shooting Range. The assessment identified approximately $5.25M in deferred maintenance and capital needs over the next 10 years.

The city divides its territories into three service-areas for fire protection -Hanover Fire Department (serves part of Corcoran), Rogers Fire Department and the West Suburban Fire District (also serves part of Corcoran).

Refer to the Facility Condition Assessment Executive Summary included in the Appendix of this study. Additionally, an electronic copy of the FCA dashboard has been provided as a tool for the City to use managing deferred maintenance in the future.

Please refer to **Section 5** 'Development Scenarios' and **Section 6** 'Project Costs' for additional information.

CONCLUSION

Deficiencies of the current facilities are readily apparent with the most obvious being a shortage of space limiting efficient operations and the growth of either department. The current site and facilities do not provide suitable potential for all department's long-term operations and goals to be met, such as supporting additional staff growth, addressing changing gender ratios, training functions, health/wellness, security, adequate operational space, and vehicle/equipment storage needs.

Planning a facility that accommodates 20-years of growth is prudent planning for the long term and is the most practical usage of public funds, especially given the marginal difference in total building space between the current need and 20-years beyond. To address the constraints of the existing site and facilities it is recommended to consider the following options:

1. Build a new City Hall and Police Department on an alternate site
2. Address Public Works operational space needs at existing site
3. Construct a standalone Fire Station

With the conceptual development scenarios and probable construction costs established, decisions to be made affecting the advancement of the project pertain to the acceptance of the recommended space needs program, identifying the most feasible development scenario, providing funding, the planning for expenditure of funds, and commencing with further site analysis and selection, design, and construction.

02 | OVERVIEW & PROCESS

STUDY OVERVIEW

The function and purpose of this need assessment study is to establish the functional needs and development options for the City of Corcoran Departments, and to establish an estimate of the costs to construct new/expanded facilities to meet their long-term operational needs. This study will consider the current immediate needs and projected department growth for a period at 20-years into the future.

STUDY OBJECTIVES

The study process will support these primary objectives:

- Evaluation of the existing facilities and document strengths and weaknesses relative to function and operational efficiencies.
- Define and document current functional needs. This includes functions for personnel, work activities, and necessary support spaces.
- Document accepted projected staffing increases relative to projected population growth so that necessary service levels are maintained and/or created.
- Define and document current and future facility functional space needs for planning periods being considered.
- Define and document critical relationships between personnel, work activities, and necessary support spaces.
- Develop and document configuration options and scenarios for the development of new or expanded facilities.
- Develop and document both public and staff parking needs.
- Define and document the minimum site needs for the successful development of the project.
- Estimate the probable project development costs for the identified development options. Project development costs will include normal building and site development construction costs as well as other known costs the City will incur to complete the project.

INFORMATION GATHERING

The study commenced on **August 21, 2025.**

These initial information gathering sessions are critical for BKV Group to gain an understanding of current and planned future operations. Of paramount importance is to learn how each department operates currently and how they could operate more efficiently in the future. Frequently, the constraints of existing facilities can limit the views on operations. The BKV team guided the project stakeholders through a process that conveyed national standards for municipal facilities and what is typically expected to deliver appropriate public service. Stakeholders were challenged to look beyond the constraints of their current facilities and consider needs relative to ideal operational efficiency. A tour of the existing facilities was conducted to allow a cursory review of existing conditions and utilization of both interior spaces and the site.

The following summarizes the process which has resulted in the findings and recommendations documented herein:

- Meetings were conducted in group format with division leadership and other stakeholders. This format promotes discussion and collaboration without a singular voice determining project needs. Through initial

conversations, BKV gained an understanding of the unique qualities of Corcoran's facilities, as well as how their operations are anticipated to evolve.

- Current operations were discussed as well as any issues faced that are caused by the existing facilities. Stakeholders were asked to consider how they might best operate without consideration to how the existing facilities impact or hamper efficiencies.
- Through these meetings with stakeholders, a list of functional needs was developed for each division. These functional needs relate to personnel, work activity areas, and other necessary support spaces. In subsequent steps in the planning and design process, each functional need becomes a physical space within the new facility. With stakeholder input, each functional need was increased as required to address future growth and operational needs.
- With an understanding of the above considerations, a building space program was developed collaboratively with stakeholders.
- With stakeholder input, BKV documented critical adjacencies and operational relationships necessary for optimum efficiency. This process allows the stakeholders to influence how interactions between personnel, work activity, and support areas will occur and promote the highest level of efficiency.
- Through these group discussions, current site parking needs were also developed. Needs for both fleet, apparatus, and personal vehicles were documented. Parking needs for the future were extrapolated based upon anticipated growth and functional needs.

LONG TERM PLANNING

The largest influence on construction cost is space itself. Therefore, determining adequate, but not excessive space needs through this study process is critical to controlling costs. This requires consideration for growth of the City and the resulting department growth required to deliver the level of service that your community expect. Determining the right planning period to accommodate reasonable growth is critical. If a shorter planning period is selected, the building will become inadequate much sooner.

Planning Period

Public buildings are expected to last for decades and typical life spans exceed 50 years. It is impossible to predict the number of occupants who will use a building or how operations or technology will evolve and influence facility needs at a point so far into the future. Even if an attempt were made to size a facility for that timeframe, the building would have significant portions of unused space at occupancy. It is not prudent use of public funds to operate and maintain significant amounts of empty space, even if it is more economical to construct the space today.

That said, planning and designing a facility that accommodates no growth is also not prudent use of public funds. Considering that the design and construction of a new facility frequently takes at least two years, planning for today will result in a facility that is undersized and overcrowded when initially occupied. The most responsible course of action is to accommodate reasonable growth.

For these reasons, this study considers and compares ideal space requirements for both current needs and 20-year planning. A planning period of 20 years provides for a reasonable facility adequacy, fiscal practicality, and a general understanding of how operations may evolve. Further, planning for growth yields only a nominal increase in space requirements and limited unused space at building occupancy. We do not recommend planning beyond 20 years, nor do we recommend planning for less than 20 years.

Growth Beyond the Planning Period

What happens after the year 2045 when the planning period has been exceeded? The facility should still have many years of useful life remaining. Planning theory states that at the end of the planning period, the facility should be a "perfect fit" for the facility occupants and the planned functions. If staffing grows faster or slower, it just means that the perfect fit will occur a little sooner or a little later.

Even then, some unanticipated personnel could be added with little negative impact to the building space. It may be required to make minor modifications to the facility at some point in the future, or to expand the building if enough acreage can be spared for the project. It is unlikely that the expanded building will ever see a large enough personnel increase that would create a space deficiency comparable to the existing situation.

GROWTH PROJECTIONS

The single largest influence on facility size is space itself. Space needs are impacted by the number of occupants and the activities that occur. An adequately sized facility requires a reasonable determination on the appropriate number of occupants both now, and to accommodate future growth. While it is the intent for planning to align with future realities, it is impossible to know exactly what the future holds. Should actual growth be nominally different than projections made, this does not mean that there will be lower levels of operational efficiencies or that the building constructed will not be appropriately sized for City use. As discussed earlier, it simply means that the "perfect fit" will be slightly earlier or slightly later than the projections made for the planning period.

This needs assessment study is not a management/staffing analysis and BKV Group does not advocate for a particular level of staffing or make any recommendations for increases in staffing. However, planning for growth is necessary and reflects a prudent use of public funds. BKV Group facilitated conversations with department leadership to understand probable and necessary growth for a 20-year planning period.

DEVELOPMENT OF STUDY RESULTS

With information gathering completed, BKV Group utilized our understanding of the project needs, probable growth, and standards for this project type to complete programming, define space and site needs, and establish development options and associated cost estimates for consideration.

The following activities were completed by BKV Group using our professional judgement and expertise:

- Utilizing national standards for, needed space for each functional area was established based upon space required to accommodate specific operations. Utilizing industry standards gives credibility to the resulting overall space needs which directly affects project cost. This also provides assurance to the City that the new facility will be suitable at the time it is occupied, as well as for a reasonable period into the future.
- Alternative building configurations were developed to establish probable building footprints. The exploration and conceptualization of building footprint scenarios - along with site development needs such as parking, equipment, storage, and potential room for expansion - allows for the estimation of site area required to be identified, assisting the City in choosing an adequate location for a new facility.
- Probable overall project costs were estimated to develop a new facility that meets the documented needs. Estimates were prepared by applying current square footage costs for typical new facilities built around the country, adjusted to the region, and with cost assumptions in the local market verified with construction professionals. Utilizing typical square footage costs ensures that the budget is adequate, but not excessive.

Credibility results when a realistic budget is developed based on standards for the project type at the outset and will avoid cost overruns.

03 | EXISTING FACILITIES

INTRODUCTION

A key step in the Needs Assessment is reviewing existing facilities to inform decision-making about their strengths, weaknesses, and potential use. This allows for comparisons between current facilities and the needs identified in the programming process.

The Facility Operational Assessment (FOA) was performed observing and documenting the functionality of the existing facilities and how they may be impacting the day-to-day operations, including the health and wellness of staff. This assessment compares present operations and workflows against industry best practices. The FOA included both on-site observation, conversations, and surveys with staff to better understand the existing facilities and how they are utilized.



Corcoran Police Station

The Facility Operational Assessment was conducted on **August 13, 2025.**

STAFF SURVEYS

Another component of the Needs Assessment was an anonymous online survey of staff to gather qualitative data on their use and perception of the existing facility. Survey results are included in the Appendix.

CORCORAN POLICE STATION
FACILITY OPERATIONAL ASSESSMENT

The following are general observations and deficiencies that were observed at the time of this assessment.

1. The Corcoran Police Department occupies approximately 5,200 sf in a shared facility located with City Hall. The Police Department has outgrown the area available within the facility and the facilities provided do not provide adequate functions for ideal operations based on national best practices.
2. The department has several trailers and equipment that is stored outside in a secure yard area.
3. The Police Department utilizes an offsite outdoor gun range for training. The range is very minimal and can not accommodate larger training groups.
4. The Police Department does not have a defined lobby space that restricts unauthorized access to staff areas and operational areas. This creates an increased risk to staff and complexities with CJIS compliance.
5. The public entry vestibule has a ballistic resistant window facing the records area, however staff are not confident the rest of the wall area is reinforced with the same ballistic resistance placing staff at risk.
6. The records area is extremely undersized for the three staff members that office from this space and the configuration of the seating does not allow computer monitors to be shielded from public view creating issues with CJIS compliance.
7. The facility does not provide adequate space to hold sensitive conversations or to provide separation between potential offenders, witnesses and victims coming to the station.
8. The facility does not allow space to encourage community engagement and interaction with the Police Department.

9. Staff and squad parking are within a secure lot mostly visible in front of the facility. Parking availability is becoming limited.
10. Most of the police fleet are stored outside exposed to the extreme weather conditions. The facility has a four-stall garage which cannot accommodate all fleet and equipment. The garage is also used for general equipment/supply storage, weapon cleaning, defensive tactical training, and evidence storage.
    - Police fleets are equipped with advanced equipment that in many cases exceeds the value of the vehicle itself. This equipment's functionality and longevity is put at risk by being stored outdoors with extreme swings in temperature and environmental conditions prevalent in the region. This also leaves the vehicles exposed to weather-related damage such as hail.
    - There are costs associated with continually running squads to maintain proper temperature to support the equipment and medical supplies within the vehicle, both regarding fuel and wear on the vehicle's components. There is additional staffing costs related to clearing vehicles of snow and relocating vehicles during plowing events.
11. Long term growth and space needs for the Police Department are constrained by the existing facilities; there is no room for department growth, whether it is personnel, equipment, or storage.
    - Private offices and workstations are at capacity with current staffing levels. Office spaces are being utilized by 2-3x more people than intended.
    - Restroom facilities are undersized for number of staff.
    - The locker room cannot accommodate the current staffing levels nor any additional staff. The locker room has access to only one restroom. The restroom is the sole staff restroom for police. This leads to constraints when staff are changing, showering, or using the restroom facility.
12. A common theme was the need for additional meeting space.
    - The Police Department does not have a meeting room to support department training or public/shared use. Currently there is an approximately 350 SF space meant to function as the Emergency Operations Center (EOC) and is used day to day for briefing, training, and break area. This is the only dedicated meeting space the Police Department has access to.
    - The department does not have access to a room that can function as a major case room, providing a space that can be secured, allowing evidence to be gathered and investigators to collaborate.
    - Both a large-scale (50+) public meeting room and conference style (8+) would meet desired functionality of the department's current needs to host both in-house training and function as an Emergency Operations Center (EOC)
    - The facility does not have a dedicated break room. Currently this function occurs within the single briefing/training/EOC space that has been setup with an assortment of furniture and small kitchenette. This area does not function well as a break room, and the dedication of one is recommended for the improvement of staff amenities and wellness.
    - There is only one soft interview room and it is located within the operational area of the police department. It is not best practice to allow individuals to be interviewed within the secure area of the police station due to the risk it places on staff and the potential for sensitive information to be seen or heard. Placing an interview suite directly adjacent to the public lobby would contain this function while also providing a suitable space for interviewing victims and children.
    - There are minimal acoustic provisions around the soft and hard interview rooms. Interview activities usually occur in a more casual, but private space directly off a public lobby that addresses the dignity of the victims and is welcoming to children.
13. There is a general lack of available storage space throughout the facility. Files, supplies, and equipment are stored throughout the facility in less-than-ideal spaces to support efficient operations.

- Storage for duty bags is limited and mixed with other equipment. Ideally duty bags would be stored in a convenient location with direct access to the squads and within a dedicated area.
- Field support equipment is currently stored and intermixed within general storage. This equipment should be stored in a dedicated space with direct easy access to the squads.
- The facility does not have adequate space for a dedicated armory space, currently items are stored within a mechanical room and in multiple locations around the facility.
- The facility does not have adequate storage or workspace to maintain "new" technology such as drones and robotics.
- There is very limited space to store additional supplies and equipment used to day to day, requiring items to be purchased as needed.
- Garage space is limited. The available 4-bay garage is used for overflow of various items including equipment, supplies, and evidence.

14. Inadequate evidence processing area.
    - Evidence has various storage needs that require improved accommodation, including: a better refrigerated storage solution, additional large evidence storage, the inclusion of a faraday area for digital forensics, additional long-term evidence storage, staging areas in an evidence garage bay, and more efficient storage flow for the intake/evidence workspace.
    - The evidence processing area does not have pass-thru evidence lockers requiring additional handling of evidence and making chain of custody more difficult.
    - The evidence processing area does not have a hand sink or eyewash station nearby to comply with OSHA and national standards.
15. There is a critical gap in wellness functions at the current facility, and the space to introduce them is does not exist. Providing wellness spaces within Police facilities encourages staff to maintain their health and wellness goals before or after their shifts and is a good tool for recruitment and retaining staff. Of need and concern are:
    - A physical conditioning area for staff to exercise on site. Currently, fitness equipment is stored in the garage making it difficult to access. Physical endurance is not only a necessity for officers to perform their day-to-day duties, the process of working out also assists with lowering cortisol levels within the body, which is thought to contribute to the high frequency of heart disease seen in first responders. For police officers, who frequently experience high-stress situations, regular exercise can help mitigate these effects and offer a wide range of physical, mental, and emotional benefits. A fitness space can be a shared amenity for all city staff if properly planned.
    - A space for defensive tactical training is not provided on site, limiting the availability and frequency available to officers for training. Defensive tactical mats and equipment are stored in the garage. Defensive tactical training is crucial in policing for several reasons, as it equips officers with the skills, knowledge, and strategies necessary to protect themselves, others, and maintain control in potentially dangerous or high-pressure situations.
    - The facility does not have a bunk space available for staff to spend the night in the event of a long/late shift or inclement weather.
    - Staff do not have access to a wellness/decompression space
    - A mother's room is located off the public space on the city hall side of the facility.
16. Proper HVAC controls are important to maintain healthy indoor air quality levels, adequate ventilation, and occupant comfort. Some areas of concern include:
    - Ventilation within the evidence processing and storage areas to mitigate exposure to harmful substances, this includes providing dedicated room exhaust and a fume hood for extraction.

- Ventilation within the weapon cleaning area to remove potentially harmful fumes and reduce lead exposure.
- Adequate ventilation within the locker and shower rooms to control humidity and odors.

17. Intoxilyzer / Hard Interview
    - The intake area is drastically undersized to accommodate safe movement of detainees, the tight circulation space leaves staff at risk if a person become combative.
    - The adjacency of the hard interview room and intake space makes acoustic separation difficult if detaining and interviewing more than one person.
    - The holding facility does not have a restroom, requiring detainees to use staff restrooms within the secure area of the facility. This not only puts additional staff at risk but is a logistical nightmare.
    - The lack of holding facilities requires staff to transport detainees to county facilities, this typically takes an officer off the street for 1.5-2 hours.
18. Security / Access Control:
    - The current facility has minimal electronic access control and security surveillance system coverage both indoor and outdoor. Additional coverage of entry points and critical spaces such as evidence intake and storage is recommended to comply with national best practices.

The issues noted above have a high probability of causing inefficiency in the day-to-day duties of all divisions. It was apparent that the facilities are not meeting the current and future needs of the Police Department. Considering that growth within the limits of the current facilities is not feasible, future staff efficiency will be impacted in a significant way.

EXISTING FACILITY PHOTOS

The following photos are intended to document the general condition and operational deficiencies that were observed at the time of the assessment.



Secure parking and yard area behind garage.



Equipment storage trailer within secure yard area.



Public entrance vestibule.



Records counter within secure operational area.



Police briefing/training/EOC space.



Records/administrative staff work area at public window.



Police kitchette counter for breaks.



Shared Lt and Detective office area.



Soft interview room.



Patrol work area.



Patrol area equipment counter.



Evidence intake counter.



Intake area.



Hard interview area.



Locker room area.



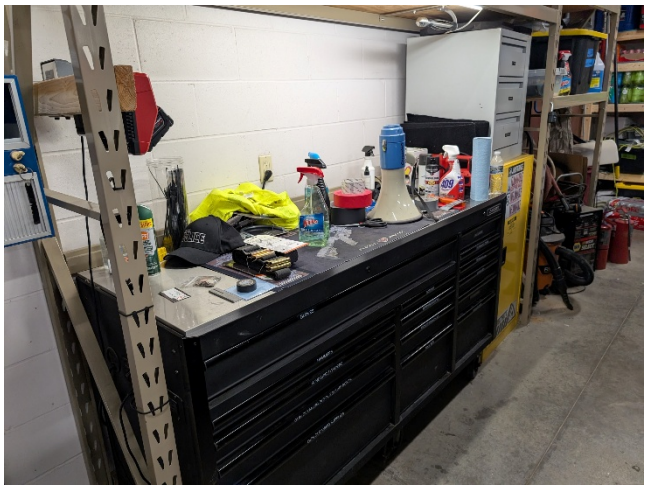
Police restroom off locker room.



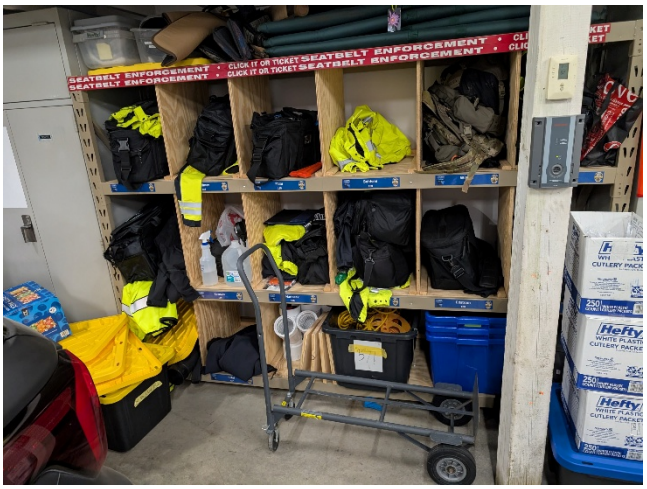
Evidence storage room.



Garage area.



Weapon cleaning and maintenance area in garage.



Duty bag storage in garage.



Defensive tactical training equipment in garage.



Fitness equipment stored in garage.



Outdoor firing range.



Cold storage shed at firing range.

CORCORAN CITY HALL
FACILITY OPERATIONAL ASSESSMENT

The Facility Operational Assessment was conducted on **August 13, 2025.**



Corcoran City Hall

The following are general observations and deficiencies that were observed at the time of this assessment.

1. The Corcoran City Hall occupies approximately 6,700 sf in a shared facility located with the Police Department.
2. The public lobby size functions well for the city currently. Daylighting, views, and historical displays are important features of this public space that are valued by the community.
3. The welcome desk operationally is in a poor location detached from the rest of the city hall staff and support areas. This location does not function well and creates inefficiencies throughout the day.
4. The welcome desk did not appear to be reinforced with ballistic resistant panels below the counter which is best practice today. The window system is not ballistic resistant.
5. The council chambers was discussed functioning well for the city's current needs. Staff noted that they do not think the dais has been outfitted with ballistic resistant panels which would be a recommended improvement to reduce potential risk to staff and council.
6. A large workroom is located on the opposite side of the public lobby from the city hall office space. This space would function better adjacent to the staff office space.
7. Most staff work from workstations located in a large open office setting. This space is currently at capacity with no room for additional staff. The configuration of workstations and quantity of staff in this space makes acoustics an issue and holding phone calls/virtual meetings difficult.
8. There is a lack of private offices available for staff who have positions that may require a need for acoustic separation and privacy.
9. Smaller private spaces for taking phone calls or virtual meetings that require focus are not available to staff who utilize workstations.
10. Support spaces such as the break room are directly off the open office area which can lead to distractions for those individuals that work nearby this space and food odors traveling into the larger workspace.
11. There is an immediate need for additional meeting space and collaboration space for staff.
12. The facility lacks space for storage of items such as election storage, plan storage, and engineering supplies.

EXISTING FACILITY PHOTOS

The following photos are intended to document the general condition and operational deficiencies that were observed at the time of the assessment.



Public lobby and reception desk.



City hall open office area.



City hall open office area.



City hall break room.



City hall large conference room.



City hall small conference room.



Council chambers.



Large work room.



Small meeting area.



Reception window staff work area.

04 | FUNCTIONAL NEEDS

INTRODUCTION

Our planning process is intended to promote discussion of every space element identified, and separate wants from needs. These initial discussions focused primarily on functional and operational issues alone, which ensures the development of a facility containing the space required for the department to provide the service expected by the community in a safe and efficient manner without unnecessary or excessive space. Maintaining a functional mindset during these initial information gathering sessions means keeping stakeholders focused on how they operate and not necessarily on specific rooms or spaces.

The remainder of this section will:

- Outline key factors in the determination of the overall space needs
- Document space standards for functional areas
- Catalog the functional space needs for each division or function of the facilities
- Provide discussion on other key considerations that will impact the future design of your new facility

SPACE STANDARDS

The space assigned to each functional area can be subjective if not based upon a framework rooted in standards for this project type. Standards are based on national averages and best practices developed from numerous historical projects adapted to the unique needs of your department. Ultimately, space is assigned based on the planner's professional history and experience in the project type, and an understanding for what is required in a public building for proper operations. Even then, standards are not the definitive measure of space requirements. It is critical that planning consider the unique needs of the department and users who will occupy the new facility, thus all spaces and quantities are thoroughly reviewed with the stakeholder group to gain consensus and understanding.

When determining the space required for each function area, the following are primary considerations:

- Number of personnel assigned to that area
- Frequent peak number of visitors to a given area
- Necessary furnishings, equipment, and fixtures necessary for the assigned staff to perform

BKV Group also worked with the stakeholder group to determine the appropriate size of spaces such as private offices and workstations based on the staff position, duties, and required privacy to complete their work. Overall, office and workstation sizes were standardized by staff position, rank, etc. as much as possible throughout the planning process.

SPACE NEEDS PROCESS

BKV Group began the space needs process by documenting all currently budgeted personnel within each department. Discussions with department leadership also established what staffing increases should realistically be expected for the department to operate efficiently and deliver the services the community expects. This study is not intended to be a management/staffing analysis but establish space needs and resulting site needs.

The forecasted space needs are based on reasonably expected increases in population and staff, and reasonably anticipated enhancements to operations. The development of subsequent activity spaces to support the facility

personnel were then formed upon known operations in each respective department and the Architect's expertise in the planning and development of municipal facilities.

The compilation of the current needs forms the baseline from which all future space need projections are developed.

SPACE NEEDS PLANNING

With an understanding of the functional areas required and the staff assigned to each and their intended work activities, BKV Group estimated and assigned the appropriate space for current needs. For functions that do not have staff assigned to them, the space need is determined by the activities intended. For areas such as lobbies or communal space such as conference rooms, training areas, and break rooms, the frequent peak occupants will drive determination of the space need.

For each planning period – current and 20-year – the following information is shown in the tables for each identified function:

- Staff & Spaces Required: This is shown as both current/needed for current as well as future planned staff for the 20-year planning periods. This typically equates to offices or workstations needed.
- Unit Space Required: The amount of net square footage required per area required for each staff, function, or space.
- Usable Area (Space Need) Required: The net space required for each identified functional area to support the assigned staff, the frequent peak occupancy, and their work activities that occur in the space.

Areas not identified during the programming process include accessory support space, circulation space such as hallways, and unavailable, but necessary space created by the thickness of walls and other unusable areas. To document the necessary space created by these non-operational areas, planners typically utilize what is called a net-to-gross multiplier to convert the net (usable) space requirement to gross (overall) space requirement. This multiplier is based on the planner's experience and through historical precedence for the project type. What results at the bottom of each division space program table is the gross square footage required for each division.

Refer to the comprehensive space program included in the appendix section of this report for the detailed space needs of each department.

SUMMARY OF FUNCTION AND SPACE NEEDS

For the Corcoran City Hall, Public Works, Police and Fire Departments, all divisions fell short on the available square footage to support long-term growth and efficient operations within the constraints of the existing facility.

The following tables indicate the determination of all the functional areas needed within each division or function, and gross space assigned to each for the proposed facilities. Gross space refers to the net usable space within each identified area plus the previously mentioned needed circulation and accessory space. Also applied are net-to-gross multipliers to account for exterior envelope and wall space to calculate the overall area required for the proposed facility. This overall space figure is the sum of the total floor areas of the building measured to the outside face of the exterior walls. This information is shown for current need as well as the 10-year and 20-year planning period.

CITY HALL AREA	2025 CURRENT NEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED
CITY ADMINISTRATION	1,173	1,173	1,235
FINANCE	499	499	499
HUMAN RESOURCES	459	521	709
COMMUNICATIONS	218	281	281
IT	413	476	538
COMMUNITY DEVELOPMENT	1,892	2,141	2,250
PUBLIC WORKS	1,040	1,212	1,446
PROSECUTOR	0	0	0
CITY HALL COMMON AREAS	3,114	3,114	3,114
COUNCIL CHAMBERS	2,055	2,055	2,055
Subtotal, Personnel & Space:	**10.863**	**11,471**	**12,064**
Circulation Factor 14%	*1,521*	*1,606*	*1,689*
Building Envelope Factor 12%	*1,304*	*1,377*	1,448
TOTAL PROPOSED GROSS SF		**14,454**	**15,201**

- Table 4.1 -

POLICE DEPARTMENT DIVISIONS	2025 CURRENT NEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED
ADMINISTRATION	2,554	2,911	3,235
PATROL	3,413	4,066	4,456
INVESTIGATIONS	1,674	2,106	2,376
EVIDENCE	1,953	1,953	1,953
INTERVIEW	2,482	2,482	2,482
TRAINING	8,902	8,902	8,902
FLEET	11,138	20,138	26,438
PUBLIC AREAS	1,273	1,273	1,273
COMMON AREAS	2,998	3,310	3,673
BUILDING SERVICES	1,543	1,543	1,543
SWAT	1,053	1,098	1,143
Subtotal, Personnel & Space:	**38,980**	**49,779**	**57,471**
Building Envelope Factor 12%	*4,678*	*5,974*	*6,897*
TOTAL PROPOSED GROSS SF	**43,658**	**55,753**	**64,368**

- Table 4.2 –

FIRE DEPARTMENT AREA	2025 CURRENT NEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED
PUBLIC AREAS	2,095	2,495	2,495
OFFICE AREAS	610	1,160	1,160
FIREFIGHTER AREAS	3,046	3,296	3,296
APPARATUS BAYS/SUPPORT	6,900	8,172	11,412
BUILDING SUPPORT	620	700	700
Subtotal, Personnel & Space:	**12,671**	**15,823**	**19,063**
Circulation Factor 13%	*1,647*	*2,057*	*2,478*
Building Envelope Factor 12%	*1,521*	*1,899*	*2,288*
TOTAL PROPOSED GROSS SF	**15,839**	**19,779**	**23,829**

- Table 4.3 –

PUBLIC WORKS	2025 CURRENT NEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED
DIRECTOR	144	144	144
ADMIN. ASSISTANT	48	96	192
UTILITY SUPERINTENDENT	48	48	48
WATER RESOURCE TECH	0	0	48
UTILITY LEAD	48	48	48
DEVELOPMENT SUPER.	120	120	120
GIS TECH	0	48	48
ENGINEERING TECH	72	72	72
ENGINEERING INTERNS	0	36	72
BUILDING SUPPORT	320	320	320
Subtotal, Personnel & Space:	**800**	**832**	**1,112**
Efficiency Factor 30%	*240*	*280*	*334*
TOTAL PROPOSED GROSS SF	**1,040**	**1,212**	**1,446**

- Table 4.4 –

05 | DEVELOPMENT SCENARIOS

INTRODUCTION

This section will investigate various planning options regarding how a building might be developed successfully to address the identified space needs.

The first step of this process will be to analyze different site development scenarios that could be used on sites of differing densities and acreage. How much space is occupied by the building footprint alone is a portion of the determination of site acreage needed. Investigating various scenarios, and determining site configuration options, gives the City a tool to consider various possibilities that could meet their needs on variety of sites.

DETERMINING SITE ADEQUACY

Minimum site area is determined in part by the building and parking demands, but also the degree of open space desired. It is frequently advantageous to plan for a reasonable degree of open space to accommodate expansion beyond anticipated growth, as well as to provide site design and amenities fitting of a public building.

Determining if a site can meet the needs of a particular user group and building type is rooted in:

1. The site area available for development.
2. The ability of the site to support operations.

For public safety, the ideal site must support efficient operations and a multitude of key criteria that are important for public safety projects. Such criteria include:

- Central location with proximity and connection to major thoroughfares and arterials
- Compatible neighboring land uses with potential for positive impact in the community
- Visibility in the community, public accessibility, and wayfinding
- Ability to support emergency and routine vehicle circulation
- Access to utilities such as water, electric, natural gas, and sewer
- Avoidance of floodplains, railways, and other potential hazards
- Interagency adjacencies
- Refueling convenience
- Security and employee safety

Lastly, the fiscal concerns of site adequacy must also be considered. Development impediments (utility availability, terrain difficulties, and similar) bear impacts on both cost and constructability. Acquisition cost must also be considered as it relates to the overall project. Providing other criteria are met, public or institutional land is typically available at low or no cost. Acquiring commercially viable property comes at a higher cost. Site acquisition cost, if any, should be considered in the overall project budget.

PARKING NEEDS

One of the most significant drivers of site use is parking. It must be determined how well a given site will support adequate parking. The demand for both public and staff parking must be calculated as part of the planning process. Therefore, this study estimates the number of required parking spaces on-site for the personnel using the facilities, currently and at 20-years. In the table below staff and public parking is established for the total off-street parking need; this does not include indoor parking for department fleet vehicles.

	STAFF PARKING NEED			PUBLIC (VISITOR) PARKING
	Staff Personnel	*Peak Reduction*	**STAFF TOTAL**	
City Hall	*52*	*(3)*	**50**	80
Police	*40*	*(3)*	**37**	5
Total Parking	*92*	*(6)*	**87**	105

- Table 5.1 -

It is highly recommended for public safety facilities that public and staff parking areas be separated and staff parking areas be secure, if possible, for reasons relating to the safety and security of staff while navigating between the building and parking areas. Fleet parking for patrol and unmarked/take-home vehicles will be provided separately in a secure, enclosed fleet garage.

Public parking needs are largely driven by the large 100 person capacity training / community spaces. A total of 85 public parking spaces are required to meet visitor needs for the police and city hall for this reason.

The proper amount of staff parking is driven by the total number of personal and fleet vehicles at the site simultaneously. Personal vehicles are those vehicles driven to the facility by personnel who own the vehicle. Fleet vehicles are all department owned vehicles provided to staff, for shared use or assigned to specific personnel. Staff parking demand has been adjusted for customary sick time or leave that may be reasonably anticipated using a 5% factor. For public safety facilities, staff working and on site are also typically able-bodied. For that reason, ADA parking needs are added to the base parking need so that necessary usable spaces are not limited.

SITE UTILIZATION AND MINIMUM NEEDS

With the overall building area and parking needs identified, it is possible to determine the recommended minimum site acreage through exploration of various site utilization scenarios. Beyond the building footprint, necessary parking and other paved areas, other open areas will fill the balance of the minimum site acreage needed for proper project development. These areas provide room for:

- Security buffers
- CPTED (crime prevention through environmental design) principles
- Future building expansion
- Greater design flexibility
- Stormwater management

- Enhancing the overall environment

To gain an understanding of minimum site acreage needs under ideal conditions, we looked at typical site planning requirements that could be expected to meet the needs of your program, including an additional 10% expansion beyond the current 20-year planning period, and a site open area of 40%. This is referred to as a low-density site development, more common in suburban locations.

A high-density site development scenario was also reviewed including 0% for additional expansion and a site open area of 10%. The following site needs were determined based on the planning configurations and density scenarios:

SITE UTILIZATION SCENARIO #1 (Building Configuration Option A)
City Hall & Police Station

LOW DENSITY DEVELOPMENT				HIGH DENSITY DEVELOPMENT			
Total Project Space Need		86,932	SF	Total Project Space Need		86,932	SF
Building Footprint		46,881	SF	Building Footprint		46,881	SF
Staff Parking	(87 spaces at 400 SF each)	34,800	SF	Staff Parking	(87 spaces at 400 SF each)	34,800	SF
Public Parking	(85 spaces at 400 SF each)	34,000	SF	Public Parking	(85 spaces at 350 SF each)	29,750	SF
Mechanical/Electrical Yard		1,600	SF	Mechanical/Electrical Yard		1,600	SF
Miscellaneous Paved Area		6,000	SF	Miscellaneous Paved Area		6,000	SF
Total Developed Area		123,281	SF	Total Developed Area		119,031	SF
Unplanned Expansion Space	10.00%	8,693	SF	Unplanned Expansion Space	0.00%	-	SF
Open Area/Stormwater Treatment	40.00%	49,312	SF	Open Area/Stormwater Treatment	10.00%	11,903	SF
TOTAL SITE REQUIREMENT		**181,287**	**SF**	**TOTAL SITE REQUIREMENT**		**130,934**	**SF**
		4.2	**acres**			**3.0**	**acres**

- Table 5.1 -

SITE UTILIZATION SCENARIO #2 (Building Configuration Option B)
City Hall & Police Station

LOW DENSITY DEVELOPMENT				HIGH DENSITY DEVELOPMENT			
Total Project Space Need		86,932	SF	Total Project Space Need		86,932	SF
Building Footprint		39,605	SF	Building Footprint		39,605	SF
Staff Parking	(87 spaces at 400 SF each)	34,800	SF	Staff Parking	(87 spaces at 400 SF each)	34,800	SF
Public Parking	(85 spaces at 400 SF each)	34,000	SF	Public Parking	(85 spaces at 350 SF each)	29,750	SF
Mechanical/Electrical Yard		1,600	SF	Mechanical/Electrical Yard		1,600	SF
Miscellaneous Paved Area		6,000	SF	Miscellaneous Paved Area		6,000	SF
Total Developed Area		116,005	SF	Total Developed Area		111,755	SF
Unplanned Expansion Space	10.00%	8,693	SF	Unplanned Expansion Space	0.00%	-	SF
Open Area/Stormwater Treatment	40.00%	46,402	SF	Open Area/Stormwater Treatment	10.00%	11,176	SF
TOTAL SITE REQUIREMENT		**171,100**	**SF**	**TOTAL SITE REQUIREMENT**		**122,931**	**SF**
		3.9	**acres**			**2.8**	**acres**

- Table 5.2 -

SITE UTILIZATION SCENARIO Fire Station								
LOW DENSITY DEVELOPMENT					**HIGH DENSITY DEVELOPMENT**			
Total Project Space Need			23,829	SF	Total Project Space Need		23,829	SF
Building Footprint			23,829	SF	Building Footprint		23,829	SF
Staff Parking	(15 spaces at 400 SF each)		6,000	SF	Staff Parking	(15 spaces at 400 SF each)	6,000	SF
Public Parking	(25 spaces at 400 SF each)		10,000	SF	Public Parking	(25 spaces at 400 SF each)	10,000	SF
Mechanical/Electrical Yard			1,600	SF	Mechanical/Electrical Yard		1,600	SF
Miscellaneous Paved Area			22,000	SF	Miscellaneous Paved Area		18,000	SF
Total Developed Area			63,429	SF	Total Developed Area		59,429	SF
Unplanned Expansion Space		10.00%	2,383	SF	Unplanned Expansion Space	0.00%	-	SF
Open Area/Stormwater Treatment		40.00%	25,372	SF	Open Area/Stormwater Treatment	10.00%	5,943	SF
	TOTAL SITE REQUIREMENT		**91,184**	**SF**		**TOTAL SITE REQUIREMENT**	**65,372**	**SF**
			2.1	**acres**			**1.5**	**acres**

- Table 5.3 -

BUILDING CONFIGURATION OPTIONS

In the consideration of the various development scenarios, we must consider the functional needs for the facility and how that space is distributed throughout the building both horizontally and vertically. Proper placement of functions inside the building is of paramount concern to ensuring operational efficiency. There are two primary factors that impact placement of specific functional areas within a building:

1. The first are internal influences such as critical adjacencies for ideal operations. While compromises are usually possible, placement of functional areas without regard to these adjacencies will result in unintended negative impacts to operations.
2. The second are external influences such as access to daylight and public access/accessibility to community-based program areas.

The follow tables provide a range of building configuration options for one-story and two-story facilities with a lower level. With each proposed building configuration, the projected 20-year space needs were used to provide consistent parameters throughout the planning process.

COMBINED CITY HALL & POLICE FACILITY CONFIGURATION OPTIONS

OPTION A - 1-STORY w/ LL		BUILDING LEVEL					COMMENTS
		Level B2	Level B1	Level 1	Level 2	Level 3	
Department Divisions							
Police	ADMINISTRATION	0	0	3,235	0	0	
	PATROL	0	1,017	3,440	0	0	
	INVESTIGATIONS	0	0	2,376	0	0	
	EVIDENCE	0	1,953	0	0	0	
	HARD INTERVIEW	0	0	2,482	0	0	
	POLICE TRAINING	0	2,596	6,306	0	0	
	SWAT	0	0	1,143	0	0	
	FLEET GARAGE	0	26,438	0	0	0	
	POLICE PUBLIC AREAS	0	0	1,273	0	0	
	POLICE COMMON AREAS	0	2,510	1,162	0	0	
Shared	BUILDING SHARED AREAS	0	0	8,021	0	0	
	BUILDING SERVICES	0	1,248	295	0	0	
City Hall	CITY ADMINISTRATION	0	0	1,235	0	0	
	FINANCE	0	0	499	0	0	
	HUMAN RESOURCES	0	0	709	0	0	
	COMMUNICATIONS	0	0	281	0	0	
	IT	0	0	538	0	0	
	COMMUNITY DEVELOPMENT	0	0	2,250	0	0	
	PUBLIC WORKS	0	0	1,446	0	0	
	PROSECUTOR	0	0	0	0	0	
	CITY COUNCIL	0	0	2,055	0	0	
	CITY HALL COMMON AREAS	0	0	3,114	0	0	
Subtotal, Building Level:		**0**	**35,760**	**41,858**	**0**	**0**	
Building Envelope Factor (12%)		0	4,291	5,023	0	0	
TOTAL PROPOSED GSF		**0**	**40,052**	**46,881**	**0**	**0**	86,932

- Table 5.4 -

OPTION B - 2-STORY w/ LL		BUILDING LEVEL					COMMENTS
		Level B2	Level B1	Level 1	Level 2	Level 3	
Department Divisions							
Police	ADMINISTRATION	0	0	0	3,235	0	
	PATROL	0	1,017	3,440	0	0	
	INVESTIGATIONS	0	0	0	2,376	0	
	EVIDENCE	0	1,953	0	0	0	
	HARD INTERVIEW	0	0	2,482	0	0	
	POLICE TRAINING	0	2,596	6,306	0	0	
	SWAT	0	0	1,143	0	0	
	FLEET GARAGE	0	26,438	0	0	0	
	POLICE PUBLIC AREAS	0	0	1,273	0	0	
	POLICE COMMON AREAS	0	421	3,251	0	0	
Shared	BUILDING SHARED AREAS	0	0	8,021	0	0	
	BUILDING SERVICES	0	1,248	295	0	0	
City Hall	CITY ADMINISTRATION	0	0	0	1,235	0	
	FINANCE	0	0	0	499	0	
	HUMAN RESOURCES	0	0	397	312	0	
	COMMUNICATIONS	0	0	281	0	0	
	IT	0	0	195	343	0	
	COMMUNITY DEVELOPMENT	0	0	2,250	0	0	
	PUBLIC WORKS	0	0	1,446	0	0	
	PROSECUTOR	0	0	0	0	0	
	CITY COUNCIL	0	0	2,055	0	0	
	CITY HALL COMMON AREAS	0	0	2,529	585	0	
Subtotal, Building Level:		**0**	**33,671**	**35,362**	**8,585**	**0**	
Building Envelope Factor (12%)		0	4,041	4,243	1,030	0	
TOTAL PROPOSED GSF		**0**	**37,712**	**39,605**	**9,615**	**0**	86,932

- Table 5.5 -

MASTER PLANNING OPTIONS

Since each concept plan being considered uses the same programmed building area, the primary differences between the planning options exploring the new site will be in how that footprint is configured, and how the remainder of the site is developed in response to that footprint. These differences will be seen in how the site is configured to accommodate:

- Site access
- On-site staff and public parking
- Building setbacks, landscape buffer zones and standoff zones
- Outdoor common spaces and secure yard areas
- Stormwater management
- Possibility for future expansion

19000 79th Avenue | Development Option A for City Hall & Police Facility

This development option represents a new two-story City Hall and Police facility to meet the departments 20-year operational needs located on greenfield site off City Center Drive. Secure parking for police fleet as well as support spaces are proposed in the lower level on the northern side. The site has ample room for the established operational needs and allows space for future expansion if needed.

Based on the available information, development of this site may require adjustments to existing wetland area, this is something the city should continue to review future.

This site has great potential to be utilized for a new City Hall and Police facility. The location is adjacent to the future “city center” development to the south and located on an improved street with available access to utilities. The area is also located within a walkable district with connection to established paths.

Visitor parking and site access is aligned off City Center Drive at the southern portion of the site. The public parking area has potential to connect to future development south of the site. Staff parking is kept separate in secure area with access from the north and screened by the building from public view.



- Option A –

County Road 10 Site | Development Option B for City Hall & Police Facility

This development option represents a new two-story City Hall and Police facility to meet the departments' 20-year operational needs located on a greenfield site north of Heritage Park. Secure parking for police fleet as well as support spaces are proposed on the lower level. This option takes advantage of the established topography allowing for access to the lower level on the southern side. The site has ample room for the established operational needs and allows space for future expansion if needed.

This site has good potential to be utilized for a new City Hall and Police facility with great visibility from Highway 10. The adjacency to the Heritage Park may also be a benefit with potential to connect the site with walking trails. However, this site does not have current access to utilities which would be an additional cost and the site is located off a County Highway requiring turn lanes to be constructed for safe site access.

Visitor parking and site access is aligned to the west at a planned access location off Highway 10. Staff parking is kept separate in a secure area with access from the east and screened by the building from public view.



- Option B -

8200 County Road 116 | Development Option A for Corcoran Fire Station

This development option represents a new single-story fire station with the ability to expand to meet the departments' 20-year operational needs. The proposed facility is located on existing city hall site and would require the city hall to be relocated prior to constructing the fire station. The fire station proposed with drive through bays for safety, redundancy, and flexibility of use. This location provides great visibility within the community to the department and its proposed location would be nearby the relocated city hall and police facility just to the south on City Center Drive.

The proposed location within the city limits is ideal for response. The response apron from the apparatus has direct access onto Highway 116. Public traffic and returning apparatus have access from City Center Drive limiting additional turn lanes and access point off Highway 116, improving safety.



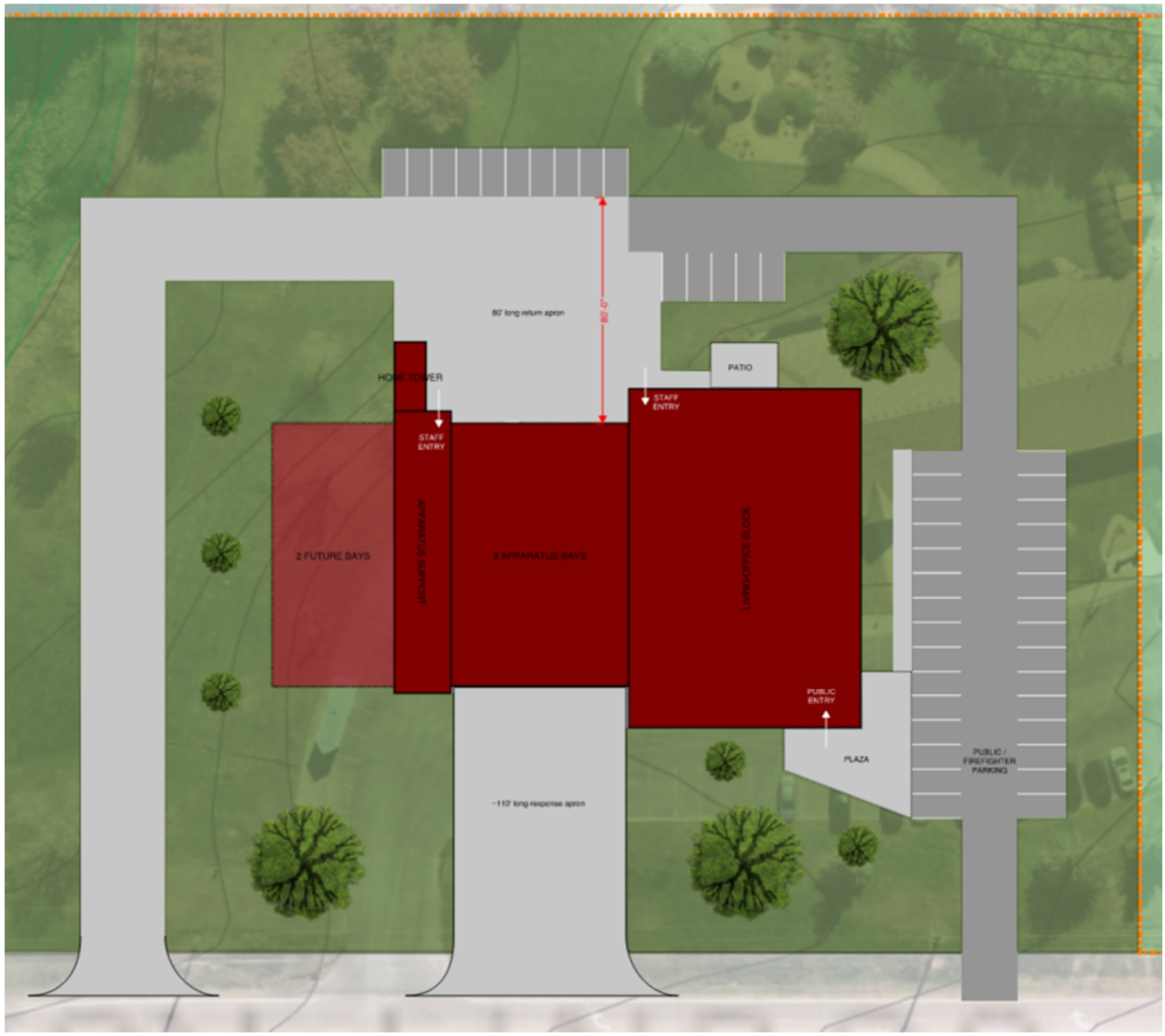
- Option A –

8200 County Road 116 | Development Option B for Corcoran Fire Station

This development option represents a new single-story fire station with the ability to expand to meet the department's 20-year operational needs. The proposed facility is located on existing city hall site and would require the city hall to be relocated prior to constructing the fire station. The fire station is proposed with drive through apparatus bays for safety, redundancy, and flexibility of use. This location provides great visibility within the community to the department, and its proposed location would be near the relocated city hall and police facility just to the south on City Center Drive.

The proposed location within the city limits is ideal for response. The response apron from the apparatus bays has direct access onto highway 116. In comparison to Option A, public traffic and returning apparatus all access the site from Highway 116 requiring multiple curb cuts along the Highway and making this option less ideal. Additionally, compared to Option A the position of the fire station further north on the site lessens the connection to the other city facilities proposed to the south on City Center Drive.

The site has ample room to support the fire department's operational needs with available space for future expansion. The site also allows for a generous rear apron that can be utilized for on-site fire fighter training.



- Option B –

9100 County Round 119 | Development Option Corcoran Public Works

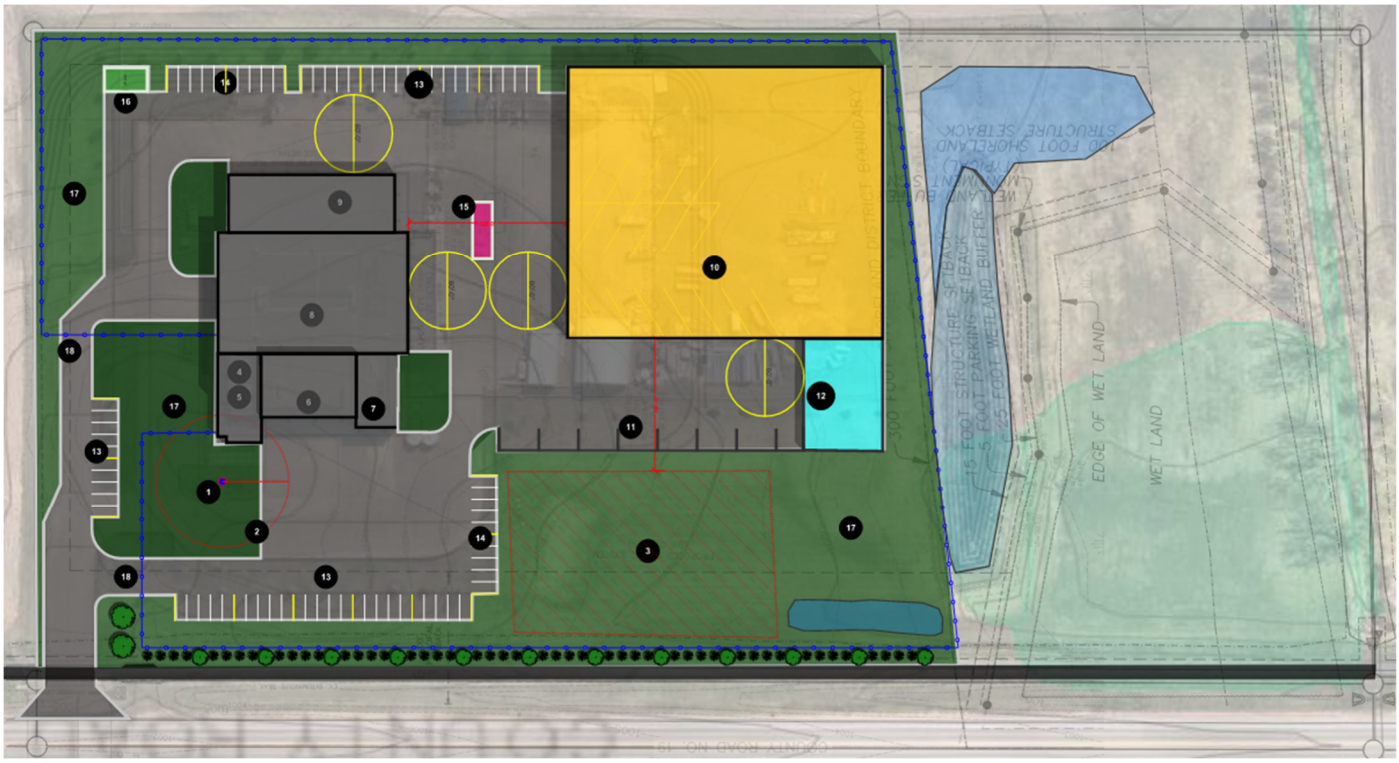
Restrictions of the existing facility and site make addition and expansion to the existing facility very difficult, if not improbable.

The original construction of this facility in 2013, was designed to be fire suppressed via a well and surge tank. This system was sized only for the facility as constructed, and expansion would require additional wells or expansion of the fire suppression surge tank. As the facility is also served by a septic system, that system was designed for the existing building's sanitary sewer needs only. Any capacity of the existing septic system would need to be evaluated, but there is probable capacity given the actual sanitary demand of the building. All vehicle area sanitary goes to a separator basin, that is then pumped periodically, and as such that waste does not go to the septic system. Municipal water and sanitary sewer services, are not likely to be delivered to this site, within the life time of the existing or any expansion on this site.

The site, while 11 acres, has realistically between seven and eight acres of usable land. The southern quarter of the site is dominated by a delineated wetland and a shoreland setback from a bordering stream/creek that restricts the buildable area of the property. Areas within the setback could be variance to house stormwater of on-grade storage, but not above ground buildings. Additionally, the required setbacks from the implemented well and septic field, make large scale building projects limited in the potential scope. Several test fit iterations were reviewed to understand the capacity of the existing site in ideal conditions. The ideal conditions included items such as an assumption of municipal water and sewer services, which would allow abandonment of the well and septic field, and manipulation of the setbacks of the wetlands and shoreland.

The most feasible plan for the existing site, includes a completely separated building, an expansion of on-site parking and expansion of the stormwater feature. This plan, provides enough square footage to nearly meet the current, immediate need as programmed. This plan however, does require a second well and potentially a fire suppression surge tank, similar to the current building, and an expansion of the existing septic field, if capacity is not available.

This plan, does not allow future growth, which is most limiting to the newly formed Utilities Department, which has a larger initial growth need for staff and equipment to meet service demands.



- Existing Site Feasible Expansion –

-- Please refer to the Appendix for more information on the Development Concepts---

06 | PROJECT COSTS

STATEMENT OF PROBABLE COST

Given the nature of municipal facilities, construction should include materials and systems that guarantee high levels of durability, security, and resiliency. These systems need to be robust and of high quality to ensure the safety of personnel and are expected to last 50 plus years. The following cost estimate reflects a facility with durable, long-lasting building materials, complying with local and state regulations for essential facilities, as well industry best practices. Alternate building systems and materials can be explored as potential cost savings but may result in a lesser quality building with higher maintenance costs over the lifecycle of the facility.

BKV Group collaborated with Kraus-Anderson Construction as an industry partner familiar with the region and building typology to develop a rough order of magnitude (ROM) cost specific to local conditions. Low- and high-cost ranges were provided. The budget, based on national construction cost averages adjusted for the region and verified by municipal facility experts, ensures credibility. Expertise in public safety space needs, site requirements, materials, equipment, and quality is essential for an adequate budget for future project development.

Total project cost is a combination of the hard costs required to physically construct a building as well as the soft costs needed to support project development and to ready a completed facility for occupancy.

1. Hard Costs
    - Hard Costs refer to building construction and normal site development costs and are typically the costs charged by a Contractor to construct the project.
2. Soft Costs
    - Soft Costs refer to the other costs paid for by the Owner that are critical and necessary for the completion of the project. These other costs include, but are not limited to, professional fees, geotechnical exploration, site surveys, construction phase testing, and furnishings.

Market conditions can dramatically affect Hard Costs. Low construction activity in a given region usually results in strong bidder participation and more competitive bids. When construction activity is high there is typically lower bidder participation and higher project construction costs.

Because the project design is conceptual at this stage, we always recommend and include a design contingency. This helps to mitigate and accommodate the undefined nature of the specific project details between now and finalization of the bid documents.

Escalation costs must be considered for any project that is not immediately commencing construction. An anticipated reasonable average for inflation rates over the next several years was established based on market forecasts. Historically, construction costs have had an annual escalation factor of 5-6%. If the project is planned further out from 2027, the cost estimate should be revisited prior to starting the project. Unforeseen developments such as tariffs have the potential to affect construction cost in a significant way and are not accounted for as part of this estimate.

The stated probable costs do not include other outside costs such as potential signalization, improvements to and expansion of roadways, new curb cuts, and improvements in the right-of-way. These are potential things that could be needed that will have costs. Without a design solution for evaluation, those costs cannot be understood as part of this study process.

The tables on the following pages illustrate the probable cost for the planning options included as part of this study.

Police, City Hall, Fire and Public Works
City of Corcoran

KRAUS-ANDERSON

9/30/2025	City of Corcoran				City of Corcoran	
Description	Police & City Hall	Fire Station	Public Works 5 Year	Public Works 20 Year	Current Overall Budget	
Update Date	09.30.25	09.26.25	09.26.25	09.22.25	#VALUE!	9/30/2025
PROJECT REVENUE / FUNDING	x	x	x		DO NOT MODIFY	
TOTAL PROJECT REVENUE	$0.00	$0.00	$0.00	$0.00	$0.00	
Project Revenue Projections	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	Estimate Update / Current Overall Budget
PROJECT AREA BREAKDOWN						
Police Admin	33,029				33,029	See BKV/Dental Space Needs
Police Garage	29,611				29,611	
City Hall	13,551				13,551	
PD/City Hall Shared	10,712				10,712	
PW Administration			10,302	15,422	10,302	
PW Vehicle Storage			76,609	127,123	76,609	
PW Vehicle Maintenance & Shops			22,379	31,657	22,379	
PW Salt Shed			3,600	4,800	3,600	
Fire Station		19,779			19,779	
Fire Station Alternate		4,050			4,050	
Public Works					0	
Total GSF	86,933	23,829	112,890	179,002	223,652	Formula
Site Area (Acres)	Assumed 3-4	Assumed 2-3	Assumed 8	Assumed 8	0	Concept Estimate
CONSTRUCTION COSTS						
Site	$2,768,472	$1,384,530	$3,439,283	$3,439,283	$7,592,285.29	See Concept Estimate
New Construction	$32,356,594	$8,781,876	$26,745,072	$39,953,879	$87,883,541.92	See Concept Estimate
Fire Alternate for 20 Year Plan		$542,700			$542,700.00	See Concept Estimate
Value Management					$0.00	N/A
Design Contingency	$2,810,005	$895,728	$2,414,748	$3,471,453	$6,081,482.18	8%
Escalation					$0.00	See Bottom of Sheet for Options
Total Bid Day	$37,935,071	$11,565,834	$32,599,104	$46,864,615	$82,100,009.39	Formula
Construction Contingency						
Remaining Contingency	$1,896,754	$578,292	$1,629,955	$2,343,231	$4,105,000.47	5%
Pending Change Orders					$0.00	PCO Log Totals
Executed Change Orders					$0.00	Executed Change Orders
General Conditions	$660,000	$520,000	$600,000	$720,000	$1,680,000.00	Based on PD/City Hall 14 Months, Fire 13 Months, PW 15 Months
CONSTRUCTION COSTS SUB TOTAL	$40,391,825	$12,664,126	$34,829,059	$49,927,846	$87,885,009.86	
Construction Cost / GSF	$464.63	$531.46	$308.52	$278.92	$1,304.61	Construction Costs Sub Total / Total GSF
Percent Construction Cost	83%	83%	83%	83%	183%	Construction Costs Sub Total / Total Project Cost
SOFT COSTS	$8,078,365	$3,166,032	$6,965,812	$9,985,569	$18,210,208.28	
Design Fees and Reimbursables						
Construction Management						
Permits, Plan Reviews & Fees						
Utilities - Connections						
Pre-Construction Surveys & Studies						
Testing & Inspections						
Bidding, Legal, Finance & Misc.						
City Purchase Orders						
Abatement						
Security and AV						
FF&E Expenses						
SOFT COSTS SUB-TOTAL	$8,078,365	$3,166,032	$6,965,812	$9,985,569	$18,210,208.28	
Soft Costs / SF	$92.93	$132.85	$61.70	$55.78	$287.56	
Percent Soft Costs	17%	20%	17%	17%	83%	
TOTAL PROJECT COSTS	$48,470,190	$15,830,158	$41,794,871	$59,913,415	$106,095,218.14	Constr. Cost + Soft Costs
Project Cost / GSF	$557.56	$664.32	$370.23	$334.71	$1,582.17	Total Project Cost / Total GSF
Project Cost Breakouts						
Total Cost Project Range	2025 Estimated Cost Ranges					
Low Range	$43,623,171	$14,247,142	$37,615,384	$53,922,074		
Mid Range	$48,470,190	$15,830,158	$41,794,871	$59,913,415		
High Range	$53,317,209	$17,413,174	$45,974,358	$65,904,757		
Low Range	$502	$598	$333	$301		
Mid Range	$558	$664	$370	$335		
High Range	$613	$731	$407	$368		
	2026 Estimated Cost Ranges					
Low Range	$45,398,098	$14,817,028	$39,119,999	$56,078,957		
Mid Range	$50,408,997	$16,463,364	$43,466,666	$62,309,952		
High Range	$55,449,897	$18,109,700	$47,813,332	$68,540,947		
	2027 Estimated Cost Ranges					
Low Range	$47,182,821	$15,409,709	$40,684,799	$58,322,115		
Mid Range	$52,425,357	$17,121,899	$45,205,332	$64,802,350		
High Range	$57,667,893	$18,834,088	$49,725,865	$71,282,585		

- Table 6.1 –

07 | STUDY CONCLUSIONS

FINDINGS & RECOMMENDATIONS

BKV Group completed a full review of the existing facilities utilized by the City of Corcoran. BKV completed an in-depth analysis of the City Hall, Public Works, Police and Fire Department's current and future operational space needs. BKV Group offers the following for the City's consideration:

The existing facilities are undersized and do not meet best practices for all city services. Key deficiencies include limited space, hindering efficient operations and growth. The facilities cannot support long-term needs, such as staff expansion, changing gender ratios, training, health/wellness, safety/security, modern operations, or additional vehicles and equipment.

The existing site for the City Hall, Public Works and Police Station are located at 8200 County Road 116, on the other hand, there is no Fire Department within the city of Corcoran. The city divides its territories into three service-areas for fire protection -Hanover Fire Department (serves part of Corcoran), Rogers Fire Department and the West Suburban Fire District (also serves part of Corcoran).

The 79th Avenue site is suitable for a City Hall,and Police Station. Based on the available information, development of this site may require adjustments to existing wetland area, this is something the city should continue to review future. This site has great potential to be utilized for a new City Hall and Police facility. The location is adjacent to the future "city center" development to the south and located on an improved street with available access to utilities. The area is also located within a walkable district with connections to established paths.

The County Road 10 site takes advantage of the established topography allowing for access to the lower level on the southern side. The site has ample room for the established operational needs and allows space for future expansion if needed. However, this site does not have current access to utilities which would be an additional cost and the site is located off a County Highway requiring turn lanes to be constructed for safe site access.

For the Fire Department, we proposed facility is located on existing city hall site located at 8200 County Road 116 and would require the city hall to be relocated prior to constructing the fire station. This location provides great visibility within the community to the department, and its proposed location would be nearby the relocated city hall and police facility just to the south on City Center Drive. The proposed location within the city limits is ideal for response. The response apron from the apparatus has direct access onto Highway 116. Public traffic and returning apparatus have access from City Center Drive limiting additional turn lanes and access point off Highway 116, improving safety.

Another proposed design option for the Fire Department is also located on the existing city hall site at 8200 County Road 116. This would require the city hall to be relocated prior to constructing the fire station. The proposed location within the city limits is ideal for response. The response apron from the apparatus bays has direct access onto highway 116. In comparison to Option A, public traffic and returning apparatus all access the site from Highway 116 requiring multiple curb cuts along the Highway and making this option less ideal. Additionally, compared to Option A the position of the fire station further north on the site lessens the connection to the other city facilities proposed to the south on City Center Drive.

TIMELINE / NEXT STEPS

With the space needs, development options and probable costs defined, the initial feasibility and conceptual planning phase is complete. The subsequent design phases of planning a facility will take up the longest duration of the total design process. The next step typically begins with commencing schematic design. The schematic design phase is one of the initial stages in the architectural planning process. During this phase, architects and designers focus on conceptualizing and defining the basic layout and form of a project based on the project's program, budget, and site constraints. Combined, the overall design process and construction duration can typically last over two years for a complex project.

So that we may illustrate a typical design-bid-build project approach we have included the preliminary project schedule below and summary of completed work to date. The final schedule will be determined between the City and the selected design/construction teams.

The work listed below consists of the overall services subject to BKV's Agreement with the City of Corcoran. Forthcoming work is not currently a part of our Agreement, although we are available to assist with any further questions or needs to support the City in advancing the project to fulfill the immediate and long-term operational needs of the City Hall, Public Works, Fire and Police Departments.

WORK COMPLETED

- Programming / Space Needs Assessment
- Facility Operational Assessment (FOA)
- Concept Planning & Site Feasibility
- Cost Estimating

FUTURE PROJECT PHASES & PRELIMINARY PROJECT SCHEDULE

The following is proposed phasing for the projects explored within this study.

- Phase 1: Relocation of City Hall and Police
- Phase 2: Expansion / Renovation of Public Works
- Phase 3: Construct Fire Station

The following is an estimated schedule for future development for a typical phase of your project. This schedule would be comparable for a project being competitively bid or delivered via the construction manager delivery method. However, with the construction management delivery method, work onsite could commence somewhat earlier utilizing multiple bid packages, realizing some schedule efficiencies.

1. BASIC ARCHITECTURAL SERVICES (9 – 12 months)
    a. Schematic Design Phase
        i. Refine floor plans
        ii. Refine site design
        iii. Narrative of construction materials
        iv. Building code analysis
        v. Update cost estimate
    b. Owner Approval

c. Design Development Phase
    i. Refine/revise floor plan
    ii. Refine/revise site plan
    iii. Develop interior elevations
    iv. Update narrative of construction materials
    v. Develop specific construction details
    vi. Finalize implementation of code response
    vii. Specify select products and materials
    viii. Develop security and access concepts
    ix. Develop interior design
    x. Preliminary engineering
    xi. Update cost estimate
d. Owner Approval
e. Construction Documents Phase
    i. Bid drawings & technical specifications
    ii. Final engineering
f. Owner Approval & Permit Review
g. Bidding Phase
    i. Consider substitution requests
    ii. Issue contract addendum
    iii. Open bids
h. Construction Contract Procurement
i. Construction Administration
    i. Construction observation (conformance to the design documents)
    ii. Progress reports
    iii. Develop and issue change orders
    iv. Process applications for payment
    v. Review submittals
    vi. Conduct punch list inspections
    vii. Certify substantial completion
    viii. Warranty period (as needed)

2. CONSTRUCTION (12 – 16 months)

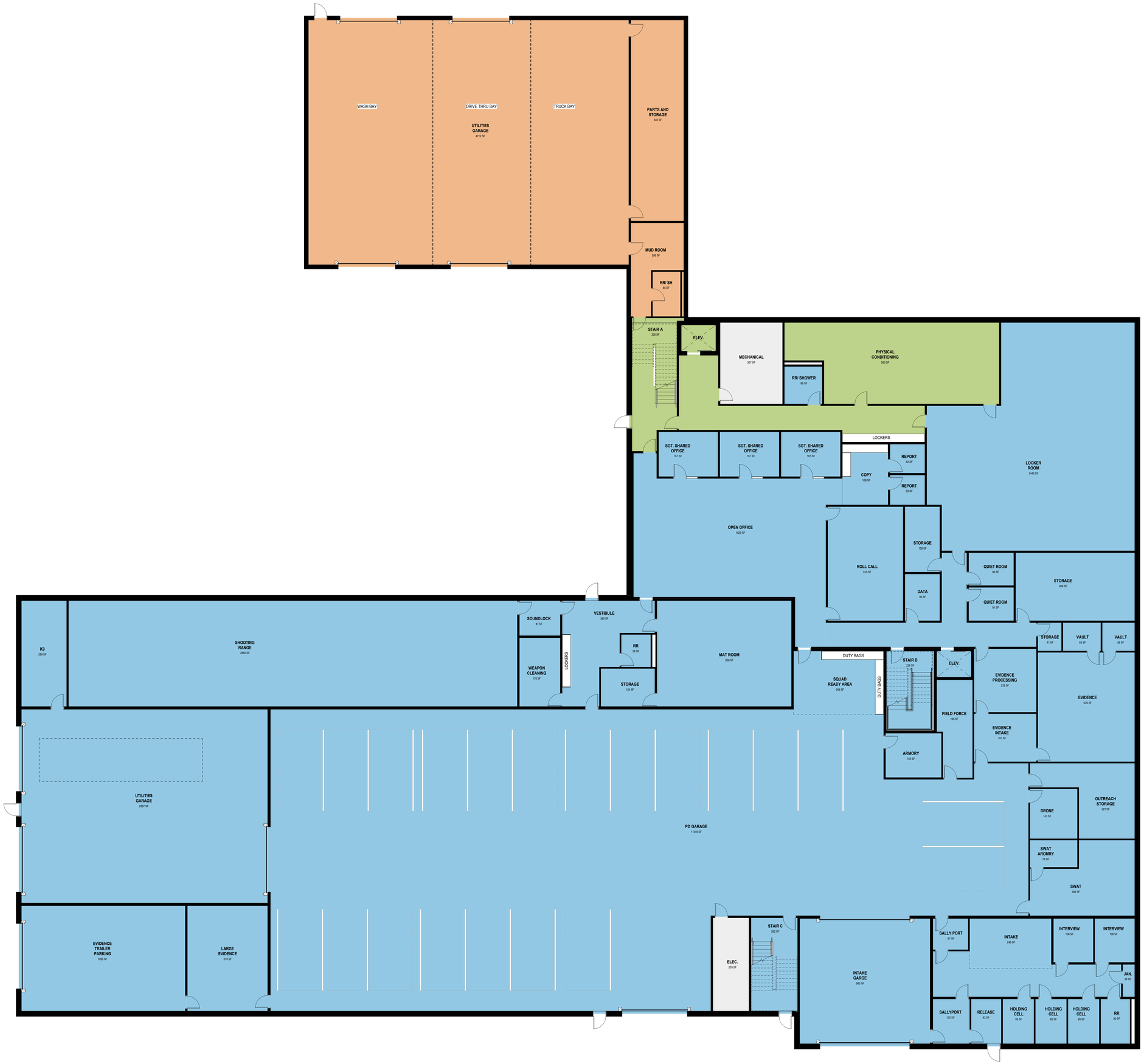
Once funded, the City's next steps will be to select and contract with an Architecture and Engineering team to complete the Contract Documents. There will be other necessary project professionals such as Surveyors and Geotechnical Engineers, that will need to be selected and contracted with to allow the project to progress effectively. If the City elects to utilize a Construction Manager, we advise that they be brought onboard during the schematic design phase to allow the greatest benefit to the City. Having a Construction Manager involved early allows them to collaborate with the City and design team to ensure constructability, budget and schedule conformance.

CONCLUSION

We hope the City of Corcoran has found this information helpful and that it will assist in your decision-making process. We want to thank you for the opportunity to work with your team and the trust you placed in us to guide your planning process.

Thank you!

Sincerely,
The BKV Group Team



1/1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CITY HALL
- POLICE
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	43,662 SF
LEVEL 2	19,472 SF
LEVEL 3	16,239 SF
TOTAL GSF	79,373 SF

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION

211

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

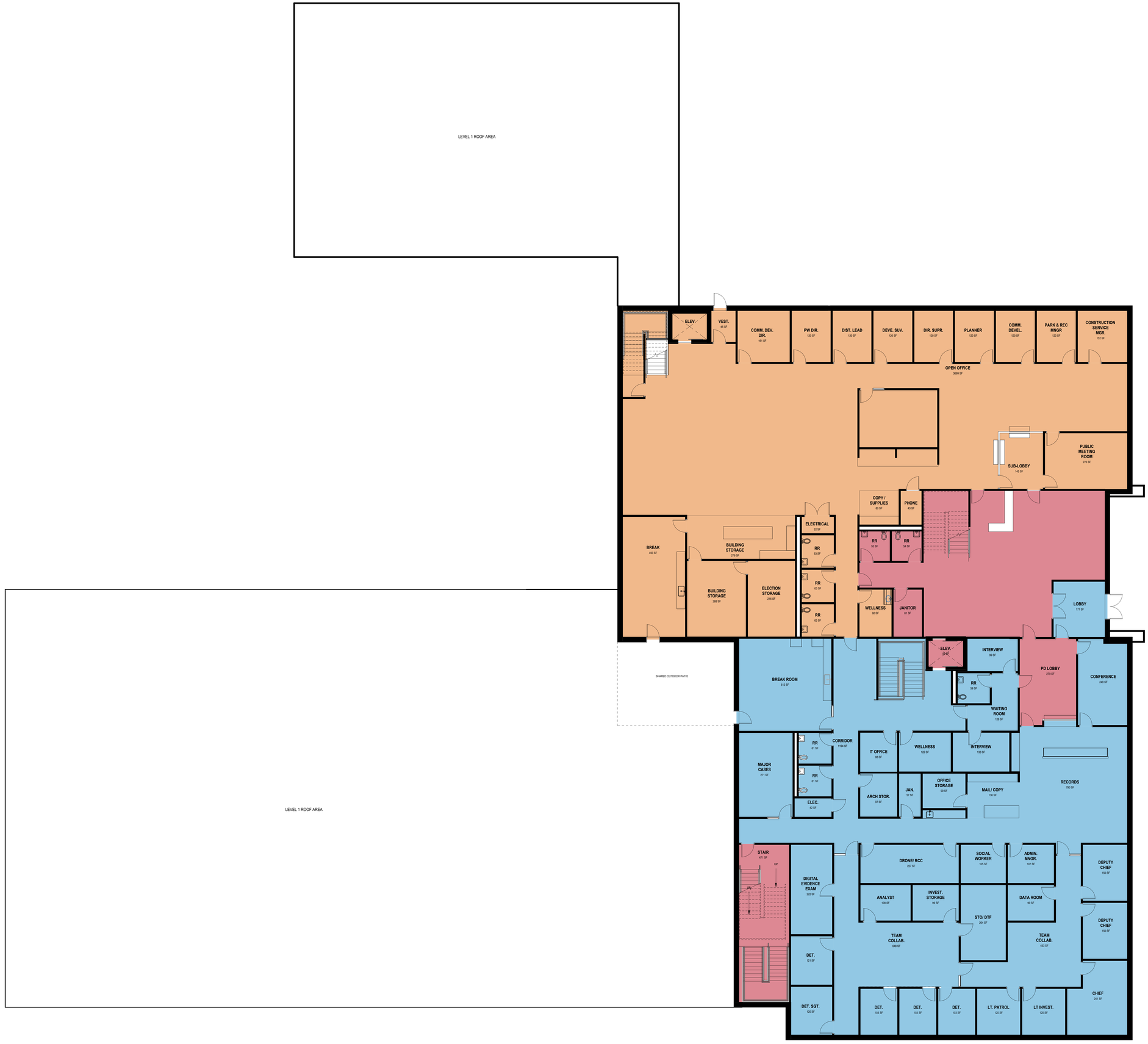
LEVEL 1 (GARAGE)

SHEET NUMBER

1

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1 2 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CITY HALL
- POLICE
- PUBLIC

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	43,662 SF
LEVEL 2	19,472 SF
LEVEL 3	16,239 SF
TOTAL GSF	79,373 SF

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Interior Design
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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

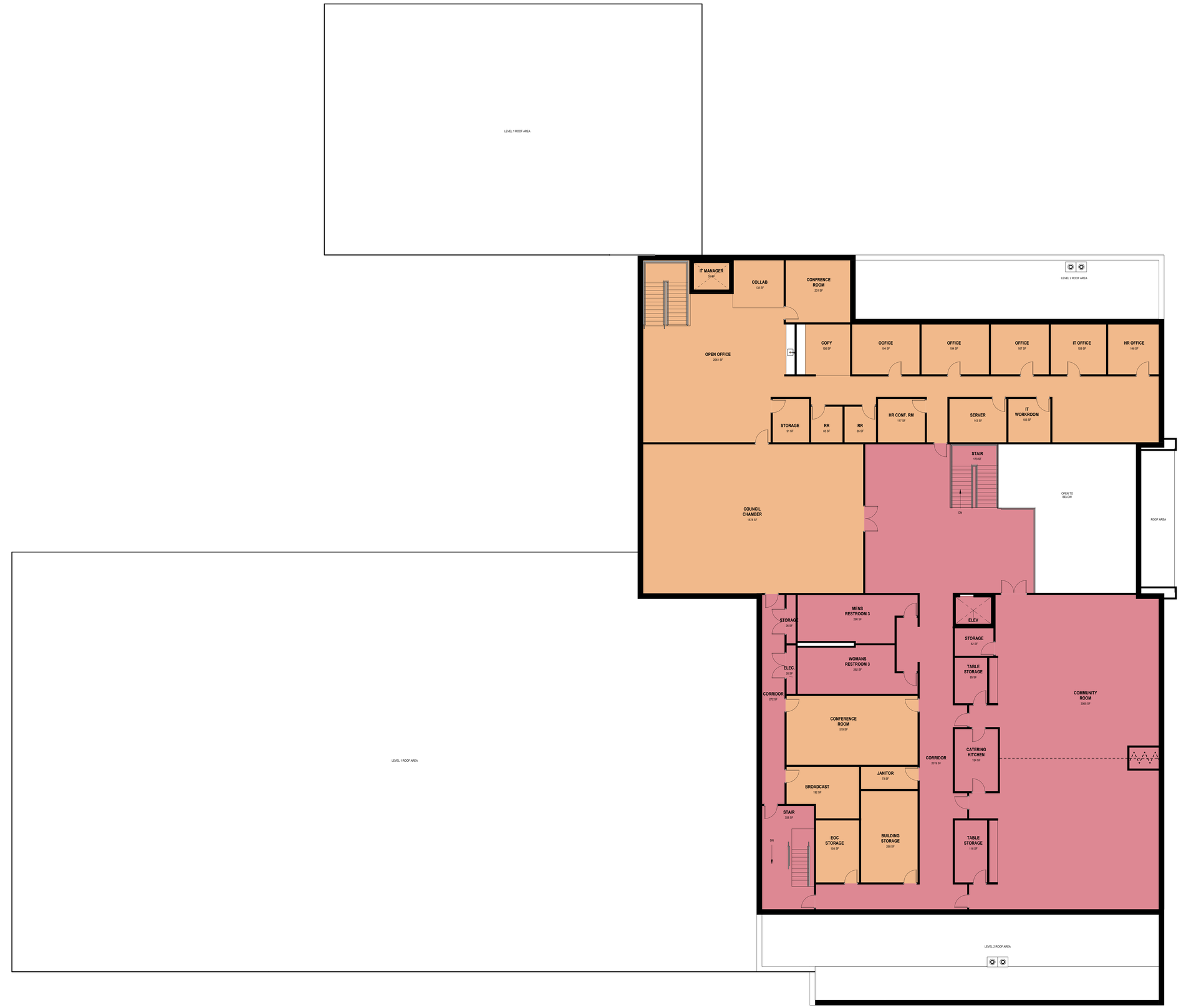
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SHEET NUMBER

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1/3 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CITY HALL
- PUBLIC

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	43,662 SF
LEVEL 2	19,472 SF
LEVEL 3	16,239 SF
TOTAL GSF	79,373 SF

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION

213

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

LEVEL 3

SHEET NUMBER

3

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Civic Campus

OPEN HOUSE

2026 Schedule



February 12
Bellwether Prairie Club Amenity Center
10:30 a.m.–noon

March 3
St. Thomas the Apostle Catholic Church
6-7:30 p.m.

April 28
Corcoran Public Works Facility
6–7:30 p.m.

May 6
Saint Therese of Corcoran
10:30 a.m.–noon

June 2
Hope Community Church
6–7:30 p.m. (+Livestream)

August 4
Corcoran Public Works Facility
at Corcoran Night to Unite 2026
6–7:30 p.m.

CORCORAN

8200 COUNTY ROAD 116
CORCORAN, MN 55340

SCAN ME

Join us in the coming months for our public engagement opportunities regarding the Corcoran Civic Campus.

Schedule can be found on the reverse side of this card or you can scan the QR code above for more details and information on the ongoing Space Needs Assessment project.

763-420-2288

www.corcoranmn.gov

STAFF REPORT **Agenda Item: 8.a**

Council Meeting: July 24, 2025	**Prepared By:** Jay Tobin, City Administrator
Topic: Contract Award for Space Needs Analysis	**Action Required:** Authorization

Summary

On June 23rd, 2025, City Council authorized staff to publish an RFP (Request For Proposals) for "Space Needs Analysis" to achieve the goals of: space needs assessment; asset inventory and valuation; establishment of a clear vision for a civic campus; and the initial development of a civic campus plan in support of the strategic objective of developing a "municipal facilities and land blueprint" as identified under the core strategy to "provide high quality, innovative services" within City Council's 2025 Core Strategies-Objectives-Goals-Measurables as approved on March 27th, 2025.

Twelve consultants submitted proposals by the July 11th, 2025 deadline. Our staff panel consisting of: City Administrator, Assistant City Administrator, Director of Public Safety, Director of Public Works/Engineer, and Community Development Director) reviewed, discussed, and evaluated submissions on July 14th, 2025 using the criteria established in the published RFP.

Evaluation Criteria:
1. Past record of experience and performance of similar projects, including references (20%)
2. Qualifications of staff assigned to the project, including commitment to this project (10%)
3. Project Understanding and Work Plan, including schedule (30%)
4. Fee (40%)

Consultants that summitted proposals and their fees listed alphabetically:

BKV Group - $25,960

Brunton - $39,500

Collaborative Design Group - $56,000

HCM Architects - $55,100

ICS - $24,500

ISG Inc - $38,600

JLG Architects - $38,500

Kodet Architectural Group - $61,250

Leo A. Daly - $39,000

Momentum Design Group - $41,000

Meyer Group Architecture - $48,565

Wold Architects & Engineers - $24,400

Four consultants were selected for deeper and broader face-to-face in interviews conducted on July

16th, 2025 consisting of: BKV, JLG, ISG, and Leo A. Daly.

Staff recommendation will be published in an update prior to the Council Meeting in order to allow for some necessary follow-up/clarification following the interviews (i.e. references, questions, etc) to ensure staff has the best information to base their recommendation.

UPDATED/ADDED on 7/23/25

BKV is identified as the preferred consultant to complete Corcoran's Space/Needs Analysis for city facilities for several reasons spelled out according to the evaluation criteria identified in the RFP.

1. Past record of experience and performance of similar projects, including references (20%)

BKV is a nationally recognized firm that came to the table with subconsultants Oertel Architects, and Kraus Anderson. Their collective breadth of experience in completing similar assessments and analysis for other cities is unmatched (200 listed). The submission outlined details of similar projects with Roseville, South St Paul, Golden Valley, Red Wing, Buffalo, Fridley, Brooklyn Center, Rosemount, and Orono. City Administrator Tobin also spoke with the Chanhassen City Administrator to discuss BKV's work on Chanhassen's Civic Campus construction, as well as their Community Center planning.
2. Qualifications of staff assigned to the project, including commitment to this project (10%):

The five personnel on this project attended the interview to include: Paul Michell (BKV - Partner-in-Charge); Michael Healy (BKV - Project Manager/Public Safety Planner); Kelly Naylor (BKV - City Hall Planner/Interior Designer); Andrew Cooper (Oertel Architects – Maintenance Planner); Mauri Solomon (Kraus Anderson – Facility Assessment Manager).
3. Project Understanding and Work Plan, including schedule (30%):

Clear understanding of the project with a work plan that offered the most engagement opportunities (8 total) – they call "work shops". Each work shop has clear focus to ensure the right stakeholders are participating and the necessary data is provided. BKV offers deliverables in their process that were not offered by other consultants that will assist the City as helpful tools that when maintained/updated will provide important data impacting future projects and decisions.
4. Fee (40%):

BKV's fee of $25,960 was the lowest of the 4 consultants interviewed and second lowest of the 12 proposals submitted.

Staff recommends that City Council authorize entering into agreement with BKV to complete the Space Needs Analysis per the specifics laid out in the RFP.

Financial/Budget
The "Space Needs Assessment" is the begins the process to identify city facility requirements to include: assessment of needs and assets, engagement of stakeholders and development of plans, and refinement to adoption of final plans that meet City Facilities requirements. Expenses for the entire process were projected in the $300,000 in the 2025A Bond spend plan.

Options
1. Authorize staff to move forward with engagement of BKV to conduct the space needs assessment for city facilities.

2. Provide staff other direction.

Recommendation
Authorize staff to move forward with engagement of BKV to conduct the space needs assessment for city facilities.

Council Action
Authorize staff to move forward with engagement of recommended contractor to conduct the space needs assessment for city facilities.

Attachments
1. RFP_for_Space_Needs_Analysis.pdf
2. BKV_Proposal_for_Corcoran_FacilitiesSNA_2025-07-11.pdf

CITY OF CORCORAN
SPACE NEEDS ANALYSIS FOR CITY FACLITIES
REQUEST FOR PROPOSALS

I. INTRODUCTION

The City of Corcoran is issuing this Request for Proposals (RFP) for professional services needed for completion of a facilities space needs planning study. This is a publicly advertised RFP for qualified architectural/planning firms.

A. RFP Content. This RFP contains the following sections:

I. Introduction
II. Project Information
III. Proposal Requirements

B. Addenda/Clarifications. Any changes to this RFP will be made by written addendum. Verbal modification will not be binding.

C. Pre-Contractual Expenses. The city will not be responsible for any pre-contractual expenses. Pre- contractual expenses are defined as expenses incurred by the Consultant including, but not limited to:

1. Preparing its proposal in response to this RFP;
2. Submitting the proposal to the City of Corcoran;
3. Negotiating with the City any matter related to their proposal; or
4. Any other expenses incurred by the Consultant prior to the date of execution of the Professional Services Agreement.

D. Contract Award. Issuance of this RFP and receipt of proposals does not commit the City of Corcoran to award a contract. The City of Corcoran reserves the right to postpone the award for its own convenience, to accept or reject any or all proposals received in response to this RFP, to negotiate with Contractors, to cancel all or part of this RFP, or to phase and/or adjust the size of the project so as to stay within budgetary limitations. The City's standard form of contract for professional services is attached for reference.

E. Contact Person. The City contact for specific questions regarding information in this RFP is Jay Tobin, City Administrator, (763) 248-1888, jtobin@corcoranmn.gov

II. PROJECT INFORMATION

A. Project Summary. The City of Corcoran owns and operates three facilities of various ages and also owns property at different geographic locations around the City. Based on varying age and condition of the facilities, along with the current and future needs of the City, a facilities space needs planning study (the "Study") is being sought to determine feasible options and help guide decision making by the City Council. The completed Study is the first integral phase of what is anticipated to be three phases for this city facilities initiative:

- Phase I: Facilities space needs planning study
- Phase II: Public engagement, site designs, communication plan, refined financial plan
- Phase III: Construction documents, bidding, construction management, project closeout

B. Project Scope. The objective of the Study is to develop options, and the associated costs of those options, on how the city could plan for its facilities now and into the future. The specific properties anticipated to be included in this study are indicated below, but the breadth of the investigation will vary with each property. The Study is required to be completed by the end of October 2025. It's not anticipated to have a robust public outreach or engagement campaign as part of the Study, but engagement with city staff, the City Council and key stakeholders will be needed.

The selected firm shall assess each property to prepare a summary that provides a baseline needs analysis, the general condition, operational efficiency, and a listing of factors that may impact its future use. The Study shall not include in-depth structural, utility, IT, code compliance, etc., but assessments should include enough information to give an overview of operating costs, potential major replacements, deficiencies, use of space, potential for expansion and remaining service life. The city will provide existing building/site plans and other available records to the consultant in electronic (pdf) format. The firm selected shall meet with key staff to obtain feedback about current use, constraints, future needs, etc.

The city would generally like to know what feasible options exist for the construction of new facilities compared to investment in existing facilities. The feasibility of these options shall include, but not be limited to:

- Cost
- Efficient use of space and access
  - Space planning shall be based on projected growth in the 2040 Comp Plan
- Sustainability and assessment of current assets
- Adherence to Strategic Priorities
- Levels of service for the public
- Land availability
- Partnerships with stakeholders
- Safety, Security, Code compliance, and Employee Wellness

C. Facilities/Properties:

1. City Hall
   a. PID 24-119-23-23-0001
   b. 8200 County Road 116, Corcoran
   c. Original construction date 1994, renovated in 2020
   d. Home to City Departments for Administration, Community Development, Public Safety, and Public Works
   e. Scope: High level assessment of current and future space needs offering options for a new Civic Campus that adds Fire Service spaces.

2. Public Works
   a. PID 18-119-23-13-0001
   b. County Road 19
   c. Original construction date 2014
   d. Home to Operations Team, equipment storage and repair, material storage, and fuel farm.
   e. Scope: High level assessment of service life and space needs planning with options for remodel and expansion onsite.

3. Old Public Works
    a. PID 10-119-23-41-0003
    b. 9525 Cain Road, Corcoran
    c. Original construction on site 1950
    d. Home to storage of Public Works and Public Safety vehicles and equipment
    e. Scope: High level assessment of service life and space needs planning with options for remodel and expansion onsite.

4. Former Rockford School Property (specifically the North-West 19.7 acres)
    a. PID 23-119-23-34-0001
    b. Along County Road 10 (adjacent to City Park)
    c. Purchased in 2018
    d. 19.7 acres (total PID is 59.95 acres)
    e. Scope: High level assessment of potential to relocate a new Civic Campus to this location.

5. County Road 116 (North of City Hall)
    a. PID 13-119-23-32-0001
    b. City has owned since 1996
    c. 78.97 acres
    d. Scope: High level assessment of potential to relocate a new Civic Campus to this location.

Facilities not specifically included in the Study include water treatment plants, current park spaces, and utility structures.

Developed options shall include a general summary narrative description, a physical design concept sketch, pros/cons of the option, optimal schedule of implementation, and estimated project cost. The scope of this Study is meant to be high-level, with the understanding that any selected option would require further investigation prior to implementation. The final Study shall be delivered electronically (.pdf) along with ten (10) hard copies.

D. Project Schedule. The following is a preliminary project schedule to use as a guide. Consultants shall prepare a detailed schedule based on their specific work plan developed. At a minimum, the Consultant shall include one (1) work session with the City Council to review options and one (1) presentation at a City Council meeting for presentation and acceptance of the Study.

RFP Released	June 25, 2025
Proposal Due	July 11, 2025 (Noon)
Interviews (if necessary)	July 16, 2025
City Council Approval	July 24, 2025
Contract Award	July 24, 2025
Kick-off Meeting	Week of August 11, 2025
City Council Workshop	TBD
City Council Presentation & Acceptance	TBD

III. PROPOSAL REQUIREMENTS

A. Submission of Proposal. Submit the proposal electronically via
email to: Jay Tobin
City of Corcoran City Administrator - jtobin@corcoranmn.gov

Proposals shall be <u>received</u> by Noon, July 11, 2025. Proposals received after this time will not be accepted. Acknowledgement of receipts of all Addenda is required.

B. Proposal Format. Proposals shall be submitted in electronic (PDF) format and be printable on two- sided 8½" x 11" paper, with all text clear of binding. Use of 11" x 17"-fold-out sheets for tables, fees or schedules is permissible but shall be limited. The proposal should be clear and understandable when reproduced in black and white. There is no page limit, but the information included should be responsive to this RFP. Do not include an overabundance of marketing materials; rather the information submitted should be concise, relevant and specific for this project.

C. Consultant Team. Background of firm, including sub-consultants, showing previous relevant work experience. Identify key team members and areas of responsibility.

D. Project Understanding, Work Plan and Schedule. The Consultant shall provide a brief, concise description that demonstrates the Consultant's understanding of the project and what needs to be done to successfully complete the scope of work. The work plan shall include a preferred proposal and alternate proposal with a detailed schedule outlining any decision points, deliverables, methodology, meetings, etc.

E. Fee. The Consultant shall consider all hourly rates for each personnel, all materials and equipment, sub-consultants, overhead and all expenses required to complete the project scope as outlined in this RFP. A total not-to-exceed fee that aligns with the submitted work plan shall be indicated and used for the evaluation.

F. References. The Consultant shall provide references for which the Consultant has provided comparable work within the last 5 years. References shall include contact information to verify the work performed.

G. Exceptions and Deviations. The Consultant may include other services outside the scope of this RFP that the Consultant feels may be needed or that would add value to the project. Any exceptions to the requirements in this RFP, including the language in the contractual terms of the City's standard Professional Services Agreement, must be noted in the proposal. If the Consultant proposes changes to the scope of work, include a description of the reason for the change and added/deducted costs if any.

H. Evaluation of Proposals. The proposals received will be evaluated per the criteria shown below to determine which one best meets the objectives of the project and the needs of the city. The city may choose to conduct oral interviews to assist in making the final consultant selection.

Evaluation Criteria:

1. Past record of experience and performance of similar projects, including references (25%)
2. Qualifications of staff assigned to the project, including commitment to this project (10%)
3. Project Understanding and Work Plan, including schedule (25%)
4. Fee (40%)

Based upon review and evaluation, the City Administrator will recommend to the City Council the appointment of the Consultant judged to be the most responsive and responsible for the services requested. The final decision of the Consultant selection will be made by the City Council. It is anticipated that the recommendation will be submitted to the City Council for consideration on July 24, 2025.

PROFESSIONAL SERVICES AGREEMENT

AGREEMENT made this _____day of _____, 20__, by and between the **CITY OF CORCORAN,** a Minnesota municipal corporation ("City") and _____"Consultant").

IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF SERVICES. The City retains Consultant for_____.

2. CONTRACT DOCUMENTS. The following documents shall be referred to as the "Contract Documents," all of which shall be taken together as a whole as the contract between the parties as if they were set verbatim and in full herein:

A. This Professional Services Agreement;

B. Request for quote – _____dated _____, 20___;

C. Insurance Certificate;

D. Consultant's _____, 20____ proposal for_____ ("Proposal").

In the event of conflict among the provisions of the Contract Documents, the order in which they are listed above shall control in resolving any such conflicts, with Contract Document "A" having the first priority and Contract Document "D" having the last priority.

3. COMPENSATION. Consultant shall be paid by the City for the services described in the Proposal a not to exceed fee of _____Dollars ($__, inclusive of expenses. Services performed directly by Consultant shall be paid at an hourly rate in accordance with the Proposal, subject to the not to exceed fee. The not to exceed fees and expenses shall not be adjusted if the estimated hours to perform a task, the number of required meetings, or any other estimate or assumption is exceeded. Consultant shall bill the City as the work progresses. Payment shall be made by the City within thirty-five (35) days of receipt of an invoice.

4. DOCUMENT OWNERSHIP. All reports, plans, models, diagrams, analyses, and information generated in connection with performance of this Agreement shall be the property of the City. The City may use the information for its purposes.

5. CHANGE ORDERS. All change orders, regardless of amount, must be approved in advance and in writing by the City. No payment will be due or made for work done in advance of such approval.

6. COMPLIANCE WITH LAWS AND REGULATIONS. In providing services hereunder, Consultant shall abide by all statutes, ordinances, rules and regulations pertaining to the provisions of services to be provided.

7. STANDARD OF CARE. Consultant shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily possessed and exercised by a professional consultant under similar circumstances. No other warranty, expressed or implied, is included in this Agreement. City shall not be responsible for discovering deficiencies in the accuracy of Consultant's services.

8. INDEMNIFICATION. Consultant shall indemnify and hold harmless the City, its officers, agents, and employees, of and from any and all claims, demands, actions, causes of action, including costs and attorney's fees, arising out of or by reason of the execution or performance of the services provided for herein and further agrees to defend at its sole cost and expense any action or proceeding commenced for the purpose of asserting any claim of whatsoever character arising hereunder.

9. INSURANCE. Consultant shall secure and maintain such insurance as will protect Consultant from claims under the Worker's Compensation Acts, automobile liability, and from claims for bodily injury, death, or property damage which may arise from the performance of services under this Agreement. Such insurance shall be written for amounts not less than:

Commercial General Liability	$2,000,000 each occurrence/aggregate
Automobile Liability	$2,000,000 combined single limit
Professional Liability	$2,000,000 each occurrence/aggregate

The City shall be named as an additional insured on the general liability policy on a primary and non-contributory basis. Before commencing work, the Consultant shall provide the City a certificate of insurance evidencing the required insurance coverage in a form acceptable to City.

10. INDEPENDENT CONTRACTOR. The City hereby retains Consultant as an independent contractor upon the terms and conditions set forth in this Agreement. Consultant is not an employee of the City and is free to contract with other entities as provided herein. Consultant shall be responsible for selecting the means and methods of performing the work. Consultant shall furnish any and all supplies, equipment, and incidentals necessary for Consultant's performance under this Agreement. City and Consultant agree that Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's agents or employees are in any manner agents or employees of the City. Consultant shall be exclusively responsible under this Agreement for Consultant's own FICA payments, workers compensation payments, unemployment compensation payments, withholding amounts, and/or self-employment taxes if any such payments, amounts, or taxes are required to be paid by law or regulation.

11. SUBCONTRACTORS. Consultant shall not enter into subcontracts for services provided under this Agreement without the express written consent of the City. Consultant shall comply with Minnesota Statutes § 471.425. Consultant must pay subcontractors for all undisputed services provided by subcontractors within ten (10) days of Consultant's receipt of payment from City. Consultant must pay interest of one and five-tenths percent (1.5%) per month or any part of a month to subcontractors on any undisputed amount not paid on time to subcontractors. The minimum monthly interest penalty payment for an unpaid balance of One Hundred Dollars ($100.00) or more is Ten Dollars ($10.00).

12. CONTROLLING LAW/VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. In the event of litigation, the exclusive venue shall be in the District Court of the State of Minnesota for Carver County Minnesota.

13. MINNESOTA GOVERNMENT DATA PRACTICES ACT. Consultant must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to (1) all data provided by the City pursuant to this Agreement, and (2) all data, created, collected, received, stored, used, maintained, or disseminated by Consultant pursuant to this Agreement. Consultant is subject to all the provisions of the Minnesota Government Data Practices Act, including but not limited to the civil remedies of Minnesota Statutes Section 13.08, as if it were a government entity. In the event Consultant receives a request to release data, Consultant must immediately notify City. City will give Consultant instructions concerning the release of the data to the requesting party before the data is released. Consultant agrees to defend, indemnify, and hold City, its officials, officers, agents, employees, and volunteers harmless from any claims resulting from Consultant's officers', agents', city's, partners', employees', volunteers', assignees' or subcontractors' unlawful disclosure and/or use of protected data. The terms of this paragraph shall survive the cancellation or termination of this Agreement.

14. COPYRIGHT. Consultant shall defend actions or claims charging infringement of any copyright or software license by reason of the use or adoption of any software, designs, drawings or specifications supplied by it, and it shall hold harmless the City from loss or damage resulting therefrom.

15. PATENTED DEVICES, MATERIALS AND PROCESSES. If the Contract requires, or the Consultant desires, the use of any design, devise, material or process covered by letters, patent or copyright, trademark or trade name, the Consultant shall provide for such use by suitable legal agreement with the patentee or owner and a copy of said agreement shall be filed with the City. If no such agreement is made or filed as noted, the Consultant shall indemnify and hold harmless the City from any and all claims for infringement by reason of the use of any such patented designed, device, material or process, or any trademark or trade name or copyright in connection with the services agreed to be performed under the Contract, and shall indemnify and defend the City for any costs, liability, expenses and attorney's fees that result from any such infringement.

16. RECORDS. Consultant shall maintain complete and accurate records of hours worked and expenses involved in the performance of services.

17. ASSIGNMENT. Neither party shall assign this Agreement, or any interest arising herein, without the written consent of the other party.

18. WAIVER. Any waiver by either party of a breach of any provisions of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.

19. ENTIRE AGREEMENT. The entire agreement of the parties is contained herein. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein.

20. TERMINATION. This Agreement may be terminated by the City for any reason or for convenience upon written notice to the Consultant. In the event of termination, the City shall be obligated to the Consultant for payment of amounts due and owing including payment for services performed or furnished to the date and time of termination.

Dated: _____, 20__. **CITY OF CORCORAN**

BY: _____
Tom McKee, Mayor

BY: _____
Jay Tobin, City Manager

Dated: _____, 20__. _____

BY: _____
_____
Its _____

Commission No. 182066

Space Needs Study:

Corcoran City Hall & Police Department Space Needs and Facility Analysis

City of Corcoran

8200 County Rd 116
Corcoran, Minnesota 55340
Draft: September 13, 2018

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

PLANNERS
ARCHITECTS
ENGINEERS

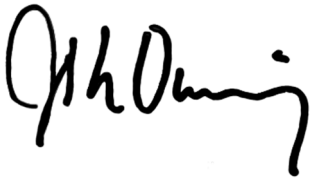
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INTRODUCTION

Wold Architects and Engineers and the City of Corcoran Space Needs Committee are pleased to submit to the Corcoran City Council, this Space Needs Analysis and Recommendation. The Space Needs Committee wishes to thank the City Council for authorizing the formation of this Committee, and to City staff for their efforts in providing the Committee with the information necessary to aide their study and advance the development of their recommendation.

Thank you for the consideration of this project recommendation.



Joel Dunning, AIA, LEED AP
Wold Architects and Engineers

SPACE NEEDS COMMITTEE

Brad Martens, City Administrator

Jessica Beise, City Clerk/Administrative Services Coordinator

Matt Gottschalk, Director of Public Safety

Kevin Mattson, Public Works Director

WOLD ARCHITECTS AND ENGINEERS

Joel Dunning

Jonathan Loose

Derek Gallagher

Zachary Battaglia

STUDY METHODOLOGY

To arrive at the conclusions in this report, meetings and discussions occurred among the Wold team, the Space Needs Committee, and City of Corcoran and Corcoran Police Department staff. This effort included an analysis of existing facilities and space needs, as well as a study of future growth.

Existing Space Use Documentation

The Space Needs Committee toured the existing City Hall/Police Department facility with Wold to gather information about current space use. Wold interviewed staff about current deficiencies and future needs.

Facility and Building Systems Analysis

In addition to space use and needs, Wold reviewed and documented the existing facility to aid in planning for future upgrade and replacement projects that could be planned in conjunction with or between major project phases. This included a review of mechanical and electrical systems, the condition of existing finishes, and accessibility.

Programming and Phasing

Information gathered during facility tours and staff interviews was organized into a space program, a document that records how existing space is allocated to certain functions by department. Future staffing projections were used to establish a future space program which was organized into phases.

Project Option Development

Using the future space program, Wold developed options for future space use. Project options included diagrams representing a remodeling and expansion of the existing facility. Options also included a proposed new Police Department Facility in the long term at an undetermined site. Wold developed these options with the Space Needs Committee over the course of several iterations through meetings and correspondence. Through this process, the Space Needs Committee refined the future space program and the proposed project phases.

Budget Projections

After refining the proposed project phases, Wold developed projected budgets for the two project phases that were established by the Space Needs Committee. Budget projections were produced for a range of project start dates to aid the city in planning for project schedules and funding.

SPACE NEEDS COMMITTEE MEETING SCHEDULE

Meeting #1	February 8, 2018	Kickoff Meeting Introductions Example Project Review Project Goals/Expectations Establish Guiding Principals Review Programmatic Deficiencies
Meeting #2	February 14, 2018	Staff Interviews Document Corcoran City Hall Document Corcoran Police Department Discuss Current Deficiencies Discuss Projected Staff Growth
Meeting #3	February 28, 2018	Programming Review Existing Space Program Establish Phased Future Space Program Tour Corcoran Public Works Facility
Meeting #4	March 28, 2018	Project Options Discuss Future Project Options Refine Space Needs Refine Project Phases
Meeting #5	May 9, 2018	Project Budgets Updated Project Options Review Projected Project Budgets
Meeting #6	June 8, 2018	Building Systems Analysis Document Mechanical/Electrical Systems
Meeting #7	-TBD-	**City Council Presentation**

FACILITY ANALYSIS

Wold Architects and Engineers toured through the existing City Hall and Police facility to assess the major building systems and components the following is a summary of the findings:

ARCHITECTURAL ANALYSIS

Architectural Issues

- Public toilet facilities in City Hall do not meet current accessibility code and finishes show signs of wear.
- The asphalt shingle roof on the City Hall portion of the building is likely over 20 years into a 30 year life. The shingles show signs of staining, but little sign of damage. Based on current conditions, reroofing is not required in the short-term, though the long-term projects planned for the facility should take replacement into account.
- A portion of the masonry wall on the north side of the building shows signs of settling. This has led to cracking and separation of brick mortar joints in the affected area which could lead to water infiltration. Additionally, a portion of the adjacent sidewalk is separating from the wall which indicates that the problem is likely caused by a problem with the foundation.

Recommendations:

- Replace damaged brick, excavate and correct foundation.
    - Priority: 1
- Renovate public City Hall toilet facilities.
    - Priority: 2
- Replace asphalt shingle roof at City Hall.
    - Priority: 3

ELECTRICAL SYSTEMS ANALYSIS

Electrical Distribution System:

- 1994 and 2004 Construction
- Electrical service is original to the building. The service is 600A, 240/120V utility service made up of three separate disconnects feeding electrical panels. The service does not need upgrading at this time and could accommodate the proposed remodel.
- All panels are original to the building and in good condition. There are some spare breakers to accommodate additional circuits. The building panels are within their life expectancy and upgrading is not recommended at this time, but they should be replaced in the next 10 years. Additional panels may be required to handle additional building loads.
- There is an existing generator located at the exterior of the building's electrical service. This is original to the building and is in good condition. Replacement is not recommended at this time.
- There is one transfer switch to back up the entire building. This is original to the building and not recommended for replacement at this time.

Interior Lighting:

- The building fixtures are fluorescent parabolics and lensed troffers. The police fixtures were updated during the 2004 remodel and the city hall side fixtures are original to the building. It is recommended that these be upgraded to LED fixtures at the next remodel requiring ceiling reconfiguration. Dimmed fixtures use less energy than fixtures on at 100 percent. Maintenance cost for LED fixtures is reduced compared to fluorescents due to LED fixtures not requiring lamp replacement.
    - The council chambers lighting is made up of CFL/incandescent fixtures and it is recommended that they be upgraded to LED at next remodel of council chambers space.
- The interior of the building is manual only controls via toggle switches. It is recommended to add automatic occupancy controls at the next lighting fixture upgrade to reduce energy use.
- Exit lights are original, but in good condition, and are located in all paths of egress. Upgrading is not recommended at this time.

Site Lighting:

- All pole mounted parking lights are LED.
- Building mounted lights are fluorescent floods on motion sensors. It is recommended to upgrade these to LED.
- Exterior canopy and downlights are compact fluorescent. It is recommended that these be upgraded to LED.
- Exterior lights are controlled via time clock. All exterior areas are well lit according to the owner.

Fire Alarm:

- Fire alarm system is in good condition and the owner noted no issues. Replacement is not recommended at this time.
- System provides coverage in all code required location.

Telecom/Data:

- Category 5e cabling used throughout the building.

Recommendations:

- Replace original panels within 10 years when they are past their life expectancy.
  - Priority: 2
- Upgrade Telecom/Data cabling to Category 6a throughout the building.
  - Priority: 2
- Upgrade interior fixtures to LED lighting to allow for dimming control of fixtures. (Fixtures in spaces untouched by other construction)
  - Priority: 3
- Upgrade exterior building mounted lights to LED.
  - Priority: 2

MECHANICAL SYSTEMS ANALYSIS

Heating and Ventilation:

- Existing construction 1994, 2004, 2009
- The building is primarily heated and ventilated through eight(8) packaged central geothermal units with overhead distribution and underground return ductwork. They are connected to a ground-source closed-loop well-field. The units are a legacy product manufactured by GeoComfort installed around 2009. There are two(2) separate internal geothermal loops for each set of four(4) units. The circulating pumps utilize VFD technology. In general the units are in good condition and will reach their life expectancy in the next 10 years. The underground distribution ductwork has been recently cleaned. There have been no major signs of deterioration, but regular inspections are recommended.
- Venmar plate-and-frame energy recovery units provide tempered fresh air for the geothermal units.
- The garage space includes gas-fired unit heaters for heating as well as an exhaust fan with an electronic damper wall louver for ventilation.
- The lobby space is a large volume space with vaulted ceilings that could benefit from destratification fans.
- The building includes NG service and a local LP back-up tank for the garage space.
- The kitchen includes a type 1 hood and exhaust fan that appears to have the proper chemical suppression systems and ductwork construction. It was noted that the range top/oven is an older open pilot-light model.
- The exhaust fans in toilet rooms are in need of replacement and may not comply with current code.

Temperature Control:

- Each geothermal unit utilizes its own 7-day programmable thermostat. A combination of this controls strategy along with the use of existing ductwork in place from the original construction and the zones being larger, there are common complaints regarding the varying space temperatures. As a separate item, a more central building automation system could be considered.
-

Air Conditioning:

- Cooling for the building is through the geothermal units. As noted in the TC description, the combination of several rooms to a single unit does create disparate temperatures during certain weather conditions.
- The primary server rack for the building is placed in an open storage room with no dedicated cooling system.

Plumbing:

- The building includes three localized water heaters. Two being electric, the other propane. All of them are at or near their life expectancy. The atmospheric propane-fired heater does not appear to have proper fresh air intake infrastructure for combustion air.
- A single tank electromechanical softener treats the buildings' domestic water distribution system.
- The building plumbing fixtures are beginning to show signs of age and eventual scale build-up. Major renovations should consider replacement with new fixtures utilizing more low-flow options.

Fire Protection:

- The building is not sprinklered.

Recommendations:

- Provide destratification fans for the lobby space.
    - Priority: 1
- Replace toilet room exhaust fans.
    - Priority: 1
- Replace plumbing fixtures; utilize low flow fixtures where feasible with flow and pressure (This item accounts for replacement of fixtures not included in the accessibility upgrades to the public toilet rooms.)
    - Priority: 2
- Provide split-system computer room cooling unit for the server area and create separate room.
    - Priority 3

COST SUMMARY

Deferred Maintenance Construction Costs – Phase 1

- Replace damaged brick, excavate and correct foundation.
  - Priority: 1 **(Phase 1)…….$18,000**
- Renovate public City Hall toilet facilities.
  - Priority: 2 **(Phase 1)…….$52,000**
- Replace original electrical panels.
  - Priority: 2 **(Phase 1)…….$30,000**
- Upgrade Telecom/Data cabling to Category 6a throughout the building.
  - Priority: 2 **(Phase 1)…….$22,000**
- Replace remaining plumbing fixtures throughout building.
  - Priority: 2 **(Phase 1).....$10,000**
- Replace toilet room exhaust fans.
  - Priority: 1 **(Phase 1)…… $15,000**
- Provide split-system computer room cooling.
  - Priority: 2 **(Phase 1)…….$30,000**
- Provide destratification fans for the lobby space.
  - Priority: 2 **(Phase 1)…….$5,000**

TOTAL PHASE 1: $182,000

Deferred Maintenance Construction Costs – Phase 2

- Replace asphalt shingle roof at City Hall.
  - Priority: 3 **(Phase 2)…….$60,000**
- Upgrade interior fixtures to LED. (Fixtures untouched by other construction)
  - Priority: 3 **(Phase 2)…….$36,000**
- Upgrade exterior building mounted lights to LED.
  - Priority: 2 **(Phase 2)…… $11,000**

TOTAL PHASE 2: $107,000

PROGRAM – EXISTING & PROPOSED

Wold Architects and Engineers reviewed existing building plans with City Hall and Police Department staff to determine how existing spaces are used. This information was used to produce an Existing Building Program which was organized by department. Staff also informed Wold about existing spatial deficiencies and future staff projections. This information was used to generate a Proposed Program. This program was further refined into two phases through an iterative process of developing layout options. The Existing Building Program and the final two-phase Proposed Program can be found in the following pages.

Space Program Summary

		Existing Building Program	Proposed Program Phase 1	Proposed Program Phase 2 EXISTING	Proposed Program Phase 2 NEW
Departmental Summary					
1.10	Council/Community	4,970 s.f.	3,635 s.f.	3,995 s.f.	
2.10	City Hall Shared	724 s.f.	922 s.f.	1,651 s.f.	
2.20	City Admin	474 s.f.	597 s.f.	833 s.f.	
2.30	Building and Inspections	95 s.f.	3,635 s.f.	3,995 s.f.	
2.40	Planning	64 s.f.	25 s.f.	201 s.f.	
2.50	Public Works	64 s.f.	135 s.f.	135 s.f.	
2.60	Code Enforcement	0 s.f.	56 s.f.	56 s.f.	
2.70	Finance	64 s.f.	56 s.f.	313 s.f.	
3.10	Police Administration	615 s.f.	984 s.f.		2,442 s.f.
3.20	Investigations	0 s.f.	120 s.f.		770 s.f.
3.30	Patrol	190 s.f.	25 s.f.		1,148 s.f.
3.40	Booking	80 s.f.	80 s.f.		1,400 s.f.
3.50	Evidence	100 s.f.	210 s.f.		1,680 s.f.
3.60	Police Support Spaces	500 s.f.	715 s.f.		4,466 s.f.
3.70	Police Squad Garage	970 s.f.	970 s.f.		11,228 s.f.
4.00	Ambulance	245 s.f.	120 s.f.	245 s.f.	
	Total USF	**9,155 s.f.**	**12,285 s.f.**	**11,179 s.f.**	**23,133 s.f.**
					x 1.20
	Total GSF	**12,520 s.f.**	**12,520 s.f.**	**12,520 s.f.**	**28,000 s.f.**

1.00 PUBLIC

1.10 Council/Community

Council Chamber		865 s.f.	-	-
Community Room/Council Chamber		2,140 s.f.	2,140 s.f.	2,140 s.f.
Dais Storage		-	-	140 s.f.
A/V Equipment Room		-	60 s.f.	60 s.f.
Conference Room		360 s.f.	190 s.f.	360 s.f.
Coats		130 s.f.	70 s.f.	70 s.f.
Table Storage		180 s.f.	180 s.f.	180 s.f.
Kitchen		235 s.f.	235 s.f.	235 s.f.
Storage (Elections)		140 s.f.	140 s.f.	190 s.f.
Lobby		920 s.f.	620 s.f.	620 s.f.
Council/Community Net Area Total:		4,970 s.f.	3,635 s.f.	3,995 s.f.
Net to Usable SF Factor				
Council/Community USF Needed				

2.00 CITY HALL

2.10 City Hall Shared

Drop-in Workstation		64 s.f.	56 s.f.	56 s.f.
Drop-in Workstation		-	-	56 s.f.
Contract Drop-in (IT)		-	25 s.f.	25 s.f.
Reception Workstation		270 s.f.	56 s.f.	56 s.f.
Copy		135 s.f.	135 s.f.	60 s.f.
Kitchen/Break Room		80 s.f.	140 s.f.	340 s.f.
Storage		175 s.f.	200 s.f.	200 s.f.
Lobby Conference Room		-	250 s.f.	250 s.f.
Large Conference Room		-	-	380 s.f.
Secondary Conference Room		-	-	64 s.f.
Supplies Storage		-	-	100 s.f.
Quiet Room		-	60 s.f.	64 s.f.
City Hall Shared Net Area Total:		724 s.f.	922 s.f.	1,651 s.f.
Net to Usable SF Factor				
City Hall USF Needed				

2.20 City Admin

City Administrator	Brad Martens	230 s.f.	180 s.f.	180 s.f.
Assistant City Administrator			140 s.f.	180 s.f.

Space Program Summary

		Existing Building Program	Proposed Program Phase 1	Proposed Program Phase 2
City Clerk	Jessica Beise	180 s.f.	140 s.f.	140 s.f.
Administrative Assistant	Michelle Friedrich	64 s.f.	56 s.f.	56 s.f.
Recreation Coordinator		-	56 s.f.	56 s.f.
Part-Time Admin Assistant		-	25 s.f.	25 s.f.
Administrative Services Director		-	-	140 s.f.
Management Analysis		-	-	56 s.f.
City Admin Net Area Total:		474 s.f.	597 s.f.	833 s.f.
Net to Usable SF Factor				
City Admin USF Needed				
2.30 Building and Inspections				
Zoning/Code Compliance	Mike Pritchard	70 s.f.	56 s.f.	56 s.f.
Building Inspections (Contract)		-	25 s.f.	25 s.f.
Address Files		25 s.f.	-	-
Building and Inspections Net Area Total:		95 s.f.	81 s.f.	81 s.f.
Net to Usable SF Factor				
Building and Inspections USF Needed				
2.40 Planning				
Planning (Contract)	Kendra	64 s.f.	25 s.f.	25 s.f.
City Planner		-	-	56 s.f.
Community Development Coordinator		-	-	120 s.f.
Planning Net Area Total:		64 s.f.	25 s.f.	201 s.f.
Net to Usable SF Factor				
Planning USF Needed				
2.50 Public Works				
Public Works Director	Kevin Mattson	64 s.f.	135 s.f.	135 s.f.
Public Works Net Area Total:		64 s.f.	135 s.f.	135 s.f.
Net to Usable SF Factor				
Public Works USF Needed				
2.60 Code Enforcement				
Part-time Employee Wk Stn		-	56 s.f.	56 s.f.
Code Enforcement Net Area Total:		0 s.f.	56 s.f.	56 s.f.
Net to Usable SF Factor				
Code Enforcement USF Needed				
2.70 Finance				
Finance Director		-	-	145 s.f.
Deputy Clerk/Accountant	Joe Rotz	64 s.f.	56 s.f.	56 s.f.
Accountant		-	-	56 s.f.
Utility Billing Employee		-	-	56 s.f.
Finance Net Area Total:		64 s.f.	56 s.f.	313 s.f.
Net to Usable SF Factor				
Finance USF Needed				
3.00 POLICE				
3.10 Police Administration				
Public Lobby		60 s.f.	60 s.f.	300 s.f.
Police Reception Work Area	Paula Steelman	145 s.f.	150 s.f.	240 s.f.
Copy/Work Area		80 s.f.	64 s.f.	120 s.f.
Supplies/File Storage		-	-	80 s.f.
Public Safety Director	Matt Cottschalk	230 s.f.	220 s.f.	230 s.f.
Police Lieutenant	Ryan Burns	100 s.f.	180 s.f.	150 s.f.
Community Service Officer Space		-	80 s.f.	64 s.f.
Interview/Safe Room		-	150 s.f.	180 s.f.
Conf/Secure Interview Room		-	80 s.f.	80 s.f.
Conference Room (14-15)		-	-	300 s.f.

Space Program Summary

	Existing Building Program	Proposed Program Phase 1	Proposed Program Phase 2
Police Administration Net Area Total:	615 s.f.	984 s.f.	1,744 s.f.
Net to Usable SF Factor			x 1.40
Police Administration USF Needed			2,442 s.f.
3.20 Investigations			
Drug Taskforce Agent	-	-	100 s.f.
Detective (& Case MGMT & Drug Taskforce in short/midterm)	-	120 s.f.	100 s.f.
Detective	-	-	100 s.f.
Forensic Office	-	-	100 s.f.
Case Management Room	-	-	150 s.f.
Investigations Net Area Total:	0 s.f.	120 s.f.	550 s.f.
Net to Usable SF Factor			x 1.40
Investigations USF Needed			770 s.f.
3.30 Patrol			
Squad Room (Combined w/ EOC)	190 s.f.	-	360 s.f.
Report Writing Room (Combined w/ EOC)	-	-	180 s.f.
Reserves Equipment	-	25 s.f.	140 s.f.
Patrol Sergeant Office (Shared by 2)	-	-	140 s.f.
Patrol Net Area Total:	190 s.f.	25 s.f.	820 s.f.
Net to Usable SF Factor			x 1.40
Patrol USF Needed			1,148 s.f.
3.40 Booking			
Vehicle Sally Port	-	-	600 s.f.
Booking / Intoxilizer	80 s.f.	80 s.f.	240 s.f.
Holding Cells (2)	-	-	160 s.f.
Booking Net Area Total:	80 s.f.	80 s.f.	1,000 s.f.
Net to Usable SF Factor			x 1.40
Booking USF Needed			1,400 s.f.
3.50 Evidence			
Evidence Storage Room	100 s.f.	110 s.f.	800 s.f.
Evidence Processing	-	100 s.f.	100 s.f.
Crime Lab	-	-	200 s.f.
Technology Evidence Room			100 s.f.
Evidence Net Area Total:	100 s.f.	210 s.f.	1,200 s.f.
Net to Usable SF Factor			x 1.40
Evidence USF Needed			1,680 s.f.
3.60 Police Support Spaces			
EOC	370 s.f.	425 s.f.	400 s.f.
Training Room	-	-	600 s.f.
Equipment Room	-	-	250 s.f.
Armory/Ammo Storage	-	-	80 s.f.
Weapon Cleaning	50 s.f.	50 s.f.	110 s.f.
Lockers/Changing	80 s.f.	170 s.f.	750 s.f.
Police Toilet/Shower		70 s.f.	70 s.f.
Fitness Facility	-	-	600 s.f.
Quiet Room	-	-	80 s.f.
Lunchroom	-	-	250 s.f.
Police Support Spaces Net Area Total:	500 s.f.	715 s.f.	3,190 s.f.
Net to Usable SF Factor			x 1.40
Police Support Spaces USF Needed			4,466 s.f.
3.70 Police Squad Garage			
Vehicle Storage	840 s.f.	840 s.f.	2,000 s.f.
Squad Supplies	130 s.f.	130 s.f.	130 s.f.
Specialty Vehicle Storage	-	-	2,260 s.f.

Space Program Summary

	Existing Building Program	Proposed Program Phase 1	Proposed Program Phase 2
Evidence Vehicle Storage	-	-	500 s.f.
K9 Unit Kennel	-	-	100 s.f.
Police Squad Garage Net Area Total:	970 s.f.	970 s.f.	4,990 s.f.
Net to Usable SF Factor			x 2.25
Police Squad Garage USF Needed			11,228 s.f.
4.00 Ambulance			
Ambulance Lounge	175 s.f.	120 s.f.	175 s.f.
Ambulace Toilet/Shower	70 s.f.	-	70 s.f.
Ambulance Net Area Total:	245 s.f.	120 s.f.	245 s.f.
Net to Usable SF Factor			
Ambulance USF Needed			

OPTIONS ANALYSIS

The Space Needs Committee reviewed several rounds of options. Diagrams for these options are included with the meeting minutes in Appendix A of this report. Key features of these options, as well as the rationale behind their elimination are listed below:

- Additions to the existing Police Department to meet long-term space needs. This option is not recommended as the site is constrained on the south side by an existing septic field.
- Conversion of the police department garage to other Police Department functions to meet mid-term space needs. This option is not recommended as the it would require a complicated renovation as well as construction of a new police garage that would face the same space constraints mentioned previously.
- A three-phase project approach. This option is not recommended as it would be inefficient from a budget standpoint and would subject stakeholders to prolonged construction.

Additional information about the options reviewed and feedback given by the committee can be found in the meeting minutes included in Appendix A of this report.

RECOMMENDATION

The Space Needs Committee was formed to objectively review space needs and facility options of the current Corcoran City Hall and Police Station facility. The committee held six meetings over the course of several months. Wold Architects and Engineers facilitated these meetings to aid in developing goals, review spatial and maintenance deficiencies of the existing facility, and study future space use options.

The Space Needs Committee recommendation is based on the following rationale:

1. The existing facility is undersized and lacking in essential resources for current Police Department functions, posing security risks and liabilities for all facility stakeholders.
2. Similarities between the space needs for the Council Chamber and Community Room allow these functions to be combined.
3. A remodeling project better aligns with mid-term funding resources.
4. Expanding Police Department functions into the City Hall side of the facility could address some Police Department space needs in the mid-term without the need for construction of additions or a new facility.
5. Long-term City Hall space needs and staffing projections will fill the existing City Hall/Police Department facility.
6. Due to the specialized nature of police facilities, the existing building is better suited to City Hall functions in the long term.
7. Mid-term modifications should incorporate into the long-term use of the existing facility.

Based on the reasons above, the Space Needs Committee recommends the following:

1. Phase 1:
    a. A remodeling project of the existing facility addressing current deficiencies by the following measures:
        i. Relocate the Council Chamber, combining it with the Community Room to free space for other functions in the facility.
        ii. Expand City Hall functions into the existing Council Chamber.
        iii. Expand Police Department functions into the City Hall side of the facility while maintaining a clear lockdown point between the two functions.
2. Phase 2:
    a. A new Police Department facility at either an adjacent or remote site to the existing facility.
    b. A remodeling project which converts the entire existing facility to City Hall functions.

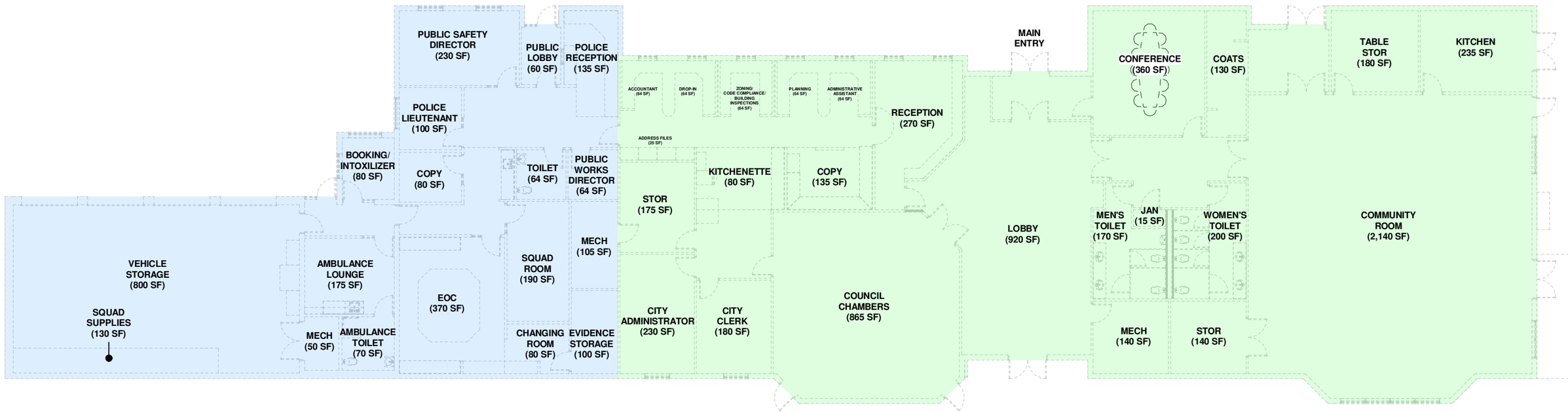
RECOMMENDATION ANALYSIS

The Space Needs Committee developed its recommendation through discussions around floor plan diagrams developed by Wold in conjunction with the space program included in this report. A final draft of the diagrams are included in the following pages. Included with these diagrams is a floor plan documentation of the existing facility based on existing drawings, site observations, and staff interviews conducted by Wold.

COLOR KEY

EXISTING POLICE DEPARTMENT SPACES

EXISTING CITY HALL SPACES

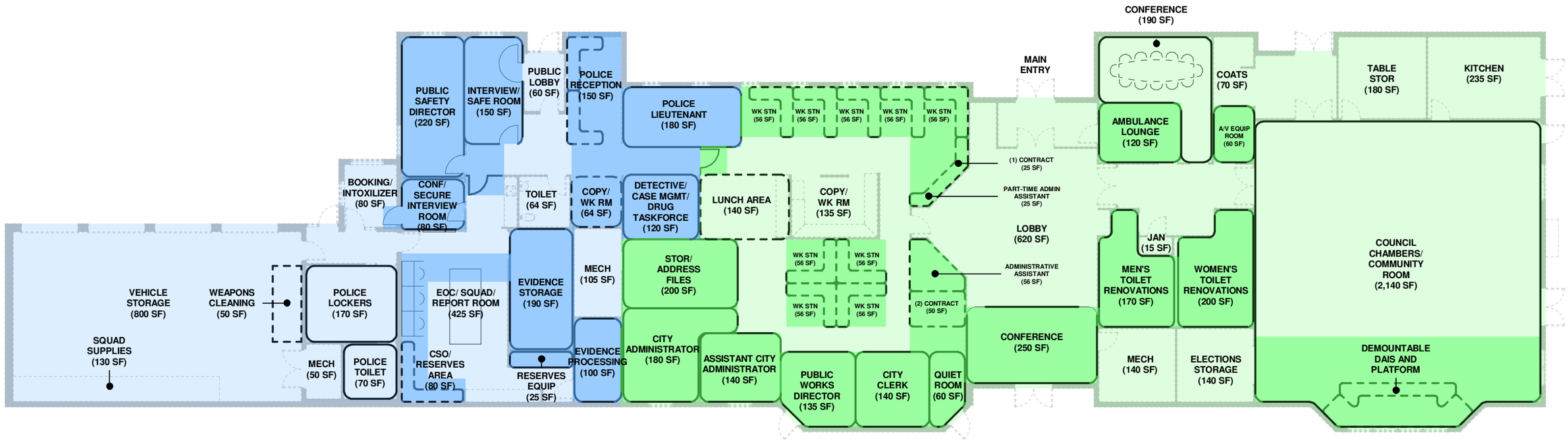


EXISTING FLOOR PLAN

COLOR KEY

- EXISTING AND/OR REPROGRAMMED POLICE DEPARTMENT SPACES REQUIRING NO CONSTRUCTION
- RENOVATED POLICE DEPARTMENT SPACES OR NEW FURNISHINGS
- EXISTING AND/OR REPROGRAMMED CITY HALL SPACES REQUIRING NO CONSTRUCTION
- RENOVATED CITY HALL SPACES OR NEW FURNISHINGS

UNLABELED WORKSTATIONS (9):
- -ACCOUNTANT
- -BUILDING INSPECTIONS
- -CITY PLANNER
- -CODE COMPLIANCE
- -DROP-IN
- -DROP-IN
- -RECREATION COORDINATOR
- -UTILITY BILLING
- -ZONING/BUILDING INSPECTIONS



PROPOSED FLOOR PLAN - PHASE 1

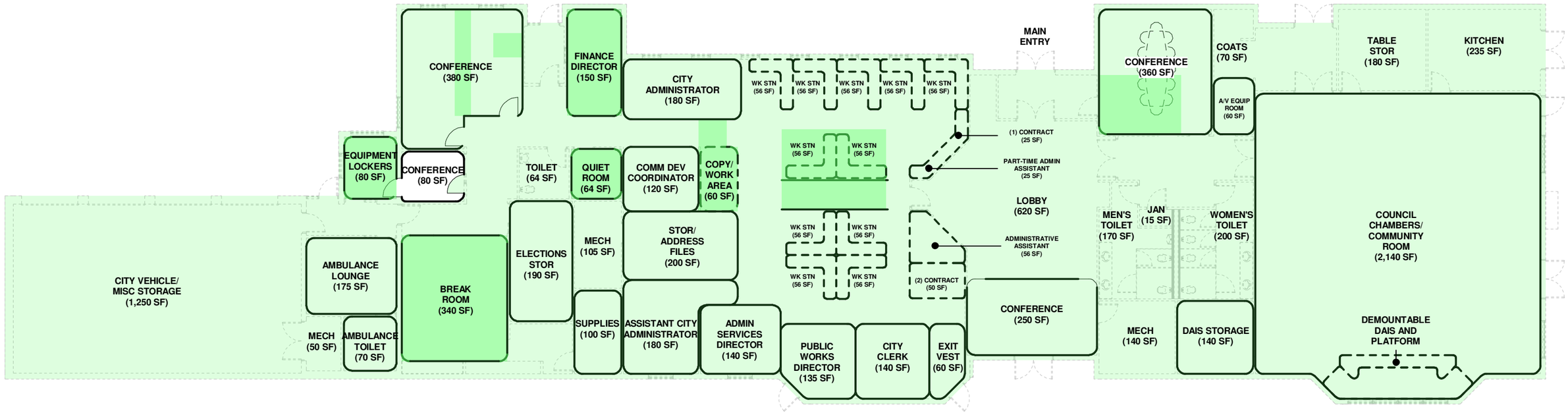
COLOR KEY

EXISTING AND/OR REPROGRAMMED CITY HALL SPACES REQUIRING NO CONSTRUCTION

RENOVATED CITY HALL SPACES OR NEW FURNISHINGS

OTHER CONSTRUCTION:
NEW POLICE STATION 28,000 SF

UNLABELED WORKSTATIONS (11):
-ACCOUNTANT
-ACCOUNTANT
-BUILDING INSPECTIONS
-CITY PLANNER
-CODE COMPLIANCE
-DROP-IN
-DROP-IN
-MANAGEMENT ANALYSIS
-RECREATION COORDINATOR
-UTILITY BILLING
-ZONING/BUILDING INSPECTIONS



PROPOSED FLOOR PLAN - PHASE 2

BUDGET PROJECTIONS

The Space Needs Committee reviewed budget projections developed by Wold. An explanation of how these budgets were produced follows below. The complete report is included in the following pages.

Budget information reflects the two recommended project phases. Project total costs are given for each phase followed by the projected cost over a range of potential construction years accounting for inflation. These projections are intended as tools to assist in establishing funding goals for future projects, rather than detailed project estimates. Projects will undergo a rigorous estimation process during project design phases should the City proceed with them.

Renovations and New Construction

Renovation of the existing building is projected on a cost per square foot basis. This includes costs for selective demolition, new construction, mechanical and electrical modifications resulting from new construction, and security upgrades. Low and high cost projections are provided for renovations as this type of project is inherently less predictable than new construction. The new building construction cost for the proposed new Police Station was generated using the required square footage identified in the Proposed Building Program along with a square foot cost based on recent new police station projects designed by Wold.

Deferred Maintenance

These costs are broken out as a separate line item for each phase. These represent building systems upgrades and building maintenance costs identified and recommended by the Facility Analysis included in this report.

Miscellaneous Project Costs

This multiplier represents additional costs incurred outside of the cost of construction. This includes design fees, contractor fees, testing fees, permit fees, and contingency. Phase 2 miscellaneous costs also include furniture and equipment for both the new police station and the renovations to City Hall.

Furniture

Phase 1 includes a significant redesign of the open office in City Hall as well as a number of new and reconfigured private offices. New furniture will be required to accommodate more compact workspaces throughout. As there is a significant furniture package required for Phase 1, it is represented by a separate line item in the budget projection. Furnishing costs for Phase 2 are included in Miscellaneous Project Costs.

1.0 Phase 1

1.1 City Hall Renovations

				Low			High			Low		High
Light Renovations	3,600 s.f.	x	$	60	/s.f.	-	$	80	/s.f.	$	216,000	$	288,000
Medium Renovations	2,100 s.f.	x	$	90	/s.f.	-	$	110	/s.f.	$	189,000	$	231,000
Heavy Renovations	980 s.f.	x	$	120	/s.f.	-	$	140	/s.f.	$	118,000	$	137,000
Deferred Maintenance	--	--	--	--	--	--	--	--	--	$	182,000	$	182,000
	Subtotal									**$**	**705,000**	**$**	**838,000**
	Miscellaneous Project Costs					*25%*				$	176,000	$	210,000
	Furniture									$	120,000	$	120,000
	Project Total Cost (2019 Midpoint of Construction)									**$**	**1,001,000**	**$**	**1,168,000**

Projected Budget with an Average Annual Construction Inflation Rate of 4%

Year at Midpoint of Construction	Projected Budget Low	High
2020	$ 1,041,000	$ 1,215,000
2021	$ 1,083,000	$ 1,264,000
2022	$ 1,126,000	$ 1,315,000
2023	$ 1,171,000	$ 1,368,000
2024	$ 1,218,000	$ 1,423,000

2.0 Phase 2

2.1 New Police Station

New Building Construction Cost	28,000 s.f.	x	$	275						--		$	7,700,000
	Miscellaneous Project Costs					*35%*				--		$	2,695,000
	Project Total Cost (2019 Midpoint of Construction)									--		**$**	**10,395,000**

Projected Budget with an Average Annual Construction Inflation Rate of 4%

Year at Midpoint of Construction	Projected Budget
2020	-- $ 10,811,000
2021	-- $ 11,243,000
2022	-- $ 11,693,000
2023	-- $ 12,161,000
2024	-- $ 12,647,000
2025	-- $ 13,153,000
2026	-- $ 13,679,000
2027	-- $ 14,226,000
2028	-- $ 14,795,000
2029	-- $ 15,387,000

2.2 City Hall Renovations

				Low			High			Low		High
Light Renovations	800 s.f.	x	$	60	/s.f.	-	$	80	/s.f.	$	48,000	$	64,000
Medium Renovations	800 s.f.	x	$	90	/s.f.	-	$	110	/s.f.	$	72,000	$	88,000
Heavy Renovations	130 s.f.	x	$	120	/s.f.	-	$	140	/s.f.	$	16,000	$	18,000
Deferred Maintenance	--	--	--	--	--	--	--	--	--	$	107,000	$	107,000
	Subtotal									**$**	**243,000**	**$**	**277,000**
	Miscellaneous Project Costs					*35%*				$	85,000	$	97,000
	Project Total Cost (2019 Midpoint of Construction)									**$**	**328,000**	**$**	**374,000**

Projected Budget with an Average Annual Construction Inflation Rate of 4%

Year at Midpoint of Construction	Projected Budget Low	High
2020	$ 341,000	$ 389,000
2021	$ 355,000	$ 405,000
2022	$ 369,000	$ 421,000
2023	$ 384,000	$ 438,000
2024	$ 399,000	$ 456,000
2025	$ 415,000	$ 474,000
2026	$ 432,000	$ 493,000
2027	$ 449,000	$ 513,000
2028	$ 467,000	$ 534,000
2029	$ 486,000	$ 555,000
2030	$ 505,000	$ 577,000

APPENDIX A – MEETING MINUTES

MEMORANDUM

To: Attendees

From: Derek Gallagher | DG

Date: February 9, 2018

Comm. No: 9999

Subject: City of Corcoran
Space Needs Study Kick-Off Meeting
February 7, 2018 Meeting Minutes

Attendees:

Brad Martens, City of Corcoran	bmartens@ci.corcoran.mn.us
Jessica Beise, City of Corcoran	jbeise@ci.corcoran.mn.us
Kevin Mattson, City of Corcoran	kmattson@ci.corcoran.mn.us
Matt Gottschalk, City of Corcoran	mgottschalk@ci.corcoran.mn.us
Joel Dunning, Wold Architects and Engineers	jdunning@woldae.com
Derek Gallagher, Wold Architects and Engineers	dgallagher@woldae.com

The Core Group from the City of Corcoran met with Wold to discuss the Space Needs Study process and establish preliminary guiding principles.

Discussion Topics:

A. Wold introduced the Space Needs Study Process.
   1. Tasks:
      a. Organizational Meeting
      b. Tour Similar Facilities (Optional)
      c. Analysis of Current and Future Requirements
      d. Analysis of Existing Buildings
      e. Creation of a Square Footage Program
      f. Options Analysis
      g. Gain Approvals
   2. Phases:
      a. Needs Assessment (One month Timeframe):
         1) Finding Facts – Projection and Needs Determination
         2) Review of Resources – Condition of Facilities
         3) Criteria – Planning for an Ideal Operational Model
      b. Options Development (Timeframe determined by Core Group)

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Saint Paul, MN 55101
woldae.com | 651 227 7773

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3. Role of the Core Group:
    a. High Level Collaboration – Involve all stakeholders.
    b. Inclusive Planning Process – Planning needs room by room.
    c. Ownership of Decisions – Addressing functional and operational needs.
    d. The group will be tasked with consensus building and identifying wants versus needs.
    e. Establishing **Guiding Principles**: The primary goals and objectives of the project.
4. The Facility Analysis Process explores conditions and deficiencies in the following areas:
    a. Site
    b. Exterior
    c. Interior
    d. Accessibility
    e. Life Safety
    f. Hazardous Materials
    g. Mechanical Systems
    h. Electrical Systems
    i. Space Summary
    j. Technology
    k. Expandability

B. The group reviewed a number of example projects to foster conversation about Guiding Principles:
    1. Cottage Grove City Hall/Police
    2. Richfield City Hall/Police/Fire
    3. River Falls Police

C. In addition to the City's established Mission Statement, Vision Statement, and Values Statements, the group discussed a preliminary list of Guiding Principles:
    1. Reinforce role as the 'Gateway to Town Center'.
    2. Highlight rural/natural setting.
    3. Balance rural character with the needs of a growing community.
    4. Prioritize staff approachability but not at the expense of safety.
    5. Consider long-term goals with any short-term solutions to space needs.
    6. Provide modern staff support spaces.
    7. Encourage interaction between departments.
    8. Technological efficiency.
    9. Provide functional EOC services/facility for community.
    10. Address changing support at the county level.
    11. Providing facilities for community use (i.e. a community room) was discussed. The group will discuss this with other stakeholders to determine whether this is an ongoing priority.

D. The group discussed a number of items that could become **Criteria** later in the process:
    1. Meet the needs of a staff that is projected to grow by an average of one full time employee per year.
    2. Indoor parking facilities are a long-term priority.
    3. Expanded evidence storage.

4. Police locker and changing facilities.
5. Improve flow and efficiency for interface between police department and the public.
6. Police interview spaces.
7. Provide city staff support spaces.
8. Security improvements for city administration facilities.
9. Long-term solution to storage deficiency (Expanded, offsite, or digital archives).
10. Balance space sizes with needs of users (e.g. office sizes).
11. Joel explained that some facility improvements such as improved accessibility, life safety upgrades, lactation rooms, energy efficiency etc. would be required by building code or OSHA. Wold can provide guidance in planning for these items.

E. The group determined that touring other facilities in the area would be beneficial.

F. Next Steps:
   1. Wednesday, February 14, 2018, 1:00 p.m. – Wold will conduct walk-throughs with the City Staff and Police Departments and gather programming information.
   2. Wednesday, February 28, 2018 – Core Group Meeting.
   3. Wold will facilitate a time for the engineering team to meet with Public Works supervisor.
   4. Wold will determine appropriate facilities for the group to tour in early March.

cc: Andrew Dahlquist, Wold

CM/MN/Promo/CI_Corcoran/min/2.7.18

To: Attendees

From: Derek Gallagher | DG

Date: February 20, 2018
Revised February 21, 2018

Comm. No: 9999

Subject: City of Corcoran
Space Needs Committee Programming Meeting
February 14, 2018 Meeting Minutes

Attendees:

Brad Martens, City of Corcoran	bmartens@ci.corcoran.mn.us
Jessica Beise, City of Corcoran	jbeise@ci.corcoran.mn.us
Matt Gottschalk, City of Corcoran	mgottschalk@ci.corcoran.mn.us
Joel Dunning, Wold Architects and Engineers	jdunning@woldae.com
Derek Gallagher, Wold Architects and Engineers	dgallagher@woldae.com

Representatives from the City of Corcoran met with Wold to tour the City Hall/Police facility and discuss existing space uses and needs.

Discussion Topics:

A. Police Department
   1. The group toured the police department. Wold documented the existing spaces and determined current program usage.
   2. Short and mid-term needs/changes (1-3 years):
      a. The Public Works Director is currently housed in the Police Department. The recently hired Detective will require this office space.
      b. More Evidence Storage.
      c. Evidence Processing space.
      d. Private Locker/Changing Room.
      e. Shower adjacent to Changing Room.
      f. Garage is short by two (2) stalls for current vehicle fleet.
      g. Kennel Space for K9 Unit.
      h. Interview Room off Lobby.
      i. Community Service Officers space (storage and small workspace).
   3. Mid-term Needs/Changes (3-5 years):
      a. Adding a Drug Task Force Agent.
      b. Case Management Room.

c. One (1) additional Full-time Police Officer.
d. Large Conference Room for 15-20 people quarterly meetings.
e. Dedicated Equipment Room.
f. Lunchroom.
g. Plan for three to five (3-5) additional part-time Patrol Officers.
h. Plan for two (2) additional full-time Patrol Officers.

4. Long-term Needs/Changes (5+ years):
   a. Space for three (3) full-time employees at front counter.
   b. Office space for two (2) full-time Patrol Sergeants.
   c. Sally port.
   d. Two (2) Holding Cells.
   e. Crime Lab space (depending on changes at county level).
   f. Locker Room with properly sized lockers.
   g. Armory with space for weapon cleaning/maintenance.
   h. Space for extended fleet currently housed at Public Works.
   i. Training Room.
   j. Fitness Facility.

B. City Hall
   1. The group toured City Hall. Wold documented the existing spaces and determined current program usage.
   2. Short and mid-term needs/changes (1-3 years):
      a. Space for Public Works Director (moving from Police Department).
      b. Adding part-time code enforcement employee.
      c. Reconfigure permanent record storage and plan for additional future storage.
      d. Another Conference Room.
      e. Panic button at front desk.
      f. Quiet Room.
      g. It was noted that some workstations could be located in the reception area if security is addressed.
      h. A small window for reception to provide more direct customer service to public.
      i. It was noted that more functions could be shifted to open office configurations.
      j. Accessibility improvements.
      k. Security improvements to Dias.
      l. Adding Recreation Coordinator.
   3. Mid-term Needs/Changes (3-5 years):
      a. Adding City Planner.
      b. Adding Utility Billing employee.
      c. Adding part-time Administrative Assistant.
   4. Long-term Needs/Changes (5+ years):
      a. Adding Administrative Services Director.
      b. Adding part-time Management Analysis employee.
      c. Adding Community Development Coordinator.
      d. Additional A/V Equipment in City Council Chambers.
      e. Staff Lunchroom.

C. Next Steps:
   1. The Space Needs Committee will meet on **Wednesday, February 28, 2018** to review the existing program and discuss future needs.

cc: Kevin Mattson, City of Corcoran kmattson@ci.corcoran.mn.us
Andrew Dahlquist, Wold adahlquist@woldae.com

MF/Promo/CI_Corcoran/min/2.14.18

MEMORANDUM

To: Attendees

From: Derek Gallagher | DG

Date: March 6, 2018

Comm. No: 9999

Subject: City of Corcoran
Space Needs Committee Programming Meeting
February 28, 2018 Meeting Minutes

Attendees:

Brad Martens, City of Corcoran	bmartens@ci.corcoran.mn.us
Jessica Beise, City of Corcoran	jbeise@ci.corcoran.mn.us
Matt Gottschalk, City of Corcoran	mgottschalk@ci.corcoran.mn.us
Kevin Mattson, City of Corcoran	kmattson@ci.corcoran.mn.us
Joel Dunning, Wold Architects and Engineers	jdunning@woldae.com
Derek Gallagher, Wold Architects and Engineers	dgallagher@woldae.com

Representatives from the City of Corcoran met with Wold to tour the City Hall/Police facility and discuss existing space uses and needs.

Discussion Topics:

A. The group discussed a space program of the existing City Hall and Police Department as well as draft versions of future space needs in the short term (1 year), mid-term (3 years), and long term (5-10 years).
B. The group discussed City Council/Community space needs:
    1. The Council Chamber could be combined with the Community Room.
    2. The Lobby does not need to be as large as it is currently.
    3. Elections Storage is adequately sized.
    4. There is a need for a public Coats Room, thought the flow would ideally be reworked.
    5. The program should include increased Data Room sizes and a separate A/V Equipment Room.
C. The group discussed City Hall space needs:
    1. City Hall Shared:
        a. There will likely be two (2) people who need access to the Reception Desk in the mid-term, though the Reception Area could still be reduced in size.
        b. Add two (2) Contract Drop-in Workstations at 25 SF each.
        c. Add another 64 SF Drop-in Workstation for future.
    2. City Admin:
        a. The City Administrator Office could be reduced to 180 SF.

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   b. The City Clerk Office could be reduced to 150 SF.
   c. The Administrative Services Director Office should be 150 SF.
3. Building and Inspections
4. Planning
5. Public Works:
   a. The Public Works Director should have a larger office.
6. Code Enforcement
7. Finance:
   a. It was noted that staff organization will eventually include a Finance Department and that Utility Billing should be reclassified under this department.

D. The group discussed Police Department space needs:
1. Police Administration:
   a. The current Copy/Work Area is undersized for booklet-making needs.
   b. A Files and Supplies Storage Room should be added adjacent to the Copy/Work Area.
   c. Should plan long-term for a second Interview Room.
   d. The Police Lieutenant's office should increase in size in the mid to late-term program.
   e. The Director of Public Safety Office would ideally be larger, though this could be supplemented by a conference room.
2. Investigations:
   a. Two (2) Detective's Offices will be required long-term.
   b. A Forensic Office will be added to the late-term space needs.
   c. The Interview Room(s) should be located near the investigators.
3. Patrol:
   a. The program calls for 180 SF for the Report Writing Room which is enough space for four (4) to six (6) carrels.
   b. The Reserves Room should be increased to 140 SF.
   c. A single 140 SF office is sufficient for both future Patrol Sergeants.
4. Booking
5. Evidence:
   a. The Evidence Processing and Crime Lab spaces should be combined into one (1) 200-250 SF space.
6. Police Support Spaces:
   a. It was noted that the EOC is not adequate in size. The EOC and Training Room would ideally be adjacent and could be combined into one (1) large space potentially with a movable partition.
   b. It was noted that with the correct technology there is often not a need for a dedicated Video Viewing Room for the Interview Room or an A/V Room for the EOC. The program should reflect more space for Data though.
   c. The short to mid-term Lockers/Changing space listed at 200 SF would allow for lockers in an enclosed room, but would not be large enough for showers and toilets.

7. Police Squad Garage:
    a. The Specialty Vehicle Storage should be increased to also allow for the two (2) existing 42-foot trailers.

E. Ambulance:
1. There is no space need for Ambulance Parking in the Police Garage.
2. The existing Ambulance spaces are sufficient as-is.

F. Next Steps:
1. The Space Needs Committee will meet on **Tuesday, March 13, 2018 at 10:00 a.m.** to review the updated program and preliminary floor plan diagrams.

cc: Andrew Dahlquist, Wold

MV/Promo/CI_Corcoran/min/2.28.18

MEMORANDUM

To: Attendees

From: Derek Gallagher | DG

Date: March 15, 2018

Comm. No: 182066

Subject: City of Corcoran
Space Needs Committee Meeting
March 13, 2018 Meeting Minutes

Attendees:

Brad Martens, City of Corcoran	bmartens@ci.corcoran.mn.us
Matt Gottschalk, City of Corcoran	mgottschalk@ci.corcoran.mn.us
Kevin Mattson, City of Corcoran	kmattson@ci.corcoran.mn.us
Joel Dunning, Wold Architects and Engineers	jdunning@woldae.com
Derek Gallagher, Wold Architects and Engineers	dgallagher@woldae.com

Representatives from the City of Corcoran met with Wold to discuss draft space use options.

Discussion Topics:

A. The group reviewed draft floor plans for each of the three (3) space needs phases discussed previously. These phases are described generally below and are also attached to these minutes.
   1. Short Term:
      a. Council Chambers combined with Community Room.
      b. Open workstations relocated to former Council Chambers.
      c. Former City Administrator office converted to Kitchen / Breakroom.
      d. New Conference Room in City Hall Lobby.
      e. Police Department offices and lockers located in former City Hall spaces.
      f. Added Interview / Safe Room and modified Public Safety Director Office.
      g. Squad Room converted to Evidence Storage.
   2. Mid Term:
      a. Vehicle Storage relocated to garage addition to the south.
      b. Several new and existing Police Department spaces relocated to expanded former Police Garage.
      c. City Hall expanded west to allow for more office space.
   3. Long Term:
      a. Police Department functions removed from City Hall side of building.
      b. Former Police Department replace with new structure between existing City Hall and Police Garage from mid-term phase.

B. The group reviewed the options and discussed several items.
   1. It was noted that the Council Chambers A/V Equipment Room could be shifted to a later phase.
   2. It was noted that an open Conference Room in the City Hall Lobby might be more feasible due to the vaulted ceiling and need for access to the adjacent gardens.
   3. The group discussed potential options to improve the flow to the City Hall Copy Room.
   4. Access to the Mechanical Room and coordination with the existing equipment layout will need to be considered. Wold will explore other options, potentially with offices located in the former Council Chamber.
   5. Ideally, staff would not have to pass the City Manager's office to access the Breakroom.
   6. The kennel will need to be relocated in order to maintain a space for weapons cleaning in the Police Garage.
   7. It would be preferable to enlarge the Public Safety Director's Office rather than add a small conference room. It was also noted that the new orientation would require new furniture.
   8. The current lockers / changing area should be allocated for Reserves Equipment.
   9. The CSO Area and Police Copy Work Area should be swapped. Some basic copy functions should be added to Police Reception as well. The CSO Area should be open to the EOC / Squad Room.
   10. The group discussed the possibility of using the existing Ambulance Lounge as a Police Department Locker Room and relocating the Ambulance lounge. Wold will explore options.
   11. It was noted that expanding to the South might not be ideal due to the location of the Septic Drain Field.
   12. Two (2) construction phases are probably more feasible than the current three (3) phase plan. Ideally, all major construction (e.g. additions or a new building) would take place in a single phase.

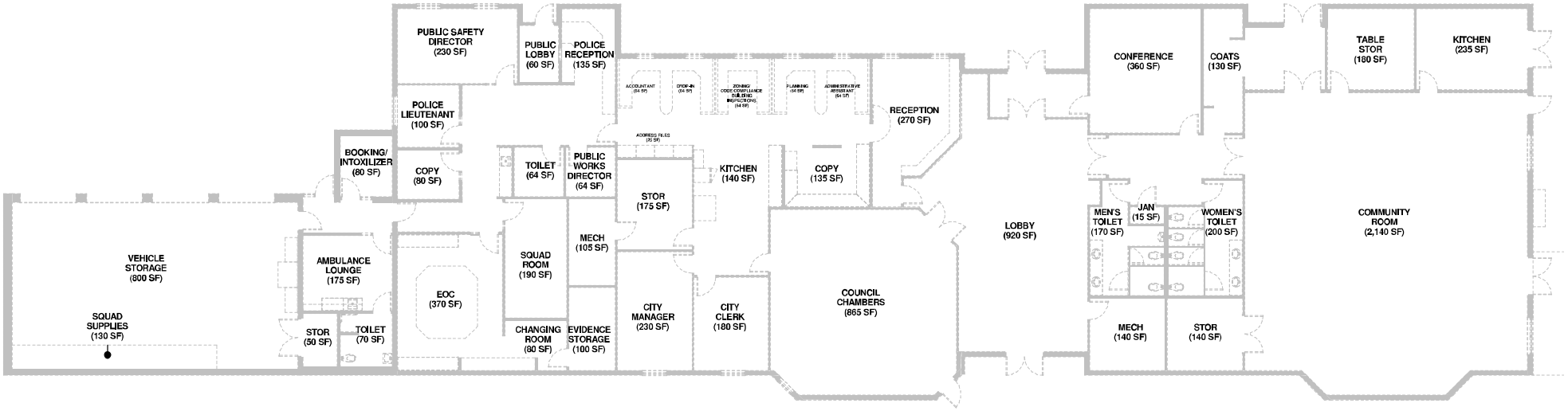
C. Next Steps:
   1. The group will further review the options presented at the meeting and provide additional feedback about the ideal number and scope of construction phases before the next meeting.
   2. The group will note any missing / extra workstations currently shown on the plans.
   3. Wold will refine the short-term floor plan diagram based on feedback given at the meeting and will incorporate feedback about the mid and long term space needs as it becomes available.
   4. The group will meet again on **Wednesday, March 28, 2018 at 1:00 p.m.** to discuss revised drawings.

cc: Andrew Dahlquist, Wold

CM/MN/CI_Corcoran/182066/min/3.13.18

DRAFT

City of Corcoran
2018 Space Needs Study
March 13, 2018



1 FLOOR PLAN - EXISTING

1/16" = 1'-0"

0 12' 24'

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EXISTING

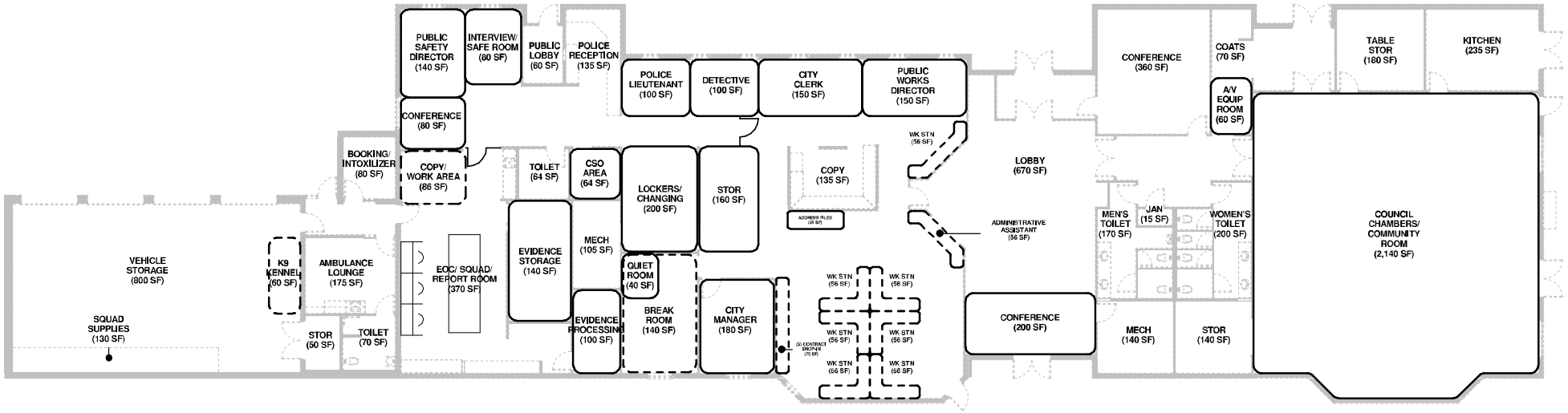
Comm No: Project Number

Wold

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City of Corcoran
2018 Space Needs Study
March 13, 2018

UNLABELED WORKSTATIONS (6):
-ACCOUNTANT
-BUILDING INSPECTIONS
-CODE COMPLIANCE
-DROP-IN
-RECREATION COORDINATOR
-ZONING/BUILDING INSPECTIONS



1 FLOOR PLAN - PROPOSED SHORT TERM (1 YR)

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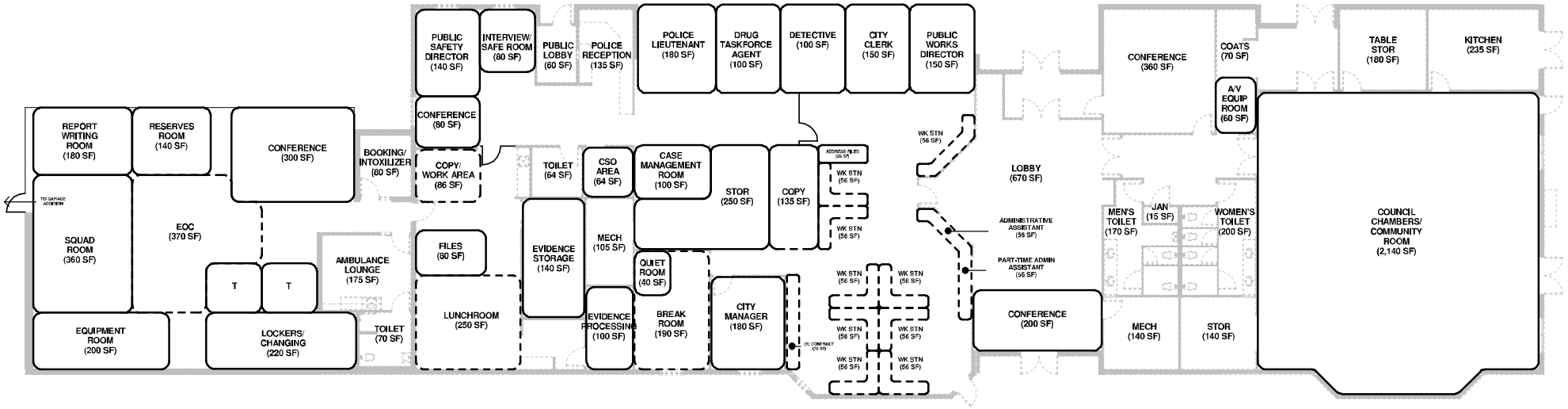
PROPOSED SHORT TERM

Comm No: Project Number

DRAFT

City of Corcoran
2018 Space Needs Study
March 13, 2018

UNLABELED WORKSTATIONS (9):
-ACCOUNTANT
-BUILDING INSPECTIONS
-CITY PLANNER
-CODE COMPLIANCE
-DROP-IN
-DROP-IN
-RECREATION COORDINATOR
-UTILITY BILLING
-ZONING/BUILDING INSPECTIONS



1 FLOOR PLAN - PROPOSED MID TERM (3 YR)

1/16" = 1'-0"

0 12' 24'

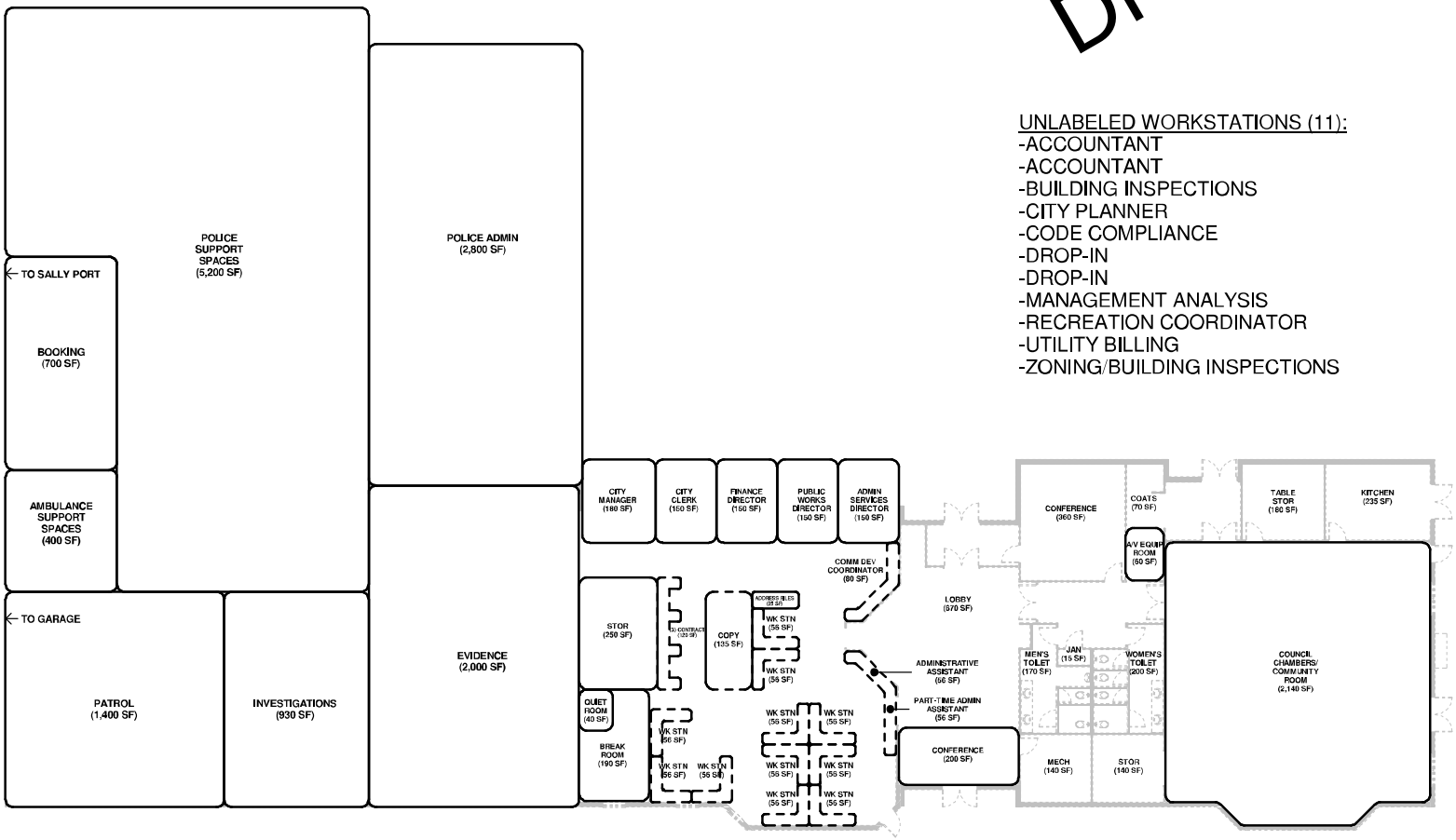
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PROPOSED MID TERM

Comm No: Project Number

DRAFT

City of Corcoran
2018 Space Needs Study
March 13, 2018



UNLABELED WORKSTATIONS (11):
-ACCOUNTANT
-ACCOUNTANT
-BUILDING INSPECTIONS
-CITY PLANNER
-CODE COMPLIANCE
-DROP-IN
-DROP-IN
-MANAGEMENT ANALYSIS
-RECREATION COORDINATOR
-UTILITY BILLING
-ZONING/BUILDING INSPECTIONS

1 FLOOR PLAN - PROPOSED LONG TERM (5-10 YR)
1" = 20'-0"
0 15' 30'

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PROPOSED LONG TERM

Comm No: Project Number

MEMORANDUM

To: Attendees

From: Derek Gallagher | DG

Date: May 15, 2018

Comm. No: 182066

Subject: City of Corcoran
Space Needs Committee Meeting
May 9, 2018 Meeting Minutes

Attendees:

Brad Martens, City of Corcoran	bmartens@ci.corcoran.mn.us
Matt Gottschalk, City of Corcoran	mgottschalk@ci.corcoran.mn.us
Kevin Mattson, City of Corcoran	kmattson@ci.corcoran.mn.us
Joel Dunning, Wold Architects and Engineers	jdunning@woldae.com
Derek Gallagher, Wold Architects and Engineers	dgallagher@woldae.com

Representatives from the City of Corcoran met with Wold to review updated bubble diagrams and discuss preliminary budget projections.

Discussion Topics:

A. The group reviewed bubble diagrams for the two proposed project phases. The diagrams have been updated to reflect the feedback below and are attached to these minutes.
   1. The Drug Taskforce Agent should be at a drop-in workstation in the Detective Office/Case Management Room in order to provide the Police Lieutenant Office with enough space.
   2. The group discussed the possibility of shifting the Interview Room south to align with the reception area and create a more usable Conference Room in the second construction phase. This option is reflected on the attached plans, though the exact layout of this space can be determined in more detail during design.

B. Wold will conduct a cursory Building Analysis to determine whether any building systems should be updated along with the proposed construction.

C. It was noted that there is no fire suppression in the existing building. However, code requirements for exiting are unlikely to change significantly since the proposed project would eliminate some assembly space in the building. The group would like to reach out to the Fire Marshal about the proposed changes.

D. The building will be occupied during construction, which will affect cost and will require phasing coordination. This will occur later in the process.

E. The group discussed preliminary budget projections, which are attached to these minutes.
   1. It was noted that the numbers presented are based on average cost per square foot for similar projects, and therefore, represent conservative budget numbers as opposed to detailed estimates.
   2. Wold could conduct a more detailed analysis or have an in-depth estimate conducted by a third party if the group determines this in necessary.
   3. A discussion among city staff is required to determine if scope could be reduced or shifted to a later phase before the group reports to City Council.
   4. It was noted that a decision will need to be made about modifying/adding utility services with the proposed projects.
   5. The first construction phase should include renovations of the public toilet rooms including new partitions and sinks at a minimum.

Next Steps:

A. Wold's engineers will conduct a cursory building analysis.
B. City staff will reach out to the Fire Marshal with information about the project.
C. City staff will discuss potential scope and phasing changes as well as determine whether additional budget projections/estimates are necessary.
D. Brad Martens will determine whether additional existing construction documents are available and send them to Derek at Wold.

Attachments

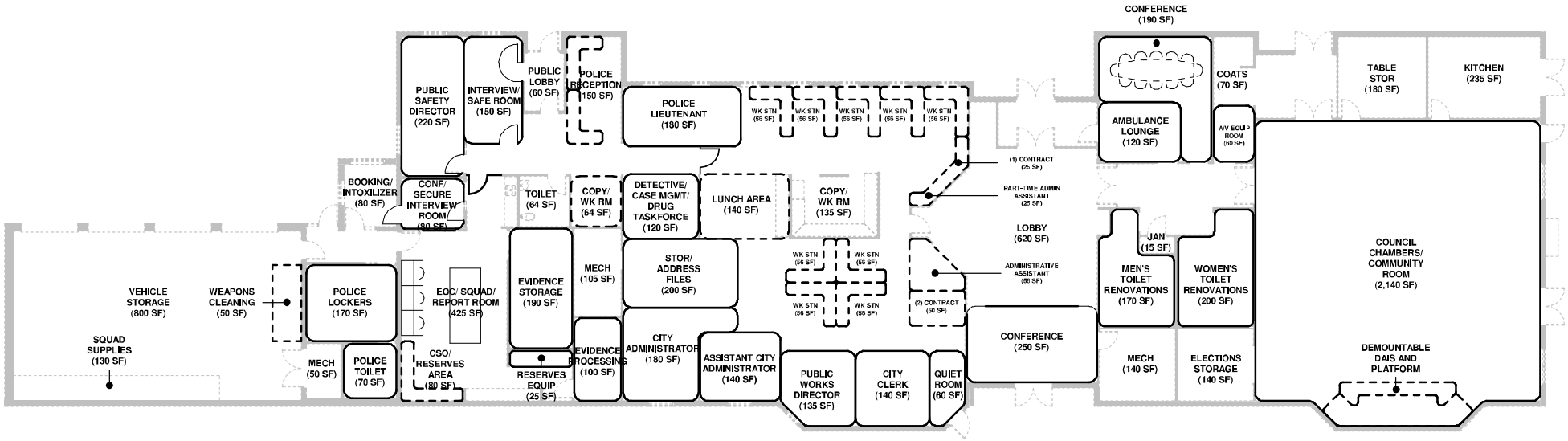
cc: Andrew Dahlquist, Wold

CM/CI_Corcoran/182066/min/5.9.18

DRAFT

City of Corcoran
2018 Space Needs Study
May 9, 2018

UNLABELED WORKSTATIONS (9):
-ACCOUNTANT
-BUILDING INSPECTIONS
-CITY PLANNER
-CODE COMPLIANCE
-DROP-IN
-DROP-IN
-RECREATION COORDINATOR
-UTILITY BILLING
-ZONING/BUILDING INSPECTIONS



1 FLOOR PLAN - PROPOSED SHORT/MID TERM

1/16" = 1'-0"

0 12' 24'

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PROPOSED
SHORT/MID TERM

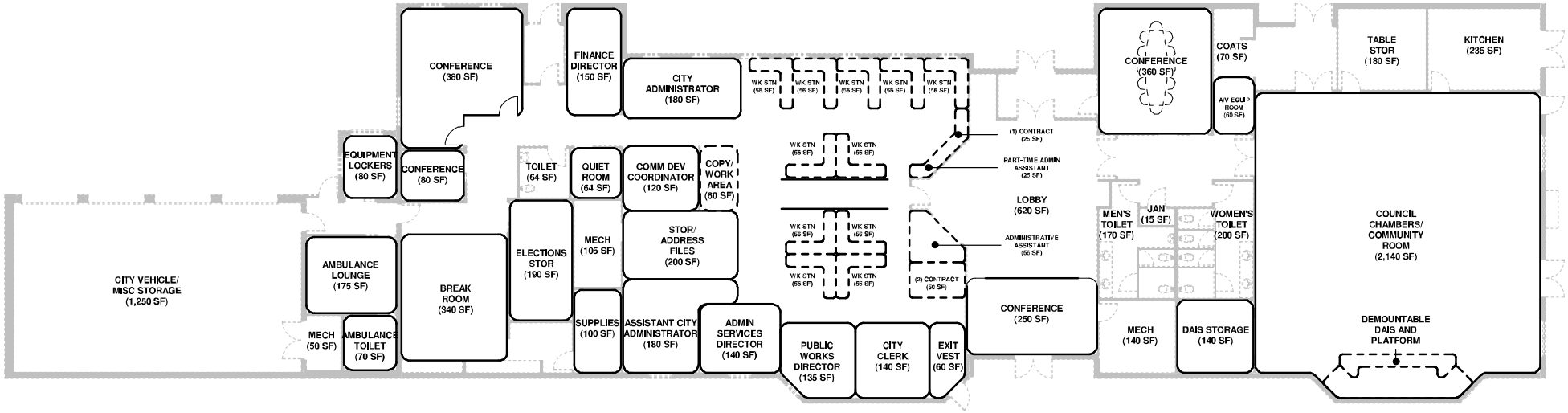
Comm No: 182066

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City of Corcoran
2018 Space Needs Study
May 9, 2018

OTHER CONSTRUCTION:
NEW POLICE STATION 28,000 SF

UNLABELED WORKSTATIONS (11):
- -ACCOUNTANT
- -ACCOUNTANT
- -BUILDING INSPECTIONS
- -CITY PLANNER
- -CODE COMPLIANCE
- -DROP-IN
- -DROP-IN
- -MANAGEMENT ANALYSIS
- -RECREATION COORDINATOR
- -UTILITY BILLING
- -ZONING/BUILDING INSPECTIONS



1 FLOOR PLAN - PROPOSED LONG TERM

1/16" = 1'-0"

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PROPOSED LONG TERM

Comm No: 182066

Public Safety Facility Study

Background, Process & Recommendations

April 22, 2004

Draft

Facility Committee

The Facility Committee was formed in late 2001 to study future needs and alternatives

Facility Committee Members

John Bucher, Council Member

David Andersen, Planning Commissioner

George Gmach, Former Council Member

Paul Schutte, Police Chief

Sue Vergin, City Administrator

Issues Identified

- Security and safety of current police entrance
- Housing ambulance team in temporary trailer
- Inefficiencies in the current layout
  - Office space
  - Training area
  - Privacy and security of staff and visitors/detainees
- Planning for the future

Need for a Longer Look

- Staffing projections correlated with population – how much space is enough?
- Relative comparisons to other communities
- Analysis of public facilities best practices
- Broader look beyond public safety to other eventual uses of the space after police use

Research Question

- What is the relative role of police agencies serving Corcoran?
  - Corcoran PD covers 911 calls when on duty, patrols all roads within the City and has primary responsibility for non-911 calls in the City and community policing activities
  - Hennepin County covers 911 calls, patrols county and state highways and provides transport of prisoners, jail services and crime lab support

Research Question

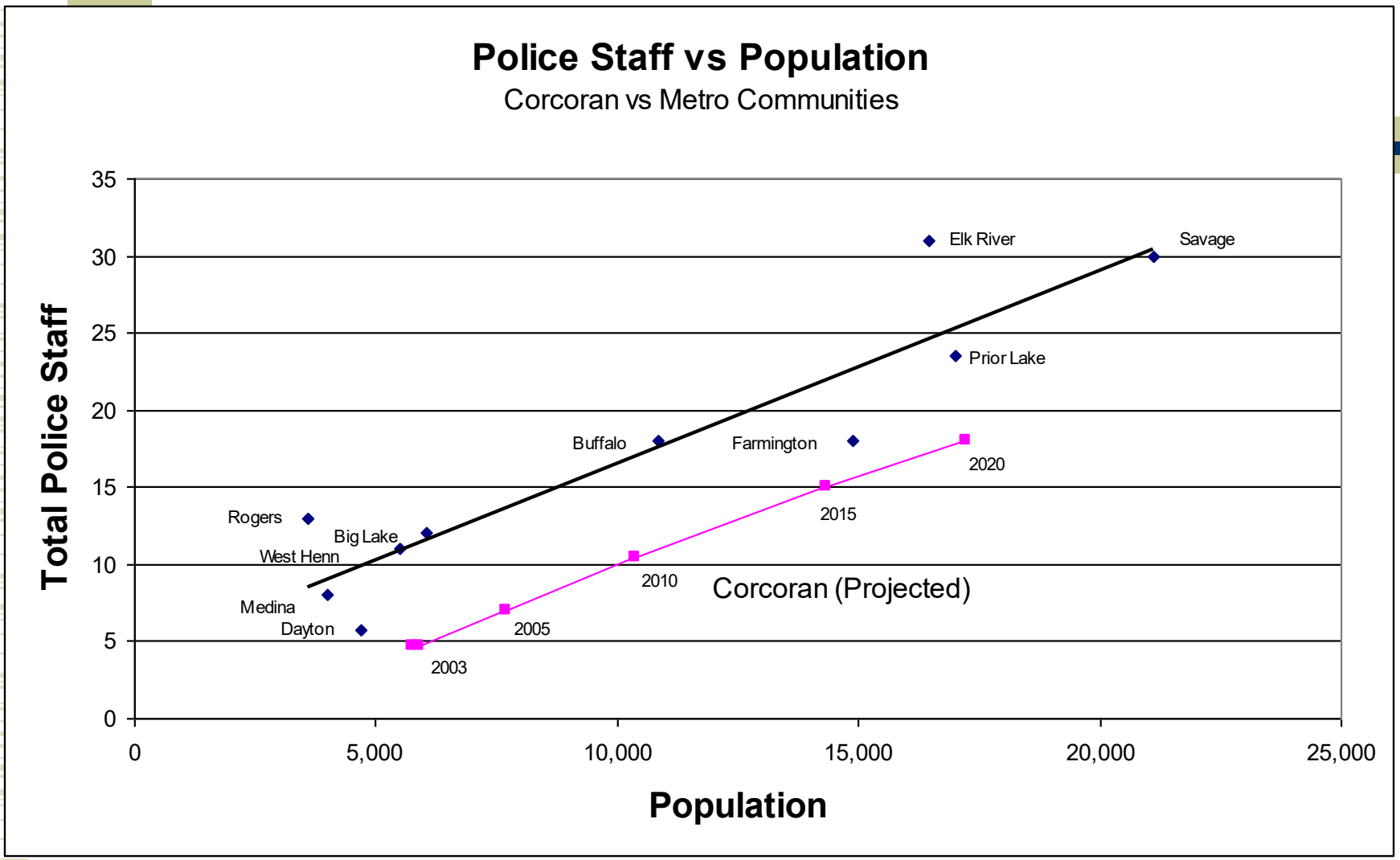
- How will population growth impact the Corcoran Police Department?
  - Expect calls to increase in proportion to population and commercial development
    - More crime and domestic disturbances
    - More business related crime (fraud, theft)
    - More complaint and general service calls
  - Expect traffic related activity to increase (this will increase whether or not Corcoran grows)

Research Question

- What are expected responses to growing police services needs?
  - Gradually increase coverage hours to a full time department
  - Seek efficiencies through technology and prioritization of services
  - Seek to retain significant Hennepin County support for as long as the Sheriff is willing

Projections for Corcoran Police Department

2000 Census = 5630 / Projections are based on Comp Plan Data						
Present population based on building permits pulled to date for new home construction						
	Present 2002	**2003**	**2005**	**Year 2010**	**2015**	**Year 2020**
Population	**5,744**	**5,916**	**7,690**	**10,380**	**14,325**	**17,240**
Police Dept						
Chief	1	1	1	1	1	1
Sergeant	0	0	0	1	2	2
Officers	3	3	5	7	10	13
Office Support	0.75	0.75	1	1.5	2	2
Total Officers	4	4	6	9	13	16
Total Off per 1000	0.7	0.7	0.8	0.9	0.9	0.9
Total Police Staff	**4.75**	**4.75**	**7**	**10.5**	**15**	**18**
Squads/Vehicles	*3*	*3*	*4*	*6*	*9*	*10*
Annual Budget	$371,330	$423,291				


Police Staff vs Population
Corcoran vs Metro Communities
Total Police Staff
Population
0
5
10
15
20
25
30
35
0
5,000
10,000
15,000
20,000
25,000
Elk River
Savage
Prior Lake
Buffalo
Farmington
Rogers
Big Lake
West Henn
Medina
Dayton
2003
2005
2010
2015
2020
Corcoran (Projected)

FBI Uniform Crime Report -- Program Crime in the United States, 2002

Table 71 *(Selected Data)*

Full-time Law Enforcement Officers as of October 31, 2002

Number and Rate per 1,000 Inhabiants
by Geographic Region and Division by Population Group
[2002 estimated population]

Geographic region/division	Total cities (10,653 cities; population 182,456,027)	Population group: Group I (70 cities, 250,000 and over; population 52,879,728)	Group II (162 cities, 100,000 to 249,999; population 24,457,039)	Group III (389 cities, 50,000 to 99,999; population 26,808,264)	Group IV (760 cities, 25,000 to 49,999; population 26,374,112)	Group V (1,763 cities, 10,000 to 24,999; population 27,930,903)	Group VI (7,509 cities, under 10,000; population 24,005,981)
TOTAL CITIES: 10,653 cities; population 182,456,027:							
Number of officers	428,365	154,116	46,124	47,762	47,960	54,413	77,990
Average number of officers per 1,000 inhabitants	2.3	2.9	1.9	1.8	1.8	1.9	3.2
West North Central: 1,159 cities; population 12,573,771:							
Number of officers	24,577	5,480	2,384	2,907	3,143	3,803	6,860
Average number of officers per 1,000 inhabitants	2	2.5	1.7	1.4	1.5	1.8	2.5

FBI Uniform Crime Report -- Crime in the United States, 2002

Table 70 *(Selected Data)*

Full-time Law Enforcement Employees (includes civilians) as of October 31, 2002

Number and Rate per 1,000 Inhabiants
by Geographic Region and Division by Population Group
[2002 estimated population]

Geographic region/division	*Total cities (10,653 cities; population 182,456,027)*	*Population group*					
		Group I (70 cities, 250,000 and over; population 52,879,728)	*Group II (162 cities, 100,000 to 249,999; population 24,457,039)*	*Group III (389 cities, 50,000 to 99,999; population 26,808,264)*	*Group IV (760 cities, 25,000 to 49,999; population 26,374,112)*	*Group V (1,763 cities, 10,000 to 24,999; population 27,930,903)*	*Group VI (7,509 cities, under 10,000; population 24,005,981)*
TOTAL CITIES: 10,653 cities; population 182,456,027:							
Number of employees	558,892	205,573	61,739	62,203	61,343	68,513	99,521
Average number of employees per 1,000 inhabitants	3.1	3.9	2.5	2.3	2.3	2.5	4.1
West North Central: 1,159 cities; population 12,573,771:							
Number of employees	**31,694**	**7,713**	**3,038**	**3,702**	**4,055**	**4,828**	**8,358**
Average number of employees per 1,000 inhabitants	**2.5**	**3.5**	**2.2**	**1.8**	**2**	**2.2**	**3.1**

Research Activities

- Visited police departments to gather information about current public safety facilities best practices
  - What is the Corcoran situation likely to look like in five to ten years (Independence)?
  - What is the Corcoran situation likely to look like beyond ten years (Elk River)?
  - How have other communities responded?

Assumptions of the Project

- Controlled access to the department is desirable for officer and public safety
- City's own police force is a desirable, positive service to Corcoran community
- A provision for NMMC (North Memorial Medical Center) ambulance teams shortens emergency response time to the community

Assumptions of the Project

- Labor cost is the largest portion of running a police operation
- Physical plant and equipment should support efficiency in use of labor
- Proposed space will improve and preserve efficiency of labor

Assumptions of the Project

- Space for Hennepin County deputies promotes shorter response time and cooperation between agencies
- Demand for police service will increase as central city and neighborhoods grow
- Interest rates are at a historic low
- Bids are expected to be competitive

Trend in Bond Rates



Additional Consideration

- Should the facility be modified to accommodate fire fighting equipment?
  - Fire services are currently contracted with 4 communities
  - Need a long-range fire protection plan
  - Need to determine proper location of facility
  - Need an equipment and services transition plan
  - Police and Fire may not necessarily share a facility
- Committee determined further consideration to be premature until these factors are addressed

Solution

- Remodel entry and chief's office
- Convert existing garage into operational space
- Add dedicated space for ambulance crew and deputies
- Replace and expand existing garage
- Include a reinforced area for storm shelter

Business Alternatives

- Leasing space from a private building owner was determined to be difficult and expensive
- Using a lease purchase approach was determined to be more expensive than bonding
- Building and owning was determined to be the least expensive solution and easily offset any temporary excess capacity costs

Project Features

- Space to accommodate police staff for about 10 years or longer, depending on growth rate
- Secure entry system
- Additional secure parking/storage for cars and equipment
- Storm shelter area for City Hall

Additional Benefits

- Dedicated space for HC Sheriff deputies
- Dedicated space for ambulance crew
- Future ability to use space for other purposes
- Corrections to existing HVAC system to reduce maintenance costs
- Compatibility of design with existing building and surrounding area

Scope of the Project

- 1,663 square feet of police office space
- 255 square feet of ambulance team space
- 88 square feet of Hennepin County space
- 72 square feet of common space
- 1,352 square feet of parking and storage space
- Secure entry area
- Correction of HVAC problems

Estimated Cost

- The total estimated cost is expected to be under $350,000, including the cost of architecture, engineering and financial consulting
- The proposed method of finance is a $350,000 bond sale, which will spread the cost over ten years (cost will be spread over a growing base as development occurs) – Interest will be an estimated $81,941.25
- Total principal and interest estimate = $431,941.25

Dear Community Members:

Corcoran's population has grown by more than 50% over the last decade and is projected to continue to grow. I'm proud that we continue to be a desirable destination for families and businesses looking to move to our region.

This growth has also created additional demand for public services. **The City Hall/Police Department building is out of space and needs significant maintenance.**

Due to existing site constraints, the current building cannot feasibly be expanded. Since 2018, the City has projected the construction of a new facility in its 2027 long-range financial plan. **To take this step as a City, we need your feedback through this community-wide survey.**

To keep all feedback confidential, survey responses are collected by Community Perceptions, an independent research firm.

TWO WAYS TO TAKE THIS SURVEY

Online: (Saves postage expense)

Go to: **www.Survey2000.com**

Enter your code:

Paper: Return to City Hall or mail it to Community Perceptions, PO Box 607, Slinger, WI 53086.

The survey code can be used only once. To obtain additional surveys for other adults in your household, please call City Hall at 763-420-2288.

Survey deadline: May 4, 2026

If you need additional support to complete this survey (including a different language), please contact City Hall. Survey results will be reported at a City Council meeting and available on our website.

Thank you for taking the time to complete this survey!

Sincerely,

Tom McKee
Mayor

Learn more about our facility challenges by watching a video and reading the full facility needs study at corcoranmn.gov/our_community/civic_campus_public_engagement

Or attend an upcoming Open House informational session:

April 28, 6-7:30 p.m. Corcoran Public Works Facility 9100 County Road 19	**May 6,** **10:30 a.m.-noon** Saint Therese of Corcoran 19800 79th Place	**June 2, 6-7:30 p.m.** Hope Community Church 19951 Oswald Farm Road	**August 4, 6-7:30 p.m.** Night to Unite at Corcoran Public Works Facility 9100 County Road 19

Facility Challenges

The existing City Hall/Police Station was built in 1994 with the Council Chambers, a community room, and office space for six full-time employees. A remodel was completed in 2021 to buy time for a future facility to be built, resulting in the removal of the City's community room. Since then, demands for services have increased faster than projected, which means we outgrew this space 5 years faster than initially expected.

The current building has several challenges:

Lack of space *(Cannot be addressed within the current facility)*

Last year, an outside consultant assessed all city facilities and found that City Hall and Public Safety staff need 41% more space than what they have now. Projections show the problem will get worse. We will need almost twice as much space in the next 20 years. More specifically:

- City Hall office space is too small and has limited areas for staff and public meetings.
- There is not enough storage space for records, equipment, and maintenance supplies.
- Police locker rooms are at capacity and do not have adequate ventilation.
- The facility does not have space for officer training or hosting city-wide or staff events.
- The garage is too small. As a result, expensive police equipment is stored outside.

Inadequate safety/security *(Cannot be addressed within the current facility)*

- The facility lacks adequate security measures.
- The police reception layout makes complying with privacy laws difficult.
- The Police Station has only one restroom available for both staff and detainees.
- The booking area is too small, which places staff at risk in the event of a combative detainee.
- Areas of the building lack proper fire protection.
- The evidence room is too small to properly process evidence.
- The weapon cleaning area lacks proper ventilation, exposing officers to lead and chemicals.

Aging infrastructure *(Estimated cost to address: More than $2 million)*

- The HVAC system is inefficient, lacks automated temperature control, and is at the end of its useful life.
- Windows, doors, and roof sections are in poor condition and need to be replaced.

Because we cannot feasibly expand the facility, the City does not believe investing in it is a responsible use of taxpayer dollars. We propose building a new facility on City Center Drive.

Would you support the City building a new City Hall and Police Station?	❒ Yes ❒ No ❒ Not sure

If you would not support building a new facility, what should the City do to solve its space challenges?

DRAFT

Recommended Plan

The City has been planning to build a new facility for nearly a decade. The City Center Drive site fits our long-range plan to have this area serve as a community hub for services and resident needs.

The new building would:

- Be built on land the City already owns (saving $4 million in land acquisition) and already has infrastructure like sewer, water, and street improvements (saving an additional $2 million).
- Be designed for future expansion.
- Include a garage for maintenance equipment and police cars.
- Include adequate safety and security features.

We could take two approaches to building a new facility to meet our space needs:

Option 1: Meet space needs for 10 years, expand in the future

This option would be less costly now, but more expensive in the future as construction costs rise. Industry estimates show the cost to fully expand would increase by 4% each year.

Current cost	$42.9 million
+ Cost of future expansion (10 years from now)	+ $8.3 million
Total	$51.2 million

Option 2: Meet space needs for 20 years

This option would be more expensive now, but less expensive in the long-term because the work would all be done at once and it avoids future increases in construction costs.

Current cost	$48.5 million
Total	$48.5 million

The City has been planning since 2018 to issue a bond (take out a loan) to pay for this project. We are exploring other funding sources to reduce the impact on our taxpayers.

Which approach should the City take to building a new City Hall and Police Department?	❒ Option 1 ❒ Option 2 ❒ I would support either approach ❒ Not sure

If you are not sure, what are the main reasons?

DRAFT

Future of Current Building

The City will need to create a plan for the current building. No decisions on what to do with this facility have been made yet. We would like the community's input to develop ideas.

Comments/questions/suggestions regarding the future of the current facility:

Respondent Information

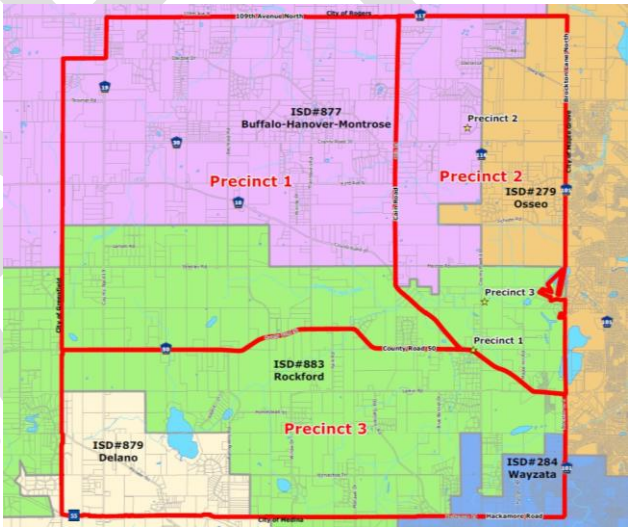
What is your age? ❒ 18-24 ❒ 25-34 ❒ 35-44 ❒ 45-54 ❒ 55-64 ❒ 65+

Is your primary residence in the City of Corcoran? ❒ Yes ❒ No ❒ Not sure

If yes, do you rent or own? ❒ Rent ❒ Own

Which precinct do you live in? *(See map at right.)*

❒ 1
❒ 2
❒ 3



Which school district do you live in?
(See map at right.)

❒ Buffalo-Hanover-Montrose
❒ Delano
❒ Osseo
❒ Rockford
❒ Wayzata

How would you like to receive information from us? (*Select all that apply*.)

❒ Website ❒ Emails ❒ Newsletters (mailed) ❒ Newsletters (online)
❒ *Crow River News* ❒ Social media ❒ Council meetings ❒ Other:

On a scale of 0 – 10, how likely would you be to recommend Corcoran to a friend or family member?

❒ 0 ❒ 1 ❒ 2 ❒ 3 ❒ 4 ❒ 5 ❒ 6 ❒ 7 ❒ 8 ❒ 9 ❒ 10
Extremely Unlikely Neutral Extremely Likely

If you'd like to explain why you gave us this rating, please use the space below:

Thank you for your participation! We sincerely value your time and input.

DRAFT



City of Corcoran

Community Survey Report

May 28, 2026

COMMUNITY PERCEPTIONS

COMMUNITY PERCEPTIONS

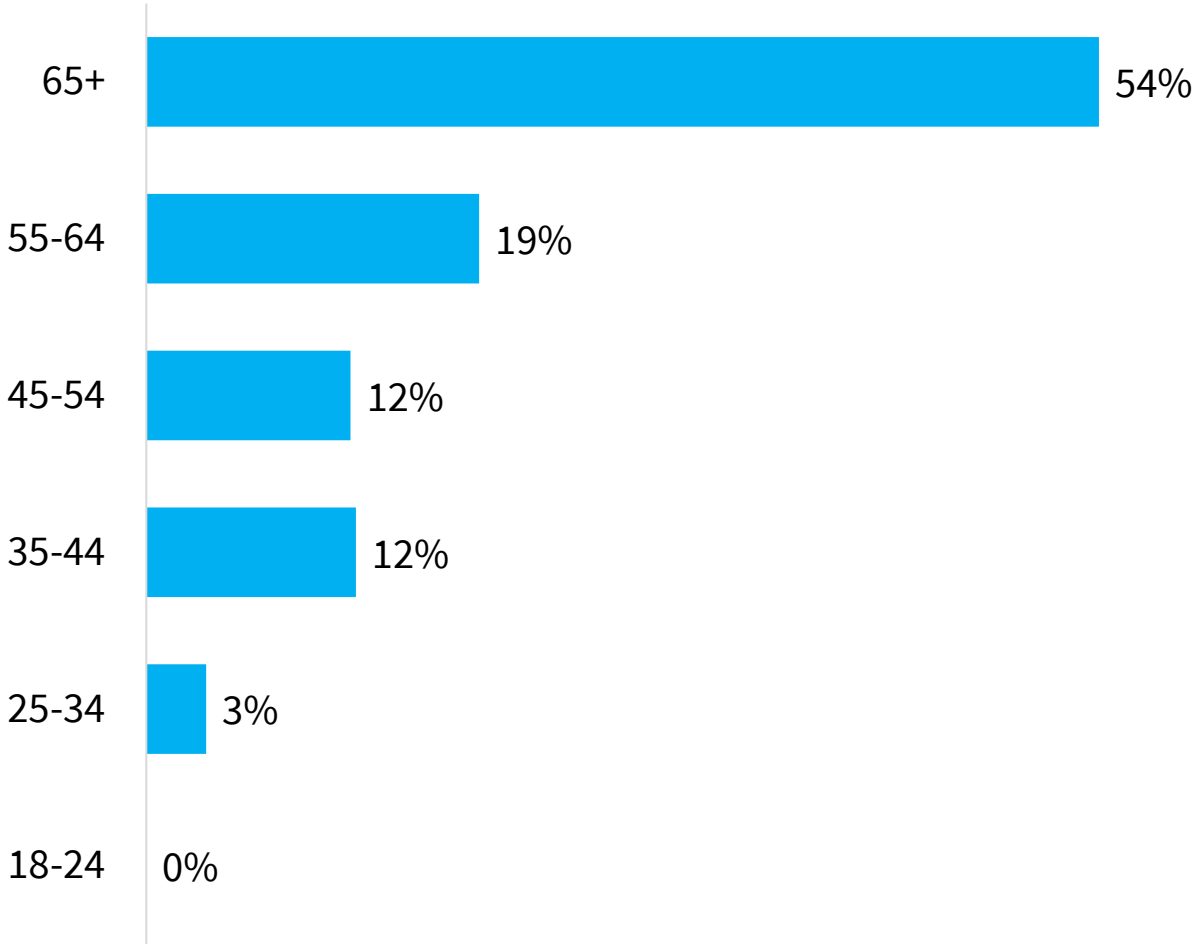
Our mission is to help community leaders gather, organize, and use data to make strategic decisions.

- Founded in **2002** to provide independent research
- Helped more than **1,300** communities navigate the strategic planning and referendum planning process

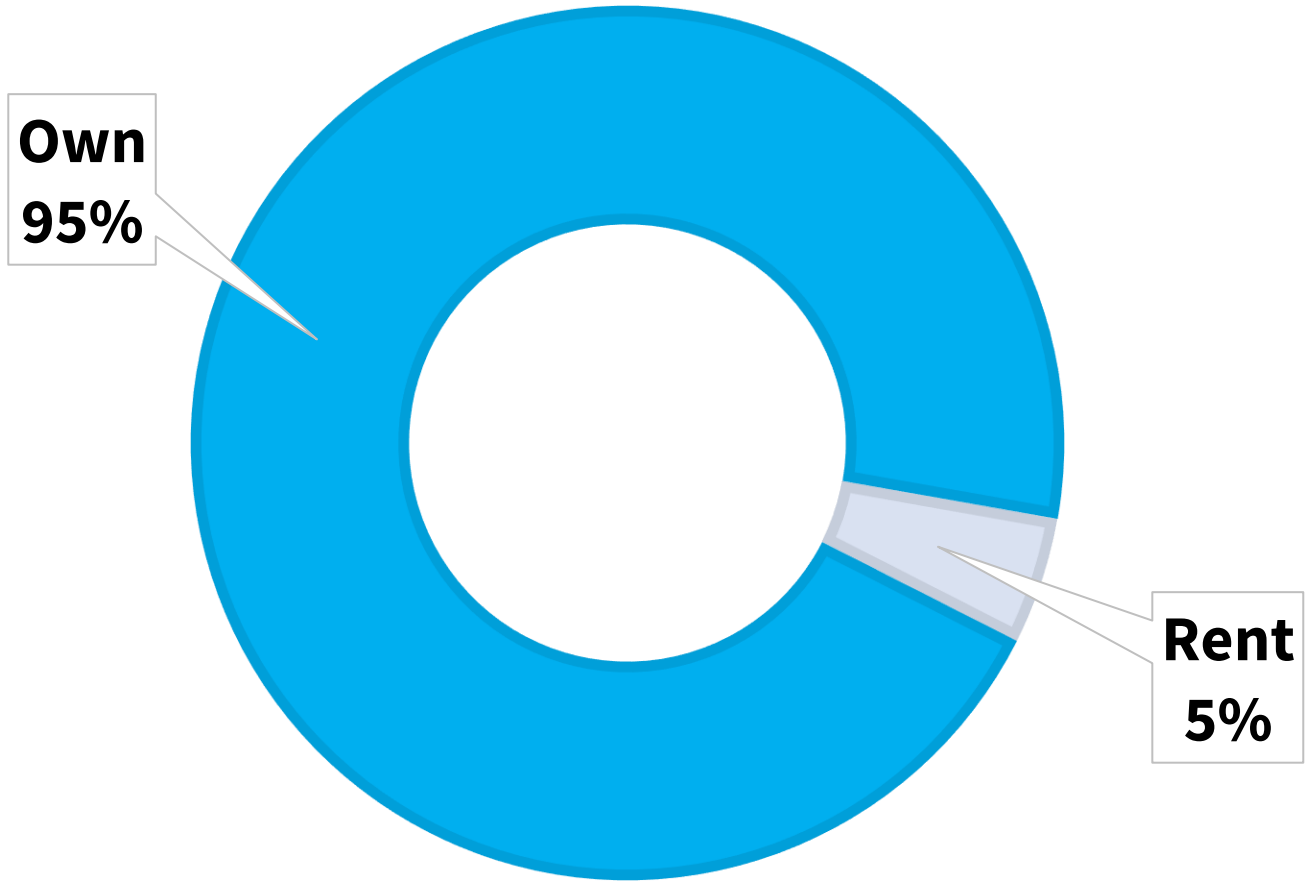
Survey Information

- **May 8, 2026** survey deadline
- **727** respondents
- **19.6%** response rate
- **+/- 3.71%** statistical margin of error

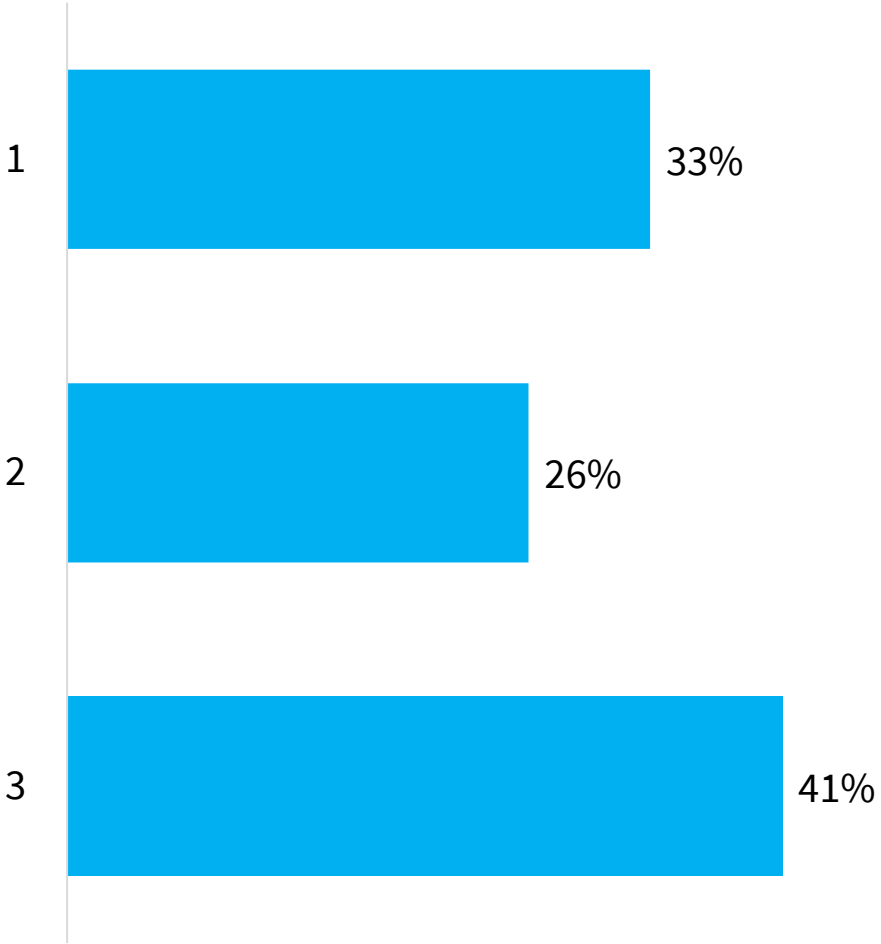
What is your age?

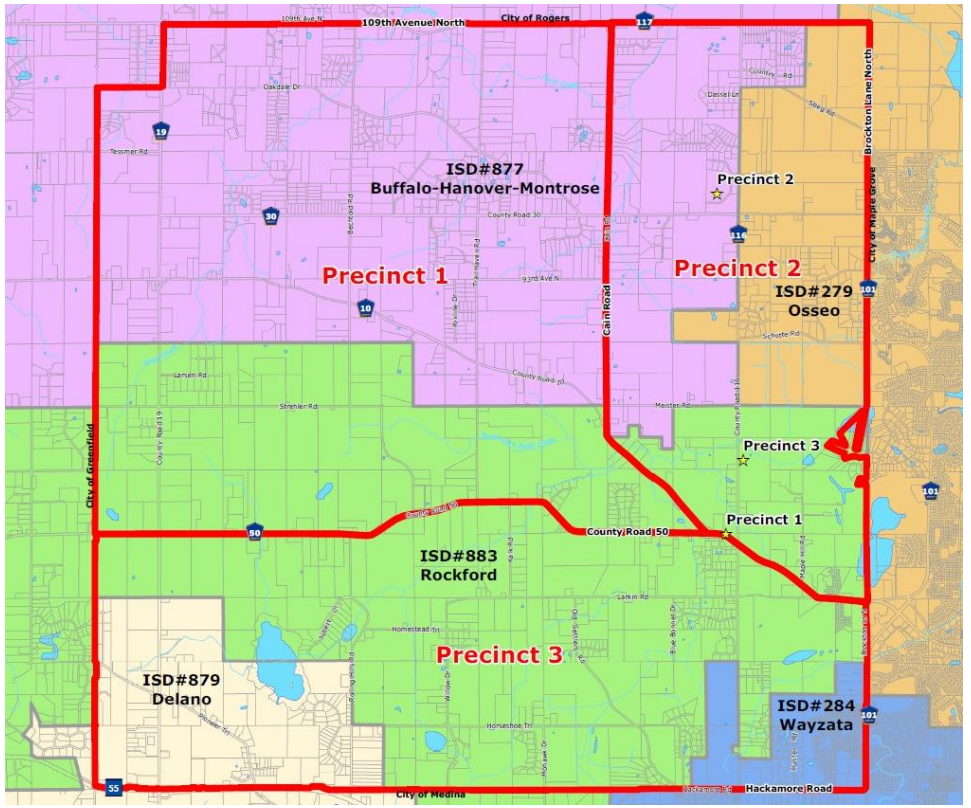


If yes, do you rent or own?

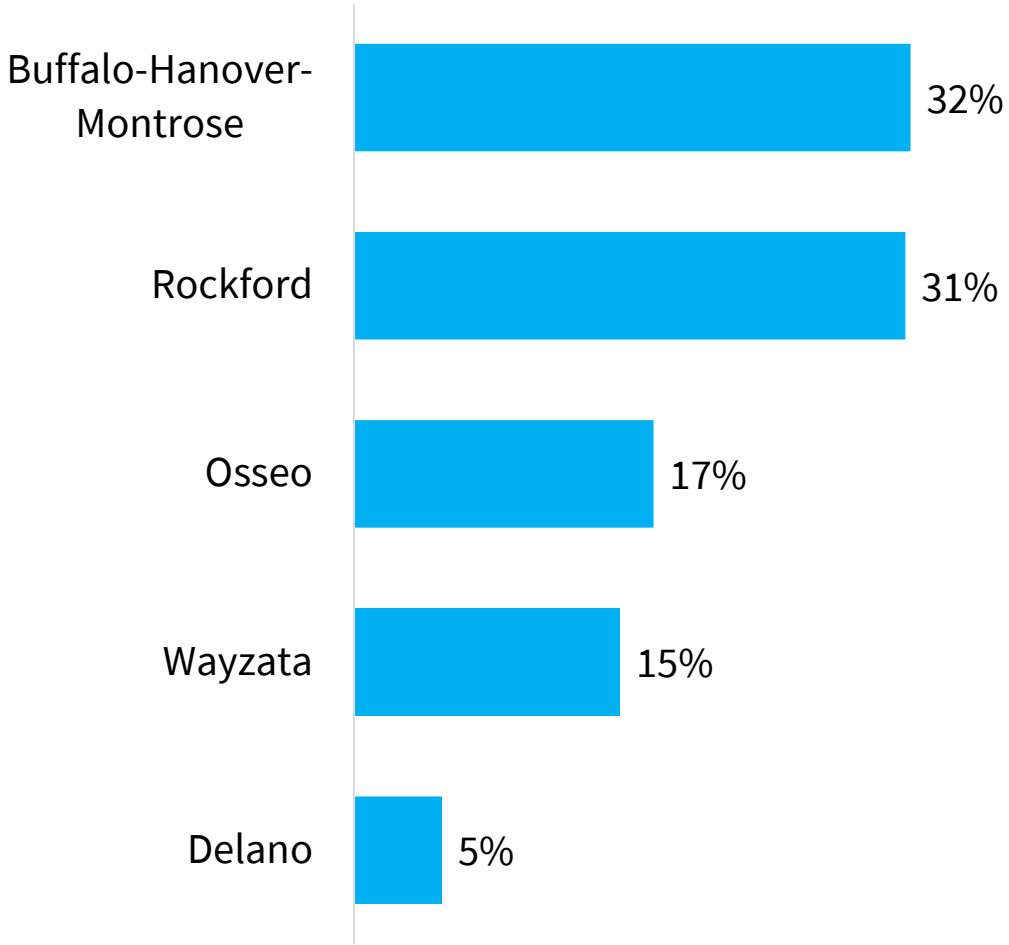


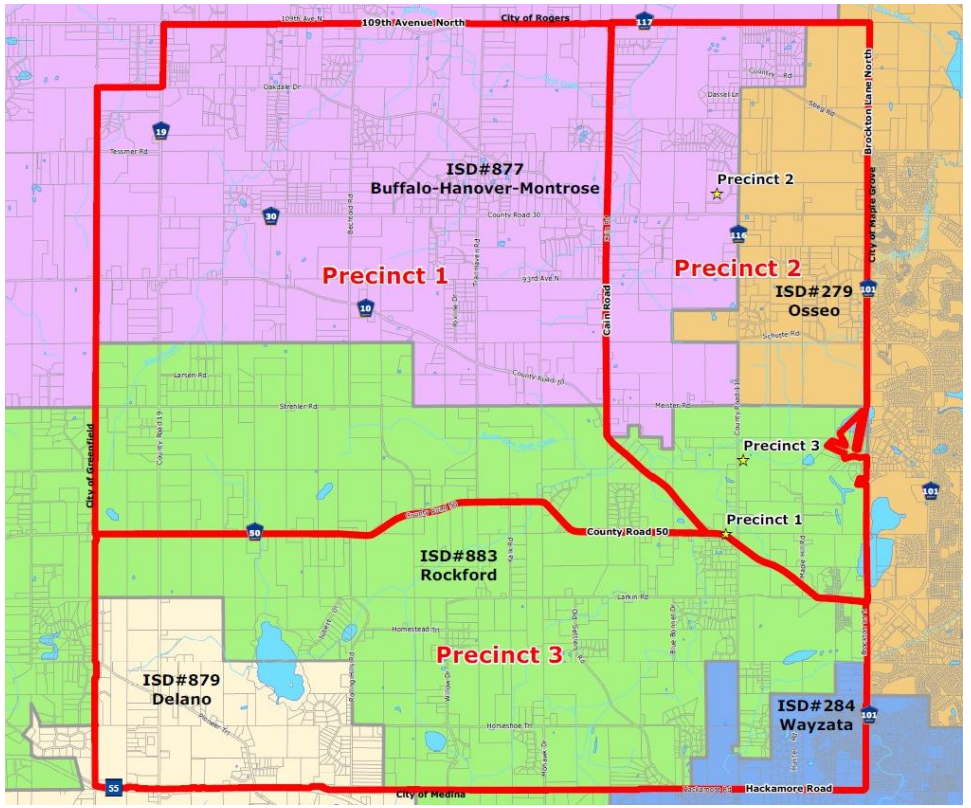
Which precinct do you live in?



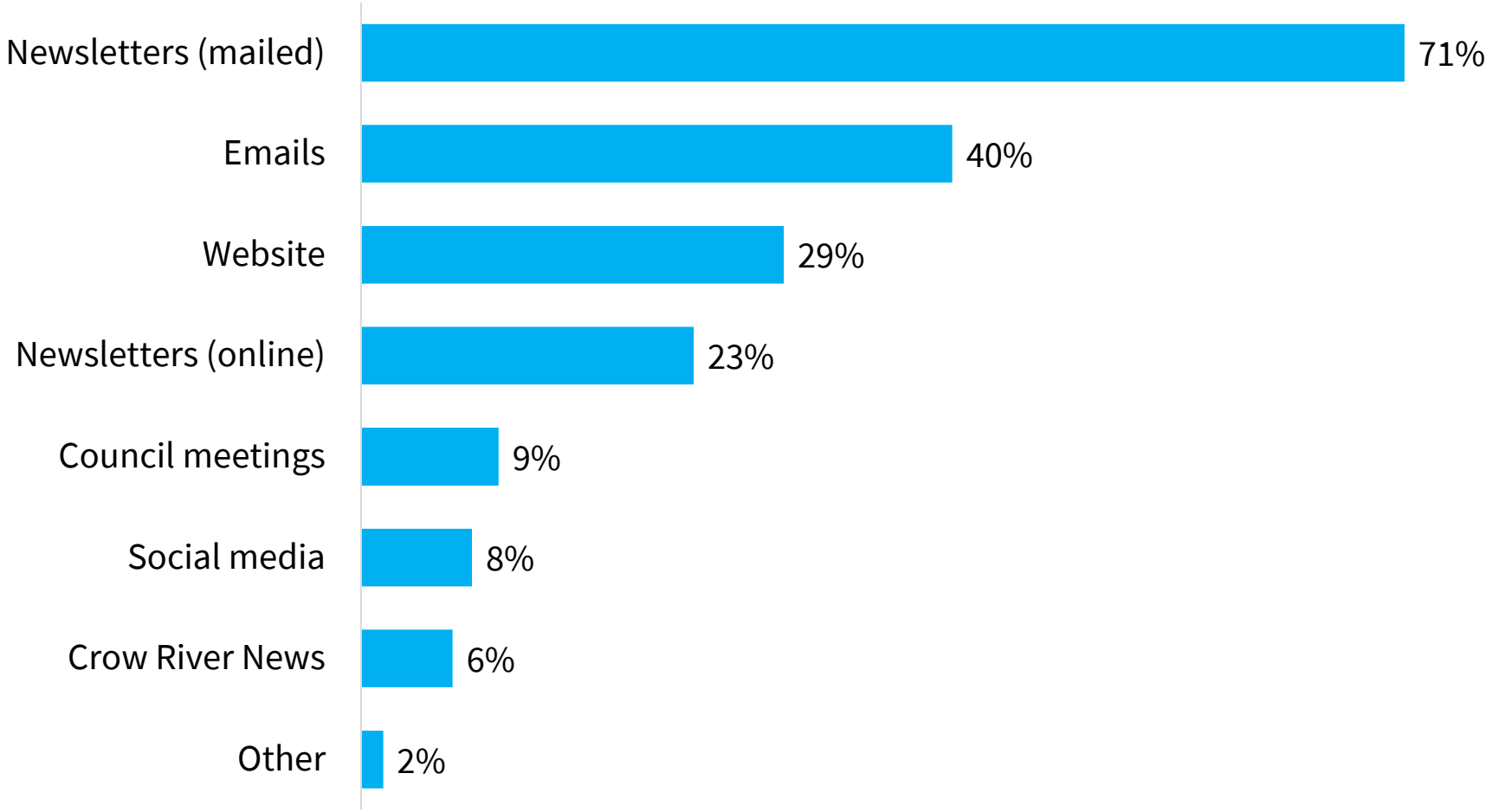


Which school district do you live in?





How do you like to receive information from us?



Facility Challenges

The existing City Hall/Police Department was built in 1994 with the Council Chambers, a community room, and office space for six full-time employees. A remodel was completed in 2021 to buy time for a future facility to be built, resulting in the removal of the City's community room. Since then, demands for services have increased faster than projected, which means we outgrew this space 5 years faster than initially expected.

The current building has several challenges:

Lack of space *(Cannot be addressed within the current facility)*

Last year, an outside consultant assessed all city facilities and found that City Hall and Public Safety staff need 41% more space than they have now. Projections show the problem will get worse. We will need almost twice as much space in the next 20 years. More specifically:

- City Hall office space is too small and has limited areas for staff and public meetings.
- There is not enough storage space for records, equipment, and maintenance supplies.
- Police locker rooms are at capacity and do not have adequate ventilation.
- The facility does not have space for officer training or hosting city-wide or staff events.
- The garage is too small. As a result, expensive police equipment is stored outside.

Facility Challenges

Inadequate safety/security *(Cannot be addressed within the current facility)*

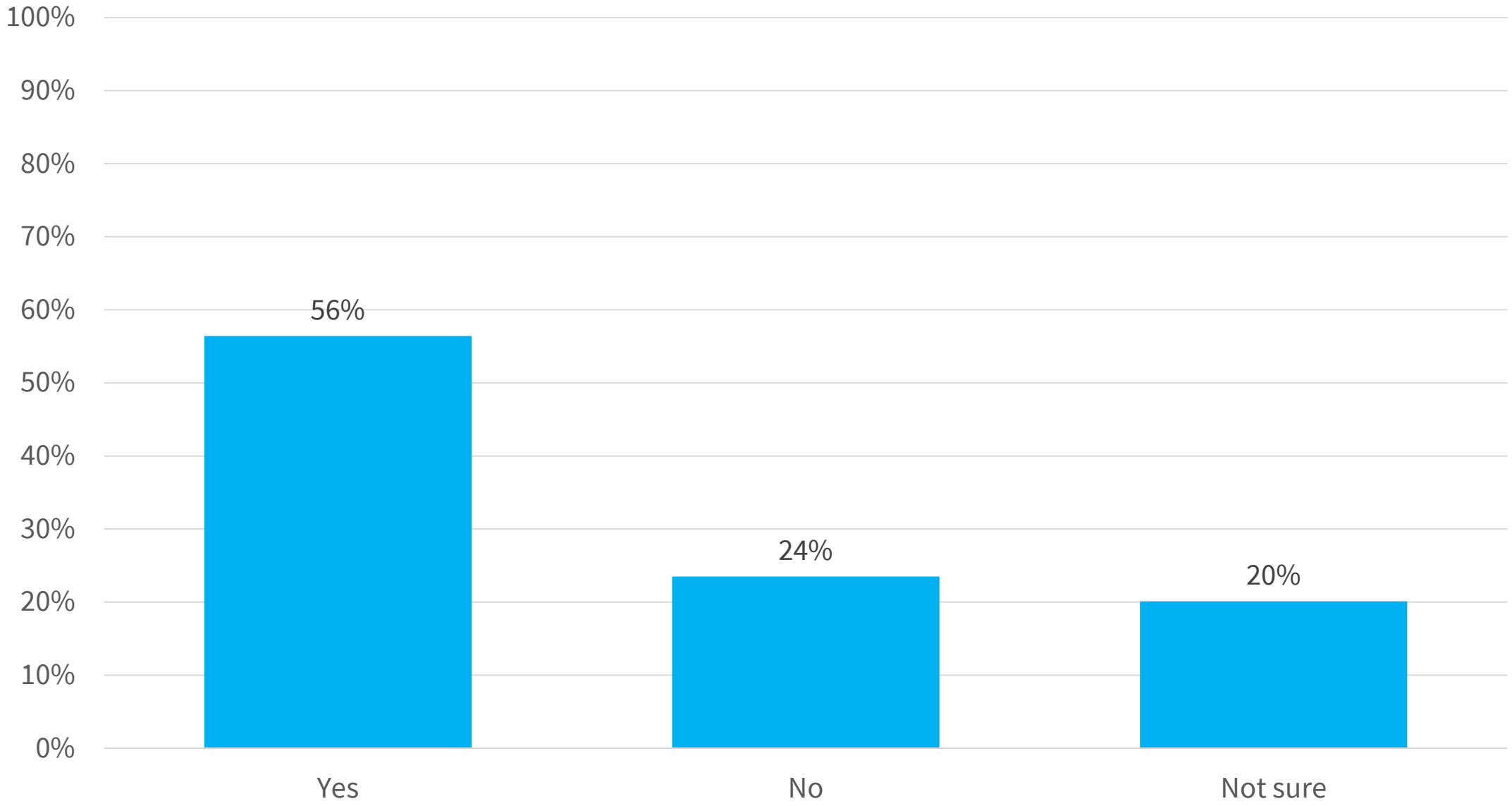
- The facility lacks adequate security measures.
- The police reception layout makes complying with privacy laws difficult.
- The Police Department has only one restroom available for both staff and detainees.
- The booking area is too small, which places staff at risk in the event of a combative detainee.
- Areas of the building lack proper fire protection.
- The evidence room is too small to properly process evidence.
- The weapon cleaning area lacks proper ventilation, exposing officers to lead and chemicals.

Aging infrastructure *(Estimated cost to address: More than $2 million)*

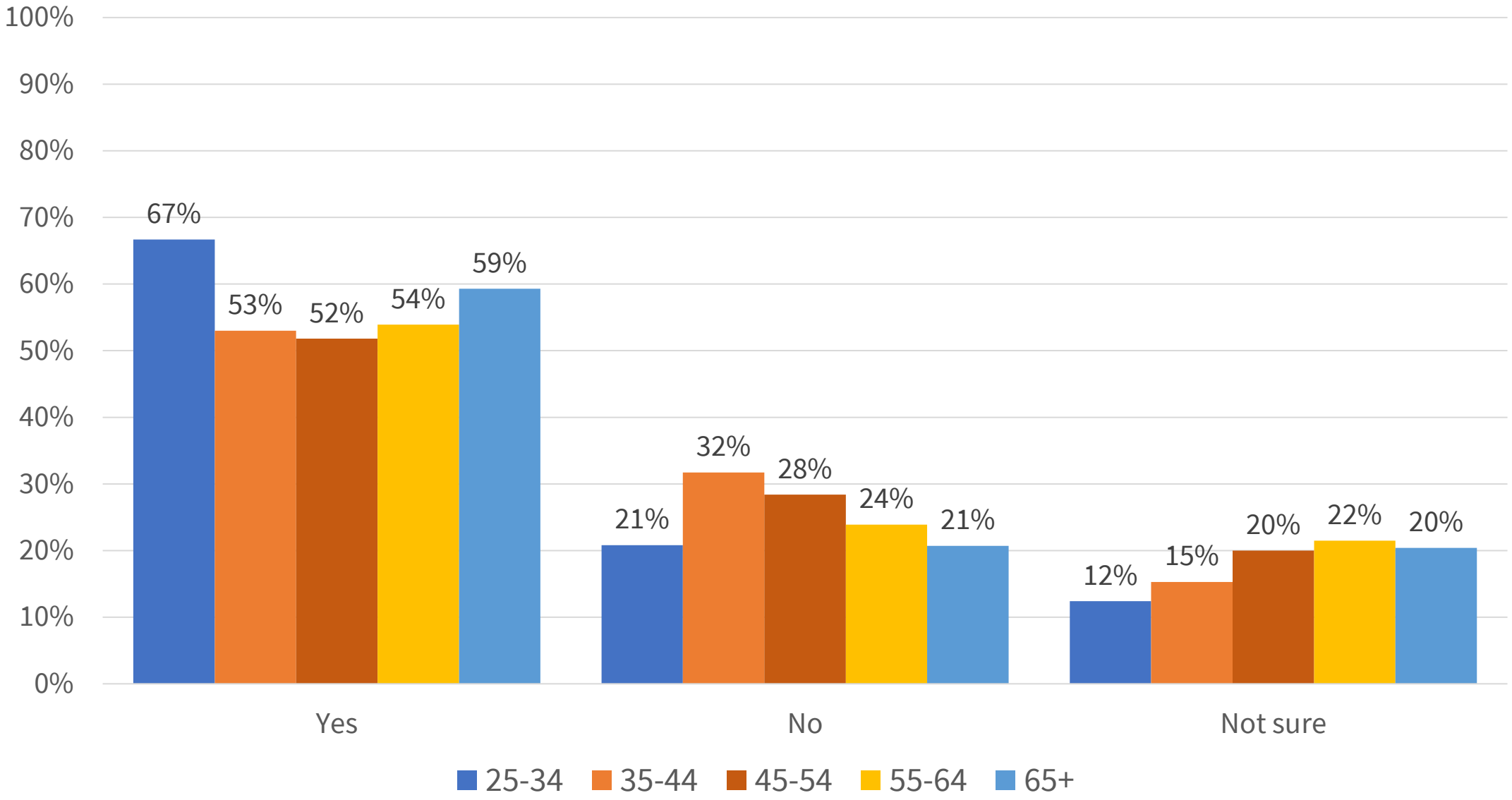
- The HVAC system is inefficient, lacks automated temperature control, and is at the end of its useful life.
- Windows, doors, and roof sections are in poor condition and need to be replaced.

Because we cannot feasibly expand the facility, the City does not believe investing in it is a responsible use of taxpayer dollars. We propose building a new facility on City Center Drive.

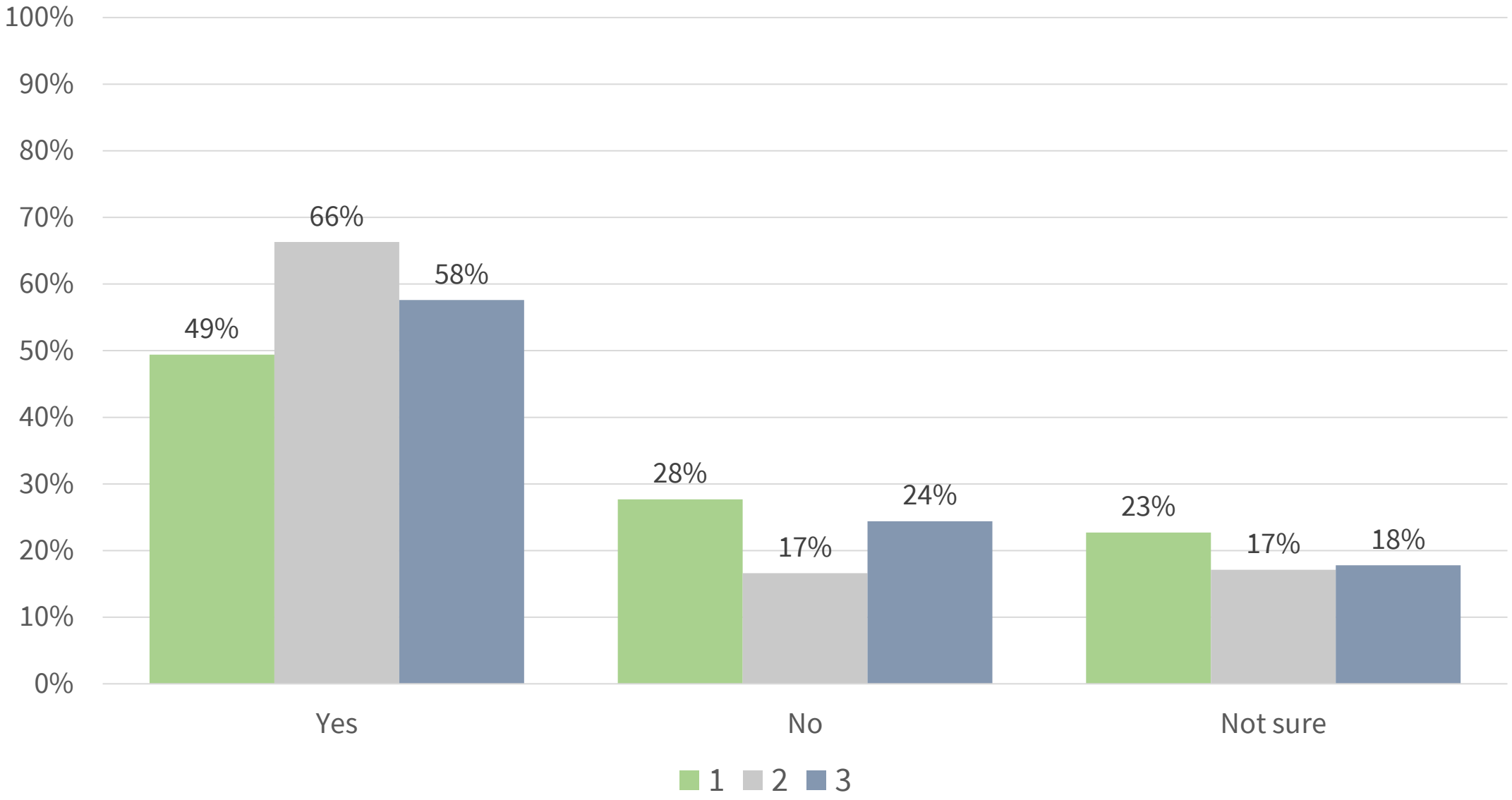
Would you support the City building a new City Hall and Police Department facility?



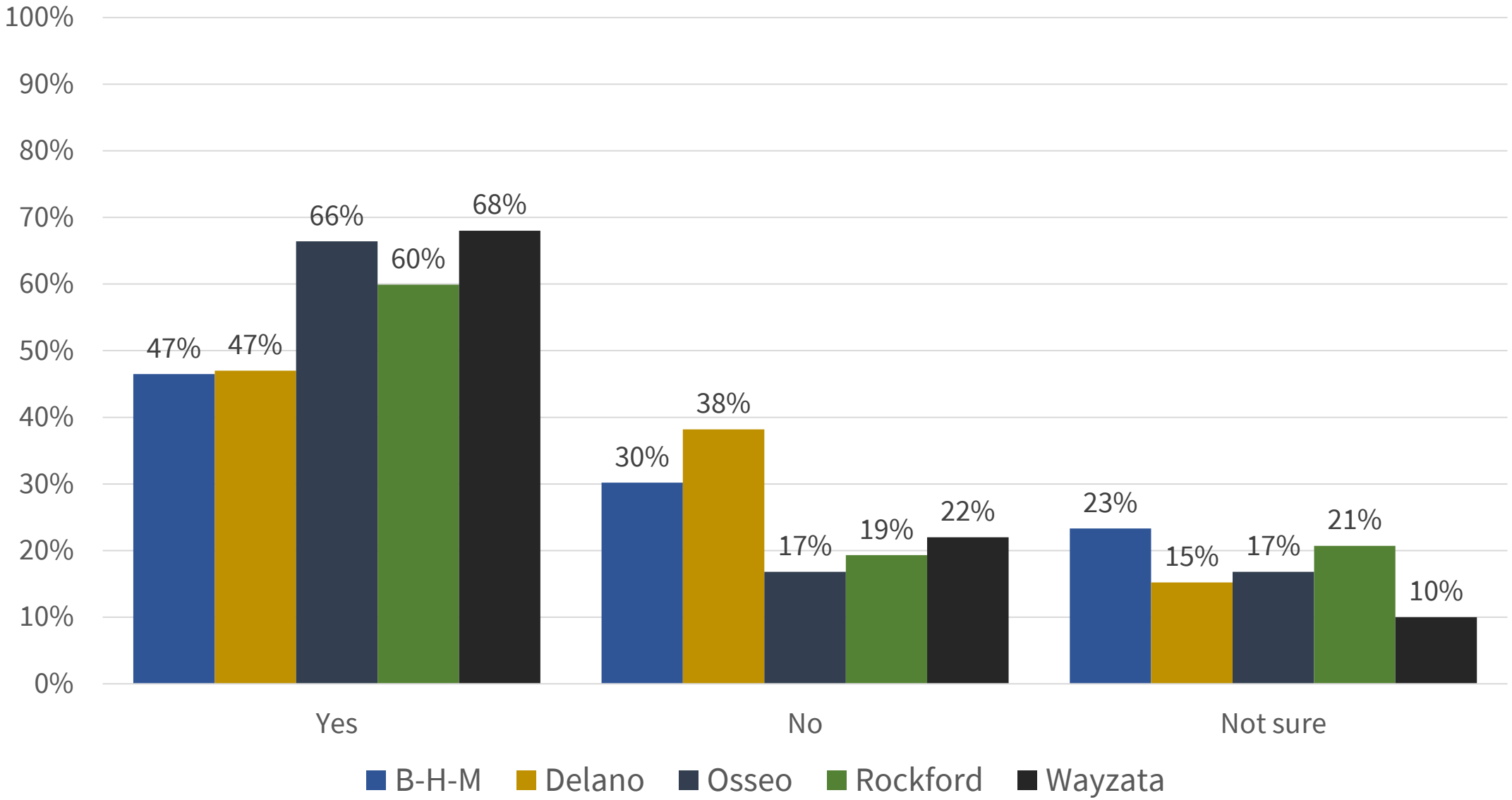
Would you support the City building a new City Hall and Police Department facility? *(By age)*



Would you support the City building a new City Hall and Police Department facility? *(By precinct)*



Would you support the City building a new City Hall and Police Department facility? *(By school district)*



Recommended Plan

The City has been planning to build a new facility for nearly a decade. The City Center Drive site fits our long-range plan to have this area serve as a community hub for services and resident needs.

The new building would:

- Be built on land the City already owns (saving $4 million in land acquisition) and already has infrastructure like sewer, water, and street improvements (saving an additional $2 million).
- Be designed for future expansion.
- Include a garage for maintenance equipment and police cars.
- Include adequate safety and security features.

Recommended Plan

We could take two approaches to building a new facility to meet our space needs:

Option 1: Meet space needs for 10 years, expand in the future

This option would be less costly now, but more expensive in the future as construction costs rise. Industry estimates show the cost to fully expand would increase by 4% each year.

Current cost	$42.9 million
+ Cost of future expansion (10 years from now)	+ $8.3 million
Total	$51.2 million

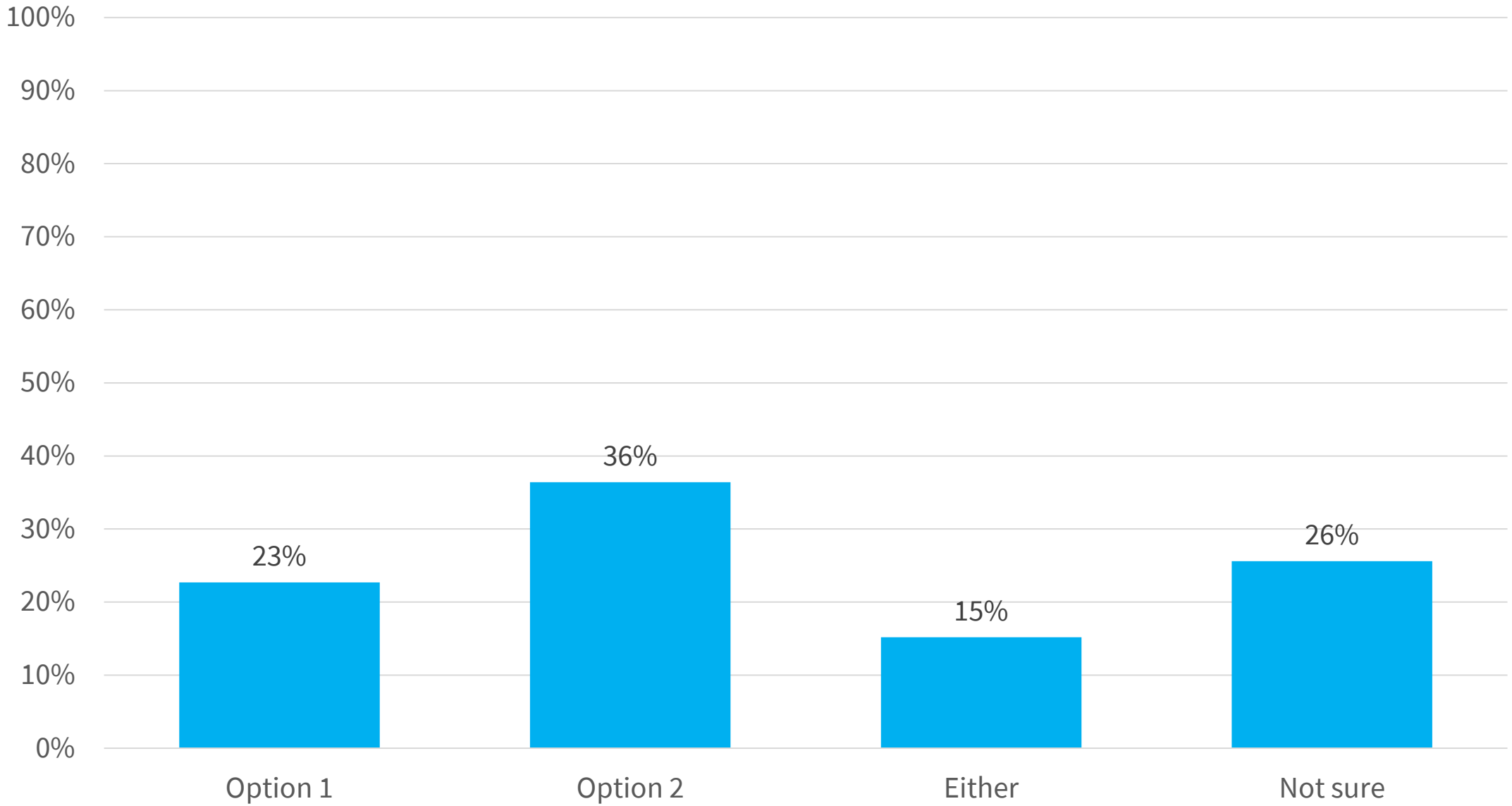
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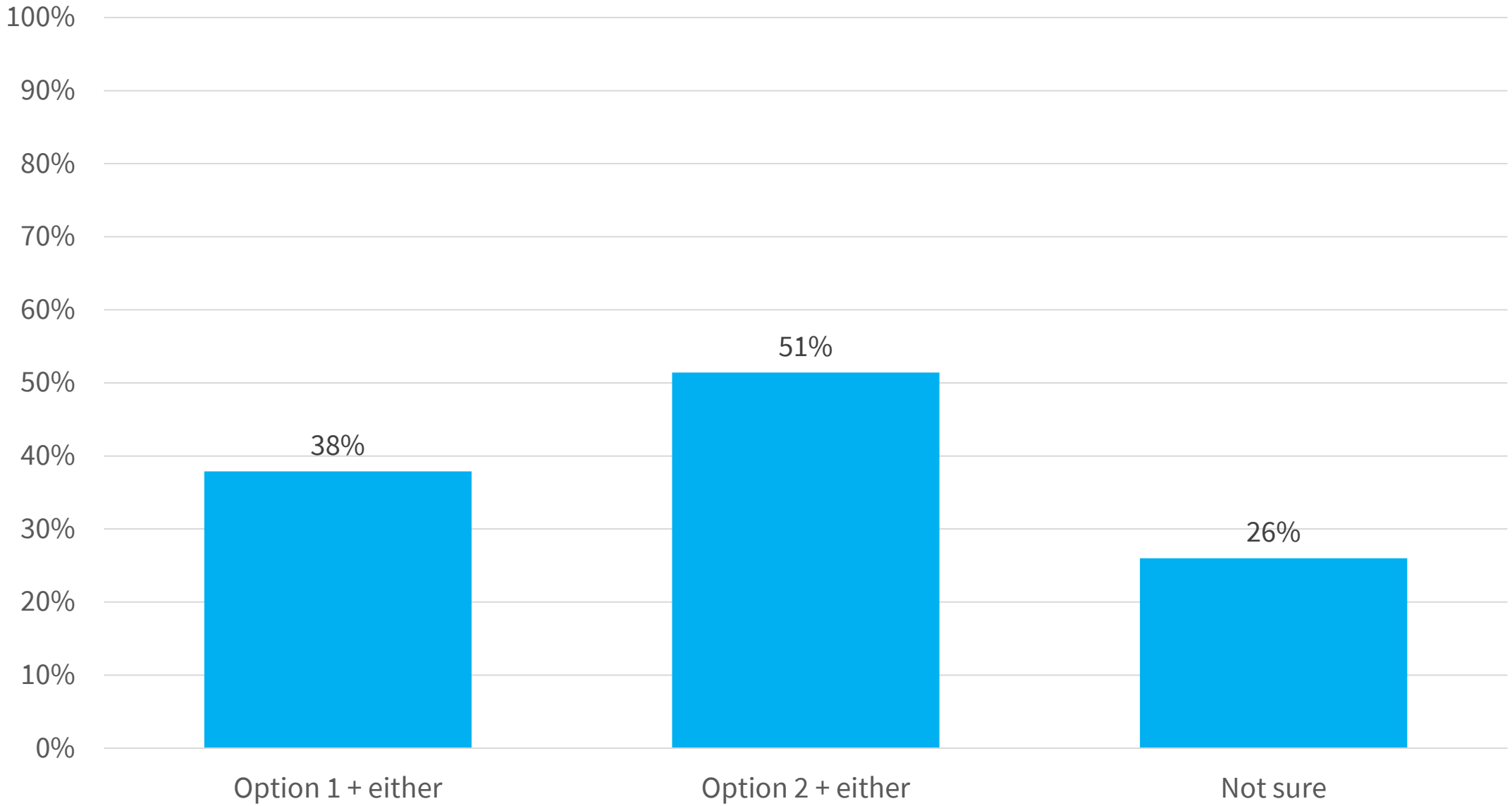
Current cost	$48.5 million
Total	$48.5 million

Since 2018, the City has been planning to issue a bond (take out a loan) to pay for this project. We are exploring other funding sources to reduce the impact on our taxpayers.

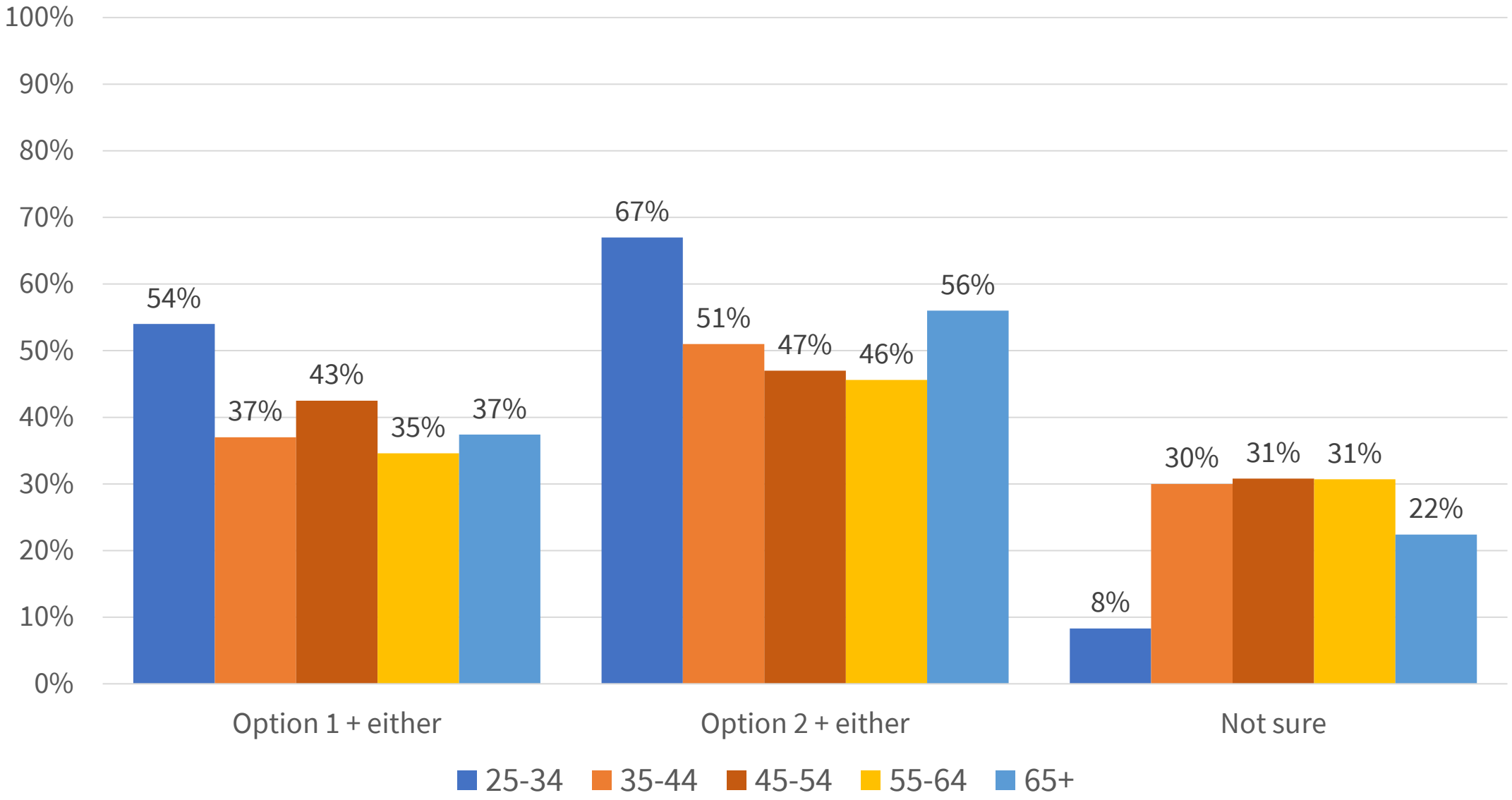
Which approach should the City take to building a new City Hall and Police Department facility?



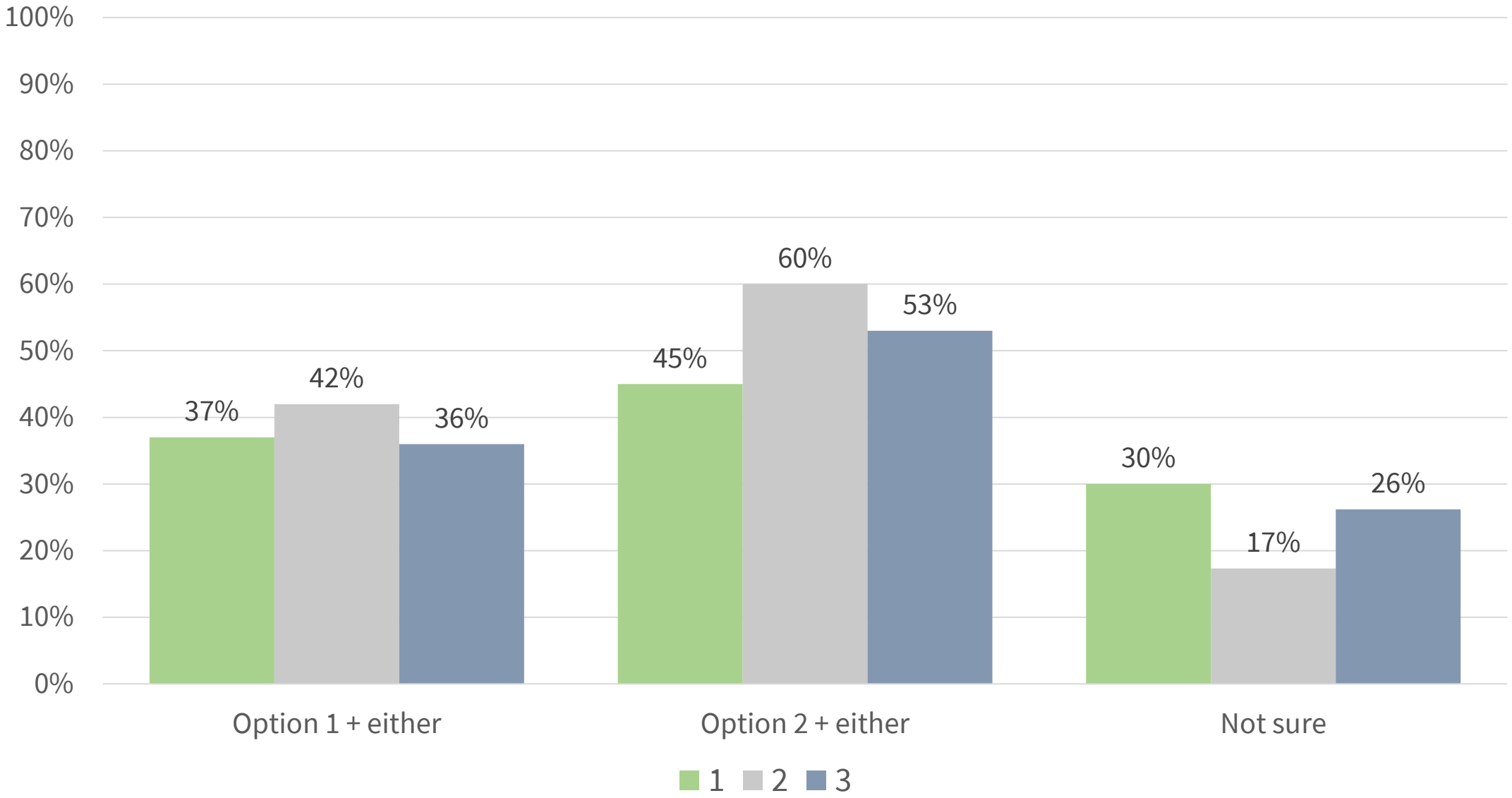
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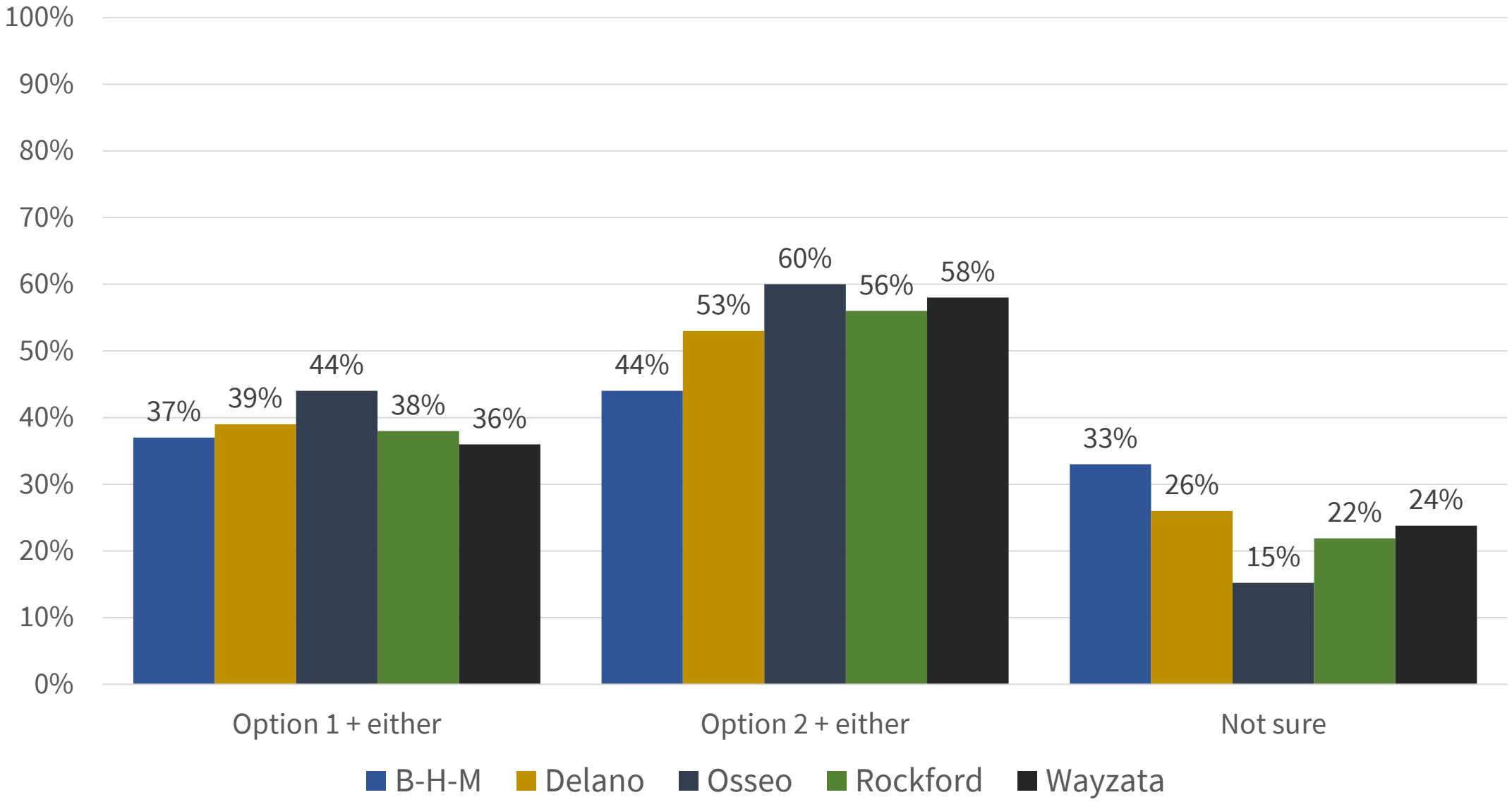
Which approach should the City take to building a new City Hall and Police Department facility? *(By age)*



Would you support the City building a new City Hall and Police Department facility? *(By precinct)*



Would you support the City building a new City Hall and Police Department facility? *(By school district)*

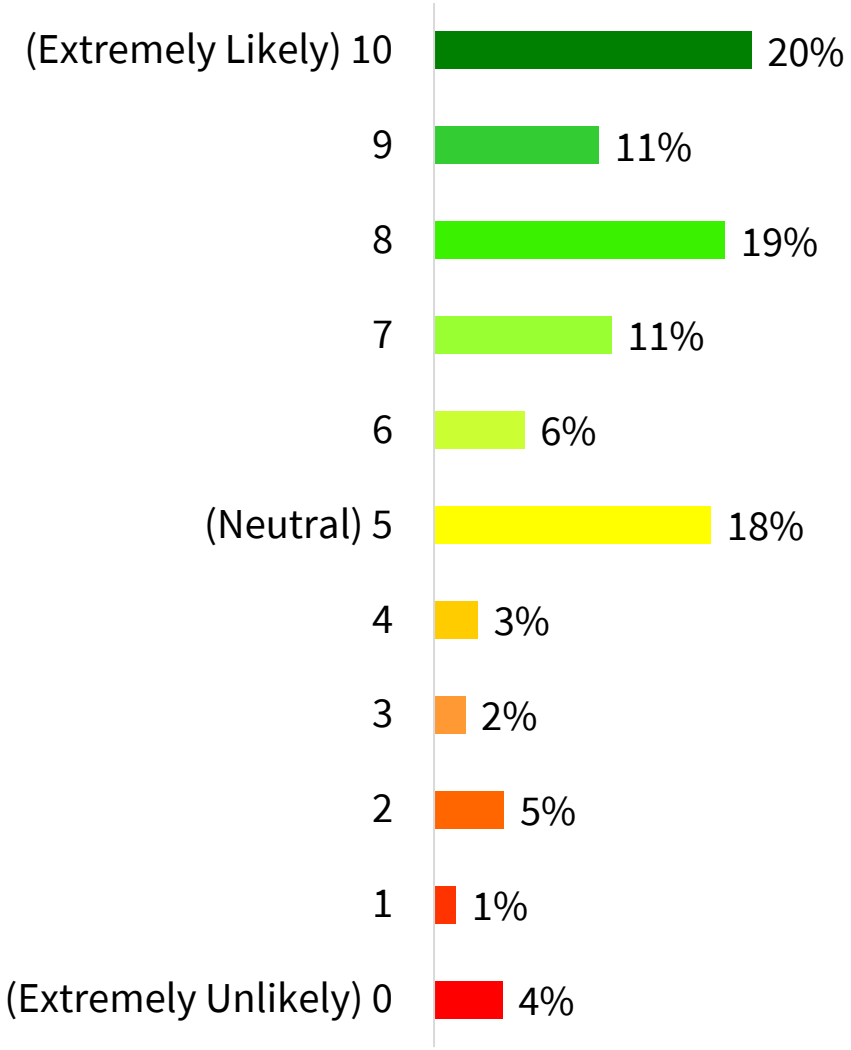


Future of Current Building

- Comments indicate interest in repurposing the building for community use. Suggestions include:
  - Community Center for meetings or event rentals
  - A Senior Center
  - Recreational space for youth/families

- Other comments suggest selling the building to an outside entity to generate revenue and offset the costs of the new facility.

On a scale of 0 – 10, how likely would you be to recommend Corcoran to a friend or family member?



Corcoran Score: 6.81

What did we learn?

- A majority of respondents support building a new City Hall and Police Station.
- A majority of respondents prefer Option 2 (meet space needs for 20 years) to Option 1 (meet space needs for 10 years)
  - This is the preferred option for respondents in all age groups, precincts, and school districts.

Thank you!

COMMUNITY PERCEPTIONS

Jay Tobin

Subject: FW: Follow-up on information requests

Mayor and Council,

Council Member Lanterman submitted the questions below as follow-up to items discussed at the July 23 meeting. I am sharing the questions and staff's responses with the full Council so everyone has the same information in advance of the reconvened August 27 public hearing and will include this in the council packet.

Several of these topics have previously been presented or addressed. Following the July 23 discussion, additional written information was provided to Council on July 28, with technical and cost information from Kraus-Anderson on July 29. Where information has already been provided, I have referenced that work rather than recreate it.

It is also important to be clear about what is before Council on August 27. Council is not approving a final building design or construction contract. Council is considering the Capital Improvement Plan and authorization of up to $40 million in CIP bonds. Schematic design remains underway.
The August 13 Council materials identify a 78,000 GSF maximum and $46 million not-to-exceed project budget as the current project parameters. The design team continues to refine the schematic and costs to achieve those limits.

Funding
The $40 million bond authorization should not be viewed in isolation. The funding strategy includes approximately $10 million in planned Water and Sewer participation for eligible project costs, along with significant State and federal funding efforts intended to reduce reliance on property taxes.

The City submitted three Community Project Funding (CPF) requests totaling approximately $18.6 million and a separate $2 million Congressionally Directed Spending (CDS) request.

On July 31, the City was notified that all three CPF projects were included on the House Appropriations Committee's list of approved projects in draft appropriations legislation, totaling $2.55 million:

- $1.8 million – Corcoran Public Safety Facilities
- $250,000 – Corcoran Multi-Agency Skills Training and Emergency Response Facility
- $500,000 – Indoor and Outdoor Facilities and Equipment

These remain subject to congressional action and enactment.

Separately, Senator Klobuchar's office notified the City that its $2 million CDS request for the Emergency Operations Center and Interoperable Communications Systems was submitted to the Senate Appropriations Committee for funding consideration. That request has not been awarded and remains subject to the federal appropriations process.

These federal requests are tied to specific project purposes and components. The Public Safety request includes evidence processing, secure detainee processing and emergency vehicle/fleet storage. The Multi-Agency request includes the EOC, training environments, indoor range, K-9 and

related regional public-safety infrastructure. The Community Spaces request supports civic gathering, collaboration and outdoor community uses.

The City also pursued approximately $10 million in State funding. We were disappointed those requests did not receive funding, particularly given strong support from approximately a dozen other cities and public agencies.

This funding context matters when discussing scope. Removing a component does not necessarily produce an equivalent reduction in property-tax-supported cost. We also have to consider Utility eligibility, federal funding, operational impacts and the future cost of providing the function elsewhere.

1. Reduced-scope option

Council has previously received information regarding smaller and alternative facility programs, including information provided following the July 23 meeting and additional cost information from Kraus-Anderson on July 29.

The current schematic itself reflects considerable refinement and consolidation. Any further reduced-scope analysis needs to identify more than square footage or gross construction savings. It should identify what function is being removed, where that function goes, what it will cost now or later, and what effect the change has on Utility and outside funding.

2. 10-year versus 20-year facility

This comparison has previously been provided. The July 28 response identified the prior 10-year option at approximately $42.9 million, plus approximately $8.3 million for future expansion, for a total of approximately $51.2 million, compared with approximately $48.5 million for the 20-year alternative.

There is also an important distinction between the earlier Space Needs Study and today's integrated schematic design.

BKV's City Hall and Police Space Needs Study identified approximately 58,510 GSF for current needs, 66,246 GSF at 10 years, and 71,927 GSF at 20 years. These were space-needs estimates, not a building design, and they did not include the separately studied operational needs of Utilities.

The separate Municipal Services Space Needs Study identified, among other Utility needs, approximately 15,919 SF of conditioned Utility vehicle/equipment storage at 10 years and 20,716 SF at 20+ years.

For context, the 71,927 SF City Hall/Police 20-year need plus 20,716 SF of separately identified Utility vehicle/equipment storage alone represents 92,643 SF of separately identified needs. That is not a proposed building size—the current design integrates and shares functions that were studied separately—but it illustrates the scale of the needs being consolidated.

That integration is what the design team has been working to accomplish. The August 12 schematic integrates City Hall, Police, selected Utility operations and shared functions into approximately 79,373 GSF. Schematic design remains underway, and the team continues to refine the plan to achieve the 78,000 GSF project limit.

In that context, comparing the current integrated Civic Campus directly to the 71,927-square-foot City Hall/Police Space Needs Study is not an equivalent comparison.

3. Garage

The garage question was also followed up on after July 23, with additional technical and cost information provided by Kraus-Anderson on July 29.

The garage should not be viewed simply as conventional parking. It supports essential Police and Utility operations. The August 12 schematic includes approximately 7,300 square feet of dedicated Utility garage space. By comparison, the Municipal Services Space Needs Study identified approximately 15,919 SF of conditioned Utility vehicle/equipment storage at 10 years and 20,716 SF at 20+ years.

The current schematic therefore incorporates only a portion of the identified long-term Utility need. This space supports Water and Sewer vehicles, equipment, storage and year-round operations and is directly related to the approximately $10 million in planned Water and Sewer participation for eligible project costs.

Reducing this space cannot be evaluated solely as a construction-cost savings. We also need to identify what operational need is displaced, where and at what cost it will be accommodated, and what effect the change has on eligible Water and Sewer participation.

The same applies to Police operational space. The City's federal Public Safety request specifically identified emergency vehicle garage and fleet storage as part of the public-safety infrastructure need.

4. Tax impact

Council has received multiple financing and tax-impact analyses from Northland, including the updated July 27 analysis evaluating different net-tax-capacity growth assumptions that was incorporated into the August 13 Council materials.

The Council-directed mailer identified the projected impact on a median-value home as $323 annually beginning with taxes payable in 2028 and noted that future impacts will change with City tax capacity and property valuation.

As with project cost, the tax analysis should distinguish the maximum $40 million bond authorization from the overall project funding strategy, including Utility and outside funding.

5. Petition requirements

The City has already provided public information regarding the reverse-referendum process through the Council-directed Civic Campus mailer reviewed at the July 9 meeting and reported as completed and mailed at the July 23 meeting. Staff specifically noted during the July 9 discussion that the mailer was being finalized to meet Council's direction.

The mailer identified the applicable statute, 5% threshold, required 254 signatures based upon 5,070 votes cast in the 2024 general election, filing with the City Clerk, and the timeline then applicable to the August 13 hearing.

Because the public hearing was opened August 13 and continued to August 27, the petition period has not yet begun. This response is being included in the August 27 Council packet so the applicable statutory requirements are clear before Council acts and before any petition period begins.

As staff has previously advised Council, the City's appropriate role is to provide factual information regarding the applicable statutory process and administer any petition submitted in accordance with law. The City should not provide individualized legal advice regarding preparation of a petition or whether a particular petition or signature satisfies the statutory requirements.

6. Voters versus residents

The applicable statute uses the term "voters." The Council-directed mailer inadvertently used the term "residents" when describing who may participate in the petition process. To clarify the record, "voters" is the applicable statutory standard.

This clarification is being provided in the public Council packet before Council considers action on August 27 and before any petition period begins. Staff will also make this clarification on the record when the public hearing reconvenes on August 27.

Any petition ultimately submitted will be reviewed by the City Clerk in accordance with applicable law.

This also reflects why staff recommended that the City's public information reference the applicable statutes and allow the statutory language to control. The City can provide factual information regarding the process, deadlines and filing requirements without providing individualized legal advice concerning whether a prospective signer, signature or petition satisfies the law.

The goal is to ensure Council and the public have a clear and consistent record of what has already been evaluated and provided, what is currently known, and what decision is actually before Council on August 27.

Respectfully,
Jay

CORCORAN

Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Monday, August 17, 2026 1:47 PM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Tom McKee <tmckee@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>
Subject: Follow-up on information requests

Jay,

Following up on the requests I raised at the July 23 meeting so we have answers in hand before the August 27 public hearing on Resolution 2026-58. Since the 27th is when Council considers preliminary approval of up to $40 million in CIP bonds, this is the information I'd want in front of us to make that decision — and, where noted, in front of residents before their reverse-referendum window opens. I've numbered them so they're easy to take one at a time.

Scope and cost

1. Priced reduced-scope option. On July 23 I asked that Council see a priced smaller option before we act. With the design coming in around $46 million against the $50 million not-to-exceed, and the bond authorization now set for August 27, is a reduced-scope alternative being prepared? If not, can one be provided before the hearing so Council can weigh it against the current design?

2. 10-year vs. 20-year facility. Our community survey gave residents a choice between a 10-year and a 20-year facility, and we designed the 20-year. What would the 10-year version cost, and what is the difference between the two?

3. Garage. The lower level shows roughly 19,000 square feet of garage — about a quarter of the building. Can you confirm that figure, what it costs, and what a reduced-size version would save?

Tax impact

4. Full 20-year tax impact. Please provide, and publish for residents, the complete tax impact on a median-value home — the first-year figure, the annual escalation, and the cumulative 20-year total. The mailer disclosed only the $323 first-year number. I'd like Council to have the underlying model and residents to have the full picture before the reverse-referendum window opens.

Petition information

5. Petition requirements. Ahead of the 30-day reverse-referendum period that begins if Council adopts the resolution, please publish the plain requirements for a valid petition: who may sign, what each signature line must contain, and the City Clerk's address, hours, and whether a petition form exists.

6. Voters vs. residents. The mailer states the petition requires signatures of "residents," while § 475.521 and the August 13 staff report both refer to voters. Please confirm which standard the Clerk will apply in verifying signatures, since the two are not the same set and the distinction determines whether a signature counts.

I'd appreciate written responses in advance of the August 27 meeting. Happy to discuss any of these directly if that's easier.

Thank you,

Mark

From:	Jay Tobin
Cc:	Matthew Gsellmeier; Matt Gottschalk; Nalisha Williams; Natalie Davis; Kevin Mattson; Joe Pavey; Deb Johnson
Bcc:	Tom McKee; Dean Vehrenkamp; Mark Lanterman; Michelle Friedrich; Jeremy Nichols
Subject:	FW: Questions. Please share with Council
Date:	Wednesday, July 29, 2026 3:47:00 PM
Attachments:	image001.png

Mayor and Council –

Refinement of 30% schematic design continues – below are questions received which BKV and Kraus Anderson have responded to in **RED**.

As we continue to refine – this week we have continued to further synchronize/deconflict the spaces (this week focused on the utilities and police department operations identifying some missed pinch points that added some space (i.e. the mat room was too narrow and would be dangerous), as well as increase to Elections Storage as Council Member requested) = 4,000 square foot increase from 78,000 to 82,000 square feet in present DRAFT. **I believe it's prudent to strive to keep building footprint to max of 78,000 square foot and to work within that**...please remember that schematic design is the roughly 30% strategic solution – which allows us to get to bottom line numbers – and details will continue to be worked out over many more discussions and revisions as we do fine tuning for how to best fully optimize use of the space throughout the life cycle ahead of us.

Please let me know if you have further questions.

Respectfully-
Jay

CORCORAN
Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Wednesday, July 29, 2026 10:13 AM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Tom McKee <tmckee@corcoranmn.gov>
Subject: Re: Questions. Please share with Council

Please share with Council.

Thanks Jay,

Thanks for sending the underlying documents — going back through the November assessment answered part of what I was after.

Two things worth surfacing for Council. On 10-year vs. 20-year: the refined ~78,000 sq ft design is nearly identical to the 10-year program originally scoped at ~77,600 sq ft, so it looks like we've pulled the 20-year building down to roughly the 10-year footprint while still meeting the longer horizon. If that's the right read, it's a good story for residents — I'd just like to confirm it and get a rough sense of what a purpose-built 10-year option would cost today versus the ~$46 million we're carrying.

- ***It is my understanding that the square footage presented at the most recent City Council meeting was approximately 78,000 SF. However, based on BKV's meeting with the City earlier this week, the proposed changes have increased the program by approximately 4,000 SF, resulting in a total programmed area of approximately 82,000 SF.***

- ***Based on our previous concept estimates, the anticipated total project cost – including contingencies, escalation, general conditions, soft costs, and all other project-related expenses – was approximately $575 per square foot. At 82,000 SF, this equates to an estimated total project cost of approximately $47.15M.***

On the garage: the assessment already shows the fleet garage at ~20,100 net sq ft for the 10-year need versus ~26,400 for the 20-year. I'd like that delta priced — what the smaller version saves, weighed against the Water and Sewer Fund contribution and the utility operations the space supports. I understand those funds come with strings; I'd just like Council to see the tradeoff explicitly.

- ***Based on the current programmed square footage of 22,500 SF (Police Department = 14,000 SF | Utilities = 8,500 SF) and an anticipated construction cost of $250 per square foot, the estimated construction cost, as currently designed, is $5.625M.***

- ***Using the revised square footage identified in the email above, the estimated construction cost would be approximately $5.025M at 20,100 SF and approximately $6.60M at 26,400 SF. This represents a potential cost variance of approximately $1.575M, depending on the final programmed square footage.***

This isn't about revisiting the 20-year direction — I just want us able to say we put the alternatives side by side before the August 13 vote. Rough ranges would be plenty. Your

recommendation to hold final funding decisions until the federal picture clears makes good sense to me.

Thanks as always for the work.

Best,
Mark

From: Jay Tobin <jtobin@corcoranmn.gov>
Sent: Tuesday, July 28, 2026 5:49 PM
Subject: FW: Questions. Please share with Council

Mayor and Council,

At Council Member Lanterman's request, I'm sharing his email and my response with the full Council. For additional context, I've attached the following documents:

- November 2025 Facility Needs Assessment
- Community Survey
- Current Schematic Floor Plans

As reflected in the attached Facility Needs Assessment and Community Survey, both 10-year and 20-year facility programs were developed, evaluated, and presented to the Council and the community before the project advanced. The survey identified an estimated project cost of **$42.9 million** for the 10-year option, with an estimated **$8.3 million** future expansion (total **$51.2 million**), and **$48.5 million** for the 20-year option.

Following that process, the Council directed staff to proceed with the 20-year planning horizon.

Since then, staff and BKV have worked collaboratively to refine the building program. This was not a value engineering exercise or an effort to reduce scope. Rather, the focus has been on maximizing multi-use spaces wherever practical, eliminating unnecessary duplication, and ensuring that each programmed space serves a critical operational purpose. Through that collaborative effort, the current schematic design has been refined to approximately **78,000 gross square feet** while remaining projected to meet the City's 20-year operational space needs. The current estimate is approximately **$38.2 million in construction costs** and **$46 million in total project costs**, below the original planning estimate for the 20-year program.

With respect to the garage, it is an operational component of the project, not simply a parking structure. It is programmed to support both Police Department and Public Utilities operations, including fleet, equipment, and operational support functions. Approximately **$10 million** of the current funding plan is anticipated to come from the Water and Sewer Funds. To appropriately utilize those funds, the project must directly support utility operations, and the Public Utilities program—including the garage and related operational spaces—was developed accordingly.

Staff also continues to pursue external funding opportunities that could further reduce the City's financing obligation. We are awaiting clarification from the federal government regarding **$2 million in Congressionally Directed Spending (CDS)** for the Emergency Operations Center and up to **$18.6 million in Community Project Funding (CPF)** requests supporting community spaces, public safety facilities, and regional emergency response and training functions. As with all federal funding opportunities, these requests remain contingent upon congressional appropriations and are not guaranteed.

Recognizing that uncertainty, my recommendation is that, following the **August 13 public meeting** and Council's **not-to-exceed bonding decision**, and after the **September 14 conclusion of the reverse referendum period**, the City pause any final Civic Campus funding decisions until there is greater clarity regarding the federal budget. Any federal funding ultimately awarded would reduce the City's current **not-to-exceed $36 million** Civic Campus bonding authorization.

Finally, Council Member Lanterman is correct that several images included in the presentation were precedent images intended to illustrate architectural character and design concepts rather than depict the Corcoran project. We'll make that distinction clearer in future presentations.

Please let me know if you have any questions.
Respectfully,
Jay

CORCORAN
Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Friday, July 24, 2026 3:44 PM
To: Jay Tobin <jtobin@corcoranmn.gov>; Tom McKee <tmckee@corcoranmn.gov>

Subject: Questions. Please share with Council

Hi Jay,

Thanks again for the schematic design update last night — I know these meetings are a lot, and I appreciate how you and staff walked everyone through it. At the meeting I asked BKV a couple of questions, and I wanted to put them in writing so we have them down and can get the answers back to Council.

First, our survey offered residents a choice between a 10-year and a 20-year facility, and we landed on the 20-year design. Any sense of what the 10-year version would run and what the differences are? It'd help to be able to show folks what the other option actually looks like.

Second, the lower-level garage is roughly 19,000 square feet — about a quarter of the building. Could we get that priced on its own, along with what a smaller version might save? Totally understand the case for building ahead of growth; I'd just love to be able to weigh it separately.

One small thing while I'm at it — a couple of the renderings on the design-studies slide show a Texas flag and what looks like Texas landscaping. I'm guessing those are reference or precedent images from other projects, but could you confirm which images in the deck are Corcoran-specific design versus inspiration? I just want to be clear on that when residents ask.

Really what I'm hoping for is to give Council a priced, right-sized option to look at before the August 13 vote. Would that be doable on that timeline? Even a rough range and a sense of when you could have more would be a big help.

More than happy to hop on a call if that's easier. Thanks again for all your work on this — it's appreciated.

Best,
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From:	Jay Tobin
Bcc:	Tom McKee; Mark Lanterman; Michelle Friedrich; Dean Vehrenkamp; Jeremy Nichols
Subject:	FW: Questions. Please share with Council
Date:	Tuesday, July 28, 2026 5:49:00 PM
Attachments:	25-1113_Corcoran Council Work Session.pdf image001.png Spring 2026 City of Corcoran Community Survey - Draft 10.pdf 26-0724_Corcoran SD Progress Floor Plans.pdf

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Best,
Mark

2022 City of Corcoran Core Strategies, Short-Term Goals, and Measurables

Core Strategy Enhancing Corcoran's sense of place and identity.		
Strategic Objectives 1. Engage residents through proactive outreach and communication. 2. Provide and/or support high quality community events for community gathering. 3. Identify and develop a place where people identify with Corcoran.	**Short-Term Goals** 1. Consider current methods of communication and public involvement, including the website and newsletter, to share codes, requirements, and City information and explore/implement preferred alternatives	**Measurables** 1. Review options for an online ordinance software that allows users to view the City Code more efficiently. Staff has contacted two vendors. 2. Review the City's information related to requirements for permits/land use applications and make updates to the City's website. 3. Hire the Human Resources/Communications Assistant position. Authorization requested for the Human Resources position on 7/28 with Communications Position in August.

Core Strategy Provide diverse community amenities and recreational opportunities.		
Strategic Objectives 1. Plan for and provide multi-seasonal and multi-use trail and park systems. 2. Provide high quality parks that are unique, innovative, and accessible.	**Short-Term Goals** 1. Facility/land planning program for a long-term development of infrastructure and amenities, including parks, community center, facilities, and wetland bank potential 2. Park Dedication/Park needs review and updates, including mapping of park property and potential Three Rivers collaborations	**Measurables** 1. Inventory all City owned properties. 2. Create a facilities subcommittee and create a work plan to understand the City's need for facilities. Assigned members to the subcommittee 3. Adopt the plan for phase 1 City Park improvement project. The Parks and Trails Commission reviewed survey data; staff is working with Stantec to make necessary plan changes to bring forward a final draft. 4. Inventory the City's trails.

Core Strategy Maintain excellence in safety and security for our community.		
Strategic Objectives 1. Promote public safety engagement with the community. 2. Maintain position as one of the safest cities in Minnesota.	**Short-Term Goals** 1. Review code enforcement policy and impacts on staffing/budget.	**Measurables** 1. Schedule a work session to discuss code enforcement policy and create priorities. Held a work session to discuss code enforcement priorities. 2. Take code enforcement actions based on the updated priority list. Enacted a code enforcement program based on the feedback.

Core Strategy Ensure high quality, market driven growth.		
Strategic Objectives 1. Be innovative in molding market forces and organic growth into the community. 2. Protect natural character, environmental features, and agricultural roots. 3. Preserve our distinguishing features through market driven development. 4. Be responsive to the needs of businesses, both current and prospective.	**Short-Term Goals** 1. Complete review of specific sections of the City Zoning Code, including but not limited to the following: ▪ a review of the PUD process to simply and better align to Comp Plan goals ▪ Consider setback requirements in residential subdivisions ▪ review/modify buffer zones between neighboring zones, public areas and/or developments ▪ finding ways to incentive natural resource preservation or enhancements ▪ Consider credits for tree plantings, encouraging more mature trees ▪ Development densities in non-MUSA areas ▪ shared/private driveways ▪ zoning restrictions regarding ecologically significant natural areas ▪ smaller developments (less than 20 acres), storage buildings ▪ Public notice policy	**Measurables** 1. Approve ordinance update work plan, begin review. Held work sessions to better understand the work plan and provided direction to staff on the remaining 2022 priorities at the 7/14 meeting.

Core Strategy Provide high quality, innovative municipal services.		
Strategic Objectives 1. Maintain fiscal stability and affordability. 2. Perform exceptionally within the structure of limited government services. 3. Excel at managing change.	**Short-Term Goals** 1. Develop a long-term financial model, including future revenue forecasts, comprehensive infrastructure financial planning, and long-term tax rate trend analysis. 2. Review options for infrastructure revenue increases, including stormwater utility fund.	**Measurables** 1. Update the Five-Year Financial Management Plan with expanded commercial and industrial growth. Staff has met with the City's Financial Planner and will present a draft in the coming months. 2. Inventory the City's streets, identifying maintenance needs and approximate costs for future repair and replacement. 3. Implement a stormwater area charge. A feasibility study was commissioned and will be presenting options for a stormwater area charge.

CITY OF CORCORAN

2023 City of Corcoran Core Strategies, Short-Term Goals, and Measurables

Core Strategy Enhancing Corcoran's sense of place and identity.			
Strategic Objectives	**Short-Term Goals**	**Measurables**	***Status Update – September 22***
1. Engage residents through proactive outreach and communication. 2. Provide and/or support high quality community events for community gathering. 3. Identify and develop a place where people identify with Corcoran.	1. Identify/Plan City trail corridors, including off-road trail plan, more input/direction from Parks and Trails & Planning Commission.	1. Create a map of existing trails that can be utilized for reviewing future trails by 4th quarter.	1. Map creation has begun in coordination with the trail maintenance program.

Core Strategy Provide diverse community amenities and recreational opportunities.			
Strategic Objectives	**Short-Term Goals**	**Measurables**	***Status Update – September 22***
1. Plan for and provide multi-seasonal and multi-use trail and park systems. 2. Provide high quality parks that are unique, innovative, and accessible.	1. Develop a new approach for creating park standards, design and more rapidly construct dedicated parks. 2. Develop a trail maintenance plan.	1. Hire an engineering consultant to assist in outlining processes for park creation and construction which can be utilized to develop City Park and dedicated parks.	1. RFQ for Park Design Services is out and interviews are anticipated on October 10th 2. Need to schedule a Work Session when the

		2. Meet with the Parks and Trails Commission in a work session to outline a park standards document. 3. Create a plan for trail maintenance to bring forward to the Parks and Trails Commission by the end of the 2nd quarter. 4. Bring the trail maintenance plan forward to the Council for review by the end of the 3rd quarter.	Park Consultant is brought on board. 3. Staff has met to outline a draft and the trail maintenance policy was brought to Parks and Trails Commission in July and staff was provided feedback to incorporate in the final draft. 4. A final draft of the trail maintenance policy will be brought to the Council in October.

Core Strategy Maintain excellence in safety and security for our community.			
Strategic Objectives	**Short-Term Goals**	**Measurables**	***Status Update – September 22***
1. Promote public safety engagement with the community. 2. Maintain position as one of the safest cities in Minnesota.	1. Evaluate road designations and pedestrian crossings/crosswalk standards to ensure pedestrian safety. 2. Deploy automatic license plate readers for use by Police/Public Safety. 3. Accelerate planning and action for fire, rescue, and first responder services.	1. Host a work session to understand desires for pedestrian crossing/crosswalk standards by the end of 2nd Quarter. 2. Create a financial and deployment plan for automatic license plate readers. 3. Complete two action steps within phase one of the Fire Service Action Plan.	1. Held a work session on March 9 and are reviewing a draft policy on June 8. 2. Staff has begun work on the financial and deployment plan. A work session will be scheduled in the 4th Quarter. 3. Staff will be working on the action steps.

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Core Strategy Ensure high quality, market driven growth.			
Strategic Objectives 1. Be innovative in molding market forces and organic growth into the community. 2. Protect natural character, environmental features, and agricultural roots. 3. Preserve our distinguishing features through market driven development. 4. Be responsive to the needs of businesses, both current and prospective.	**Short-Term Goals** 1. Review zoning around commercial and industrial, consider types of land uses, buffers, impacts. 2. Finish the PUD project, end cookie-cutter developments.	**Measurables** 1. Approve an ordinance update work plan related to underlying zoning for commercial and industrial land uses by end of 3rd Quarter. 2. Incorporate feedback from the Joint Work Session; bring back a draft for review by the end of 2nd Quarter.	***Status Update – September 22*** 1. Staff met with Council on September 14th to being to develop a workplan. 2. Adopted the PUD Ordinance Amendment at the May 25 meeting.

Core Strategy Provide high quality, innovative municipal services.			
Strategic Objectives 1. Maintain fiscal stability and affordability. 2. Perform exceptionally within the structure of limited government services. 3. Excel at managing change.	**Short-Term Goals** 1. Align budget process with population growth + inflation	**Measurables** 1. Draft the 2024 budget to meet the goal of equaling growth and inflation.	***Status Update – September 22*** 1. Staff drafted the 2024 preliminary budget with this philosophy in mind The General Fund Budget increased by 10.7% lower than the 7.4% population increase and inflation 6% (as of 2/2023 from Bureau of Labor Statistics) The total levy with debt service in

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			increase was 17.1%

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STAFF REPORT

Council Meeting July 11, 2024	Prepared By Jay Tobin
Topic UPDATE to 2024 Core Strategies-Short term Goals-Measurables	Action Required Review Update and Provide Guidance

Summary
January 3, 2024, City Council met in work session focused on strategic planning with the intended outcome of verifying 2024 goals and measurables for the City.

January 11, 2024 staff has updated the goals and measurables to reflect work session discussions, and Council approved and the 2024 Core Strategies, Short-term Goals, and Measurables.

This report attempts to provide an update on the current status of 2024 Core Strategies, Short-term Goals, and Measurables and requests to add two measurables and to delay one measurable until 2025.

Specifically, to add a measurable regarding the need to develop a Cannibis Ordinance prior to the end of the existing moratorium.

Staff also request to add a measurable of “Clarify “Business Park Code” to ensure it aligns with desired outcomes” under the core strategy of ”Ensure high quality, market driven growth”. Staff and property owners believe that it would be beneficial to clarity Council’s desired outcome and to ensure that business park code aligns.

Finally, staff request a delay of the measurable of “developing a subcommittee” to support the goal of “Planning intentionally for future city facility needs” until 2025. Staff believes it most beneficial to focus efforts on resolving current staffing shortages and addressing emerging operational demands in order to create the staff capacity necessary to effectively and intentionally plan for the future facility needs.

Financial/Budget
N/A

Council Action
Review update to goals and measurable and provide guidance on the 2024 Core Strategies, Short-term Goals, and Measurables.

Attachments
1. UPDATED 2024 Core Strategies, Short-term Goals, Measurables
2. Property Owner Email

2024 City of Corcoran Core Strategies, Short-Term Goals, and Measurables

Core Strategy Enhancing Corcoran's sense of place and identity.			
Strategic Objectives	**Short-Term Goals**	**Measurables**	**Comments**
1. Engage residents through proactive outreach and communication. 2. Provide and/or support high quality community events for community gathering. 3. Identify and develop a place where people identify with Corcoran.	1. Identify/Plan City trail corridors, including off-road trail plan, more input/direction from Parks and Trails & Planning Commission.	1a. Create a map of existing trails that can be utilized for reviewing future trails by end of Q1. 1b. Parallel planning City Park and Boardwalk in Bellwether with update to Council Q2	1a. Map was completed on March 26,2024. 1b. Bellwether 10 brief on August 8,2024 will address plan for the boardwalk/bridge while City Park planning is continuous with ongoing updates (most recently July 11, 2024)

Core Strategy Provide diverse community amenities and recreational opportunities.			
Strategic Objectives	**Short-Term Goals**	**Measurables**	**Measurables**
1. Plan for and provide multi-seasonal and multi-use trail and park systems. 2. Provide high quality parks that are unique, innovative, and accessible.	1. Continue defining and refining park development and design standards. 2. Review Parks & Trails resourcing and timing.	1. Update Park standards adding OSP - Q1 2. Brief Parks & Trails funding sources/uses - Q1 3. Joint work session: Parks & Trails Commission – Q2	1. Resolution 2024-64 on Park Standards approved by City Council on June 13, 2024 2 and 3. Briefed funding sources/uses during Joint Session on April 25, 2024.

Core Strategy Maintain excellence in safety and security for our community.			
Strategic Objectives 1. Promote public safety engagement with the community. 2. Maintain position as one of the safest cities in Minnesota.	**Short-Term Goals** 1. Continue exploring potential of automatic license plate readers for use by Police/Public Safety. 2. Intentional future planning for fire, rescue, and first responder services.	**Measurables** 1. Plan/execute brief on potential of automatic license plate readers – Q1 2. Review and reassess Fire Service Action Plan with focus on patient outcomes – Q3 3. **Cannabis Ordinance -Q4**	**Comments** 1. ALPR briefed February 2, 2024, contract approved April 4, 2024

Core Strategy Ensure high quality, market driven growth.			
Strategic Objectives 1. Be innovative in molding market forces and organic growth into the community. 2. Protect natural character, environmental features, and agricultural roots. 3. Preserve our distinguishing features through market driven development. 3. Be responsive to the needs of businesses, both current and prospective.	**Short-Term Goals** 1. Continue to review zoning, land uses, and commercial/industrial alternatives. 2. Continue to review code to ensure it aligns with desired outcomes. 3. Explore potential of "financial modeling" to inform zoning and guiding in development.	**Measurables** 1. Joint work session with Planning Commission to discuss zoning – Q1 2. Code update addressing city discretion to allow density less than 3 – Q2 3. Identify "financial modeling" firms – Q1 4. **Clarify "Business Park" Code to ensure it aligns with desired outcomes – Q4**	**Comments** 1. Joint session with Planning Commission executed on May 21, 2024 2. The new land use designation of "Conservation Residential" with a density of 2-3 units per acre did not require a zoning change 3. Northland Memo on Property Tax System (Financial Modeling) provided on April 1, 2024.

Core Strategy Provide high quality, innovative municipal services.			
Strategic Objectives 1. Maintain fiscal stability and affordability. 2. Perform exceptionally within the structure of limited government services. 3. Excel at managing change.	**Short-Term Goals** 1. Maximize interest income. 2. Plan intentionally for future city facility needs. 3. Identify and prioritize current and future staffing needs.	**Measurables** 1. Brief on investments and use/potential uses of interest – Q2 2. Sub-committee meet and update – Q3 3. Brief staffing as part of budgeting process – Q3/Q4	**Comments** 1. 4M/PMA Rep briefed Council on March 28, 2024 2. **Staff recommend strategic planning for facilities move to 2025** 3. City Organizational Re-organization briefed and approved by Council on April 23, 2024

STAFF REPORT Agenda Item: 8a.

Council Meeting March 27, 2025	Prepared By Jay Tobin
Topic 2025 Core Strategies-Objectives-Goals-Measurables	**Action Required** Review Update and Provide Guidance

Summary
January 13, 2025, City Council and Department Heads met in work session focused on strategic planning with the intended outcome of SWOT analysis of Core Strategies to serve as a foundation in developing 2025 Strategic Objectives for the City.

March 3, 2025, City Council and Department Heads met in work session focused on strategic planning to unpack SWOT analysis with the intended outcome of identifying 2025 Strategic Objectives for each Core Strategy for the City.

March 14, 2025, Department Heads met for off-site strategic planning session with the intended outcome of identifying Goals to align with the 2025 Strategic Objectives which Council identified for each Core Strategy for the City.

Staff will continue to update measurables once the goals are affirmed.

Financial/Budget
N/A

Council Action
Review and provide guidance on the 2025 Core Strategies, Goals, and Measurables.

Attachments
1. 2025 Core Strategies, Goals, Measurables

2025 City of Corcoran Core Strategies, Short-Term Goals, and Measurables

Core Strategy Enhancing Corcoran's sense of place and identity.			
Strategic Objective	**Goals**	**Measurables**	**Comments**
1. Celebrate sense of place	1. Gateway signage 2. City Park Re-name	1.	

Core Strategy Provide diverse community amenities and recreational opportunities.			
Strategic Objective	**Goals**	**Measurables**	**Comments**
1. Strategic Park Plan	1. Establish clear vision for Strategic Park Plan. 2. Develop Action Plan. 3. Implement Action Plan	1.	

Core Strategy Maintain excellence in safety and security for our community.			
Strategic Objectives 1. Fire Service Plan 2. Diversify sustainable revenue streams	**Goals** 1a. Review existing Fire Services Plan 1b. Affirm/Adjust Fire Service Vision 1c. Refine Fire Service Action Plan 1d. Implement Fire Service Action Plan 2a. Inventory and assess service area funding gaps 2b. Identify potential sources to address funding gaps 2c. Develop diversified revenue plan to address funding gaps 2d. Ensure policies and procedures align with diversified revenue plan 2e. Implement diversified revenue plan	**Measurables** 1.	**Comments**

Core Strategy Ensure high quality, market driven growth.			
Strategic Objective 1. Clear City vision for intentional growth	**Goals** 1. Identify and adopt strategies to protect natural resources by ordinance. 2. Ensure policies and procedures align with vision for intentional growth. 3. Complete feasibility study of County Road 30 corridor.	**Measurables** 1.	**Comments**

Core Strategy Provide high quality, innovative municipal services.			
Strategic Objective 1. Municipal facilities and land Blueprint	**Goals** 1. Space needs assessment. 2. Asset inventory and valuation. 3. Establish clear vision for Civic Campus. 4. Develop Civic Campus Plan	**Measurables** 1.	**Comments**

City of Corcoran

Facility Needs Assessment Study

October 09, 2025 | Council Work Session





BKV GROUP | OA OERTEL ARCHITECTS | KA

PROJECT UPDATE

- Facility Condition Assessments (FCA)
- Facility Operational Assessments (FOA)
- Space Needs Assessments & Staff Surveys
- Master Planning
- Cost Estimates
- Next Steps & Discussion





FACILITY CONDITION ASSESSMENT

City of Corcoran:

FACILITY CONDITION ASSESSMENTS

Agenda

- Executive Summary
- Facility Condition Index (FCI)
- Expected 10-Year Annual Maintenance Plan
- Criticality Breakdown by Facility
- Facility Condition Assessments
- Conclusion/Next Steps



**Kraus-Anderson's Facility Condition Assessment including, without limitation all reports, spreadsheets, formats, indexes, etc. are Kraus-Anderson's confidential and proprietary data. Such Project Deliverables shall not be used, shared or reproduced without the express written consent of Kraus-Anderson.

Facility Condition Assessment: City Hall/Public Safety

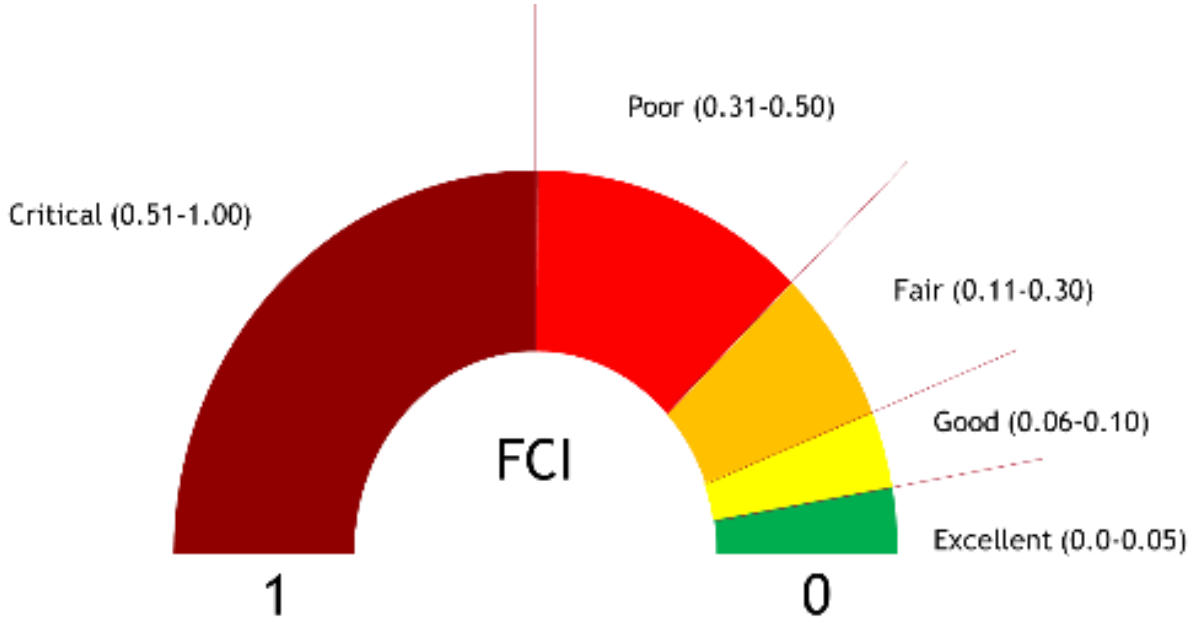
- Completed Facility Condition Assessment (FCA) on five (5) municipal facilities, including City Hall/Public Safety, Public Works, Old Public Works, Parks Maintenance, and the Shooting Range. The assessment identified approximately $5.25M in deferred maintenance and capital needs over the next 10 years

- Four (4) of the five (5) buildings were identified in “Fair” Condition, with one (1) in “Critical” Condition
  - **City Hall/Public Safety (1994/2004/2020/2024):** In fair condition with recent renovations, but original infrastructure and systems approaching replacement age
  - **Public Works (2013):** In fair condition, with replacement of equipment due in 2033
  - **Old Public Works (1965):** In fair condition, siding and roof was recently replaced
  - **Parks Maintenance (1974):** In critical condition requiring comprehensive renovation
  - **Shooting Range (2012):** In fair condition with special construction replacement needs

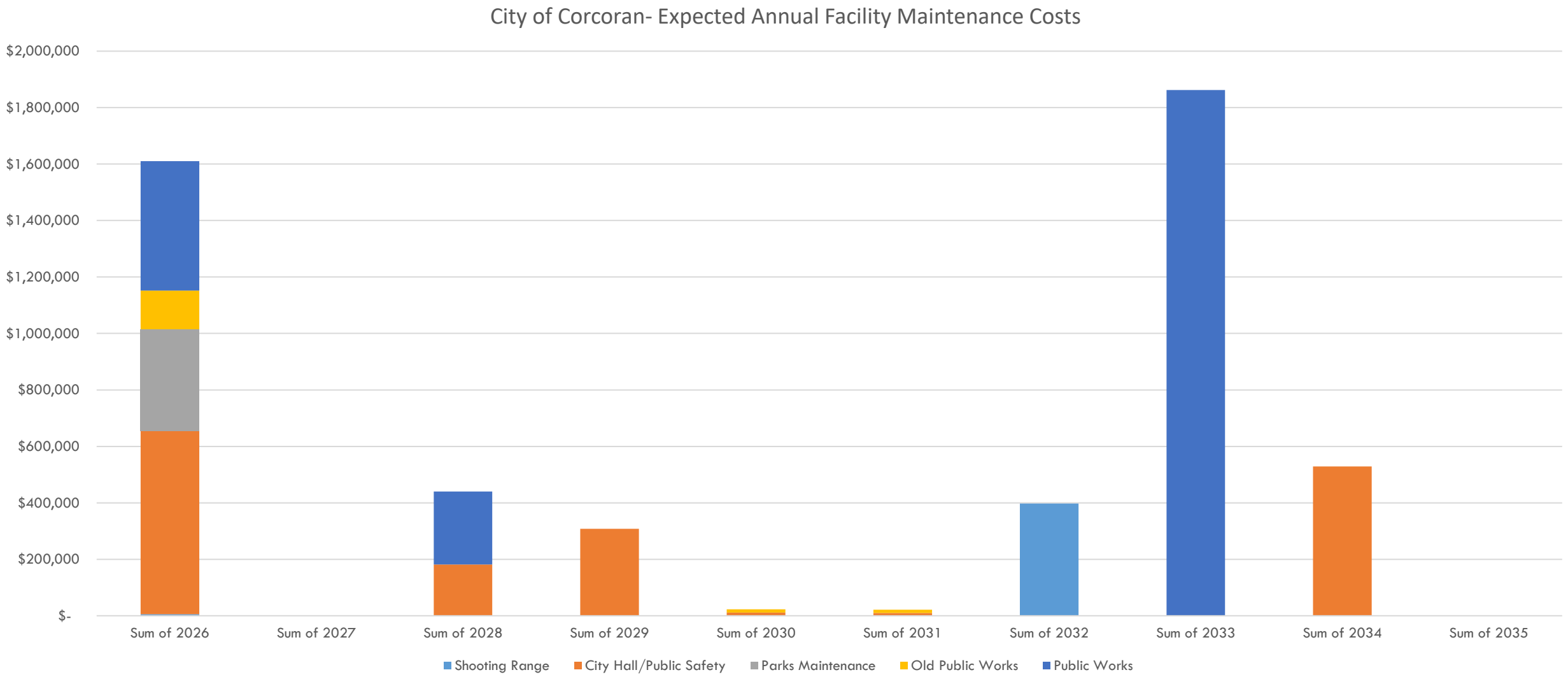
Facility Condition Index (FCI)

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
City Hall/Public Safety	12,563	1994, 2004, 2020, 2024	$ 400	$ 5,025,200	$ 1,740,244	0.2839
Public Works	30,845	2013	$ 500	$ 15,422,500	$ 2,579,326	0.1371
Old Public Works	3,763	1965	$ 200	$ 752,600	$ 160,071	0.1743
Parks Maintenance	1,595	1974	$ 300	$ 478,500	$ 359,378	0.6156
Shooting Range				$ -	$ 404,244	

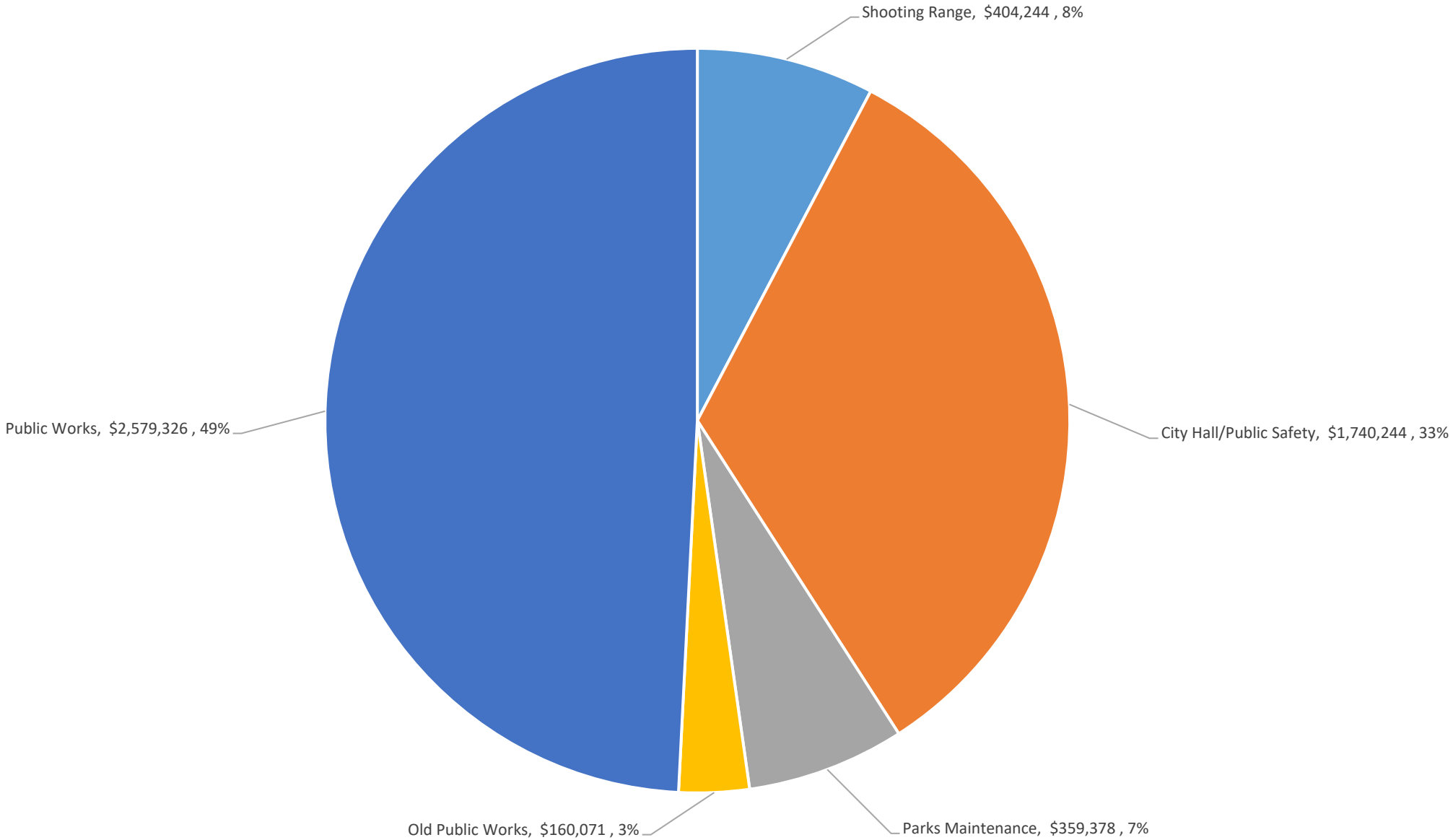
$$\text{FCI} = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$



Expected 10-Year Annual Maintenance Costs



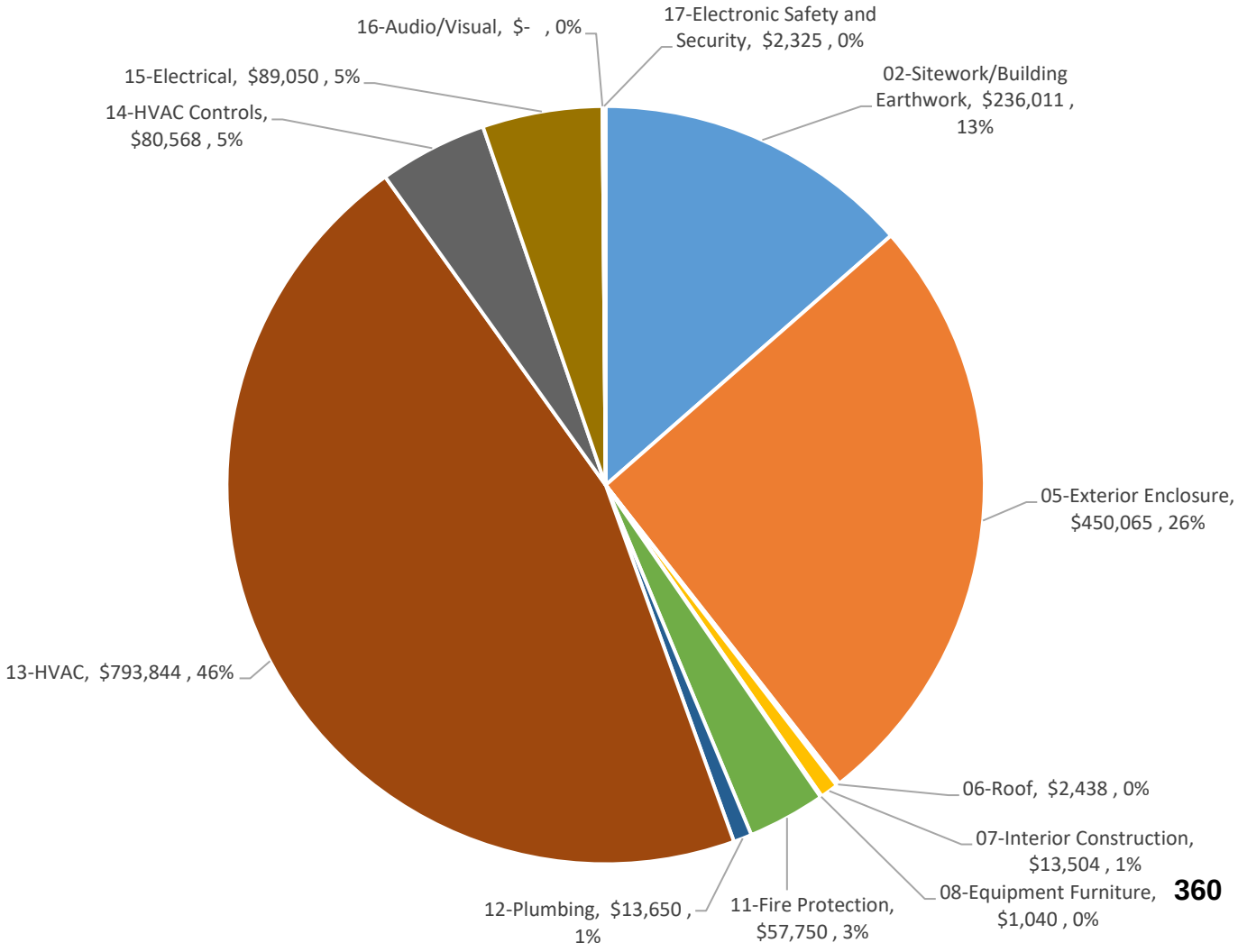
Criticality Breakdown by Facility



Facility Condition Assessment: City Hall/Public Safety

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
City Hall/Public Safety	12,563	1994, 2004, 2020, 2024	$ 400	$ 5,025,200	$ 1,740,244	0.2839





Facility Condition Assessment: City Hall/Public Safety

02-Sitework/Building Earthwork

- West end of building has large gap between the sidewalk and building, trip hazard requires repair
- Sidewalk at multiple locations showing heaving and caulking issues requires spot repairs

05-Exterior Enclosure

- Windows throughout the building approaching replacement age require pane and seal replacement
- Multiple doors in poor condition require replacement with ADA-compliant hardware
- Step-cracking at west end of building to be repaired, structural study maybe required

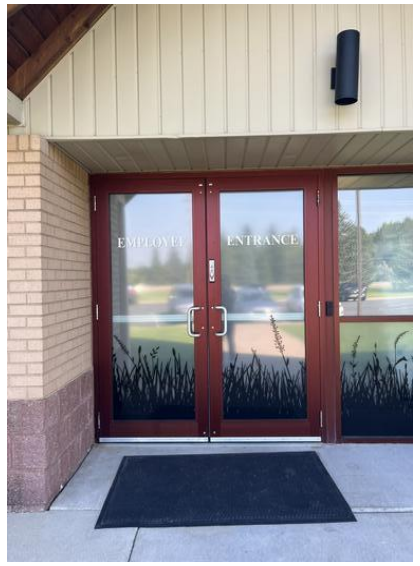
06-Roof

- Minor soffit repair











Facility Condition Assessment: City Hall/Public Safety

11-Fire Protection

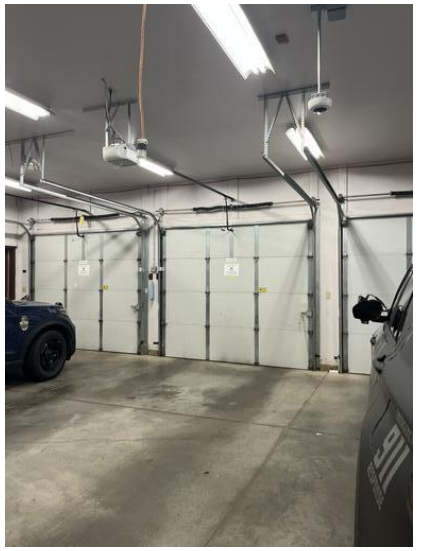
- Fire panel due for replacement
- Fire suppression system recommended in critical areas of building: PD evidence storage and Data Rooms
    - Costs currently being held outside of 10-year plan

13-HVAC

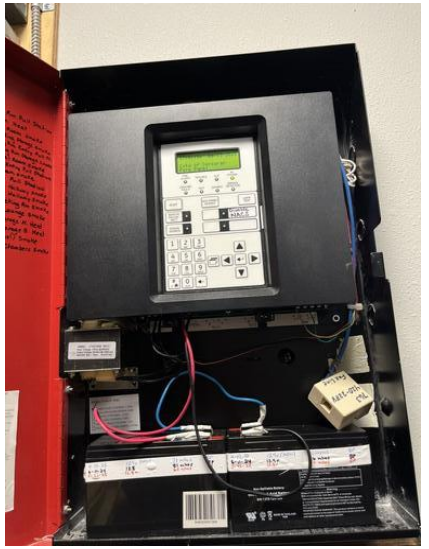
- Garage Ventilation Improvements recommended
- Heat Pumps at end of life, replacement recommended – R410A refrigerant
- HVAC Zoning throughout facility is an issue. Requires additional heat pumps and remapping of zones with changing of duct work – may require a heavier remodel to achieve this

14-HVAC Controls

- Recommended to install a Building Automation System to better control, monitor and make changes to the HVAC system along with sustainability advantages. Currently the building is controlled by local thermostats



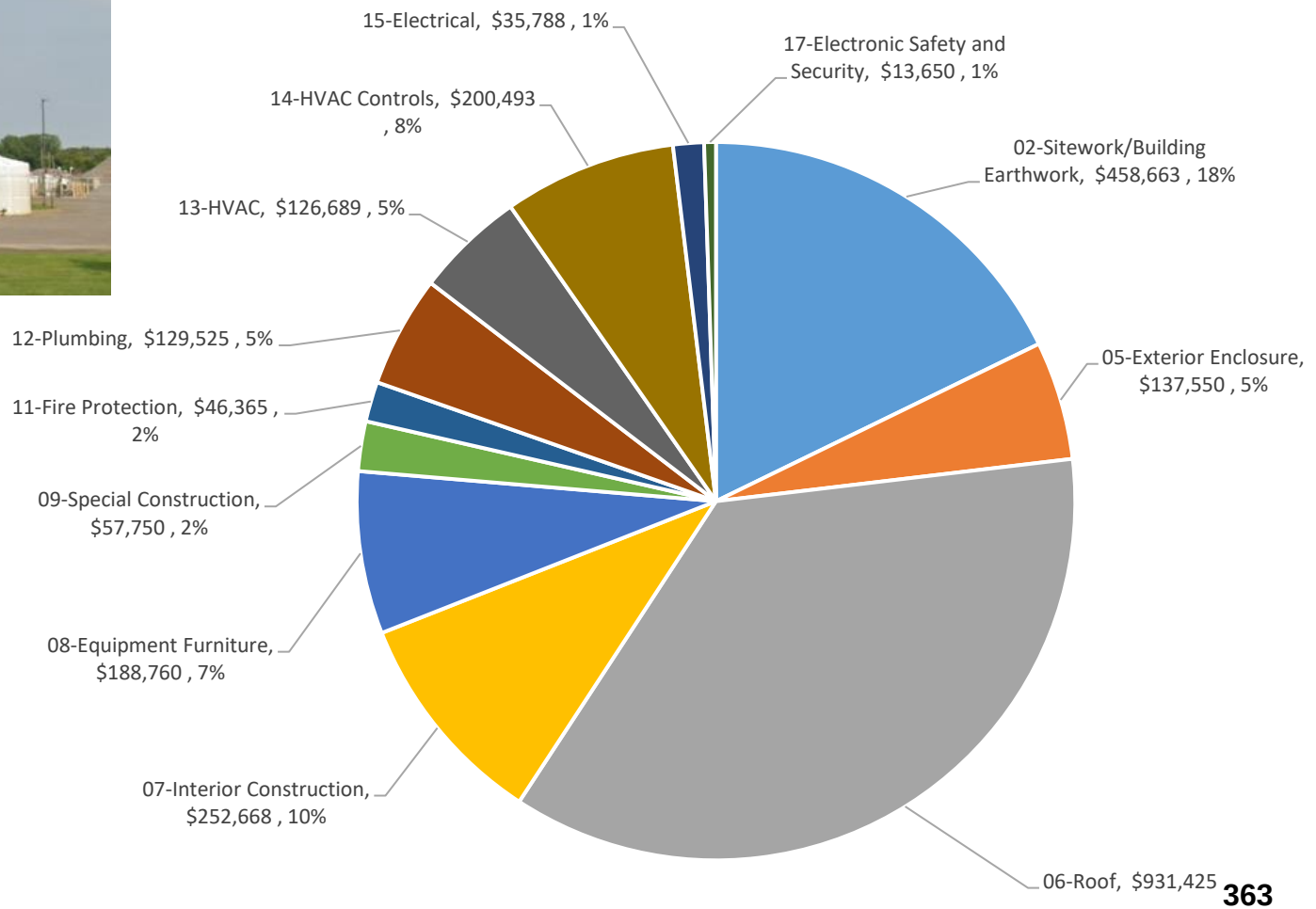




Facility Condition Assessment: Public Works

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Public Works	30,845	2013	$ 500	$ 15,422,500	$ 2,579,326	0.1371





Facility Condition Assessment: Public Works

02-Sitework/Building Earthwork

- Hoop storage in critical condition requires possible structural reinforcement and re-strech of fabric roof
- Sidewalk trip hazard at the door to the vehicle garage, at the Mechanical Room Door, at the front sidewalk, at the concrete apron, at the wash-bay, and the man door
- Parking lot due for crack fill, seal coat and restripe

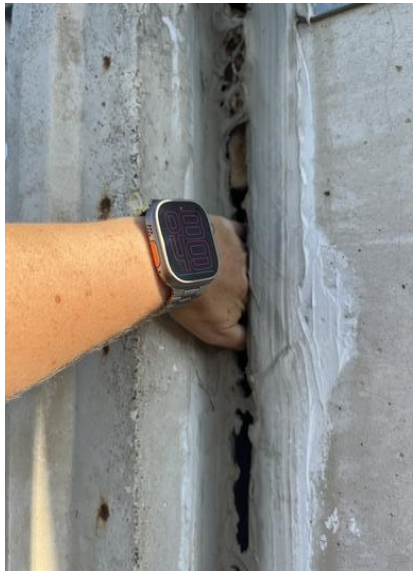
05-Exterior Enclosure

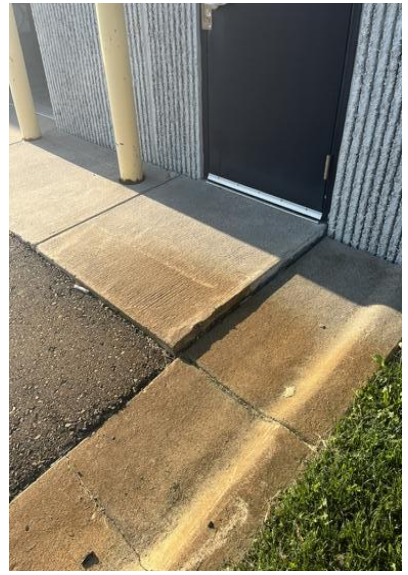
- Windows missing caulking due to bird activity, due for re-sealing
- Areas of EFIS repairs needed
- Tuckpointing of joints along tilt-up panels

06-Roof

- Roof will be due for replacement in 2033











Facility Condition Assessment: Public Works

07-Interior Construction

- Interior remodel recommended in 2033

08-Equipment Furniture

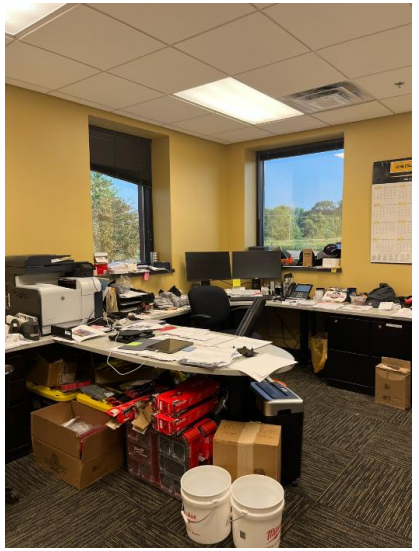
- Appliances recommended replacement in 2033
- Lifts and Hoists recommended replacement in 2033

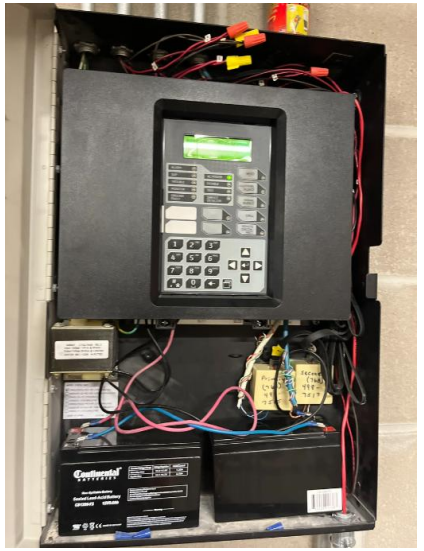
08-Special Construction

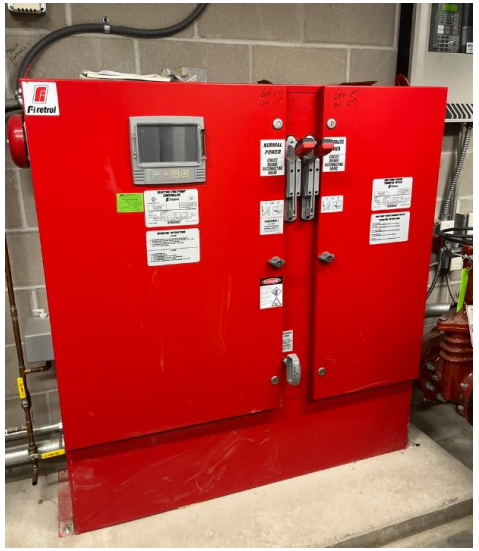
- Air compressor replacements for tools as well as dry fire system

11-Fire Protection

- Fire Panel due for replacement in 2033
- Fire Pump Controller due for replacement in 2033









Facility Condition Assessment: Public Works

12-Plumbing

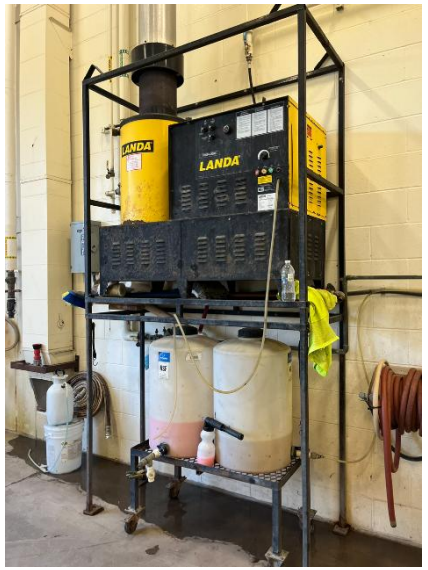
- Hotsy due for replacement in 2033
- Water Heater due for replacement in 2033
- Water Softener due for replacement in 2033
- Sump Pumps due for replacement in 2033

13-HVAC

- RTU due for replacement in 2033
- MUA (4) due for replacement in 2033
- Circulation Pumps (2) due for replacement in 2033

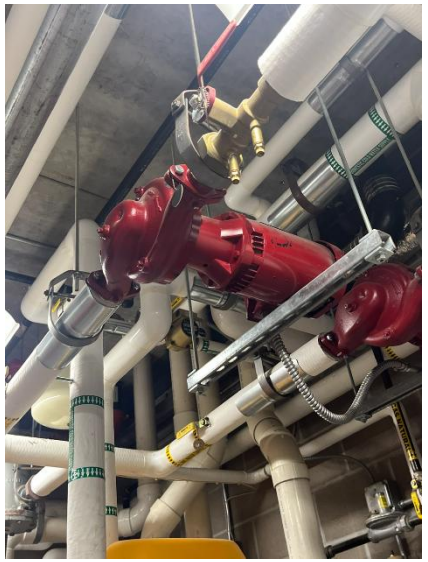
14-HVAC Controls

- Recommended Building Automation to be installed to better control, monitor and make changes to the HVAC system along with sustainability advantages







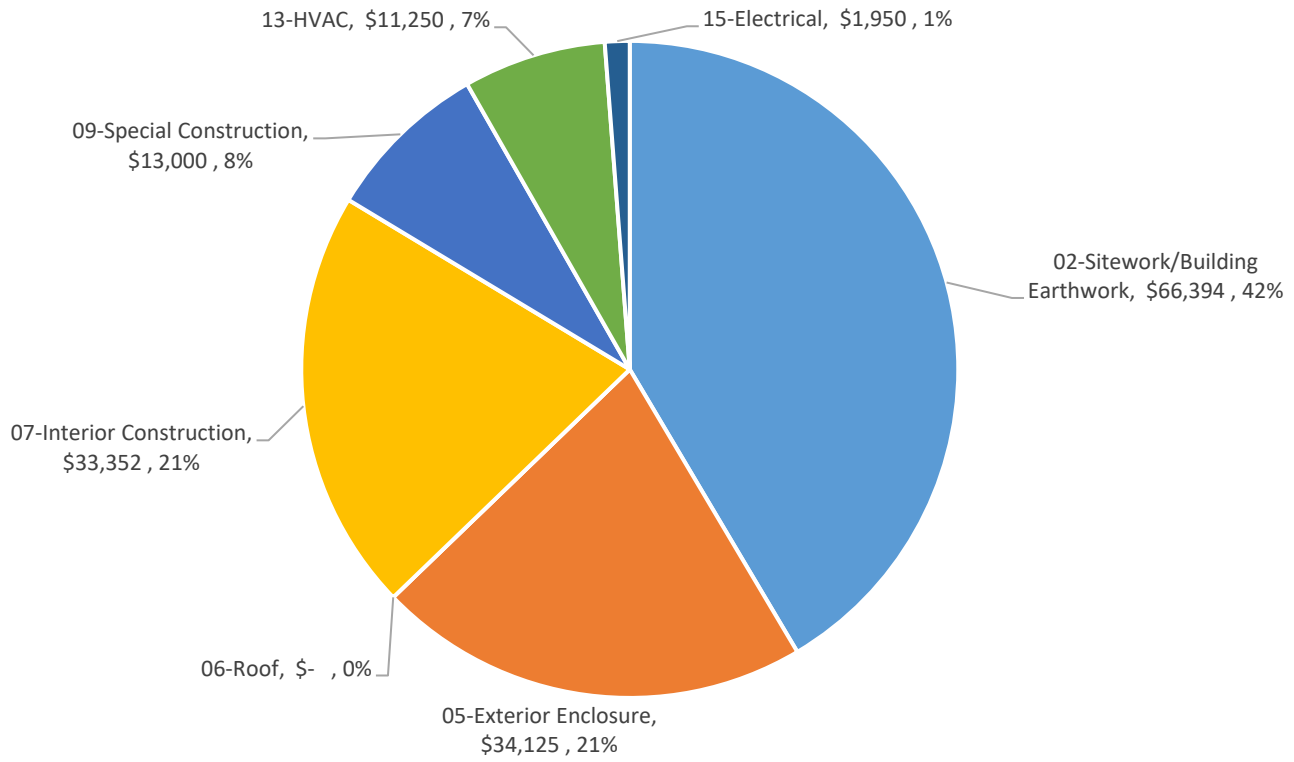


Facility Condition Assessment: Old Public Works

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Old Public Works	3,763	1965	$ 200	$ 752,600	$ 160,071	0.1743

Criticality	(All)
Current Condition	(All)
Replacement Year	(All)
Building	Old Public Works

Row Labels	Sum of Total (with Inf.)
02-Sitework/Building Earthwork	$ 66,394
05-Exterior Enclosure	$ 34,125
06-Roof	$ -
07-Interior Construction	$ 33,352
09-Special Construction	$ 13,000
13-HVAC	$ 11,250
15-Electrical	$ 1,950
Grand Total	**$ 160,071**



Facility Condition Assessment: Old Public Works

02-Sitework/Building Earthwork

- Parking lot in poor condition recommended mill and overlay
- Trip hazard at main entrance door

05-Exterior Enclosure

- Overhead garage door is in poor condition and requires replacement

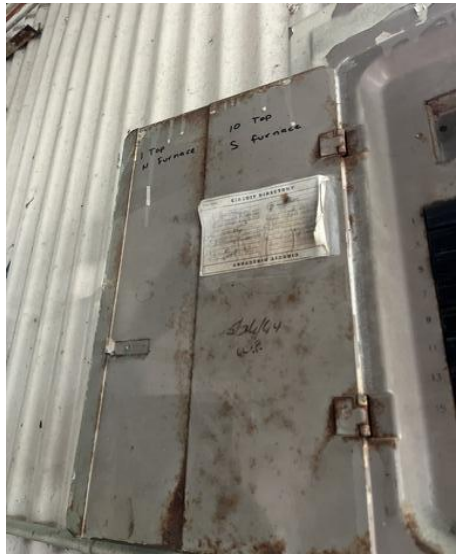
15-Electrical

- Electrical panel is original recommended replacement





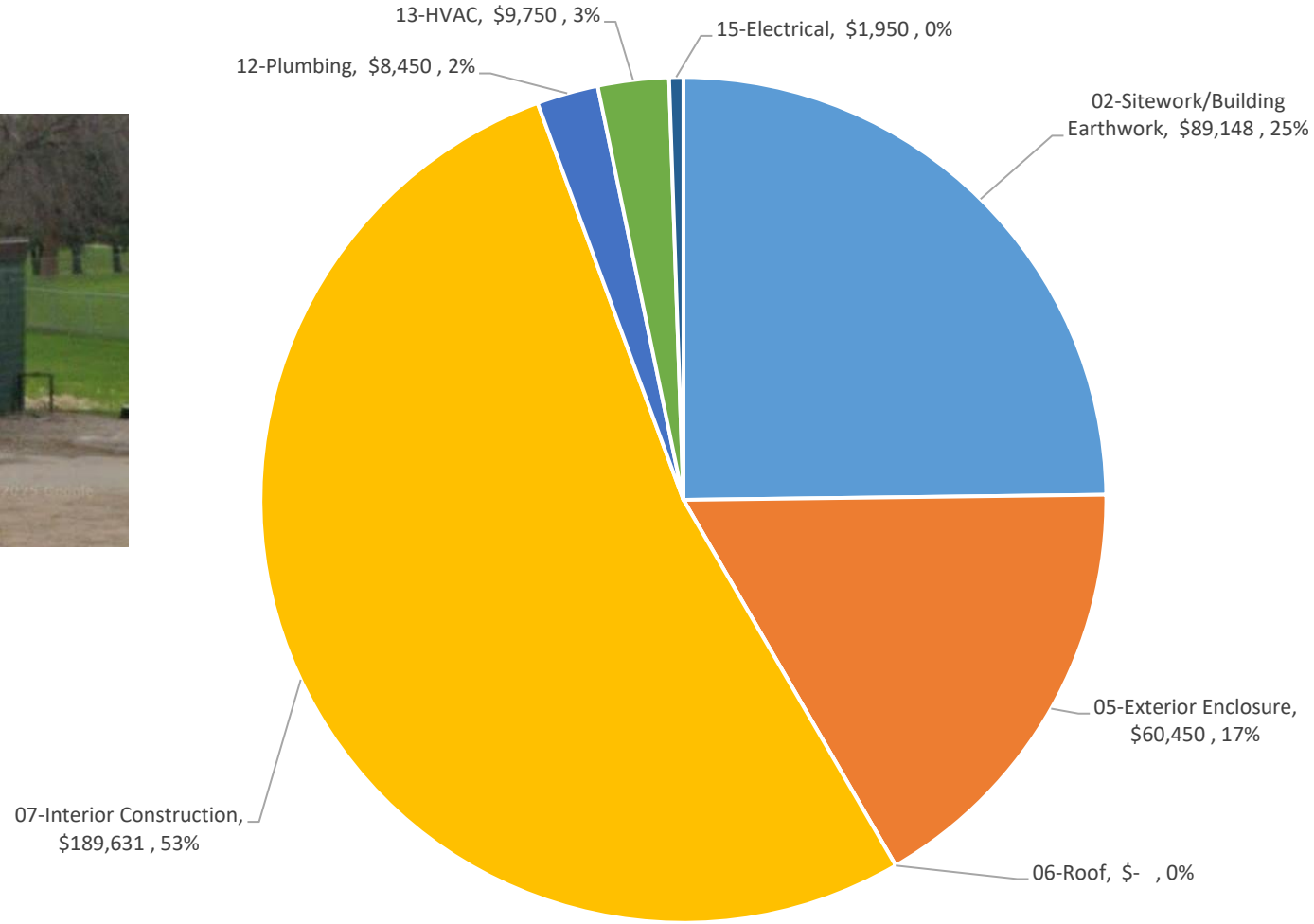




Facility Condition Assessment: Parks Maintenance

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Parks Maintenance	1,595	1974	$ 300	$ 478,500	$ 359,378	0.6156





Facility Condition Assessment: Parks Maintenance

02-Sitework/Building Earthwork

- Parking lot – cost included to pave parking lot
- Sidewalk around north side of building needs replacement due to heaving/trip hazards

05-Exterior Enclosure

- All exterior doors are in poor condition and should be replaced

07-Interior Construction

- Restrooms are not ADA compliant
- Interiors are dated and need updating

15-Electrical

- Electrical panel is an original 1974, should be replaced

Conclusion/Next Steps

- Completed Facility Condition Assessment (FCA) on five (5) municipal facilities, including City Hall/Public Safety, Public Works, Old Public Works, Parks Maintenance, and the Shooting Range. The assessment identified approximately $5.25M in deferred maintenance and capital needs over the next 10 years
  - “Do Nothing plan” i.e. if the city does nothing, this is the expected maintenance cost on the city facilities
- FCA does not address space adequacy needs
- City to determine, based on FCA findings, on next steps in regards to City Hall/Public Safety facility future needs
- City should rebalance the Public Works 10-year plan to prepare for upcoming future maintenance and capital needs
- City will need to make a decision on the future of the Parks Maintenance building

FACILITY OPERATIONAL ASSESSMENT

FACILITY OPERATIONAL ASSESSMENT | CITY HALL

- No room for additional staff
- Poor operational flow and adjacency of welcome desk and workroom to staff office spaces
- Acoustic and comfort issues within open office area due to number of staff working in space
- Limited storage available
- No ballistic resistant protection at council dais or welcome desk
- Council chambers and lobby size functions well









FACILITY OPERATIONAL ASSESSMENT | POLICE

- There is no room for additional staff regarding office space or support functions
- Locker rooms are at capacity and do not have adequate ventilation; no changing bench
- Only one restroom is available for staff causing issues at shift change; this restroom also is used by detainees placing staff at risk
- Booking area is drastically undersized placing staff at risk in the event of a combative detainee
- Reception/records area is drastically undersized for the number of staff utilizing the space; lack of ballistic resistance places staff at risk
- Public reception counter is open to police operations creating issues with CJIS compliance and placing staff at risk



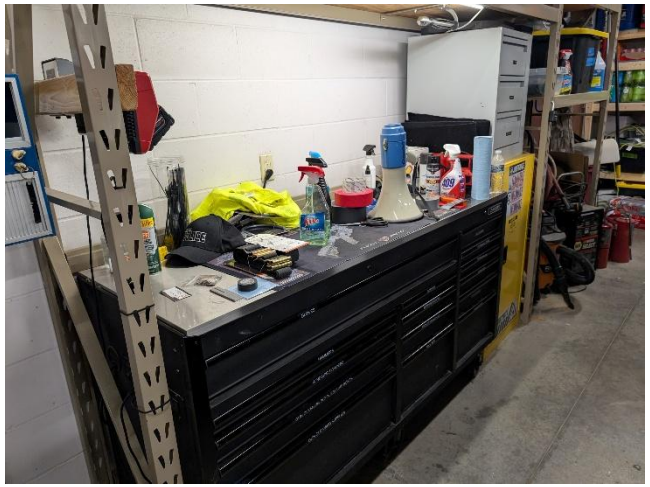


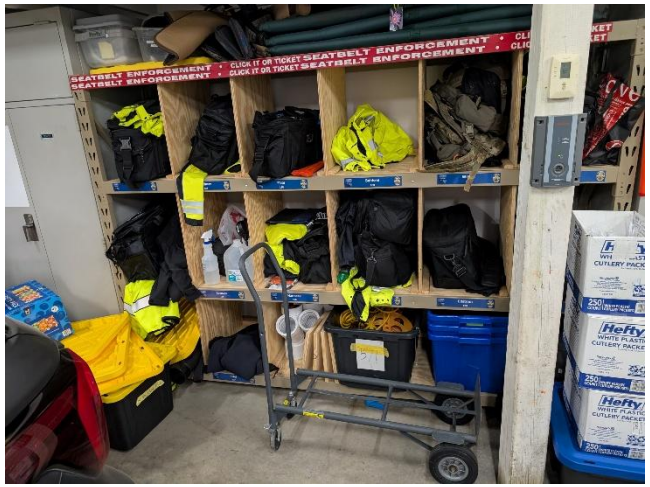




FACILITY OPERATIONAL ASSESSMENT | POLICE

- Evidence processing area does not have a hand sink or eyewash; adding evidence pass-thru lockers would uphold chain-of-custody
- Weapon cleaning area does not have proper ventilation to prevent lead and chemical exposure
- Limited storage available for equipment and supplies
- Facility does not provide space to support officer training and wellness goals such as a decompression, physical fitness, defensive tactical, simulator, or gun range
- Four stall garage is not adequate for size of fleet requiring expensive equipment to be stored outside



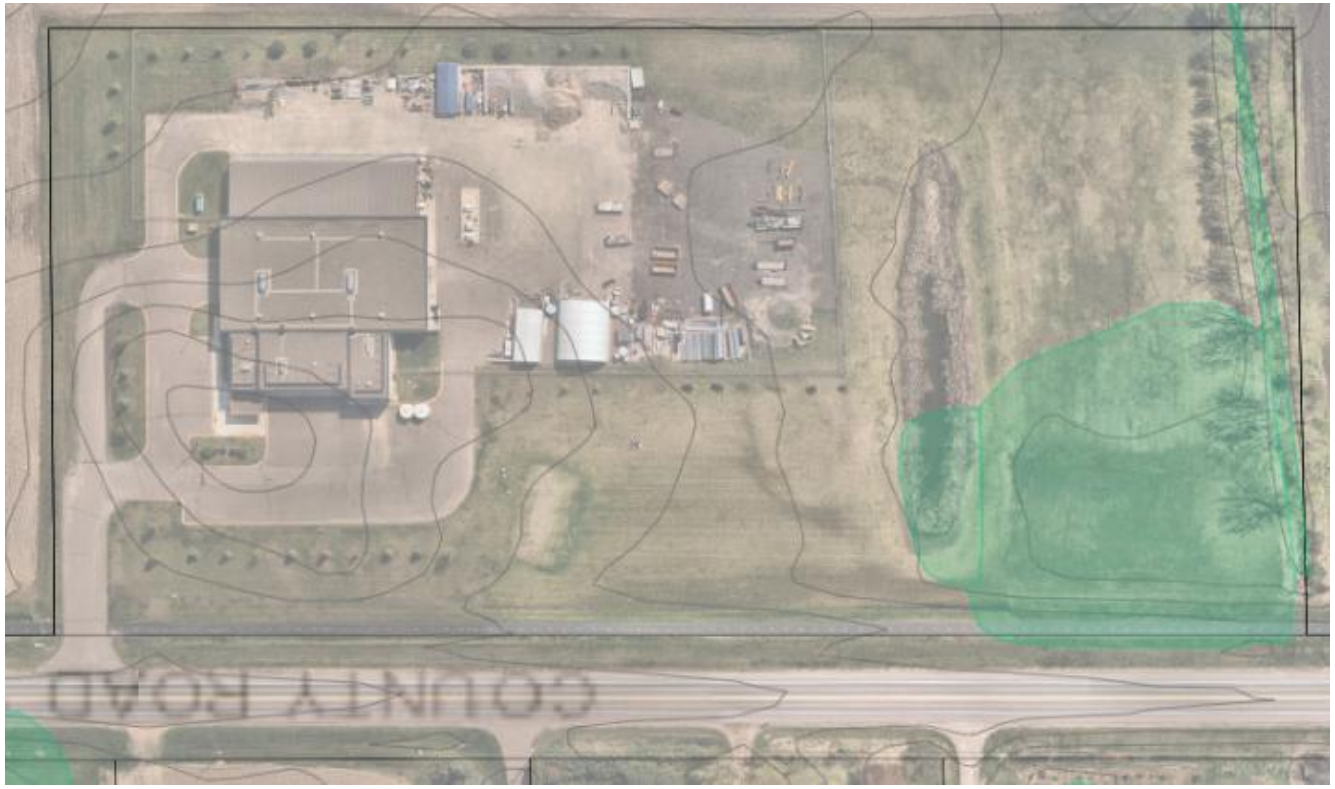






FACILITY OPERATIONAL ASSESSMENT | PUBLIC WORKS

- Current facility cannot support storage, maintenance and staff space needs, and is significantly short of meeting those needs.
- The existing facility well and septic systems are not designed to accommodate an increase in building demand and would require augmentation or city services to allow expansion of operations.
- The available site area would be able to support meeting current space demands, with relocation of site functions on the site to allow for building expansion.
- Phasing of building expansion to meet some immediate needs can be accommodated, but would only meet current needs, not projected needs. Phasing durations would then be obsolete based on projections.
- The existing site can support potentially up to the 10-year program projection, with key considerations:
  - The existing stormwater feature and existing wetlands, coupled with a shoreland overlay setback, would require relocation, mitigation and variance approvals to allow facilitation of meeting any projected needs.
  - Any site improvements would likely trigger a Hennepin County Traffic Study and an implementation of a dedicated turn lane on northbound, site access traffic.
  - Any site improvements would require extension of municipal utilities to allow for proper build-outs to occur.



FACILITY NEEDS ASSESSMENT

FACILITY NEEDS ASSESSMENT | CITY HALL & POLICE

- Master planning for 20-year identified operational space need
- Identified operational space needs developed through staff interviews and based on national best practices

SUMMARY	SPACE NEEDS 2025 CURRENT NEEED	SPACE NEEDS 10-YEAR PROPOSED NEED	SPACE NEEDS 20-YEAR PROPOSED NEED	COMMENTS
Police Department				
ADMINISTRATION	2,554	2,911	3,235	
PATROL	3,413	4,066	4,456	
INVESTIGATIONS	1,674	2,106	2,376	
EVIDENCE	1,953	1,953	1,953	
HARD INTERVIEW	2,482	2,482	2,482	
POLICE TRAINING	8,902	8,902	8,902	
SWAT	1,053	1,098	1,143	
FLEET GARAGE	11,138	20,138	26,438	
POLICE PUBLIC AREAS	1,273	1,273	1,273	
POLICE COMMON AREAS	2,998	3,310	3,673	
Subtotal, Personnel & Space:	**37,437**	**48,236**	**55,928**	*Net SF*
Police & City Hall Shared Areas				
BUILDING SHARED AREAS	8,021	8,021	8,021	
BUILDING SERVICES	1,543	1,543	1,543	
Subtotal, Personnel & Space:	**9,564**	**9,564**	**9,564**	*Net SF*
City Hall				
CITY ADMINISTRATION	1,173	1,173	1,235	
FINANCE	499	499	499	
HR	459	521	709	
COMMUNICATIONS	218	281	281	
IT	413	476	538	
COMMUNITY DEVELOPMENT	1,892	2,141	2,250	
PUBLIC WORKS	1,040	1,212	1,446	
PROSECUTOR	0	0	0	
CITY HALL COMMON AREAS	3,114	3,114	3,114	
COUNCIL CHAMBERS	2,055	2,055	2,055	
Subtotal, Personnel & Space:	**10,863**	**11,471**	**12,126**	*Net SF*
TOTAL PROPOSED USABLE SF	*57,864*	*69,271*	*77,618*	
Building Envelope Factor	*6,944*	*8,313*	*9,314*	
TOTAL PROPOSED GROSS SQUARE FEET	**64,808**	**77,584**	**86,932**	*(Existing Building = 12,600 GSF)*
Police Cold Storage				
COLD STORAGE	2,025	2,025	2,205	
Subtotal, Personnel & Space:	**2,025**	**2,025**	**2,205**	*Net SF*

FACILITY NEEDS ASSESSMENT | FIRE STATION

- Fire station planned with 3 apparatus bays as current need with 2 additional future apparatus bays at 20-years
- Proposed operational needs developed through interviews with Hanover, Rogers, and West Suburban Fire Departments
- Space standards based on national best practices

SUMMARY	SPACE NEEDS			COMMENTS
	2025 CURRENT NEEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED	
Fire Station				
Public Areas	2,367	2,819	2,819	
Headquarters Areas	689	1,311	1,311	
Firefighter Areas	3,442	3,724	3,724	
Apparatus Bays & Support	7,797	9,234	12,896	
Building Support	701	791	791	
Subtotal, Personnel & Space:	**14,996**	**17,880**	**21,541**	*Net SF*
TOTAL PROPOSED USABLE SF	*14,996*	*17,880*	*21,541*	
Building Envelope Factor	*1,800*	*2,146*	*2,585*	
TOTAL PROPOSED GROSS SQUARE FEET	**16,796**	**20,026**	**24,126**	

FACTILITY NEEDS ASSESSMENT | PUBLIC WORKS

- Facility planned for current need; future needs require additional site area
- Proposed operational needs developed through staff interviews and industry best practices

		Current Need		0-5 Year		10 Year		20+ Year
ADMINISTRATIVE		8,302		10,302		13,328		15,422
CONDITIONED VEHICLE STORAGE (WARM)		48,019		76,609		93,132		127,123
Equipment / Fleet Maintenance Functions		9,026		12,704		12,704		14,975
Division Work Spaces		8,854		9,675		11,238		16,682
SITE PROGRAM REQUIREMENTS								
Staff Parking and Drive Aisle	19	5,387	20	5,670	44	12,474	55	15,593
Public Parking and Drive Aisle	3	851	3	851	7	1,985	9	2,552
ADA Space plus Aisle	1	306	1	306	2	612	3	918
Exterior Fleet Parking - Uncovered	1	288	1	317	1	348	1	383
Trash Area	1	576	1	576	1	576	1	576
Stock Pile Material Bins	4	2,688	6	4,032	6	4,032	8	5,376
Exterior Washout and Drydown	-	-	1	1,344	1	1,344	1	1,344
Rotational Storage - Untempered Storage Facility	1	5,850	1	7,615	1	9,380	1	12,911
Fuel Island w/ Canopy	1	2,160	1	2,160	1	2,160	1	2,160
Yard: General Collections Area	1	22,500	2	45,000	3	67,500	3	67,500
Yard: Large Material Laydown	-	-	-	-	1	16,800	1	16,800
Exterior Loading and Unloading	1	1,920	1	1,920	1	1,920	1	1,920
Brine Building	1	768	1	768	1	1,536	1	1,536
Salt and Gravel Shed - Approximately 2,500 ton	1	3,600	1	3,600	1	4,800	1	4,800

MASTER PLANNING

MASTER PLANNING | CITY HALL & POLICE (City Center Drive)

- Site has good potential for connectivity to future City Center development with great visibility from City Center Drive
- Planned partial 2-story facility with lower level; size based on 20-year programmed space needs
- Lower level indoor garage for police fleet
- Secure parking area for police and staff separate from public
- Ample site area for future expansion
- Site would require infilling potential wetland areas (further site analysis required)





City Hall & Public Safety Facility

City Center Drive

MASTER PLANNING | CITY HALL & POLICE (Heritage Park Site)

- Site has great visibility from Highway 10
- Adjacency to Heritage Park is a benefit with opportunity to integrate with walking trails, etc.
- Planned partial 2-story facility with lower level; size based on 20-year programmed space needs
- Lower level indoor garage for police fleet
- Secure parking area for police and staff separate from public
- Ample site area for future expansion
- Site would require turn lanes be created on Highway 10
- Site would require water and sewer connections





CORCORAN BKV GROUP

City Hall & Public Safety Facility

Heritage Park Site

MASTER PLANNING | FIRE STATION (Option A)

- Site has ample space for fire station; would require city hall and police to move offsite
- Good visibility and access to Highway 116
- Public site access off City Center Drive is ideal
- Building footprint based on 20-year programmed space need with drive-thru apparatus bays
- Ample site area for future expansion if needed
- Remaining portion of site could be redeveloped for other use





CORCORAN BKV GROUP

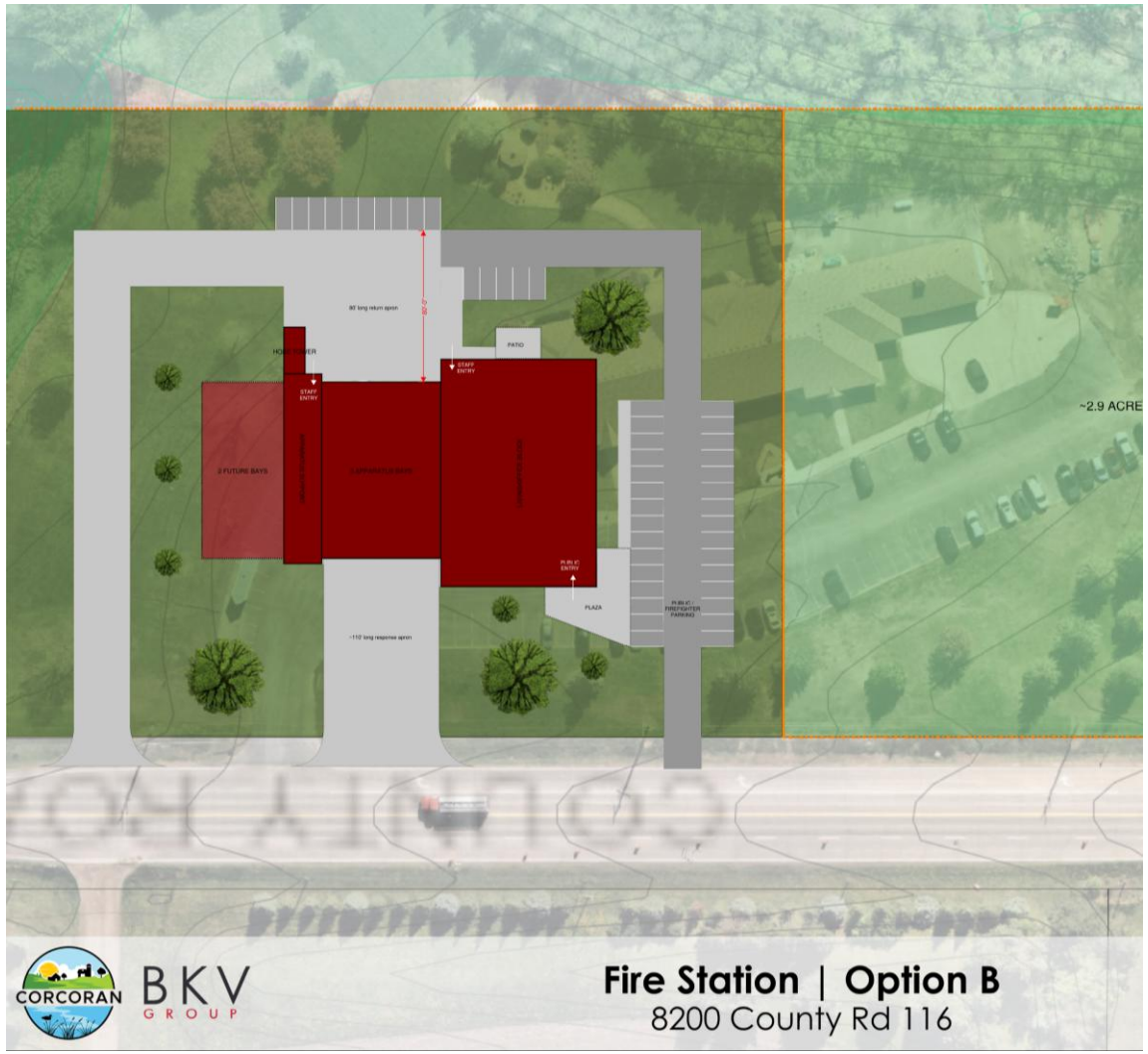
Fire Station | Option A

8200 County Rd 116

scale: 1"= 20'-0"

MASTER PLANNING | FIRE STATION (Option B)

- Site has ample space for fire station; would require city hall and police to move offsite
- Good visibility and access to Highway 116
- Building footprint based on 20-year programmed space need with drive-thru apparatus bays
- Ample site area for future expansion if needed
- Requires multiple new curb cuts onto Highway 116 which is not ideal
- Remaining portion of site could be redeveloped for other use





CORCORAN

BKV GROUP

Fire Station | Option B

8200 County Rd 116

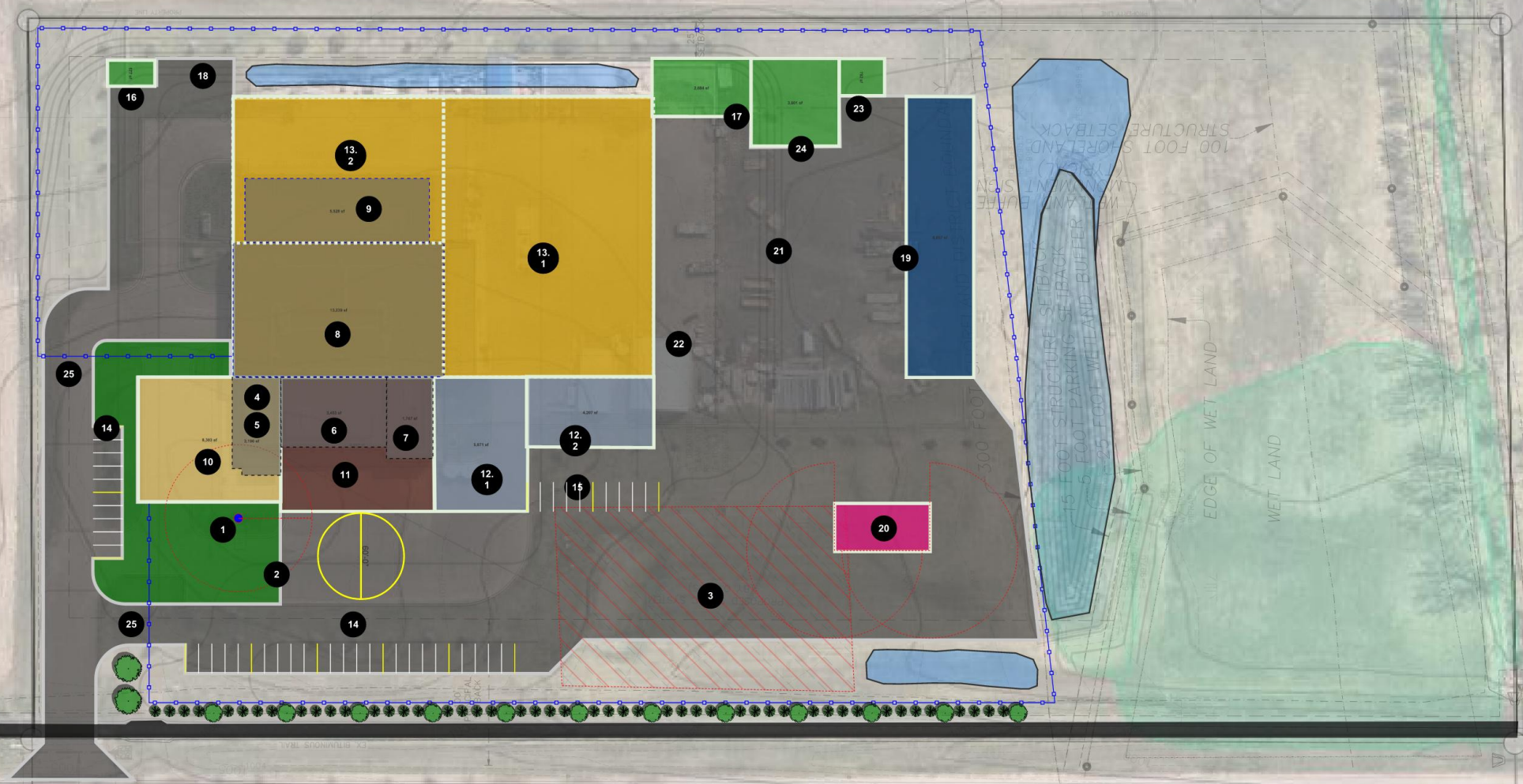
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MASTER PLANNING | PUBLIC WORKS

- Expansions illustrated require extension of city water and sanitary to serve existing and expanded facility.
- Abandon septic field and system to allow expansion of site operations.
- Expand operational site area to extents shown. Bulky material storage, salt/gravel storage, brine tanks, etc. Get relocated / reconstructed in southeast corner of the site. [17,24,23] trash enclosure gets relocated to northeast corner of the site [16]
- Construct a new, unheated storage building along the south side of the site. [19]
- Construct a new fuel island in southwest corner of the site. This could be a temporary above ground or long-term service below ground installation, depending on future phase implementation. [20]
- Construct new vehicle storage addition, approximately 25,700 sf, as an initial phase of this diagram [13.1]
- Demolish existing covered storage [9], and construct new vehicle storage addition, approximately 14,400 sf, as a sequential phase of this diagram [13.2]
- Expand existing vehicle maintenance single depth bays, to a double depth bay design, which includes equipment maintenance support areas [6,7,11]
- Construct a new workshop area, that can be converted to vehicle maintenance in future phases [12.1]
- Construct a new workshop area that is intended as long-term workshop space only [12.2]
- Expand office and administrative area to meet this phases space need, with the design capacity to add a second floor (expand the existing upper level storage) [4,5,10]



MASTER PLANNING | PUBLIC WORKS



1. EXISTING WELL - BUILDING CLEARANCE (3')
2. EXISTING WELL - SEWER CLEARANCE (50')
3. EXISTING SEPTIC FIELD
4. EXISTING FACILITY - ADMIN FUNCTION
5. EXISTING FACILITY - UPPER LEVEL STORAGE ONLY
6. EXISTING FACILITY - FLEET MAINTENANCE
7. EXISTING FACILITY - FLEET MAINTENANCE - WASH BAY
8. EXISTING FACILITY - CONDITIONED STORAGE
9. EXISTING FACILITY - ENCLOSED STORAGE - UNCONDITIONED
10. ADMINISTRATIVE FUNCTION EXPANSION - ***TWO STORY FUTURE***
11. FLEET MAINTENANCE EXPANSION
12. DIVISIONAL WORKSHOP EXPANSION
13. CONDITIONED STORAGE
14. SITE FUNCTION - PERSONAL VEHICLE PARKING
15. SITE FUNCTION - EXTERIOR FLEET PARKING
16. SITE FUNCTION - TRASH AND RECYCLING
17. SITE FUNCTION - STOCK PILE BINS
18. SITE FUNCTION - EXTERIOR WASHOUT [SEASONAL USE]
19. SITE FUNCTION - ROTATIONAL STORAGE [UNCONDITIONED]
20. SITE FUNCTION - FUEL ISLAND W/ CANOPY
21. SITE FUNCTION - YARD AREA [COLLECTIONS & LAYDOWN]
22. SITE FUNCTION - EXTERIOR LOADING / UNLOADING
23. SITE FUNCTION - BRINE [STORAGE]
24. SITE FUNCTION - SALT AND GRAVEL [DIVIDED STRUCTURE]
25. SITE FUNCTION - SECURE PERIMETER W/ ACCESS GATE

EXPANSION OF THE EXISTING SITE ASSUMES THE FOLLOWING:
1. CITY WATER SERVICES CAN BE EXTENDED TO PROPERTY, AND UTILIZED FOR NEW DOMESTIC SERVICE AND FIRE SUPPRESSION SERVICE.
THIS WOULD ALLOW ABANDONMENT OF THE WELL AND UNDERGROUND SURGE TANK FOR THE EXISTING BUILDING FIRE SUPPRESSION.
2. CITY SANITARY SERVICES CAN BE EXTENDED TO PROPERTY, ALLOWING THE EXISTING EXTERIOR SEPARATOR CHAMBER AND SEPTIC FIELD TO BE ABANDONED AND THAT SPACE UTILIZED FOR OPERATIONAL AREA.
3. SITE AREA TO THE NORTH AND EAST IS AVAILABLE FOR ACQUISITION IN THE AMOUNTS ILLUSTRATED ON THE FUTURE PHASES CONCEPT.
4. THE ACTUAL DELINEATION OF WETLANDS ON THE SOUTH SIDE OF THE EXISTING PROPERTY, AND SHORELAND SETBACKS REMAIN AS THEY WERE DETERMINED AT THE TIME OF THE ORIGINAL BUILDING PROJECT AND AS ILLUSTRATED ON THIS PLAN.

COST ESTIMATES

PRELIMINARY COST ESTIMATES

- Preliminary cost estimates are based on Rough Order of Magnitude (ROM); utilizing historical construction cost data for similar facilities
- Cost estimates include design and construction contingency
- Soft Costs include costs not directly tied to the physical construction of the building; they include- Inspections, Permits, A/E fees, Furniture, etc.

	New City Hall & Police Station	New Fire Station	Expansion Public Works
Construction Costs:	$40.4M	$12.7M	tbd
Soft Costs:	$8.1M	$3.1M	tbd
Total Project Costs (2025):	**$48.5M**	**$15.8M**	**tbd**
Total Project Costs (2026):	**$50.4M**	**$16.5**	**tbd**
Total Project Costs (2027):	**$52.4M**	**$17.1**	**tbd**

NEXT STEPS

NEXT STEPS

- Confirm desired master planning approach
- Develop implementation plan with staff
- Finalize study document and issue final report





DISCUSSION

BKV GROUP

2025 Long-Term Financial Management Plan

Draft as of October 14, 2025

Northland Securities, Inc.
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402
(800) 851-2920
Member FINRA and SIPC
Registered with SEC and MSRB

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October 7, 2025

Jay Tobin
City Administrator
City of Corcoran, MN
8200 Co. Rd. 116
Corcoran, MN 55340

RE: City of Corcoran Long-Term Financial Management Plan

Dear Jay:

Northland is pleased to present the City of Corcoran with the 2025 Long-Term Financial Management Plan (the "Plan"). The Plan is intended to help inform decisions on property tax and enterprise fee policy decisions, among other financial plans. The Plan provides information to inform decisions both in the near term, and long-term, as near-term decisions often have long-term implications. The Plan was developed working closely with city staff. Northland appreciates the opportunity to provide service to the City.

Sincerely,

NORTHLAND SECURITIES, INC.



Tammy Omdal
Managing Director

150 South Fifth Street, Suite 3300, Minneapolis, MN 55402
Main: (612) 851-5900 / Direct: (612) 851-4964 / Email: tomdal@northlandsecurities.com
Member FINRA and SIPC | Registered with SEC and MSRB

INTRODUCTION AND SUMMARY

The Financial Management Plan (the "Plan") offers a guide for the on-going financial management of the City of Corcoran (the "City"). The Plan was first prepared in year 2012 and has been updated annually.

The Plan contains proposed strategies and identification of key factors and objectives to monitor with respect to future financial performance. Information is included on estimated future property tax levies and municipal fees and charges necessary to fund planned city services, capital improvement plans, and debt service.

The objectives of the study for the Plan are as follows:

- Revenue Sufficiency - Develop and populate a forecasting model that will determine the level of revenue needed to satisfy general government and utility enterprises operations, capital improvements, and debt service while maintaining adequate reserves for future service and capital needs.
- Rate Calculations - Model projected tax capacity tax rates for the City and proposed municipal utility rates and structure for billing water and sewer services (the "Utilities") to meet revenue sufficiency objectives.

The Plan includes anticipated capital improvements for years 2024-2033 (the "CIP"). Estimates were prepared by the City as to cost and timing of projects. While the specific timing of future improvements can be uncertain, awareness of the funding demands for projects is important when considering tax levies, rates for fees and charges, and reserves for future capital.

Future development will provide increased revenue from charge for services and tax revenue. This includes increased revenue to the Utilities, with revenue from both development fees and usage fees. Development provides increased tax capacity and potential for increase in property tax revenue to pay for services.

The rate of future development and addition of taxpayers and customers of the Utilities has been and continues to be a significant variable for the Plan. The City should continue to monitor actual development that occurs against the anticipated rate of development assumed in the Plan. The rate of development will impact the projected revenues and timing of collection included in the Plan. Information on the projected housing units to be added is included later in the Plan.

Revenue Sufficiency

The Study evaluated the sufficiency of revenues to meet current and projected financial requirements over future years for the various accounting "Funds" the City maintains. The Plan determines the tax levies and rates necessary in each year of the projection period to provide revenue sufficiency.

Governmental Funds

The City has an adopted Fund Balance Policy (dated April 25, 2025) that states the following with respect to minimum fund balance for the General Fund, among other statements included in the policy:

- The City will maintain an unassigned fund balance in the General fund of an amount not less than 42% of the next year's budgeted expenditures of the General fund. This will assist in maintaining an adequate level of fund balance to provide for cash

flow requirements and contingency needs because major revenues, including property taxes and other government aids are received in the second half of the City's fiscal year.

Enterprise Funds

For purposes of the Plan, the revenue objective for the Water Fund and the Sewer Fund focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

Funding Depreciation for the Utilities

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an important element for establishment of sufficient rates for the Utilities. The Study focused on the City's asset management practices to maintain and expand infrastructure at future estimated costs.

Rather than focus on "funding depreciation" we find it is better to gain a strong understanding of the expected future costs and, maybe more importantly, their timing, and plan for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the Study does that. Capital improvement plans combined with financial management targets are critical elements that allow for the setting of rates that meet City goals.

Financial management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utilities must do better than break even, but by how much?

The Plan helps to answer these questions by allocating the projected year-end cash balance to defined purposes. The defined purposes include planned capital acquisition and reserves for future capital.

The Plan provides a second criteria to evaluate revenue sufficiency for the Utilities. The Plan sets a target (a floor) to maintain an unrestricted net position in the Utility Funds no lower than 50% of the subsequent year's estimated expenditures.

The majority of revenue for municipal utility operations comes from user charges, maintaining an unrestricted net position that is equal to at least 50% of expenditures will help to ensure that sufficient resources are available to fund basic functions between receipts of user charges.

The target (or floor) for ending unrestricted net position is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. Equity is reported as a fund balance in the General Fund and as a net asset within the Water Fund and the Sewer Fund. Fund balance and net assets are the difference between fund assets and liabilities reflected on the balance sheet or statement of net assets.

Rate Calculations

The Study focused on preparing projections for future annual tax capacity rates for the City, and reviewing the rates for the fees and charges of the Utilities. The Study did not include a review and analysis of other fees and charges, only the fees for the Utilities.

City Tax Rate

Future tax levy increases are projected to be necessary to fund planned expenditures and to maintain adequate cash balances across all City funds. The increase in the City's tax rate is estimated based on assumptions in the Plan for changes to the City's tax capacity from growth in the taxable market value of property within the City. The projected City tax levy by year and tax capacity is shown in **Figure 1**.

Figure 1.

Snapshot of Projected City Tax Levy, City Net Tax Capacity, and City Tax Rate as Included in the Plan (*2025 is Actual)

Tax Collection Year	City Tax Levy	% Change Tax Levy	City Net Tax Capacity	% Change NTC	City Tax Rate
2025	9,159,263	9.4%	20,467,851	8.3%	0.42727
2026	11,917,360	30.1%	23,217,284	13.4%	0.49533
2027	14,049,635	17.9%	25,141,559	8.3%	0.54223
2028	16,269,106	15.8%	26,744,610	6.4%	0.59272
2029	16,753,113	3.0%	27,994,017	4.7%	0.58355
2030	17,629,924	5.2%	28,789,450	2.8%	0.59789

The **key items or assumptions** for the Plan that impact the estimated City tax rate include the following, among other items:

- Taxable market value, not inclusive of new construction, is projected to increase by 3.0% annually.
- Fiscal disparities contribution and corresponding distribution of tax revenue is estimated to remain constant (at preliminary Pay 2026 amounts) over the planning period. The actual impact of the metro-wide fiscal disparities program varies from year to year.
- It is assumed that the City will increase the tax levy to support additional planned spending in the General Fund related to growth of the community. Details on the specific items, which includes staff positions, are included in the Finance Plan section.
- General fund non-tax revenue is estimated to increase by 2.0% and current expenditures by 3.0%. There are no assumed major changes to non-tax revenue. Based on more recent economic conditions, the 3.0% assumption for expenditures may be low for certain expenses but the focus of the Plan is long-term.
- The Plan assumes the City will add approximately 149 new single-family housing units annually on average between 2026-2030. For purposes of estimating market value of property, the average new home is estimated at $525,000 with valuation inflated 3.0% annually.
- The Plan assumes the City will add approximately 508 new rental multi-family housing units (in total) between 2026-2030. For purposes of estimating market value of property, the average rental unit is estimated at $275,000 per unit with valuation inflated 3.0% annually.

- The Plan assumes an increase in taxable market value from construction of new commercial property in the City at approximately $1.0 million per year. This is intended to be a conservative assumption for planning purposes.
- The Plan assumes the City will issue $50 million in bonds in 2027 to finance a new municipal campus/building. The debt service to be paid from taxes (80%), water revenues (10%) and sewer revenues (10%). The increase to the City's tax levy beginning in year 2028 is estimated at approximately $2.7 million for payment of debt service for the project.
- The Plan includes the City's estimated share of the Hennepin County improvement project for County Road 10 in the City. The estimated total cost of the project is $25 million, with an estimated local cost share of $5.5 million for the City. The Plan assumes the City will issue bonds in 2030 to finance its portion of the cost.

Utility Rates

The City currently has a two-part rate structure for charging fees for water and sewer services, comprised of both fixed and variable charges. This structure recovers a portion of system costs in a fixed charge, recognizing that the Utilities have certain fixed costs and customer service costs that are incurred year-round. These fixed costs are incurred regardless of the level of water usage.

It is projected that approximately 45% of the Water Fund expenses, including depreciation, are fixed and for the Sewer Fund it is estimated at 30%. The percentages vary somewhat from year to year. Fixed expenses as a percent of total expenses is projected to decrease somewhat over time as the number of customers increase and volume of water usage grows.

For usage or metered volume-based rates, based on the results of the study, there are no recommended changes in the structure. As the number of customers increases potential changes to the structure may be needed.

The Plan anticipates the City adopts planned increases to rates for water and sewer services as proposed in the Plan. This includes increasing the water and sewer services fees. Appendix A includes the proposed utility rates by year as assumed for the Plan.

Study Approach

The following steps were taken as part of the study for the Plan:

- City provided historical financial data along with current budget plans and capital improvement plans.
- City provided the assumptions for future residential units to be constructed and connected to the Utilities.
- Information provided by the City was organized, analyzed, and used to support the development of the Plan. The prior year data included in the Plan is reconciled with the City's audited financial statements for year 2023 and 2024.

Organization of Plan

The Plan is organized into five sections:

1. Introduction and Summary provides information on revenue sufficiency and rate calculations.
2. Background provides historical and statistical context for the Utilities.
3. CIP and Debt provides information on plans for equipment, facilities, and maintaining and expanding the water and sewer systems. This includes estimates on project costs, timing, and sources of funds. Information on outstanding debt obligation and debt service is included.
4. Financial Plans provides the financial plans (pro forma) for the City funds. The financial plans include historical, current, and projected sources and uses of funds and estimated ending cash balances. Financial plans take into account capital improvement plans, both existing and planned debt issuance, and proposed rates.
5. Appendices provide additional data and graphics.

TABLE 1
City of Corcoran
Summary of Property Tax Levy, Tax Capacity, and Tax Rate

	Certified		Projected					
	2024	2025	2026	2027	2028	2029	2030	2031
Property Tax Levy by Payable Year								
General Fund	7,187,648	7,974,335	10,214,624	12,305,792	11,719,170	12,178,881	12,688,903	13,015,548
Debt Service - Equipment	474,587	472,907	933,962	972,550	1,046,154	1,065,212	1,119,838	1,047,362
Debt Service - Facilities, Parks, and County Roads	712,021	712,021	768,774	771,293	3,503,782	3,509,021	3,821,183	3,942,936
Total Property Tax Levy	**8,374,256**	**9,159,263**	**11,917,360**	**14,049,635**	**16,269,106**	**16,753,113**	**17,629,924**	**18,005,846**
Less Fiscal Disparities Distribution	359,809	414,037	417,124	417,124	417,124	417,124	417,124	417,124
Net Spread Levy	**8,014,447**	**8,745,226**	**11,500,236**	**13,632,511**	**15,851,982**	**16,335,989**	**17,212,800**	**17,588,722**
Tax Capacity (TC)								
Gross Tax Capacity (TC) Real Property	19,067,434	20,713,629	23,606,106	25,530,381	27,133,432	28,382,839	29,178,272	29,864,907
Gross Tax Capacity (TC) Personal Property	589,036	570,808	570,808	570,808	570,808	570,808	570,808	570,808
Total Gross TC	19,656,470	21,284,437	24,176,914	26,101,189	27,704,240	28,953,647	29,749,080	30,435,715
Less Tran Line TC / Rounding Adjustment	3,365	2,867	2,867	2,867	2,867	2,867	2,867	2,867
Less Fiscal Disparities TC	755,406	813,719	956,763	956,763	956,763	956,763	956,763	956,763
Less Tax Increment Financing TC	-		-	-	-	-	-	-
Net Tax Capacity	**18,897,699**	**20,467,851**	**23,217,284**	**25,141,559**	**26,744,610**	**27,994,017**	**28,789,450**	**29,476,085**
City Tax Rate	**42.410%**	**42.727%**	**49.533%**	**54.223%**	**59.272%**	**58.355%**	**59.789%**	**59.671%**
Total Property Tax Levy Annual % Change	*17.0%*	*9.4%*	*30.1%*	*17.9%*	*15.8%*	*3.0%*	*5.2%*	*2.1%*
Net Tax Capacity Annual % Change	*16.3%*	*8.3%*	*13.4%*	*8.3%*	*6.4%*	*4.7%*	*2.8%*	*2.4%*
City Tax Rate Annual % Change	*0.7%*	*0.7%*	*15.9%*	*9.5%*	*9.3%*	*-1.5%*	*2.5%*	*-0.2%*

Note: Projected 2026 Gross Tax Capacity (TC) for Real Property Property is from Hennepin County report dated 7/1/2025. Pay 2026 amounts for Gross Tax Capacity Personal Property, Fiscal Disparities Distribution and Contribution amounts are placeholder amounts and are subject to change pending the City's receipt of information from Hennepin County. Amounts for 2027-2031 are estimated amounts for planning purposes only, actual amounts will vary.

TABLE 2
City of Corcoran
Projected City Taxes Payable for Example Properties

		2026	2027	2028	2029	2030
Taxable Market Valuation of Property	Residential Example Property 1	$300,000	$309,000	$318,270	$327,818	$337,653
	Residential Example Property 2	$525,000	$540,750	$556,973	$573,682	$590,892
	Residential Example Property 3	$700,000	$721,000	$742,630	$764,909	$787,856
	Residential Example Property 4	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Commercial Example Property 1	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Commercial Example Property 2	$2,000,000	$2,060,000	$2,121,800	$2,185,454	$2,251,018
	Commercial Example Property 3	$5,000,000	$5,150,000	$5,304,500	$5,463,635	$5,627,544
	Commercial Example Property 4	$10,000,000	$10,300,000	$10,609,000	$10,927,270	$11,255,088
City Tax Payable by Property	Residential Example Property 1	$1,389	$1,574	$1,780	$1,814	$1,922
	Residential Example Property 2	$2,631	$2,987	$3,386	$3,455	$3,669
	Residential Example Property 3	$3,715	$4,209	$4,761	$4,850	$5,141
	Residential Example Property 4	$5,572	$6,303	$7,119	$7,241	$7,664
	Commercial Example Property 1	$9,907	$11,170	$12,576	$12,753	$13,459
	Commercial Example Property 2	$19,813	$22,340	$25,153	$25,507	$26,917
	Commercial Example Property 3	$49,533	$55,850	$62,881	$63,766	$67,293
	Commercial Example Property 4	$99,066	$111,699	$125,763	$127,533	$134,585
Annual % Change in City Tax Payable by Property	Residential Example Property 1	20.0%	13.3%	13.1%	1.9%	6.0%
	Residential Example Property 2	20.3%	13.5%	13.3%	2.1%	6.2%
	Residential Example Property 3	20.0%	13.3%	13.1%	1.9%	6.0%
	Residential Example Property 4	19.8%	13.1%	12.9%	1.7%	5.8%
	Commercial Example Property 1	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 2	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 3	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 4	19.4%	12.8%	12.6%	1.4%	5.5%
Annual Dollar Change in City Tax Payable	Residential Example Property 1	$232	$185	$206	$33	$109
	Residential Example Property 2	$443	$356	$398	$70	$213
	Residential Example Property 3	$619	$494	$552	$89	$291
	Residential Example Property 4	$921	$731	$816	$122	$423
	Commercial Example Property 1	$1,610	$1,263	$1,406	$177	$705
	Commercial Example Property 2	$3,220	$2,527	$2,813	$354	$1,410
	Commercial Example Property 3	$8,051	$6,317	$7,032	$885	$3,526
	Commercial Example Property 4	$16,102	$12,633	$14,063	$1,770	$7,052

Note: City Tax Payable is estimated for 2026-2030. Actual amount will vary. Valuation of the example properties is assumed to increase by 3.0% annually.

CHART 1

City Tax Levy is projected to increase to support growing demand for city services, including city staffing and debt service on the financing of a new muncipal facility. The increase in tax levy is projected to result in an increase in City Tax Rate.

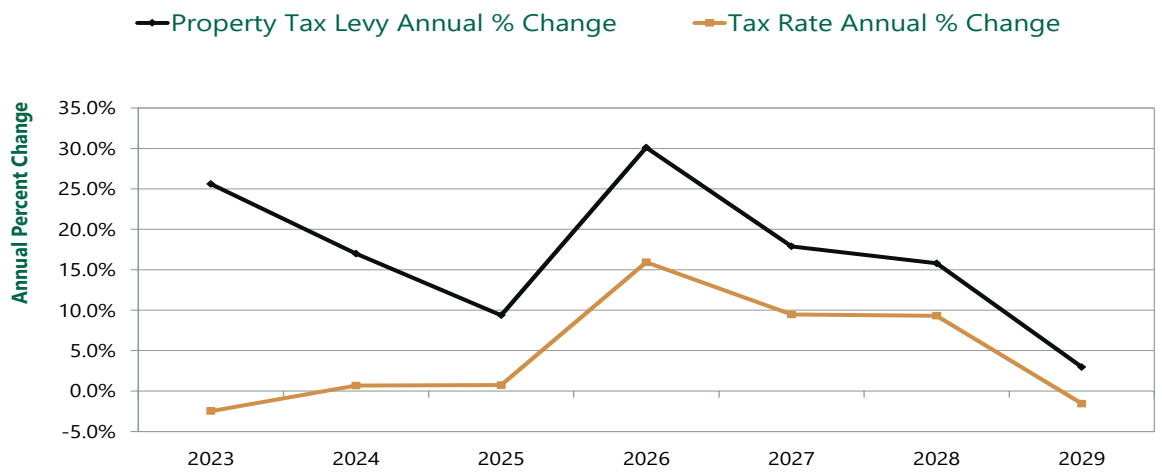
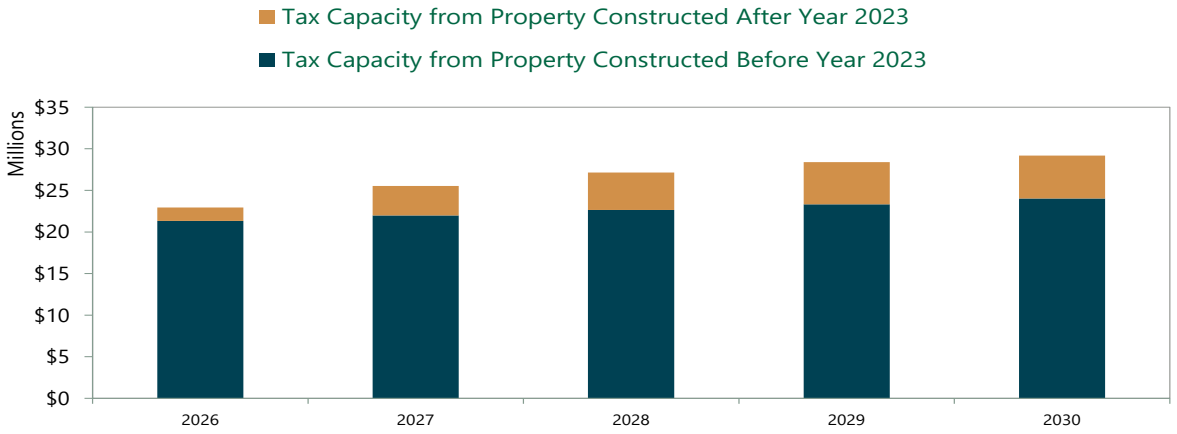


CHART 2

Estimated City Tax Capacity is projected to increase driven by new construction and projected valuation increases for property



Tax capacity is the valuation of property based on market value and class rates on which property taxes are determined

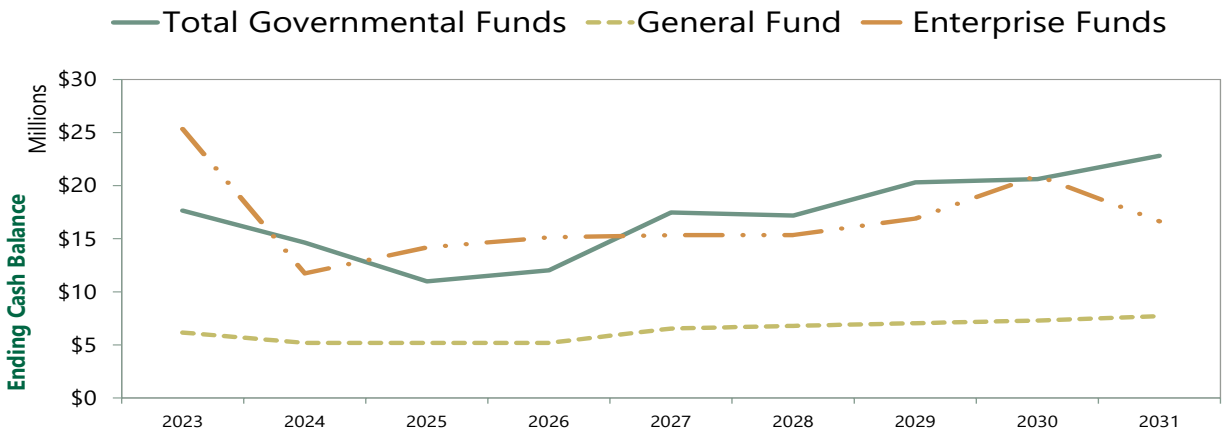
CHART 3

General Fund funding balance over the long term is projected to meet City policy to maintain a minimum balance equivalent to 42% of next year's budgeted expenditures for the General Fund. Tax Levy increases are projected in the General Fund to grow the City's available fund balance for compliance with City Policy.



CHART 4

Ending Cash Balances are projected to be at levels sufficient to meet City objectives



Changes in ending cash balances can be caused by timing of capital projects, debt service payments, receipt of funds, including bond proceeds, among other reasons.

CHART 5
Water Fund

Water Fund ending cash balance is projected to decrease over time with use of cash generated from development to pay for improvements (with cash) and debt service on capital improvements

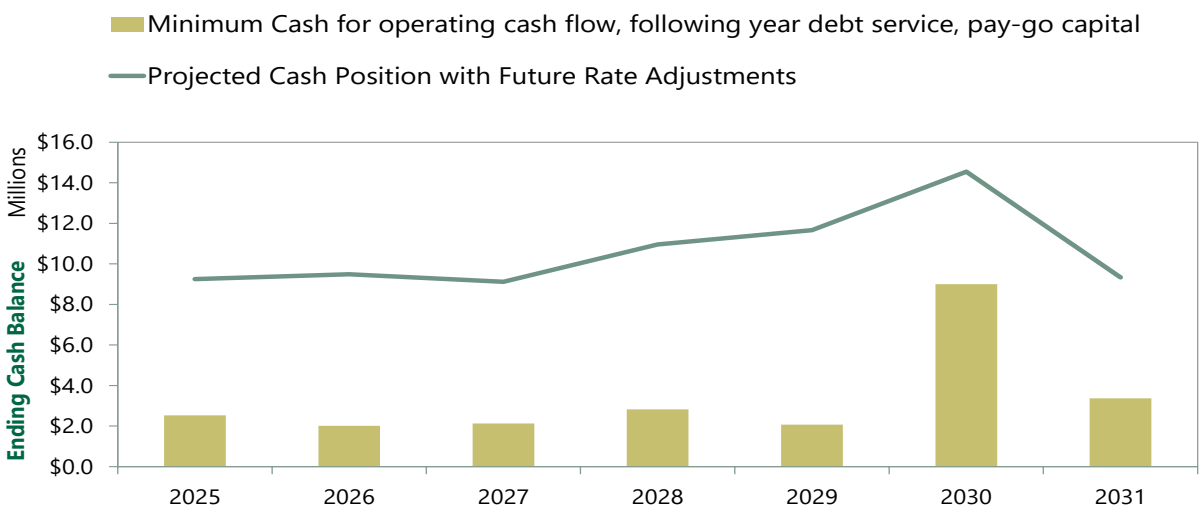
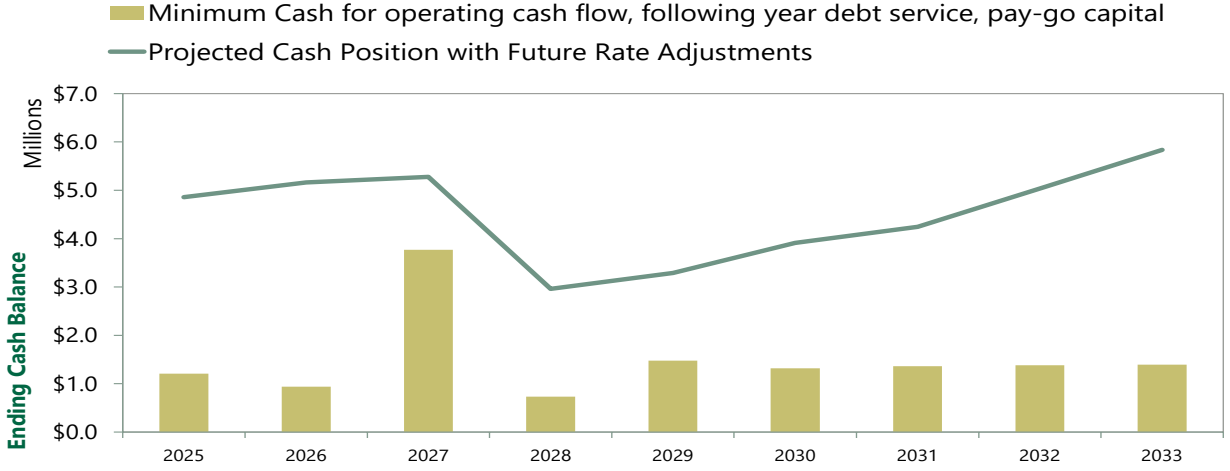


CHART 6
Sewer Fund

Sewer Fund ending cash balance is projected to increase from collecton of development related revenue which will be spent on future improvement projects



The Plan includes use of $5.0 million of cash (pay-go) in year 2027 to fund 50% of the estimated cost for NE to SE Trunk Sewer Line

The increase in the Water Fund and Sewer Fund Year-End Cash Balance is planned.

The difference between Projected Cash Position and Minimum Cash Position represents the net amount of cash projected to be available as reserves for future capital improvements.

The City collects development fees at time of platting and building permit, use of the funds collected occurs over time to pay for financing of projects.

Connection and availability charges from development will pay for future capital improvements to support development both programmed and not yet programmed in the CIP.

CHART 7
Projected Future Tax Levy Increases Compared to Projected Increase in Net Tax Capacity

Cumulative increase in Tax Levy is projected to be greater than the cumulative increase in Net Tax Capacity, resulting in increase to Tax Rate - Growth in the City's tax base over time will provide opportunity for stabilization / flattening of the Tax Rate

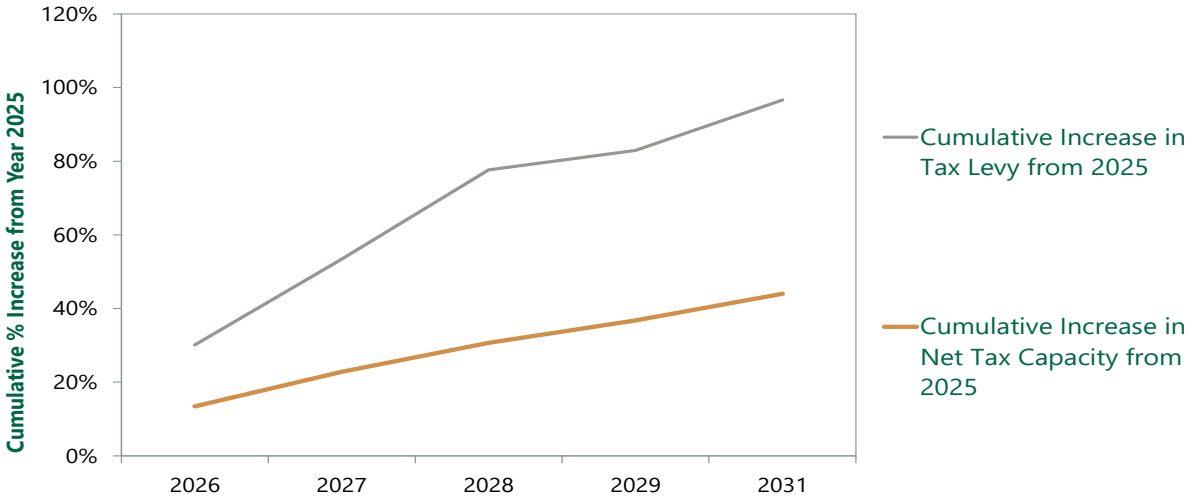
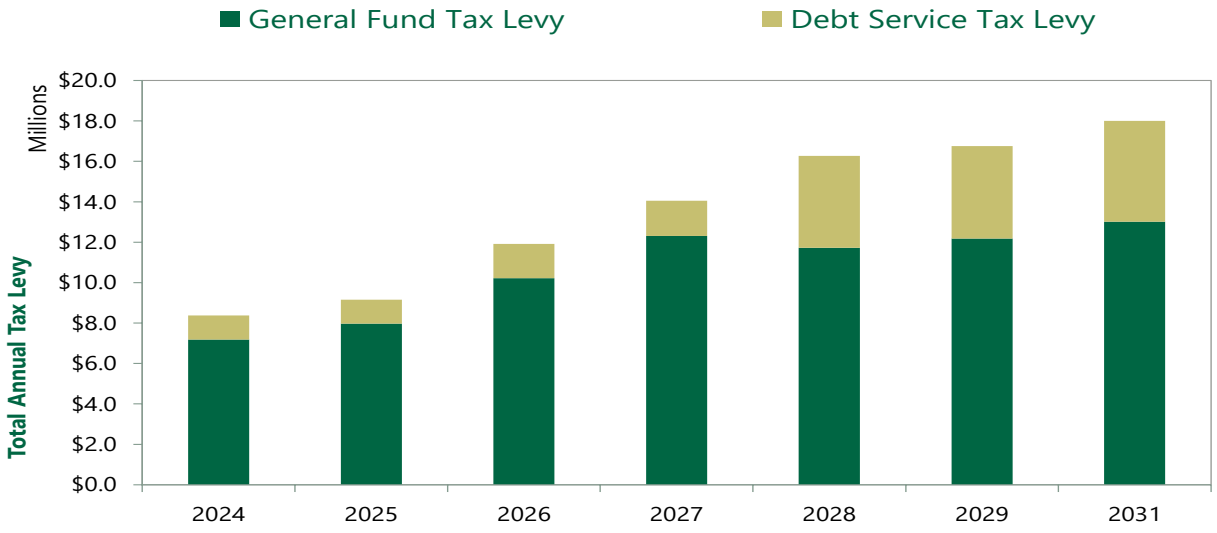


CHART 8
Tax Levy by Purpose

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects



BACKGROUND

The City of Corcoran is located on the western edge of the Twin Cities Metropolitan area in Hennepin County. The 2024 population is estimated at 8,846 (Official Statement, G.O. Bonds Series 2025A). Population will continue to increase due to development of residential property within the City. The land area for the City encompasses just under 36 square miles and includes area for future residential development.

Commercial and industrial development in the City is expected to continue to expand due to access to municipal water and sewer services and the expansion of transportation corridors. In 2012 the City successfully financed and implemented a major improvement project to first bring and then expand municipal water and sewer services to the City. The project provided for connection to the metropolitan disposal system. The City forecasts continued development of both residential and commercial property.

The City's development plan for its downtown area provides an opportunity for additional economic development. In recent years the City completed construction of street improvements and utility infrastructure in the downtown area.

The table that follows provides the estimated number of housing units along with municipal utility connections units for commercial property in the downtown area the City projects to be added over the next twenty-years. The assumptions on units is an important input to the Plan and is updated on annual basis by the City.

The City has completed its construction plans to provide water service to serve the northeast area of the City. The access to water purchased from Maple Grove is limited. For this reason, the City has undertaken investments in a city owned water treatment plant and water tower.

Table 3
Page 1 of 2
City of Corcoran
Growth Projections

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ACRES PLATTED											
Residential SE District	46.53	85.25	17.00	5.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Residential NE District	25.45	-	10.92	5.65	6.96	50.01	44.25	40.00	40.00	40.00	40.00
Multi-Family Residential SE District	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential NE District	-	-	-	-	-	-	-	-	-	-	-
Commercial SE District	0.52	-	-	-	-	-	-	-	-	-	-
Commercial NE District	10.97	27.41	3.89	32.81	-	-	-	-	-	-	-
Total Acres Platted	83.47	112.66	31.81	43.46	36.96	80.01	74.25	70.00	70.00	70.00	70.00
UNITS PERMITTED											
Residential SE District	253	180	134	90	90	90	90	90	90	90	90
Residential NE District	80	86	66	34	13	110	-	110	110	110	110
Greater Corcoran	12	14	7	5	5	5	5	5	5	5	5
Total Residential Single Family	345	280	207	129	108	205	95	205	205	205	205
Multi-Family Residential SE District	-	-	100	-	-	-	-	-	-	-	-
Multi-Family Residential NE District	-	-	-	-	184	224	-	156	-	-	-
Commercial SE District	1	-	1	-	-	-	-	-	-	-	-
Commercial NE District	1	1	1	1	-	2	2	-	-	-	-
Total Units Permitted	347	281	309	130	292	431	97	361	205	205	205
UTILITY CUSTOMER UNITS											
Estimated Customer Units Added by Year											
Residential SE District	221	253	180	134	90	90	90	90	90	90	90
Residential NE District	78	80	86	66	34	13	110	0	110	110	110
Greater Corcoran		12	14	7	5	5	5	5	5	5	5
Total Residential Single Family	299	345	280	207	129	108	205	95	205	205	205
Multi-Family Residential SE District	240	0	0	100	0	0	0	0	0	0	0
Multi-Family Residential NE District	0	0	0	0	0	184	224	0	156	0	0
Commercial SE District	1	1	0	1	0	0	0	0	0	0	0
Commercial NE District	0	1	1	1	1	0	2	2	0	0	0
Total	540	347	281	309	130	292	431	97	361	205	205
Estimated Total Customer Units (Average Annual)											
Residential SE District (includes adjustments)	1,047	1,268	1,521	1,701	1,835	1,925	2,015	2,105	2,195	2,285	2,375
Residential NE District	480	558	638	724	790	824	837	947	947	1,057	1,167
Greater Corcoran	15	15	27	41	48	53	58	63	68	73	78
Total Residential Single Family	1,542	1,841	2,186	2,466	2,673	2,802	2,910	3,115	3,210	3,415	3,620
Multi-Family Residential SE District	0	240	240	240	340	340	340	340	340	340	340
Multi-Family Residential NE District	0	0	0	0	0	0	184	408	408	564	564
Commercial SE District	41	42	43	43	44	44	44	44	44	44	44
Commercial NE District	0	0	1	2	3	4	4	6	8	8	8
Total	1,583	2,123	2,470	2,751	3,060	3,190	3,482	3,913	4,010	4,371	4,576

Table 3
Page 2 of 2
City of Corcoran
Growth Projections

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
CUSTOMER WATER VOLUMES											
Average Estimated Annual Volume Per Customer											
Residential average gallons per year per REU	75	75	75	75	75	75	75	75	75	75	75
Multi-Family average gallons per year per REU	70	70	70	70	70	70	70	70	70	70	70
Commercial average gallons per year per REU	100	100	100	100	100	100	100	100	100	100	100
Total Purchased Water Volume (1,000 Gal)											
Residential SE District	131,216	95,100	114,075	127,575	137,625	144,375	151,125	157,875	164,625	171,375	178,125
Residential NE District	12,522										
Greater Corcoran	1,125	1,125	2,025	3,075	3,600	3,975	4,350	4,725	5,100	5,475	5,850
Total Residential Single Family	144,863	96,225	116,100	130,650	141,225	148,350	155,475	162,600	169,725	176,850	183,975
Multi-Family Residential SE District	-	16,800	16,800	16,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Multi-Family Residential NE District	-	-	-	-	-	-	12,880	28,560	28,560	39,480	39,480
Commercial SE District	4,100	4,200	4,300	4,300	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial NE District	-	-	100	200	300	400	400	600	800	800	800
Total Purchased Water Volume (1,000 Gal)	148,963	117,225	137,300	151,950	169,725	176,950	196,955	219,960	227,285	245,330	252,455
Total City Water Produced Volume (1,000 Gal)											
Residential SE District											
Residential NE District	-	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Greater Corcoran											
Total Residential Single Family	-	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Multi-Family Residential SE District											
Multi-Family Residential NE District	-	-	-	-	-	-	12,880	28,560	28,560	39,480	39,480
Commercial SE District	-										
Commercial NE District	-	-	100	200	300	400	400	600	800	800	800
Total City Water Produced Volume (1,000 Gal)	-	41,850	47,950	54,500	59,550	62,200	76,055	100,185	100,385	119,555	127,805
Total Water Billed to Customers (1,000 Gal)											
Residential SE District	131,216	95,100	114,075	127,575	137,625	144,375	151,125	157,875	164,625	171,375	178,125
Residential NE District	12,522	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Greater Corcoran	1,125	1,125	2,025	3,075	3,600	3,975	4,350	4,725	5,100	5,475	5,850
Subtotal Residential	144,863	138,075	163,950	184,950	200,475	210,150	218,250	233,625	240,750	256,125	271,500
Multi-Family Residential SE District	-	16,800	16,800	16,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Multi-Family Residential NE District	-	-	-	-	-	-	25,760	57,120	57,120	78,960	78,960
Commercial SE District	4,100	4,200	4,300	4,300	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial NE District	-	-	200	400	600	800	800	1,200	1,600	1,600	1,600
Total Water Volume Billed (1,000 Gal)	148,963	159,075	185,250	206,450	229,275	239,150	273,010	320,145	327,670	364,885	380,260

CHART 9

Projections for future growth from residential and commercial development drive the revenue assumptions in the Plan. REU as included here are equal to the projected permitted units for the year.

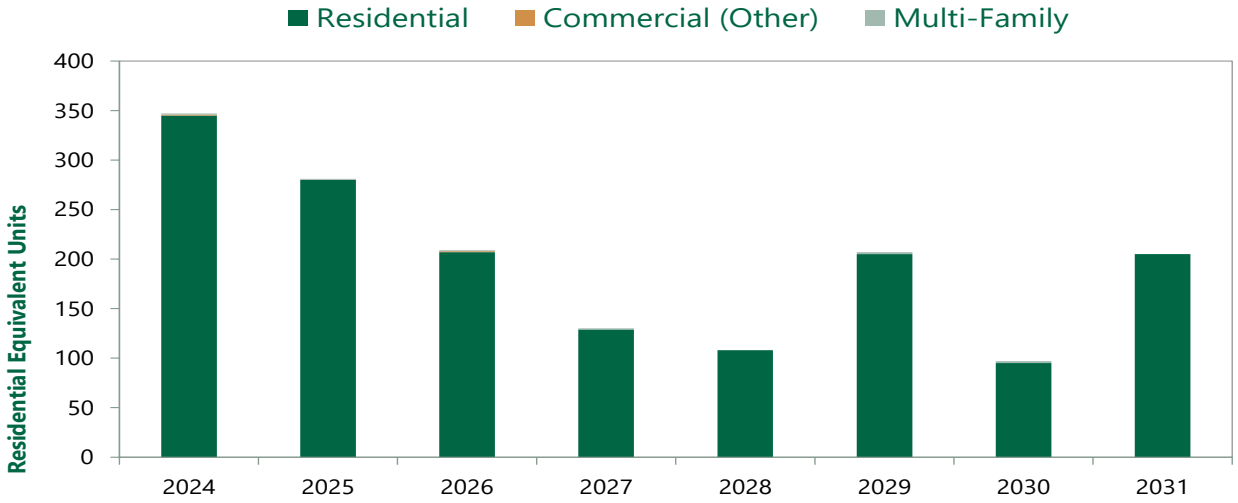
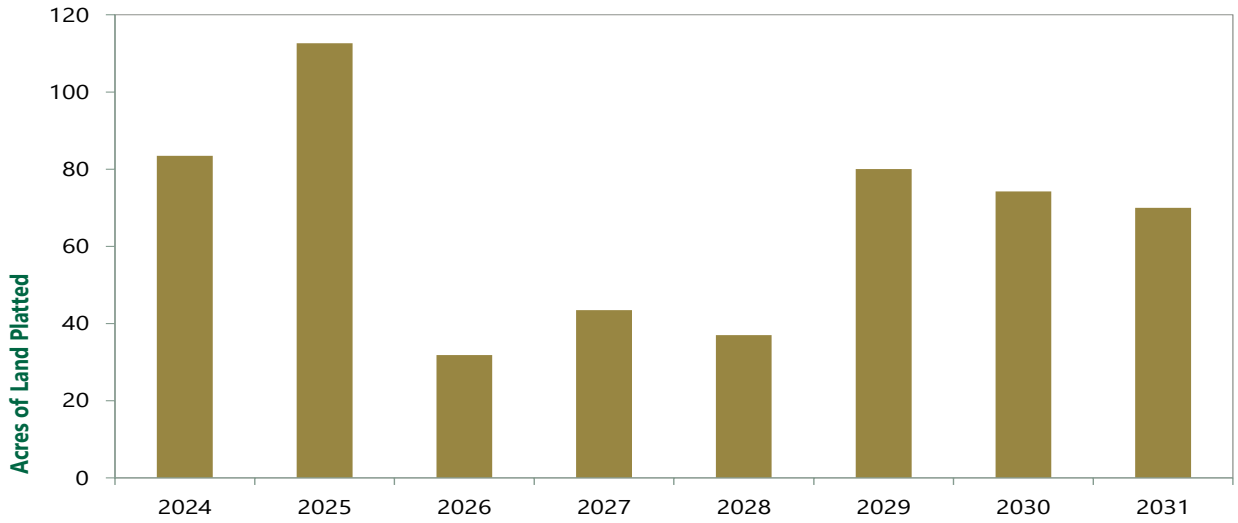


CHART 10

Projection for future acres of land platted for development impacts the revenue assumptions in the Plan



CAPITAL IMPROVEMENT PLAN (CIP) AND DEBT

The City annually reviews its plans for capital acquisition and improvements and updates its multi-year plan. The CIP in the Plan provides details on costs by year and proposed funding sources. The debt service study, included in the Plan, provides information on current debt service and estimated future debt. The CIP provides an important input into preparing the financial plans for the individual City funds.

Equipment and Vehicles

Over the next five years (2025-2029) the City anticipates spending an average of approximately $1.1 million per year on equipment and vehicles. The Plan includes anticipated bonding every other year (2027, 2029, and 2031) for equipment and vehicles. The City reviews its plans on a regular basis to ensure that planned capital acquisition remains within the available funds, including bond proceeds, to support the acquisitions.

Water Improvements

Construction of well and treatment facilities are anticipated in future years in the estimated amount of approximately $25 million between 2025-2032. The City plans to use approximately $11.5 million from federal and state funds, along with bond proceeds and revenue (cash) from the Water Fund to pay for these improvements.

The Plan anticipates the southeast area of the City will continue to be served under terms of an agreement with Maple Grove for purchase of municipal water until demand passes capacity. Improvements in southeast Corcoran will need to be undertaken at some point in the future.

The CIP does not include water improvement projects that are anticipated to be constructed and financed by private development and contributed to the City. These projects will be paid entirely by private funds with infrastructure then contributed to the City.

Sewer Improvements

The Plan includes planned construction of a northeast-southeast trunk line in year 2028 in the estimated amount of $7.5 million. The plans includes $5,000,000 from bond proceeds and the balance from cash in the Sewer Fund to finance the improvement.

Street Improvements

Currently the only street improvement project anticipated in the Plan is the City's local share of the anticipated Hennepin County improvement project for County Road 10 in the City in 2030. No city street improvements are included in the CIP. The City includes street maintenance funding within the General Fund operating budget, including use of Municipal State Aid for street maintenance.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Facility and Parks

A future municipal campus/building or expansion of the existing building is planned for approximately $50 million in year 2027; this is a "placeholder" for both the estimated amount and the year of construction.

The Plan anticipates that the debt on the municipal building will be paid 80% from tax levy and 20% from water and sewer revenues. The annual debt service expense is included in the Debt Service Fund, including the transfers in of revenues from the Water Fund and Sewer Fund. The annual debt service levy on the bonds to finance the land and construction of the municipal campus/building is estimated at approximately $2.7 million annually.

Future Park Improvements

The City is planning for various park improvements including City Park as well as other park planning as outlined in the 2040 Comprehensive Plan. These improvements will be paid with park dedication funds. The Plan does not include bonding for park improvements.

Bond Issuance

The City's outstanding general obligation bonds are rated as 'Aa2' by Moody's Investors Service. The positive credit strengths for the City include "robust financial profile supported by consistently positive operations", among other factors.

The City anticipates the issuance of bonds to finance certain capital improvements. The tables and graphics that follows provide a summary of existing and future estimated debt service payments and funding sources, along with a summary of debt outstanding by year.

The annual debt service on new bonds to be issued is included in the financial plans for the Debt Service Fund, Water Fund, and the Sewer Fund. The preliminary estimates for debt service are based on estimates for issuance of new general obligation (G.O.) bonds in the amounts and terms that follow. The amounts are inclusive of project costs plus cost of issuance of bonds, and any capitalized interest planned.

- Year 2027, G.O. CIP Bonds, $50,000,000 for new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. Equipment Certificates, $1,400,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2028, G.O. Revenue Bonds, $5,100,000 for sewer improvements, payable from sewer revenues.
- Year 2029, G.O. Equipment Certificates, $1,480,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2030, G.O. Bonds, $6,885,000 for water improvements, payable from water revenues; and $5,610,000 for the City's local share of Hennepin County's improvement project for County Road 10 in the City.
- Year 2031, G.O. Equipment Certificates, $1,320,000 to finance equipment and vehicles over 10 year term payable from tax levy.

Bond Terms

The final sizing, structuring, and interest rates will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average coupons (interest rate on the bonds) ranging from 2.75% to 5.1% based on maturity dates of the bonds.

TABLE 4

City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Equipment and Vehicles										
Use of Funds										
Administration	380,000	-								
Community Development		15,000	66,500	67,250	2,250	1,500				
Public Safety	775,020	583,020	246,020	206,020	131,020	721,020	291,020	411,020	206,020	246,020
Public Works / Streets / Parks	1,414,486	885,000	65,000	710,000	38,000	540,000	242,000	345,000	342,000	695,000
Water/Sewer		-	-	-	-	-	-	-	-	-
Total*	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
**City is reviewing its plans to ensure capital acquisition is supported by source of funds.*										
Source of Funds										
Bond proceeds	3,192,526		1,360,790		1,433,790		1,289,040			
Sale of assets	75,000	100,000								
Other Funds / Grants	300,000	350,000								
Cash from fund / (Net Unspent Bond Proceeds)	(998,020)	1,033,020	(983,270)	983,270	(1,262,520)	1,262,520	(756,020)	756,020	548,020	941,020
Total	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
Water Improvements										
Use of Funds										
NE Water Treatment Facility, Storage, and Infrastructure (*Completion of Projects and use of Unspent Bond Proceeds from Series 2023A*)										
NE Water Supply Improvements (Federal Funds)	1,477,785									
Well #2										
Well #3			750,000							
Well #4					750,000					
Well #5							750,000			
Well #6								750,000		
SE Water Tower	250,000	3,500,000	3,500,000							
SE Booster Station		500,000	500,000							
SE Water Treatment Facility			250,000			6,000,000	6,000,000			
Total	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-
Source of Funds										
Bond proceeds						6,750,000				
Federal Funds	1,477,785									
Other Funds / Grants	1,000,000	4,000,000	5,000,000							
Cash from fund / (Net Unspent Bond Proceeds)	(750,000)	-	-	-	750,000	(750,000)	6,750,000	750,000	-	-
Total	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-

TABLE 4
Page 2 of 3
City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sewer Improvements										
Use of Funds										
NE to SE Trunk Sewer				7,500,000						
Total	-	-	-	7,500,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds				5,000,000						
Cash from fund / Unspent Bond Proceeds	-	-	-	2,500,000	-	-	-	-	-	-
Total	-	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements										
Use of Funds										
Storm Water Infrastructure										
Total	-	-	-	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-
Capital Projects Funds / Street Improvements										
Use of Funds										
County Road 10						5,500,000				
Total	-	-	-	-	-	5,500,000	-	-	-	-
Source of Funds										
Bond proceeds						5,500,000				
Cash from fund / Unspent Bond Proceeds										
Total	-	-	-	-	-	5,500,000	-	-	-	-
Parks										
Use of Funds										
Park Improvements	7,500,000	800,000	750,000	1,000,000						
Total	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Federal Funds	500,000									
Other Funds / Grants	950,000	625,000								
Cash from fund / Unspent Bond Proceeds	6,050,000	175,000	750,000	1,000,000	-	-	-	-	-	-
Total	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-

TABLE 4

City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Municipal Facilities										
Use of Funds										
Municipal campus			50,000,000							
Facility improvements	530,000									
Other facility improvement projects										
Total	530,000	-	50,000,000	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds	530,000		50,000,000							
Tax levy	-									
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-			
Total	530,000	-	50,000,000	-	-	-	-	-	-	-
Total Capital Improvement Plan										
Total Use of Funds										
Equipment and Vehicles	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
Water Improvements	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-
Sewer Improvements	-	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements	-	-	-	-	-	-	-	-	-	-
Street Improvements	-	-	-	-	-	5,500,000	-	-	-	-
Parks	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-
Municipal Facilities	530,000	-	50,000,000	-	-	-	-	-	-	-
Total Use of Funds	12,327,291	6,283,020	56,127,520	9,483,270	921,270	12,762,520	7,283,020	1,506,020	548,020	941,020
Total Source of Funds										
Bond proceeds	3,722,526	-	51,360,790	5,000,000	1,433,790	12,250,000	1,289,040	-	-	-
Federal Funds	1,977,785	-	-	-	-	-	-	-	-	-
Other Funds / Grants	2,250,000	4,975,000	5,000,000	-	-	-	-	-	-	-
Cash from fund / Unspent Bond Proceeds	4,301,980	1,208,020	(233,270)	4,483,270	(512,520)	512,520	5,993,980	1,506,020	548,020	941,020
Total Source of Funds	12,327,291	6,283,020	56,127,520	9,483,270	921,270	12,762,520	7,283,020	1,506,020	548,020	941,020

Notes:

1. Project costs and bond proceeds shown in this table do not include cost of issuance of the bonds and capitalized interest.

TABLE 5
City of Corcoran
Debt Service (Principal and Interest Payments) and Source of Funds

	Original Par Amount of Bonds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	295,430	294,880	259,580	61,420	60,100	58,780	67,340	65,780	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	178,300	178,875	174,375	179,725	101,050	103,380	100,590	102,723	104,688	101,563
G.O. 2020A Bonds (Equipment)	805,000	100,200	98,400	96,600	99,750	97,850	95,950	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	218,640	220,090	221,440	222,690	218,890	225,990	228,760	231,270	233,613	235,785
G.O. 2022A Bonds (Equipment)	1,800,000	232,438	235,238	232,738	234,938	236,738	233,238	235,563	233,594	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	-	-	-	208,756	351,175	346,800	351,925	351,425	350,425	348,925
G.O. 2025A Bonds (Equipment Certificates)	3,160,000	-	195,992	472,975	476,225	478,475	474,850	470,475	270,350	269,600	268,350
G.O. 2025A Bonds (Facilities)	535,000	-	30,824	48,925	47,675	51,300	49,800	48,300	46,800	50,175	48,425
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,000,000	-	-	-	2,980,991	3,205,768	3,204,055	3,200,655	3,200,198	3,197,530	3,196,955
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,400,000	-	-	-	49,000	166,900	167,613	168,150	168,513	163,788	163,975
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,480,000	-	-	-	-	-	51,800	174,613	175,150	175,513	175,700
PROJECTED G.O. 2030A Bonds (County Road 11)	5,610,000	-	-	-	-	-	-	405,700	408,100	405,200	407,000
PROJECTED G.O. 2031A Bonds (Equipment Certificates)	1,320,000	-	-	-	-	-	-	-	160,600	161,100	161,400
Total		**1,025,008**	**1,254,299**	**1,506,633**	**4,561,169**	**4,968,245**	**5,012,255**	**5,452,070**	**5,414,501**	**5,111,630**	**5,108,078**
Source of Funds											
Tax levy		1,184,928	1,702,736	1,743,843	4,549,936	4,574,233	4,941,021	4,990,298	4,770,983	4,767,206	4,623,994
Special assessments (collected in current year)		74,597	68,608	-	-	-	-	-	-	-	-
Transfer in from Water Fund		474,199	75,240	428,261	344,171	343,461	343,031	347,349	346,857	321,834	321,691
Transfer in from Sewer Fund		374,836	118,490	486,980	360,791	359,721	358,931	362,889	362,037	321,834	321,691
Debt service funds draw (increase) in fund balance		(1,083,552)	(710,775)	(1,152,452)	(693,728)	(309,169)	(630,727)	(248,466)	(65,375)	(299,243)	(159,298)
Total Governmental Debt		**1,025,008**	**1,254,299**	**1,506,633**	**4,561,169**	**4,968,245**	**5,012,255**	**5,452,070**	**5,414,501**	**5,111,630**	**5,108,078**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	220,700	220,825	215,875	215,850	215,456	214,688	198,894	198,072	196,856	195,241
G.O. 2020A Bonds (Water Portion)	1,145,000	125,400	123,150	125,850	123,500	126,100	123,700	121,250	125,000	-	-
G.O. 2023 Bonds (Water)	21,785,000	1,249,200	1,250,200	1,250,200	1,249,200	1,247,200	1,249,075	1,244,825	1,244,450	1,242,825	1,247,700
PROJECTED G.O. 2028A Bonds (Sewer)	5,100,000	-	-	-	-	370,600	368,700	371,500	369,000	371,200	368,100
PROJECTED G.O. 2030A Bonds (Water)	6,885,000	-	-	-	-	-	-	500,800	501,400	501,600	501,400
Subtotal		**1,595,300**	**1,594,175**	**1,591,925**	**1,588,550**	**1,959,356**	**1,956,163**	**2,437,269**	**2,437,922**	**2,312,481**	**2,312,441**
Note Payable to Maple Grove, 2014	300,000	43,548	33,422	41,841	-	-	-	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	11,779	11,779	11,779	-	-	-	-	-	-	-
Subtotal		**55,327**	**45,201**	**53,620**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total		**1,650,627**	**1,639,376**	**1,645,545**	**1,588,550**	**1,959,356**	**1,956,163**	**2,437,269**	**2,437,922**	**2,312,481**	**2,312,441**
Source of Funds											
Water Fund		1,530,168	1,511,616	1,524,920	1,467,596	1,467,656	1,464,200	1,957,556	1,960,773	1,833,390	1,829,103
Sewer Fund		120,458	127,760	120,625	120,954	121,100	123,263	108,213	108,149	107,892	115,237
Total Proprietary Debt		**1,650,627**	**1,639,376**	**1,645,545**	**1,588,550**	**1,588,756**	**1,587,463**	**2,065,769**	**2,068,922**	**1,941,281**	**1,944,341**

Notes:
1. Collection of the tax levy is in the calendar year prior to the payment of debt service. This results in increase in fund balance of the debt service funds in the year prior to payment due. This is shown as a negative amount in the table above.
2. Transfers from Water/Sanitary Sewer pay a pro-rata share of Governmental Debt that benefits the utility services. This includes 2016A Bonds and 2026A Bonds for Facilities.

TABLE 6

City of Corcoran
Debt Outstanding at Year-End

	Original Par Amount of Bonds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	825,000	545,000	295,000	240,000	185,000	130,000	65,000	-	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	1,020,000	870,000	720,000	560,000	475,000	385,000	295,000	200,000	100,000	-
G.O. 2020A Bonds (Equipment)	805,000	465,000	375,000	285,000	190,000	95,000	-	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	2,720,000	2,540,000	2,355,000	2,165,000	1,975,000	1,775,000	1,570,000	1,360,000	1,145,000	925,000
G.O. 2022A Bonds (Equipment)	1,800,000	1,800,000	1,270,000	1,080,000	880,000	670,000	455,000	230,000	-	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	3,575,000	3,385,000	3,760,000	2,965,000	2,740,000	2,505,000	2,255,000	1,995,000	1,720,000	1,435,000
G.O. 2025A Bonds (Equipment Certificates)	3,160,000	-	3,160,000	2,835,000	2,490,000	2,125,000	1,745,000	1,350,000	1,140,000	920,000	690,000
G.O. 2025A Bonds (Facilities)	535,000	-	535,000	510,000	485,000	455,000	425,000	395,000	365,000	330,000	295,000
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,000,000	-	-	50,000,000	50,000,000	49,050,000	48,075,000	47,075,000	46,045,000	44,985,000	43,890,000
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,400,000	-	-	1,400,000	1,400,000	1,280,000	1,155,000	1,025,000	890,000	755,000	615,000
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,480,000	-	-	-	-	1,480,000	1,480,000	1,355,000	1,225,000	1,090,000	950,000
PROJECTED G.O. 2030A Bonds (County Road 11)	5,610,000	-	-	-	-	-	5,610,000	5,425,000	5,230,000	5,030,000	4,820,000
PROJECTED G.O. 2031A Bonds (Equipment Certificates)	1,320,000	-	-	-	-	-	-	1,320,000	1,210,000	1,095,000	975,000
Total		**10,405,000**	**12,680,000**	**63,240,000**	**61,375,000**	**60,530,000**	**63,740,000**	**62,360,000**	**59,660,000**	**57,170,000**	**54,595,000**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	1,755,000	1,590,000	1,425,000	1,255,000	1,080,000	900,000	730,000	555,000	375,000	190,000
G.O. 2020A Bonds (Water Portion)	1,145,000	715,000	600,000	485,000	365,000	245,000	125,000	-	-	-	-
G.O. 2023 Bonds (Water)	21,785,000	20,820,000	20,430,000	20,020,000	19,590,000	19,140,000	18,665,000	18,170,000	17,650,000	17,105,000	16,530,000
PROJECTED G.O. 2028A Bonds (Sewer)	5,100,000	-	-	-	5,100,000	4,930,000	4,755,000	4,570,000	4,380,000	4,180,000	3,975,000
PROJECTED G.O. 2030A Bonds (Water)	6,885,000	-	-	-	-	-	6,885,000	6,655,000	6,415,000	6,165,000	5,905,000
Subtotal		**23,290,000**	**22,620,000**	**21,930,000**	**26,310,000**	**25,395,000**	**31,330,000**	**30,125,000**	**29,000,000**	**27,825,000**	**26,600,000**
Note Payable to Maple Grove, 2014	300,000	69,782	39,849	-	-	-	-	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	23,558	11,779	-	-	-	-	-	-	-	-
Subtotal		**93,340**	**51,628**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total		**23,383,340**	**22,671,628**	**21,930,000**	**26,310,000**	**25,395,000**	**31,330,000**	**30,125,000**	**29,000,000**	**27,825,000**	**26,600,000**

CHART 11

Annual spending on capital and the types of projects is projected to vary from year to year

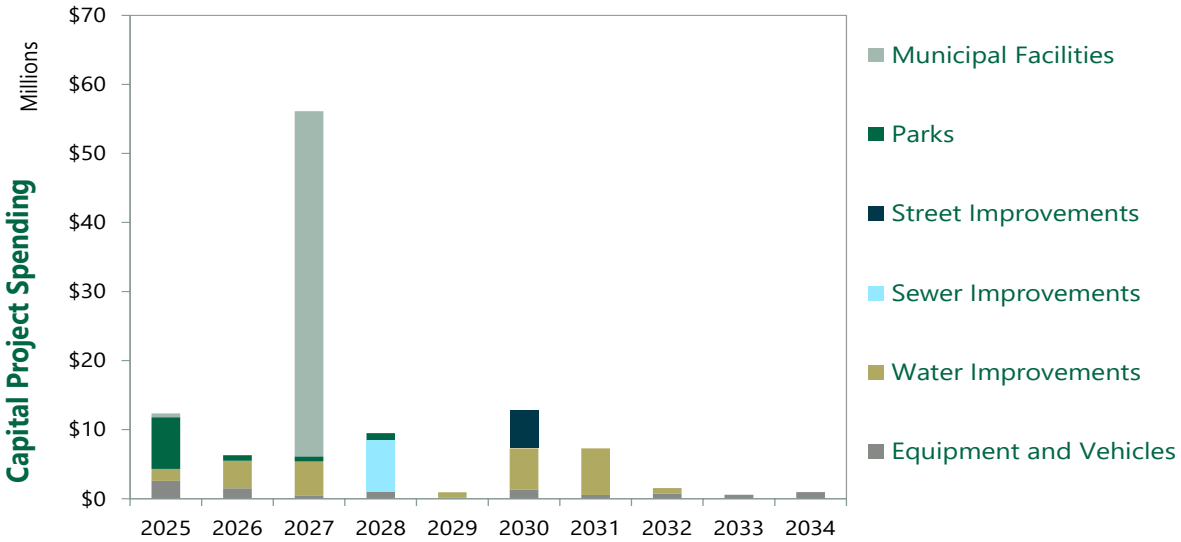


CHART 12

Bonding to finance capital improvements is planned along with other sources of revenue

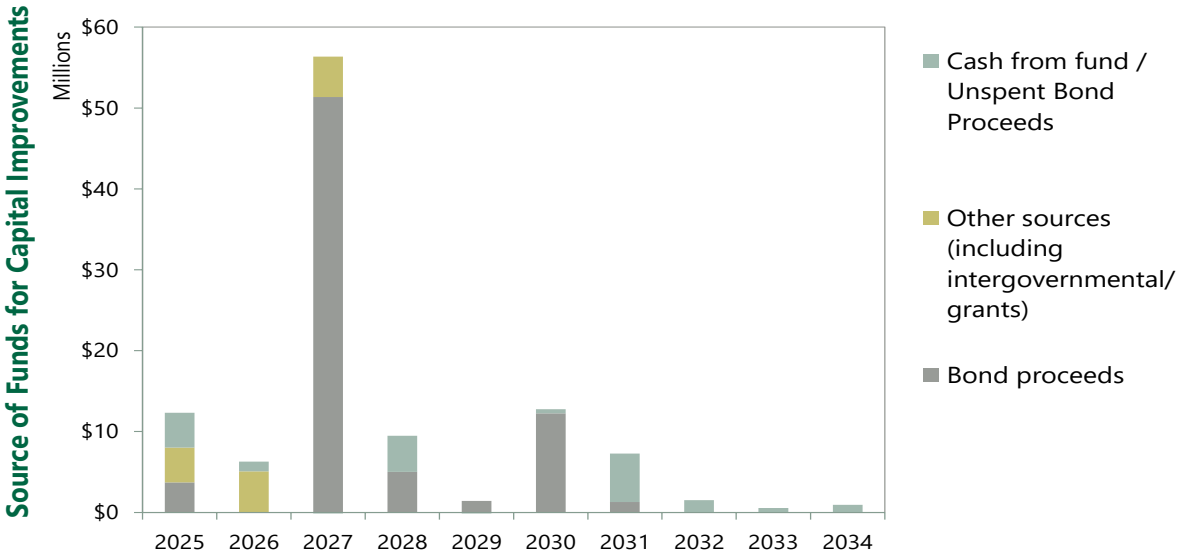


CHART 13

Increase in debt service payments is planned as the City undertakes planned improvements to facilities, utility infrastructure, and local share of County Road 10 project

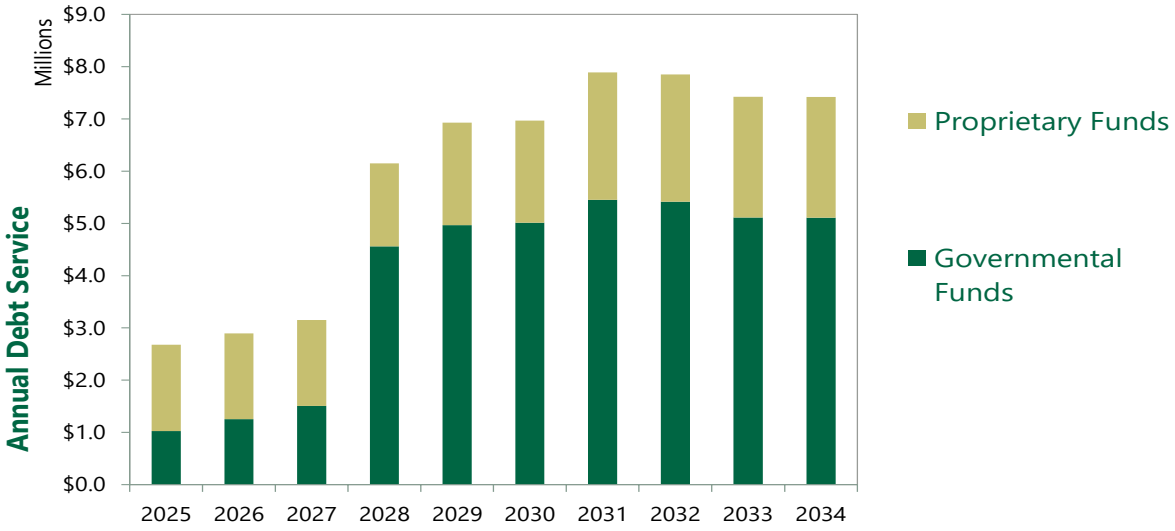


CHART 14

Majority of future total outstanding debt (inclusive of existing and planned new debt) will be payable from tax levy

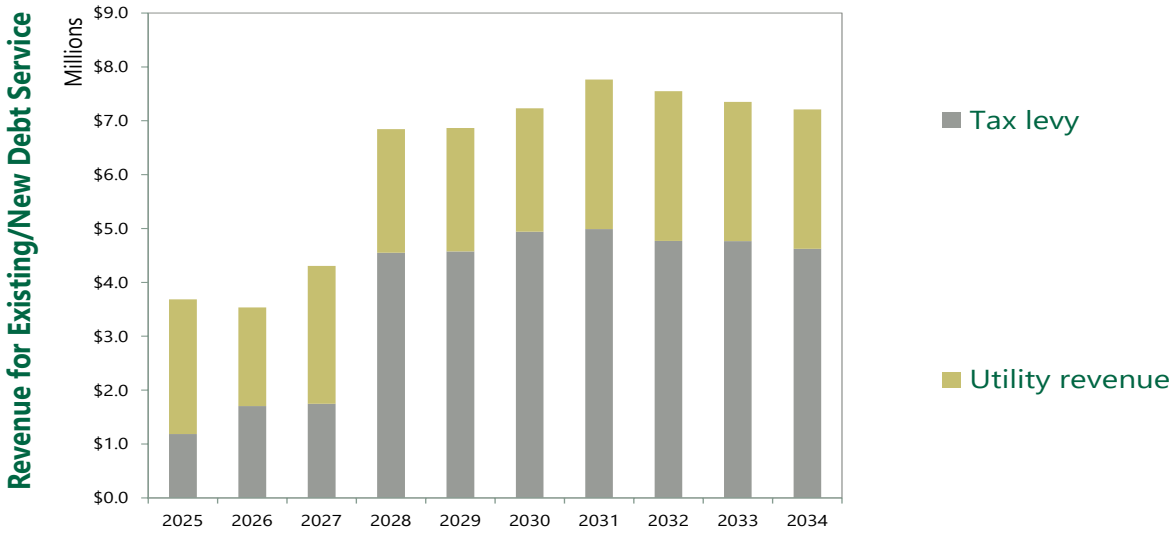


CHART 15

City debt outstanding both for governmental and proprietary (utilities) is planned to increase with construction of facilities and other improvements as the City grows

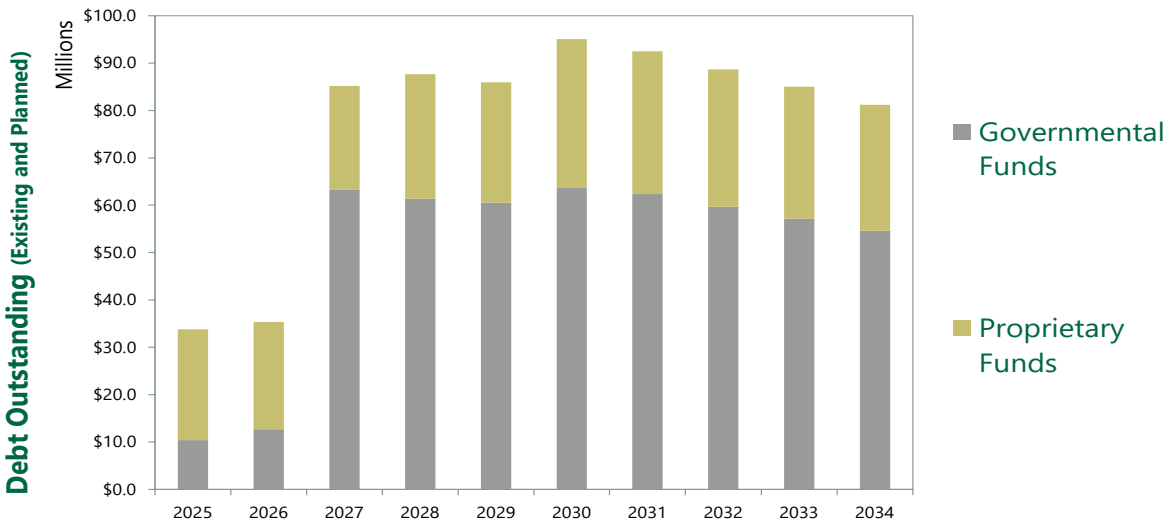
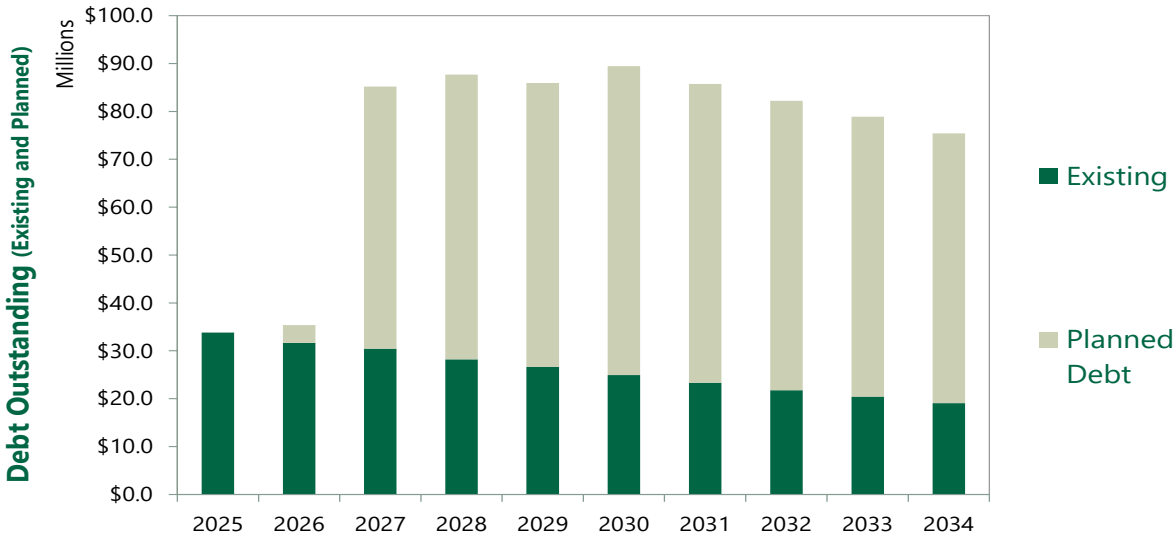


CHART 16

City debt outstanding will increase with construction of facilities and other improvements as the City grows



FINANCIAL PLANS

Background

Financial plans have been prepared for each of the following type of funds:

Governmental Funds

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

Proprietary Funds (Enterprise Funds)

- Water Fund
- Sewer Fund
- Storm Water Fund

Governmental Funds are used to account for most typical municipal functions of the City. The acquisition, use, and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in Proprietary Funds), are accounted for through the Governmental Funds.

Proprietary Funds (Enterprise Funds) are used to account for the City's ongoing municipal utility operations that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are financed through user charges. The financial plans for the Proprietary Funds include assets and liabilities in addition to the revenues and expenditures. For the Proprietary Funds there is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Summary of Key Factors and Assumptions

The key factors or assumptions used to develop the financial plans are as follows, among other items:

- 3.0% annual increase in operating expense for the Governmental Funds.
- 2.0% annual increase in non-property tax revenue for the Governmental Funds.
- Annual property tax levies to be set at a level sufficient to fund planned operations and debt service on bonds issued to finance capital, including facility improvements.
- Fiscal disparities distribution of property taxes and contribution of property tax capacity is assumed to be at the same level as estimated for Pay 2026. The actual amounts will vary by year and will impact the projections shown in the Plan.
- Maintain a minimum balance in the General Fund equal to a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current fund balance policy.
- 3.0%-4.0% average annual rate increase for water and sewer services. The annual percent rate increase is approximate and reflects the anticipated cost increases and projected need for reserves for future capital improvements.

- 1.0% annual investment income rate for all City Funds.
- Maintain cash in the Enterprise Funds sufficient to achieve projected year-end cash balance to cover the following purposes:

  - Three-months of operating expense
  - Following-year debt service payments
  - Following year capital acquisition (planned to be paid from cash)
  - Reserves for future capital improvements and other reserve purposes

- Maintain positive balances in all other City funds and amounts sufficient to meet specific cash flow requirements of the funds.

TOTAL GOVERNMENTAL FUNDS COMBINED

The table that follows provides total sources and uses of funds for the following Governmental Funds combined. Individual financial plans are then provided for each of the following funds:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

The City's annual financial statements include a breakdown of individual funds for the Debt Service Funds, Special Revenue Funds, and Capital Projects Funds. For purposes of the Plan, this level of detail is not included and these funds are combined.

Revenue

Annual source of funds from non-property tax levy sources has been stable for the City and is expected to remain so in the future. The City does not receive local government aid (LGA) from the state.

Property tax levy increases will be needed to pay for increased operating costs and debt service related to planned capital improvements.

Expense

Personnel and other operating costs are shown in the Plan to be increasing in future years to address the demands of a growing community.

The financial plan for the General Fund includes placeholder amounts for increased expense for staffing.

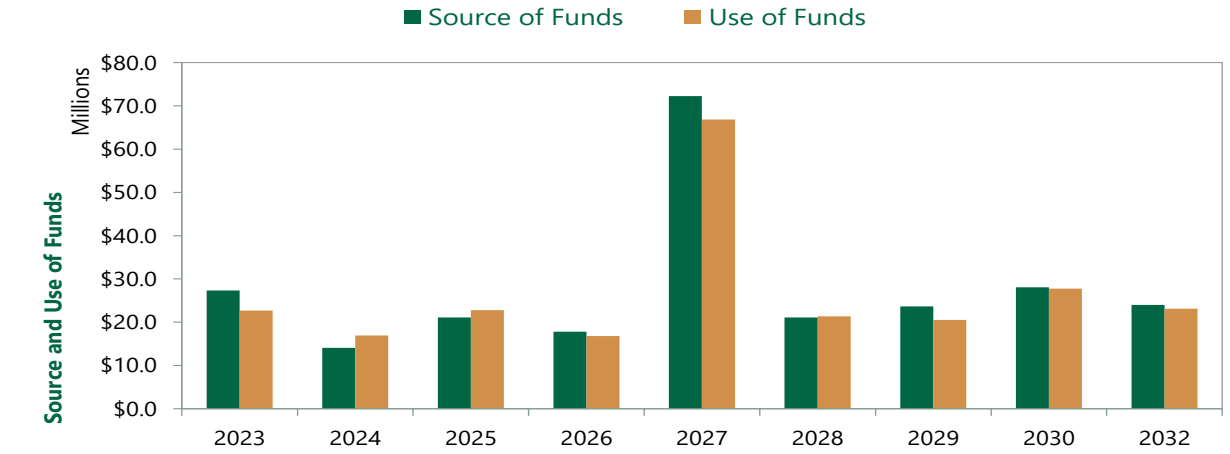
Transfers To and From Other Funds

Transfers between funds for future years include the following:

- Transfers from the Water Fund and Sewer Fund to the General Fund to pay an allocated share of operating costs.
- Transfer from the Water Fund and Sewer Fund to the Debt Service Fund to pay debt services for the 2016A Bonds and the bonds anticipated to be issued in 2027 to pay an allocated portion for municipal building improvements.
- The Plan does not include transfers from the General Fund to the Equipment Fund. The Plan anticipates the City will levy taxes for deposit into the Equipment Fund.

CHART 17
Total Governmental Funds

Minimum fund balance policy objectives of the City are projected to be met with source of funds sufficient to cover use of funds and provide sufficient reserves



Year 2027 includes the planned financing (bond issuance) and construction of a new muncipal facility with estimated cost of $50 million.

CHART 18
Total Governmental Funds

Future years include projected increase in fund balance to support planned increase in the City's budget consistent with City's policy for maintaining adequate fund balance

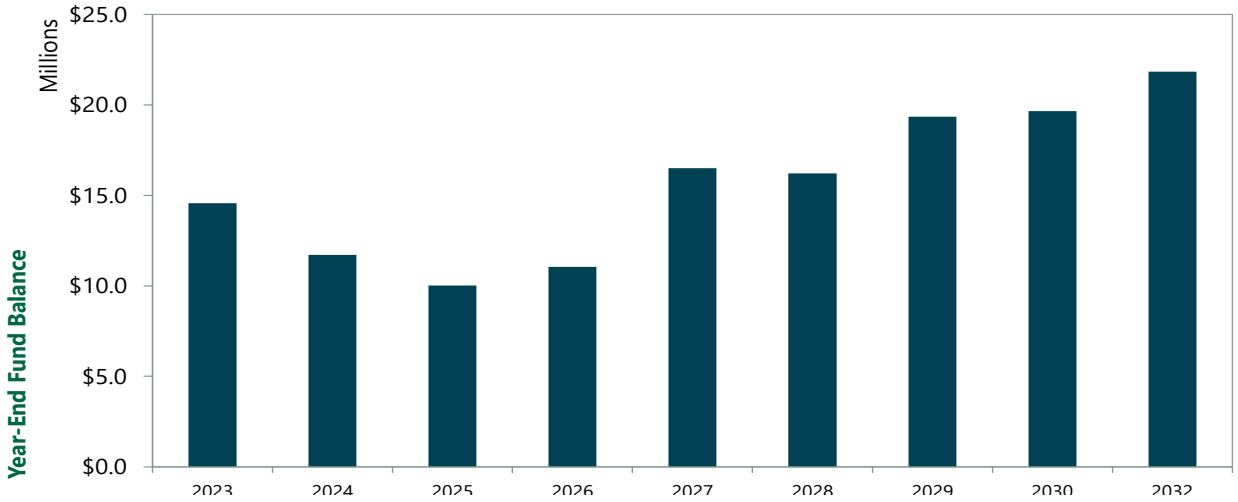


TABLE 7

City of Corcoran
Total Governmental Funds Combined
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	1,034,775	1,276,659	339,347	239,234	243,786	248,426	253,155	257,974	262,887	267,894
Assessments	111,151	126,837	74,597	68,608	-	-	-	-	-	-
Licenses and permits	1,733,964	1,876,783	1,503,431	1,615,800	1,664,274	1,714,202	1,765,628	1,818,597	1,873,155	1,929,350
Intergovernmental	1,663,827	484,183	2,318,500	1,597,983	641,672	660,923	680,750	701,173	722,208	743,874
Investment Income	847,268	339,316	116,462	77,872	81,413	92,814	80,852	106,960	101,607	110,645
Fines and forfeitures	29,748	26,980	30,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Cable franchise fees	66,865	66,024	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613
Miscellaneous	7,225,190	2,264	-	-	-	-	-	-	-	-
Other revenues	460,182	87,327	1,751,844	1,309,290	851,959	722,297	1,297,054	651,477	79,072	1,300,972
Bond proceeds (incl premium/discounts)	4,166,391	-	3,788,636	-	53,207,366	-	1,433,790	5,500,000	1,289,040	-
Sale of capital assets	26,399	430,657	75,000	100,000	-	-	-	-	-	-
Transfer in from General Fund	344,313	380,127	198,303	200,000	-	-	-	-	-	-
Transfer in from Utility Funds	602,600	601,430	1,649,035	593,730	1,455,691	1,261,625	1,276,544	1,292,525	1,318,519	1,335,424
Transfer in from Capital Proj Fund	1,986,195	16,543	-	-	-	-	-	-	-	-
Subtotal Non Property Tax Funds	20,298,868	5,715,130	11,910,155	5,892,517	58,238,861	4,795,766	6,886,119	10,430,002	5,750,823	5,795,623
Property tax levy	7,038,248	8,352,937	9,159,263	11,917,360	14,049,635	16,269,106	16,753,113	17,629,924	18,005,846	18,180,578
Total Source of Funds	27,337,116	14,068,067	21,069,417	17,809,877	72,288,496	21,064,872	23,639,232	28,059,926	23,756,670	23,976,201
Expense										
Current expenditures	8,242,883	10,278,064	10,946,875	13,042,726	14,197,677	14,803,608	15,374,716	15,972,957	16,452,146	16,945,711
Capital outlay	11,219,638	5,011,195	10,599,506	2,283,020	51,127,520	1,983,270	171,270	6,762,520	533,020	756,020
Debt service	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Transfer out to Equip Fund	10,000	-	-	-	-	-	-	-	-	-
Transfer out to Enterprise Funds	10,000	5,000	-	-	-	-	-	-	-	-
Transfer out to Other Govt Funds	32,000	38,000	-	-	-	-	-	-	-	-
Transfer out to Capital Projects Fund	2,288,508	19,670	198,303	200,000	-	-	-	-	-	-
Transfer out to Facilities Fund	-	339,000	-	-	-	-	-	-	-	-
Total Use of Funds	22,675,448	16,922,013	22,769,692	16,780,044	66,831,830	21,348,046	20,514,231	27,747,732	22,437,236	23,116,232
Net Change in fund balance	4,661,668	(2,853,946)	(1,700,275)	1,029,833	5,456,666	(283,174)	3,125,001	312,194	1,319,433	859,969
Ending Fund Balance	**14,571,843**	**11,717,897**	**10,017,622**	**11,047,455**	**16,504,121**	**16,220,947**	**19,345,949**	**19,658,143**	**20,977,576**	**21,837,546**
Ending Cash Balance	**17,656,444**	**14,624,984**	**10,986,050**	**12,015,883**	**17,472,550**	**17,189,376**	**20,314,377**	**20,626,571**	**21,946,005**	**22,805,974**

GENERAL FUND

The General Fund is the primary fund used by the City. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the General Fund constitute the core administrative and operational tasks of the City.

Revenue

Annual source of non-tax revenue for the General Fund has been stable and is growing. Licenses and permits provides the single largest source of non-tax revenue to the General Fund. The City does not receive local government aid (LGA) from the state. The next largest sources of non-tax revenue are charges for services and intergovernmental.

Tax Levy Revenue

Property tax levy revenue is estimated to increase each year. The Plan does not include transfer out of revenue from the General Fund to other city funds in future years. The other funds will rely on other sources of revenue, including federal/state grants, bond proceeds, and charges for service.

Figure 2 provides the projected General Fund property tax levy by year, along with the annual percent changes.

Non-Tax Revenue

Non-tax revenue includes charges for services, license and permits, intergovernmental, transfers in from the utility funds, among other sources of non-tax revenue.

The financial plan for the General Fund is based on the following key assumptions for non-tax revenues:

Figure 2.
General Fund Tax Levy

Tax Collection Year	General Fund Tax Levy	% Change in Tax Levy
2024	7,187,648	13.1%
2025	7,974,335	10.9%
2026	10,214,624	28.1%
2027	12,305,792	20.5%
2028	11,719,170	-4.8%
2029	12,178,881	3.9%
2030	12,688,903	4.2%
2031	13,015,548	2.6%

- Non-tax revenues increase of 2.0% annually.
- Annual investment income rate of 1.0%.

Intergovernmental Revenue in prior years is shown to be higher than future years due to receipt of one-time federal funds related aid.

Expense

The General Fund is used to account for the expense of providing general government services for the City. The largest use of funds for current expenditures is for the cost of personnel. Other expenses include operating materials and supplies, equipment, and professional services, among other items.

The financial plan for the General Fund is based on the following key assumptions:

- Current expenditures (includes personnel costs) increase by 3.0% annually for inflation.
- Increase in staff (FTE) and position changes are planned. Details can be found in Appendix C.

Transfers To and From Other Funds

The Water Fund and the Sewer Fund transfer revenue in to the General Fund to pay an allocated share of operating costs. This transfer is projected to continue with annual inflationary adjustments.

There are no future planned transfers out from the General Fund to other funds.

Fund Balance

The maintenance of the City's reserves, including growing fund balance (reserves), is important to the maintaining the City's credit rating on its outstanding bonds.

Fund balance for the General Fund is planned to remain at a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current adopted fund balance policy.

CHART 19
General Fund

Fund Balance is planned to meet City policy for minimum balance

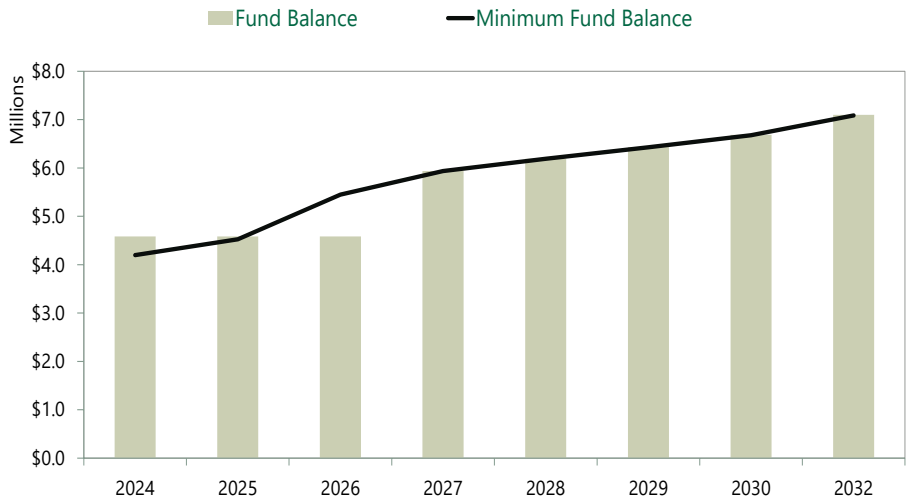


CHART 20
General Fund

Property tax revenue provides the majority of source of funds for the General Fund

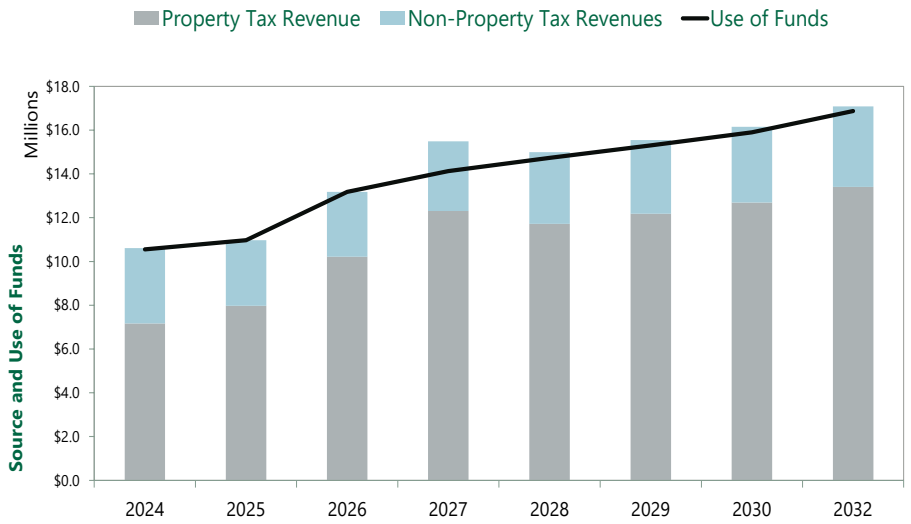


CHART 21
General Fund

Non-Property Tax Revenues fluctuate mostly due to Intergovernmental Revenues (one-time sources) and Licenses and Permits Revenue related to Construction Projects within the City

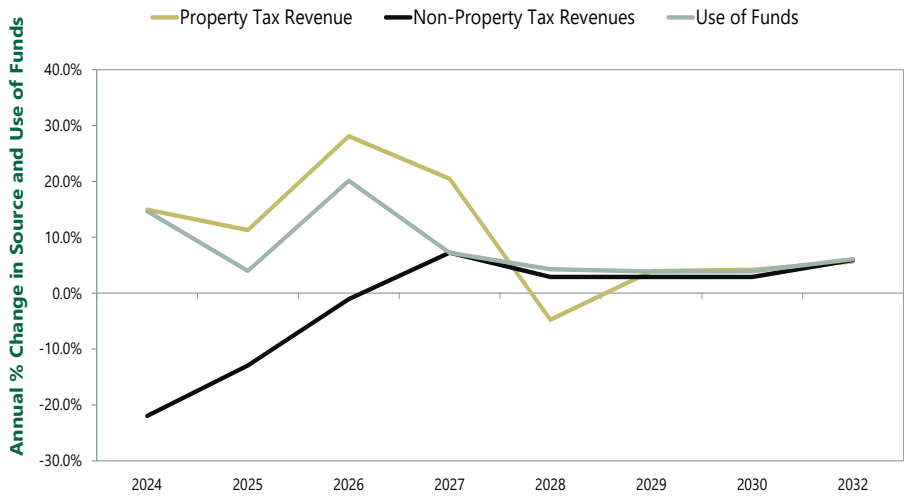


CHART 22
General Fund

City is planning to add positions over the next several years in response to growth in the community and service demands

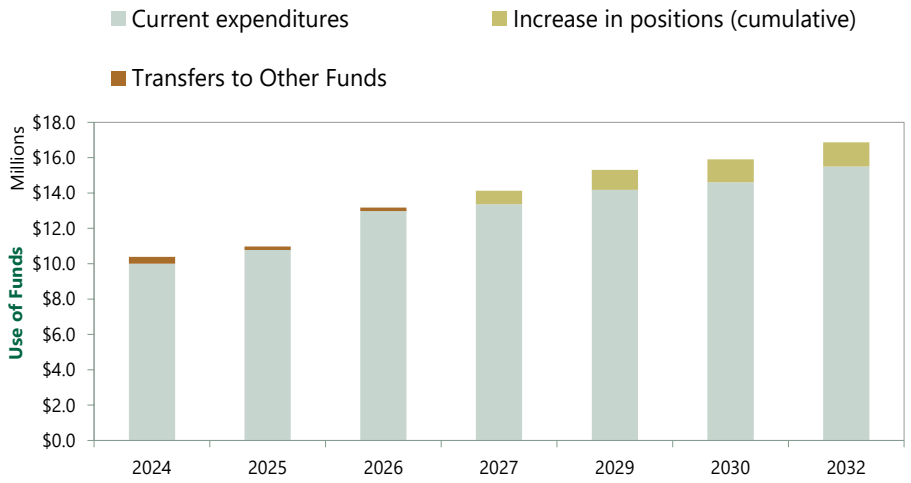


TABLE 8

City of Corcoran
General Fund
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	170,851	206,827	293,500	192,700	196,554	200,485	204,495	208,585	212,756	217,011
Assessments	633	-		-	-	-	-	-	-	-
Licenses and permits	1,733,964	1,876,783	1,503,431	1,615,800	1,664,274	1,714,202	1,765,628	1,818,597	1,873,155	1,929,350
Intergovernmental	1,350,857	484,183	568,500	622,983	641,672	660,923	680,750	701,173	722,208	743,874
Investment Income	385,049	38,787	25,000	35,000	35,350	35,704	36,061	36,421	36,785	37,153
Fines and forfeitures	29,748	26,980	30,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Cable franchise fees	66,865	66,024	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613
Other revenues	69,159	24,698	11,250	8,250	8,498	8,752	9,015	9,285	9,564	9,851
Bond proceeds (incl premium/discounts)	-	-		-	-	-	-	-	-	-
Sale of capital assets	1,515	165,830		-	-	-	-	-	-	-
Transfer in from Utility Funds	602,600	535,500	500,000	400,000	540,450	556,664	573,363	590,564	608,281	626,530
Transfer in from Capital Proj Fund		16,543								
Subtotal Non Property Tax Funds	4,411,241	3,442,155	2,996,681	2,964,733	3,179,498	3,272,210	3,367,658	3,465,921	3,567,085	3,671,234
Property tax levy	6,233,945	7,166,329	7,974,335	10,214,624	12,305,792	11,719,170	12,178,881	12,688,903	13,015,548	13,409,595
Total Source of Funds	10,645,186	10,608,484	10,971,016	13,179,357	15,485,290	14,991,381	15,546,538	16,154,824	16,582,633	17,080,829
			-	-						
Expense										
Current expenditures	8,178,425	9,998,589	10,772,713	12,979,357	14,132,408	14,736,380	15,305,471	15,901,635	16,378,685	16,870,045
Capital outlay	-	169,876		-	-	-	-	-	-	-
Transfer out to Equip Fund	10,000	-								
Transfer out to Enterprise Funds	10,000	5,000								
Transfer out to Other Govt Funds	32,000	38,000								
Transfer out to Capital Projects Fund	973,981	3,127	198,303	200,000						
Transfer out to Facilities Fund		339,000		-						
Total Use of Funds	9,204,406	10,553,592	10,971,016	13,179,357	14,132,408	14,736,380	15,305,471	15,901,635	16,378,685	16,870,045
Net Change in fund balance	1,440,780	54,892	-	-	1,352,882	255,001	241,067	253,189	203,948	210,784
Ending Fund Balance	**4,528,487**	**4,583,379**	**4,583,379**	**4,583,379**	**5,936,261**	**6,191,262**	**6,432,329**	**6,685,518**	**6,889,466**	**7,100,251**
Ending Cash Balance	**6,162,145**	**5,186,676**	**5,186,676**	**5,186,676**	**6,539,558**	**6,794,559**	**7,035,626**	**7,288,815**	**7,492,763**	**7,703,548**

DEBT SERVICE FUND

The Debt Service Fund includes the combined funds used to account for all of the City's governmental debt service, not including debt obligation for the Proprietary Funds, which is accounted for separately.

At the end of 2024, the City reported total general obligation bonds payable (reported as Governmental Debt) of $11,105,000. In addition, the Water Fund and the Sewer Fund report debt outstanding of $23,930,000, which is accounted for separately in the Proprietary Funds.

The year-end cash balance in the Debt Service Funds fluctuates due to the timing of collection of revenue, for example tax levy, in the year prior to debt service payments coming due.

The City is required by Minnesota statute to have cash available in the respective debt service funds equal to 105% of the debt service payments coming due for a specific bond series, with some limited exceptions. For example, the year-end cash balance includes cash from collection of special assessments and tax levy in current year to pay the following February 1st debt payments. The City receives a tax settlement from the County in June and December of each year. The first half tax settlement is available to cover the August 1st debt payments and the second tax settlement is available to cover the February 1st payments.

Revenue

The Debt Service Funds include the following source of funds: special assessments, interest income, transfers in from other funds, property tax levy, and bond proceeds for any capitalized interest funds.

General obligation equipment certificates will be repaid from property tax levy. Prior year and future projected tax levy amounts for repayment of equipment certificates are included in the Plan.

The Plan anticipates the issuance of new general obligation bonds that will be accounted for in the Debt Service Funds. Future debt will be supported by a combination of tax levy, special assessments, and transfers in of revenue from the Water Fund and the Sewer Fund.

Expense

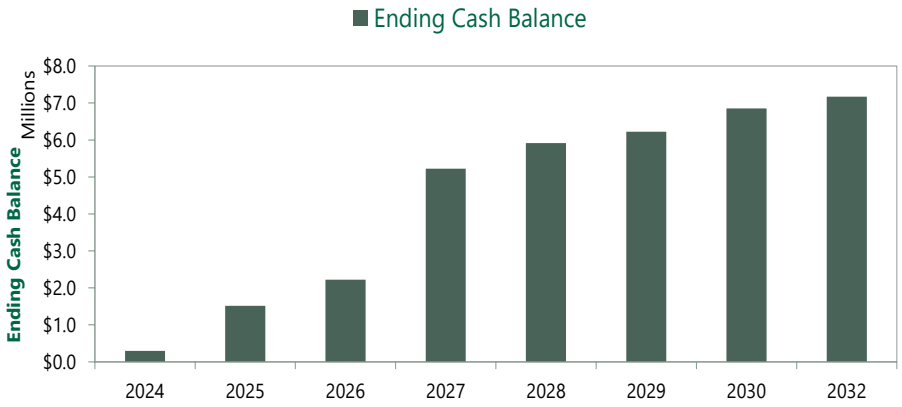
The use of funds is for the payment of debt, including principal and interest payments.

Transfers From Other Funds

The City plans to transfer revenue from the Water Fund and Sewer Fund to the Debt Service Fund for the 2016A Bonds. Future transfers from the Water Fund and Sewer Fund are also anticipated in the Plan for an allocated portion of debt service on the proposed new municipal facility, with bond issuance in 2027.

CHART 23
Debt Service Funds

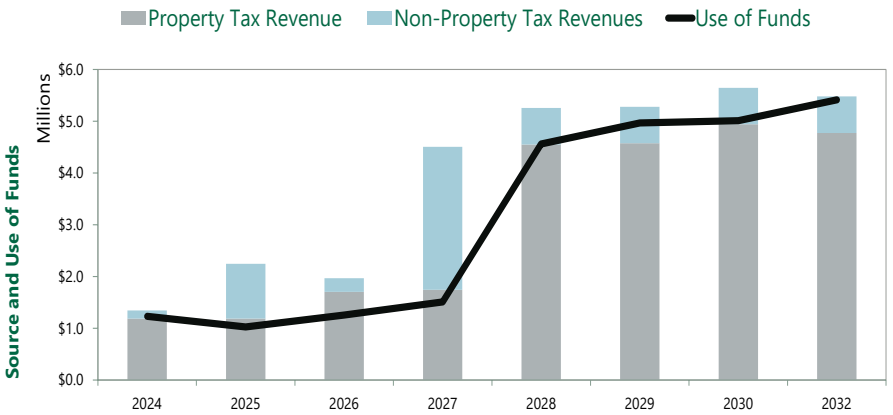
Cash Balance is projected to grow as debt issuance increases and be sufficient to cover all debt service payments due



Ending cash balance fluctuates due to timing of revenue and when debt payments are due, balances also fluctuate due to amortization of existing debt and issuance of new debt.

CHART 24
Debt Service Funds

City is planning to issue new debt in 2023, 2024, and 2026



Difference between revenues and use of funds (for debt service) fluctuates due to timing of revenue and when debt payments are due, use of funds also fluctuates due to amortization of existing debt and issuance of new debt.

CHART 25
Debt Service Funds

Property Tax Revenue needed for debt service is projected to increase over the next five years with issuance of new debt supported by tax levy

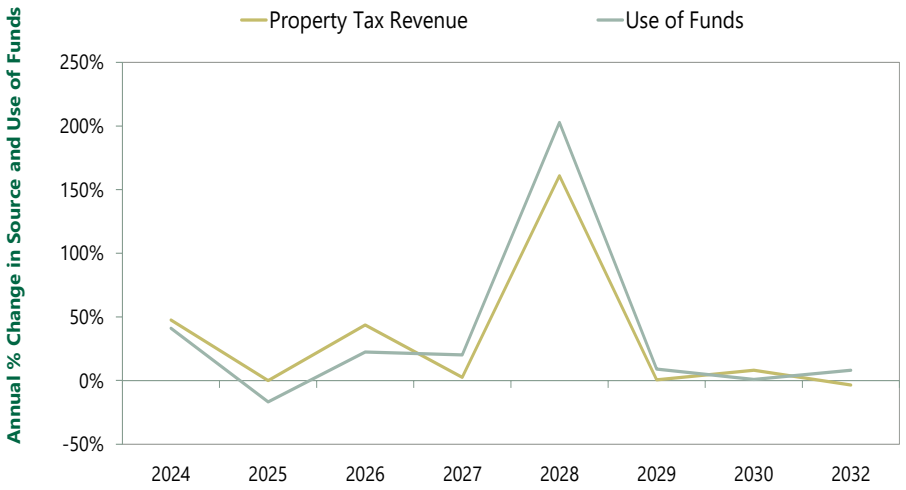


CHART 26
Debt Service Fund

Debt service is planned to increase with issuance of new debt for equipment, facilities, and County Road 10 over the next several years in response to growth in the community and service demands

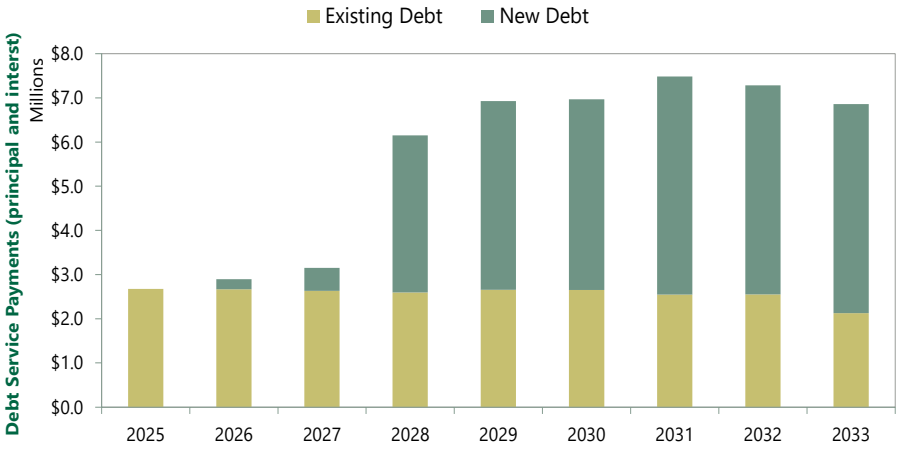


TABLE 9
City of Corcoran
Debt Service Funds
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments	78,067	84,730	74,597	68,608						
Licenses and permits										
Intergovernmental										
Investment Income	35	6,175								
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)	123,356	-	136,491	-	1,846,576					
Sale of capital assets										
Transfer in from General Fund										
Transfer in from Utility Funds		65,930	849,035	193,730	915,241	704,961	703,181	701,961	710,238	708,894
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	201,458	156,835	1,060,123	262,338	2,761,817	704,961	703,181	701,961	710,238	708,894
Property tax levy	804,303	1,186,608	1,184,928	1,702,736	1,743,843	4,549,936	4,574,233	4,941,021	4,990,298	4,770,983
Total Source of Funds	1,005,761	1,343,443	2,245,051	1,965,074	4,505,660	5,254,897	5,277,414	5,642,982	5,700,536	5,479,877
Expense										
Current expenditures	-	-	-	-	-	-	-	-	-	-
Capital outlay										
Debt service	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Net Change in fund balance	133,342	112,359	1,220,043	710,775	2,999,027	693,728	309,169	630,727	248,466	65,375
Ending Fund Balance	**180,638**	**292,997**	**1,513,040**	**2,223,815**	**5,222,842**	**5,916,570**	**6,225,739**	**6,856,466**	**7,104,932**	**7,170,307**
Ending Cash Balance	**178,903**	**292,127**	**1,512,170**	**2,222,945**	**5,221,972**	**5,915,700**	**6,224,869**	**6,855,596**	**7,104,062**	**7,169,438**

SPECIAL REVENUE FUNDS

The financial plan for the Special Revenue Funds as included in the Plan provides sources and uses of funds on a combined basis for the following special revenue funds. The funds included are as follows:

- Fund 201 Reserve Donation
- Fund 202 Police Donation
- Fund 204 Firearms Safety
- Fund 205 DWI Forfeiture
- Fund 206 Drug Forfeiture
- Fund 207 Truck Safety
- Fund 208 Lawful Gambling
- Fund 209 Emergency Sirens

Revenue

The source of funds for the special revenue funds come from donations, charges for services, and other miscellaneous revenue sources which are generally restricted for the purpose they were collected. There is no property tax levy that is recorded to the special revenue funds.

Expense

The use of funds is restricted for the purpose of the funds collected.

Transfers To and From Other Funds

There are no transfers.

TABLE 10
City of Corcoran
Special Revenue Funds
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	27,531	45,169	45,847	46,534	47,232	47,941	48,660	49,390	50,131	50,883
Assessments										
Licenses and permits										
Intergovernmental										
Investment Income	46,374	6,061	4,389	4,911	5,437	5,966	6,498	7,032	7,567	8,105
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues	59,947	62,629	63,568	64,522	65,490	66,472	67,469	68,481	69,508	70,551
Bond proceeds (incl premium/discounts)										
Sale of capital assets										
Transfer in from General Fund	7,000	8,000								
Transfer in from Utility Funds										
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	140,852	121,859	113,804	115,968	118,159	120,379	122,627	124,903	127,206	129,539
Property tax levy										
Total Source of Funds	140,852	121,859	113,804	115,968	118,159	120,379	122,627	124,903	127,206	129,539
Expense										
Current expenditures	73,714	59,731	61,523	63,369	65,270	67,228	69,245	71,322	73,462	75,665
Capital outlay										
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	73,714	59,731	61,523	63,369	65,270	67,228	69,245	71,322	73,462	75,665
Net Change in fund balance	67,138	62,128	52,281	52,599	52,890	53,151	53,382	53,581	53,745	53,873
Ending Fund Balance	**378,654**	**440,782**	**493,063**	**545,662**	**598,551**	**651,703**	**705,085**	**758,666**	**812,410**	**866,283**
Ending Cash Balance	**408,136**	**438,857**	**491,138**	**543,737**	**596,626**	**649,778**	**703,160**	**756,741**	**810,485**	**864,358**

CAPITAL PROJECTS FUNDS

The financial plan for the Capital Projects Funds, as included in the Plan, provides sources and uses of funds on a combined basis for all of the City's capital projects funds, with two exceptions.

For purposes of the Plan, the Capital Equipment Fund (416), the Park Capital Fund (415), and the Facilities Fund / City Hall (400) are not included as part of the "Capital Projects Funds" as included here. Separate financial plans are included in the Plan for the three other funds for equipment, parks, and facilities.

Revenue

The revenue for the Capital Projects Funds has historically come from intergovernmental revenues, investment income, transfers in from the utility funds, and bond proceeds.

Expense

Currently the only street improvement project anticipated in the Plan is the City's local share of the anticipated Hennepin County improvement project for County Road 10 in the City in 2030. No city street improvements are included in the CIP. The City includes street maintenance funding within the General Fund operating budget, including use of Municipal State Aid for street maintenance.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Transfers To and From Other Funds

The financial plan does not include any on-going annual transfers to and from other funds for the Capital Projects Funds. The City Council may approve unbudgeted transfers to and from the Capital Projects Funds based on available resources.

TABLE 11

City of Corcoran

Capital Projects Funds (Not including Facilities Improvement Fund 400, Equipment-Cert Fund 416, and Park Capital Fund 415)

Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments	32,451	42,107								
Licenses and permits										
Intergovernmental	312,970		-	-	-	-	-	-	-	-
Investment Income	207,193	214,415	34,230	17,169	19,340	19,534	19,729	19,927	20,126	20,327
Fines and forfeitures										
Cable franchise fees										
Miscellaneous	7,219,568	2,164								
Other revenues	331,076									
Bond proceeds (incl premium/discounts)	4,043,035		-	-	-	-	-	5,500,000	-	-
Sale of capital assets			-	-	-	-	-	-	-	-
Transfer in from General Fund	327,313	369,000	198,303	200,000	-	-	-	-	-	-
Transfer in from Utility Funds			-	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund	1,986,195									
Subtotal Non Property Tax Funds	14,459,801	627,686	232,533	217,169	19,340	19,534	19,729	5,519,927	20,126	20,327
Property tax levy			-	-	-	-	-	-	-	-
Total Source of Funds	14,459,801	627,686	232,533	217,169	19,340	19,534	19,729	5,519,927	20,126	20,327
Expense										
Current expenditures	-	219,744	-	-	-	-	-	-	-	-
Capital outlay	10,474,918	3,611,329	-	-	-	-	-	5,500,000	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund	1,314,527	16,543								
Transfer out to Facilities Fund										
Total Use of Funds	11,789,445	3,847,616	-	-	-	-	-	5,500,000	-	-
Net Change in fund balance	2,670,356	(3,219,930)	232,533	217,169	19,340	19,534	19,729	19,927	20,126	20,327
Ending Fund Balance	**4,704,278**	**1,484,348**	**1,716,881**	**1,934,050**	**1,953,390**	**1,972,924**	**1,992,654**	**2,012,580**	**2,032,706**	**2,053,033**
Ending Cash Balance*	**6,120,068**	**3,423,007**	**1,716,881**	**1,934,050**	**1,953,390**	**1,972,924**	**1,992,654**	**2,012,580**	**2,032,706**	**2,053,033**

** Plan assumes adjustments to other assets and liabilities in 2025, resulting in ending cash balance and ending fund balance to be equal. Actual amounts will vary from these estimates.*

PARK CAPITAL FUND (415)

The financial plan for the Park Capital Fund includes the collection of revenues, including park dedication fees, for the maintenance and betterment of the City's parks and recreation facilities.

Revenue

Park dedication fee revenue provides the major source of revenue for park improvements. Intergovernmental revenue, often in the form of grants, provides additional revenue for parks.

Park dedication fee revenue in the Plan is estimated based on the estimated housing units to be added by year in the Plan and current adopted park dedication fees. The current adopted park dedication fees are as follows: $5,954 per single family residential unit; $4,40 for multi-family residential units; and $5,866 per commercial-industrial acre. The fee amounts are assumed to remain at these amounts for the planning period, with no adjustments assumed.

Expense

Expense includes costs for the planning, design, and construction of park improvements, and capital maintenance.

Transfers To and From Other Funds

The financial plan does not include any transfers to or from other funds for the Park Capital Fund.

TABLE 12

City of Corcoran
Park Capital Fund (415)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	836,393	1,024,663								
Assessments										
Licenses and permits										
Intergovernmental	-	-	1,450,000	625,000	-	-	-	-	-	-
Investment Income	193,300	73,878	52,843	9,642	20,353	20,837	17,516	29,897	35,933	36,292
Fines and forfeitures										
Cable franchise fees										
Miscellaneous	5,622	100								
Other revenues			1,677,026	1,236,518	777,972	647,072	1,220,570	573,710	-	1,220,570
Bond proceeds (incl premium/discounts)			-	-	-	-	-	-	-	-
Sale of capital assets			-	-	-	-	-	-	-	-
Transfer in from General Fund		3,127								
Transfer in from Utility Funds										
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	1,035,315	1,101,768	3,179,869	1,871,160	798,325	667,909	1,238,086	603,607	35,933	1,256,862
Property tax levy										
Total Source of Funds	1,035,315	1,101,768	3,179,869	1,871,160	798,325	667,909	1,238,086	603,607	35,933	1,256,862
Expense										
Current expenditures	(9,256)	-	-	-	-	-	-	-	-	-
Capital outlay	740	335,299	7,500,000	800,000	750,000	1,000,000	-	-	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	(8,516)	335,299	7,500,000	800,000	750,000	1,000,000	-	-	-	-
Net Change in fund balance	1,043,831	766,469	(4,320,131)	1,071,160	48,325	(332,091)	1,238,086	603,607	35,933	1,256,862
Ending Fund Balance	**4,389,485**	**5,155,954**	**835,823**	**1,906,983**	**1,955,308**	**1,623,217**	**2,861,303**	**3,464,910**	**3,500,842**	**4,757,704**
Ending Cash Balance	**4,380,229**	**5,284,317**	**964,186**	**2,035,346**	**2,083,671**	**1,751,580**	**2,989,666**	**3,593,273**	**3,629,205**	**4,886,067**

CAPITAL EQUIPMENT FUND (416)

The City uses the Capital Equipment Fund to record all revenue and expense related to the acquisition of equipment and vehicles.

Revenue

The source of revenue has historically come from the issuance of bonds. The Plan assumes the City will continue to finance equipment and vehicle purchases from proceeds of equipment certificates (bonds), in addition to other sources of revenue, including investment income and sale of capital assets, for example.

The Plan anticipates issuance of general obligation bonds (equipment certificates) for equipment and vehicle acquisitions in 2027, 2029, and 2031. Future bond issuance after 2031 will depend on the future available cash and future capital acquisition plans.

Expense

The projected use of funds is for planned capital acquisition of equipment and vehicles.

The Plan currently shows expense within projected available revenues, including bond proceeds. The City regularly reviews its plans for capital expense and adjust acquisition plans to ensure that the Capital Equipment Fund maintains positive ending cash balance.

Transfers To and From Other Funds

There are no planned recurring annual transfers. The Plan does include a one-time transfer in from the Utility Funds in 2025 for equipment.

TABLE 13
City of Corcoran
Equipment Fund (416)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments										
Licenses and permits										
Intergovernmental			300,000	350,000	-	-	-	-	-	-
Investment Income	15,317	-	-	11,150	931	10,773	1,048	13,684	1,196	8,768
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)			3,107,466	-	1,360,790	-	1,433,790	-	1,289,040	-
Sale of capital assets	24,884	264,827	75,000	100,000	-	-	-	-	-	-
Transfer in from General Fund	10,000	-	-							
Transfer in from Utility Funds			300,000	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	50,201	264,827	3,782,466	461,150	1,361,721	10,773	1,434,838	13,684	1,290,236	8,768
Property tax levy										
Total Source of Funds	50,201	264,827	3,782,466	461,150	1,361,721	10,773	1,434,838	13,684	1,290,236	8,768
Expense										
Current expenditures	-	-	97,960	-	-	-	-	-	-	-
Capital outlay	743,980	894,691	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	743,980	894,691	2,667,466	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020
Net Change in fund balance	(693,779)	(629,864)	1,115,000	(1,021,870)	984,201	(972,497)	1,263,568	(1,248,836)	757,216	(747,252)
Ending Fund Balance	**390,301**	**(239,563)**	**875,437**	**(146,433)**	**837,768**	**(134,729)**	**1,128,840**	**(119,996)**	**637,219**	**(110,033)**
Ending Cash Balance	**406,963**	**-**	**1,115,000**	**93,130**	**1,077,331**	**104,834**	**1,368,403**	**119,567**	**876,782**	**129,530**

CAPITAL FACILITIES FUND (400)

The City established this fund to record transactions related to improvements to City Hall in 2020 and a new municipal building or significant expansion in 2027.

Revenue

The historical source of revenue, prior to 2023, was provided from a combination of transfer in of cash from other City funds. Bonds were issued in 2025 to finance cold storage facility.

The Plan anticipates bond issuance in 2027 to finance a new municipal campus/building. The exact timing and scope of the project is uncertain. The placeholder amounts is $50 million.

Expense

The projected use of funds will be to pay for capital project spending, including planning for the improvements.

Transfers To and From Other Funds

The Plan does not include any anticipated transfers in or out.

TABLE 14
City of Corcoran
Municipal Facilities Improvement Fund (Fund 400)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments										
Licenses and permits										
Intergovernmental			-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)			544,679	-	50,000,000	-	-	-	-	-
Sale of capital assets										
Transfer in from General Fund				-	-	-	-	-	-	-
Transfer in from Utility Funds				-			-	-	-	-
Transfer in from Capital Proj Fund				-			-	-	-	-
Subtotal Non Property Tax Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Property tax levy										
Total Source of Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Expense										
Current expenditures			14,679	-	-	-	-	-	-	-
Capital outlay			530,000	-	50,000,000	-	-	-	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Net Change in fund balance	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance	-	-	-	-	-	-	-	-	-	-

WATER FUND

The Water Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in Appendix A.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Water Fund, is assumed to be the following:

- 659 acres platted between 2025-2034

- 2,516 new customer units to be added between 2025-2034 (includes single family, multi-family, and commercial customers)

Details on the estimated acres platted per year and customer units added is shown in Table 3 on page 13. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 4.0%. The actual increase that may be needed in the future will depend on growth in customers, among other factors.

With proposed annual rate adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan includes bonds issuance of approximately $6.9 million in 2030 to finance water system improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing municipal water services, including depreciation of capital assets.

The City has an agreement with the City of Maple Grove which provides for payment to Maple Grove for water connections and distribution in the southeast area of the City.

Approximately 45% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Water Fund. The Water Fund pays a portion of the debt on the Series 2014B Bonds, Series 2020A Bonds, and the Series 2023B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Water Fund. As payments on this debt are made the liability in the Water Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Water Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Then beginning in 2027, the Water Fund will also transfer funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

The Water Fund reports a debt obligation for the Notes payable to the City of Maple Grove for water connection charges. As payment is made on the Notes the liability in the Water Fund is reduced. The interest expense on the Note issued in 2014 is recorded as an expense in the Water Fund. There is no interest payable on the Note issued in 2016.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Water Fund transfers funds annually to the General Fund to pay for operational support.

As described above, the Water Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 27
Water Fund

Cash balance will be spent down over time as development fees (reserves) collected to service debt issued to finance water improvement projects to support development is spent down

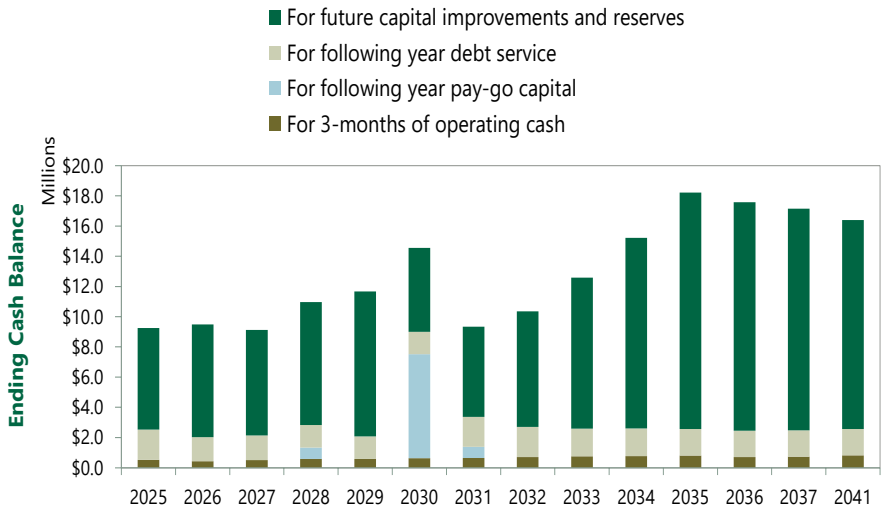


CHART 28
Water Fund

Water Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in an increase in net position

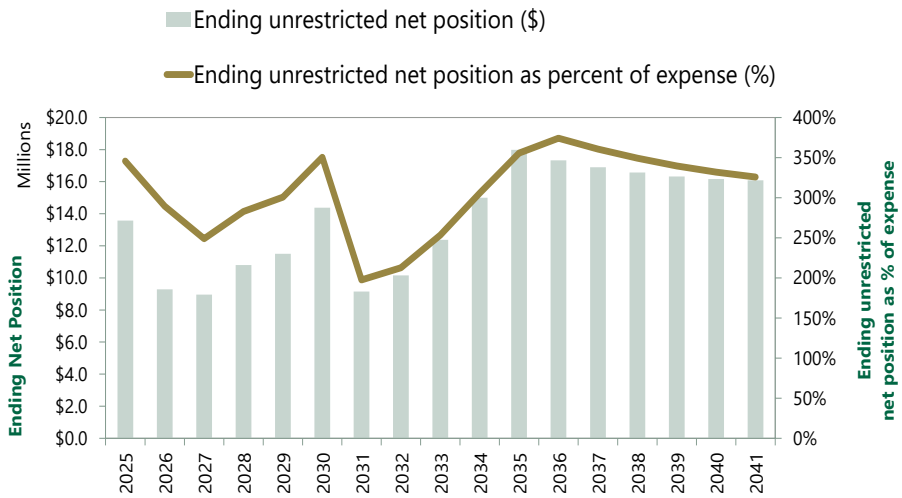
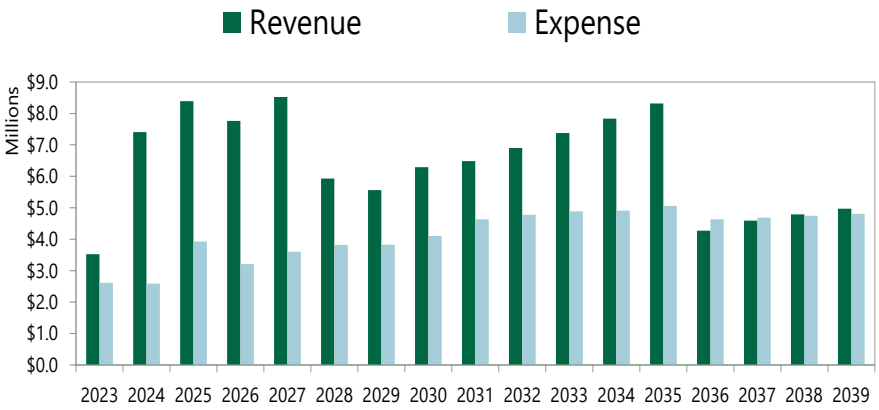


CHART 29
Water Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage



Year 2024-2027 include projected state and federal revenue in the amount of $13 million for water infrastructure.
Beginning in year 2036, expense (inclusive of depreciation) is projected to exceed revenue. This will need to be addressed through potential future (larger) rate increases or incresae in development beyond current projections for these later years.

CHART 30

New customers to be added will increase water volumes

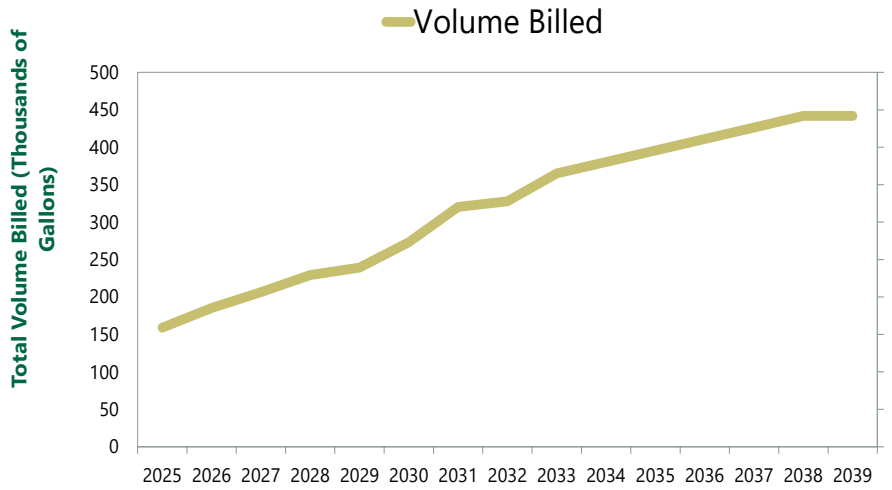


Table 15
Page 1 of 2
City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services	726,202	911,691	1,197,599	1,389,701	1,604,919	1,751,297	1,976,729	2,353,407	2,599,962	2,913,333	3,229,792	3,501,065
Special assessments												
Developer contributions (trunk line)	1,276,543	461,035	3,014,104	1,750,069	1,074,978	3,087,595	2,937,029	2,844,198	2,957,964	3,076,281	3,199,334	3,327,308
Connection fees	301,145	1,258,273	459,888	193,025	401,545	636,331	159,804	586,486	375,760	390,800	406,440	422,700
Connection fees payable to MG (payable)	*548,429*	*618,876*	*1,167,028*	*334,683*	*348,066*	*361,989*	*376,470*	*391,527*	*407,187*	*423,477*	*440,415*	*458,028*
Other revenues	2,109	100,823		-	-	-	-	-	-	-	-	-
Investment income	668,115	1,058,830	72,726	92,486	94,869	91,166	109,614	116,685	145,511	93,329	103,542	125,848
Intertgovernmental / Grants for Capital		3,000,000	2,477,785	4,000,000	5,000,000	-	-	-	-	-	-	-
Total Revenue	3,522,543	7,409,528	8,389,131	7,759,964	8,524,377	5,928,377	5,559,646	6,292,303	6,486,384	6,897,220	7,379,524	7,834,949
EXPENSES												
Variable												
Current oper expenses	40,870	223,117	229,811	236,705	243,806	251,120	258,654	266,413	274,406	282,638	291,117	299,851
Current oper expenses for NE Dist			366,165	381,924	387,950	438,935	438,935	489,920	540,905	591,890	642,875	693,860
Purchased water (from Maple Grove)	387,760	369,879	511,628	560,078	654,568	767,574	832,793	943,857	1,019,832	1,101,045	1,187,830	1,280,541
Water meters			134,507	204,492	47,403	181,711	106,283	109,472	112,756	116,138	119,623	-
Connections paid to Maple Grove (payable)	*548,429*	*618,876*	*1,167,028*	*334,683*	*348,066*	*361,989*	*376,470*	*391,527*	*407,187*	*423,477*	*440,415*	*458,028*
Subtotal Variable Expenses	*977,059*	*1,211,872*	*2,409,139*	*1,717,882*	*1,681,792*	*2,001,329*	*2,013,134*	*2,201,188*	*2,355,085*	*2,515,188*	*2,681,860*	*2,732,279*
Fixed												
Transfer to Capital Projects Fund	292,200		-	-	-	-	-	-	-	-	-	-
Transfer to Equipment Fund			150,000									
Transfer to General Fund		267,750	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Transfer to Debt Service Funds (2016A)		24,040	474,199	75,240	106,378	22,400	21,920	21,440	25,900	25,300	-	-
Transfer to Debt Service Funds (2027A)			-	-	321,883	321,771	321,541	321,591	321,449	321,557	321,834	321,691
Interest and fiscal exp bonds	1,197,103	927,522	456,639	901,715	876,900	850,996	823,856	795,400	1,036,556	997,573	957,990	919,303
Depreciation	142,928	154,552	185,966	258,694	349,603	349,603	363,239	472,330	595,057	608,694	608,694	608,694
Subtotal Fixed Expenses	*1,632,231*	*1,373,864*	*1,516,805*	*1,493,148*	*1,919,988*	*1,817,951*	*1,811,933*	*1,900,579*	*2,277,475*	*2,260,592*	*2,205,210*	*2,175,881*
Total Expense	2,609,290	2,585,736	3,925,943	3,211,030	3,601,780	3,819,280	3,825,067	4,101,767	4,632,560	4,775,780	4,887,069	4,908,161
CHANGE IN NET POSITION	913,253	4,823,792	4,463,187	4,548,934	4,922,596	2,109,097	1,734,579	2,190,537	1,853,824	2,121,440	2,492,454	2,926,788
Net Position, January 1	5,801,684	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377
Prior Period Adjustment												
Net Position, December 31	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377	40,902,165

Table 15
Page 2 of 2
City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSETS												
Cash	21,927,292	7,272,642	9,248,639	9,486,854	9,116,578	10,961,395	11,668,516	14,551,091	9,332,906	10,354,221	12,584,818	15,215,842
Accounts receivable	37,333	96,755	40,000	42,000	44,100	46,305	48,620	51,051	53,604	56,284	59,098	62,053
Due from other governments		3,000,765										
Special assessments receivable	114,075	71,203	36,203	1,203								
Other current assets	20,594	19,702	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
Capital assets	12,742,810	29,770,228	31,498,013	35,498,013	40,498,013	40,498,013	41,248,013	47,248,013	53,998,013	54,748,013	54,748,013	54,748,013
Less accumulated depreciation	(951,080)	(1,105,632)	(1,291,598)	(1,550,292)	(1,899,894)	(2,249,497)	(2,612,736)	(3,085,066)	(3,680,123)	(4,288,817)	(4,897,510)	(5,506,204)
Total Assets	33,891,024	39,125,663	39,551,257	43,498,778	47,780,846	49,279,368	50,376,724	58,790,615	59,731,202	60,897,843	62,523,968	64,550,731
LIABILITIES												
Accounts payable	1,541,263	2,696,776	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133
Other liabilities / Due to Other Govts	822,606	936,488	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133
Bond premium amortized	992,241	951,440	946,440	941,440	936,440	931,440	926,440	921,440	916,440	911,440	906,440	901,440
Notes payable to Maple Grove	187,201	143,270	93,340	51,628	-	-	-	-	-	-	-	-
Bonds payable, net of premiums	23,632,776	22,858,960	22,309,560	21,744,860	21,150,460	20,533,860	19,890,060	26,106,260	25,185,260	24,222,060	23,346,660	22,436,860
Total Liabilities	27,176,087	27,586,934	23,549,340	22,947,928	22,307,400	21,696,825	21,059,601	27,282,956	26,369,719	25,414,920	24,548,591	23,648,566
Net investment in capital assets	(12,833,287)	2,208,025	2,428,828	11,261,421	16,511,219	16,783,216	17,818,777	17,135,247	24,216,190	25,325,696	25,597,403	25,903,509
Unrestricted net assets	19,548,224	9,330,704	13,573,089	9,289,429	8,962,228	10,799,327	11,498,345	14,372,412	9,145,293	10,157,227	12,377,975	14,998,656
Total Net Position	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377	40,902,165
Total Liabilities and Net Position	33,891,024	39,125,663	39,551,257	43,498,778	47,780,846	49,279,368	50,376,724	58,790,615	59,731,202	60,897,843	62,523,968	64,550,731

TABLE 16

Page 1 of 3

City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Charges for Services Revenue										
Residential										
Water Base Charge	$507,011	$626,158	$734,473	$827,882	$902,468	$974,617	$1,085,141	$1,162,919	$1,286,772	$1,418,750
Usage Charges:										
Tier 1: Water usage 0 to 4,999 gallons	$303,434	$375,085	$439,811	$496,456	$541,094	$585,216	$651,347	$698,849	$772,883	$852,673
Tier 2: Water usage 5,000 to 8,999 gallons	$66,483	$82,139	$96,266	$108,557	$118,209	$127,676	$142,278	$152,395	$168,658	$186,113
Tier 3: Water usage 9,000 to 19,999 gallons	$16,652	$20,559	$24,136	$27,184	$29,631	$32,017	$35,675	$38,207	$42,261	$46,589
Tier 4: Water usage 20,000 gallons over	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Volume Billed	$386,569	$477,783	$560,214	$632,198	$688,935	$744,909	$829,299	$889,451	$983,802	$1,085,376
TOTAL RESIDENTIAL	**$893,580**	**$1,103,941**	**$1,294,687**	**$1,460,079**	**$1,591,403**	**$1,719,526**	**$1,914,440**	**$2,052,370**	**$2,270,574**	**$2,504,126**
Multi-Residential										
Water Base Charge	$66,096	$68,746	$71,482	$105,305	$109,507	$175,498	$260,573	$270,985	$340,627	$354,296
Usage Charges										
Tier 1: Water usage 1,000 gallons +	$53,928	$56,112	$58,296	$85,918	$89,250	$193,284	$328,535	$341,482	$451,116	$469,613
TOTAL MULTI-RESIDENTIAL	**$120,024**	**$124,858**	**$129,778**	**$191,223**	**$198,757**	**$368,782**	**$589,108**	**$612,468**	**$791,744**	**$823,909**
Commercial										
Water Base Charge	$14,293	$15,571	$16,562	$17,992	$19,112	$19,878	$21,534	$23,294	$24,224	$25,191
Usage Charges										
Tier 1: Water usage 1,000 gallons +	**$13,482**	**$15,030**	**$16,309**	**$18,050**	**$19,500**	**$20,280**	**$22,736**	**$25,320**	**$26,340**	$27,420
TOTAL COMMERCIAL	**$27,775**	**$30,601**	**$32,871**	**$36,042**	**$38,612**	**$40,158**	**$44,270**	**$48,614**	**$50,564**	$52,611
Other Charges										
Meter Charges	$156,219	$130,301	$147,584	$63,953	$147,958	$224,941	$52,144	$199,882	$116,911	$120,419
Total Charges for Services	**$1,197,599**	**$1,389,701**	**$1,604,919**	**$1,751,297**	**$1,976,729**	**$2,353,407**	**$2,599,962**	**$2,913,333**	**$3,229,792**	**$3,501,065**

TABLE 16

Page 2 of 3

City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Non-Operating Development Revenue										
Northeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	$109,824	$122,782	$97,997	$52,503	$20,878	$183,722	$0	$198,715	$206,668	$214,940
Multi-Family Residential	$0	$0	$0	$0	$236,127	$298,950	$0	$225,186	$0	$0
Commercial/Other	$1,373	$1,428	$1,485	$1,544	$0	$3,340	$3,474	$0	$0	$0
Maple Grove Connection - Residential	$264,480	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maple Grove Connection - Commercial/Other	$13,226	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	$347,318	$256,986	$198,963	$138,978	$144,540	$150,318	$156,330	$162,585	$169,092	$175,860
Multi-Family Residential	$0	$0	$118,640	$0	$0	$0	$0	$0	$0	$0
Commercial/Other	$1,373	$0	$1,485	$0	$0	$0	$0	$0	$0	$0
Maple Grove Connection - Residential	$836,418	$618,876	$836,714	$334,683	$348,066	$361,989	$376,470	$391,527	$407,187	$423,477
Maple Grove Connection - Commercial/Other	$52,904	$0	$57,221	$0	$0	$0	$0	$0	$0	$0
Trunk Line Availability Charges (paid at time of development on per acre basis)										
Northeast Corcoran / Water Availability	$352,278	$197,955	$534,632	$100,621	$751,915	$691,924	$650,488	$676,508	$703,568	$731,712
Northeast Corcoran / Treatment and Storage	$719,693	$404,415	$1,092,233	$205,565	$1,536,137	$1,413,580	$1,328,924	$1,382,080	$1,437,364	$1,494,860
Southeast Corcoran / Water Availability	$825,379	$171,175	$52,360	$326,724	$339,792	$353,385	$367,521	$382,221	$397,509	$413,409
Southeast Corcoran / Treatment and Storage	$1,116,755	$231,605	$70,844	$442,068	$459,750	$478,140	$497,265	$517,155	$537,840	$559,353
Total Non-Operating Revenues	**$4,641,020**	**$2,005,221**	**$3,062,573**	**$1,602,686**	**$3,837,206**	**$3,935,348**	**$3,380,472**	**$3,935,977**	**$3,859,228**	**$4,013,611**

TABLE 16

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City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for water usage	$453,979	$548,925	$634,819	$736,166	$797,685	$958,473	$1,180,570	$1,256,253	$1,461,258	$1,582,409
Base service charges	$587,401	$710,474	$822,517	$951,178	$1,031,087	$1,169,993	$1,367,249	$1,457,198	$1,651,623	$1,798,237
Charge for meter	$156,219	$130,301	$147,584	$63,953	$147,958	$224,941	$52,144	$199,882	$116,911	$120,419
Total Charges for Services	$1,197,599	$1,389,701	$1,604,919	$1,751,297	$1,976,729	$2,353,407	$2,599,962	$2,913,333	$3,229,792	$3,501,065
Water connection charges (City)	$459,888	$381,196	$418,570	$193,025	$401,545	$636,331	$159,804	$586,486	$375,760	$390,800
Water connection charges (Maple Grove)	$1,167,028	$618,876	$893,935	$334,683	$348,066	$361,989	$376,470	$391,527	$407,187	$423,477
Total Connection Fees	$1,626,916	$1,000,072	$1,312,504	$527,708	$749,611	$998,320	$536,274	$978,013	$782,947	$814,277
Water trunk line availability charges (City)	$3,014,104	$1,005,149	$1,750,069	$1,074,978	$3,087,595	$2,937,029	$2,844,198	$2,957,964	$3,076,281	$3,199,334
Grand Total	**$5,838,619**	**$3,394,922**	**$4,667,492**	**$3,353,983**	**$5,813,935**	**$6,288,756**	**$5,980,434**	**$6,849,310**	**$7,089,020**	**$7,514,676**

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 17
Water Fund
Projected Year End Cash Balance

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Cash										
Operations & Maintenance	2,084,940	1,714,393	2,001,683	2,323,099	2,334,674	2,522,779	2,541,534	2,836,745	3,003,694	3,053,971
Capital Improvements	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,885,000	750,000	-	-
Interfund Transfers (not incl for debt)	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Debt Service (incl transfers for debt)	2,004,367	1,586,856	1,631,298	1,489,996	1,489,576	1,485,640	1,983,456	1,986,073	1,833,390	1,829,103
Total Use of Cash	**6,067,092**	**7,558,749**	**8,898,206**	**4,086,277**	**4,855,628**	**10,298,237**	**11,708,503**	**5,880,287**	**5,153,776**	**5,209,267**
Source of Cash										
Charges for services and other operating revenue	1,270,325	1,482,187	1,699,788	1,842,463	2,086,343	2,470,092	2,745,473	3,006,662	3,333,335	3,626,913
Development related fees	4,641,020	2,277,777	1,824,589	4,085,914	3,473,303	3,822,211	3,740,911	3,890,558	4,046,189	4,208,036
Intergovernmental / grants for capital	2,477,785	4,000,000	5,000,000	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	6,885,000	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**8,389,131**	**7,759,964**	**8,524,377**	**5,928,377**	**5,559,646**	**13,177,303**	**6,486,384**	**6,897,220**	**7,379,524**	**7,834,949**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	(346,042)	37,000	3,553	2,718	3,103	3,509	3,934	4,381	4,850	5,342
Beginning Cash Balance	7,272,642	9,248,639	9,486,854	9,116,577	10,961,394	11,668,516	14,551,091	9,332,906	10,354,220	12,584,818
Change in Cash Balance	1,975,997	238,215	(370,276)	1,844,817	707,122	2,882,575	(5,218,185)	1,021,314	2,230,598	2,631,024
Ending Cash and Investments	**9,248,639**	**9,486,854**	**9,116,577**	**10,961,394**	**11,668,516**	**14,551,091**	**9,332,906**	**10,354,220**	**12,584,818**	**15,215,842**
Ending Cash by Purpose										
For future capital / trunk fee reserve	6,723,036	7,471,399	6,984,859	8,140,623	9,595,272	5,549,757	5,964,067	7,658,961	10,000,505	12,623,246
For following year pay-go capital	-	-	-	750,000	-	6,885,000	750,000	-	-	-
For 3-months of operating cash	521,235	428,598	500,421	580,775	583,669	630,695	635,384	709,186	750,923	763,493
For following year debt service	2,004,367	1,586,856	1,631,298	1,489,996	1,489,576	1,485,640	1,983,456	1,986,073	1,833,390	1,829,103
Ending Cash and Investments	**9,248,639**	**9,486,854**	**9,116,577**	**10,961,394**	**11,668,516**	**14,551,091**	**9,332,906**	**10,354,220**	**12,584,818**	**15,215,842**

SEWER FUND

The Sewer Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix A.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Sewer Fund, is assumed to be the following:

- 659 acres platted between 2025-2034

- 2,516 new customer units to be added between 2025-2034 (includes single family, multi-family, and commercial customers)

Details on the estimated acres platted per year and customer units added is shown in Table 3 on page 13. Development will provide increasing revenue to the Sewer Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Sewer Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan does not anticipate the issuance of bonds to finance sewer improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing sewer services, including depreciation of capital assets.

The City incurs sanitary sewer disposal charges from the Met Council that are based on metered flow and rates set by the Met Council (MCES). The Plan assumes 5.0% annual increase in the MCES rate charge per unit of volume for disposal charge.

Approximately 30% of the Sewer Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

Annual debt service payments on bonds issued to finance sewer improvements are supported by net rev-

enues of the Sewer Fund. The Sewer Fund pays a portion of the debt on the Series 2014B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Sewer Fund. As payments on this debt are made the liability in the Sewer Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Sewer Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Then beginning in 2027, the Sewer Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Sewer Fund transfers funds annually to the General Fund to pay for operational support.

The Sewer Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 31
Sewer Fund

Ending cash balance will increase as the City collects development fees (reserves) to finance sewer improvement projects in advance of the programming of capital projects in the CIP

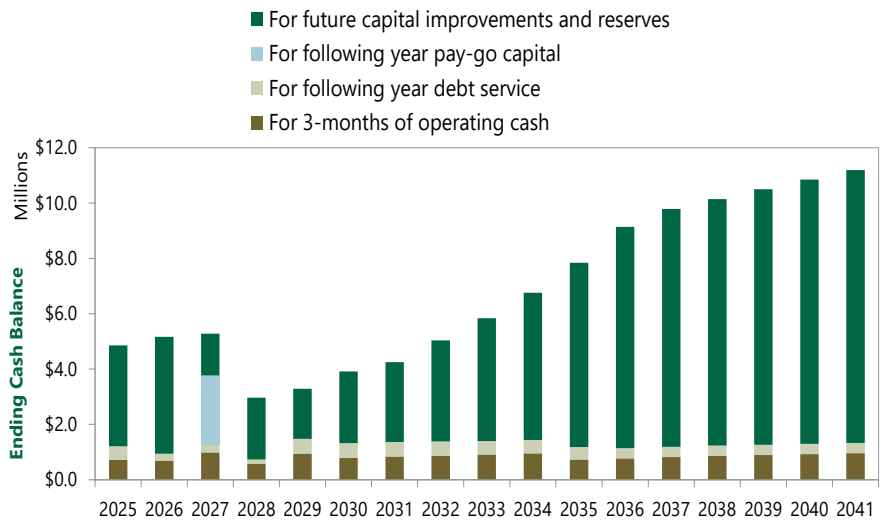


CHART 32
Sewer Fund

Sewer Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in changes in net postion over time

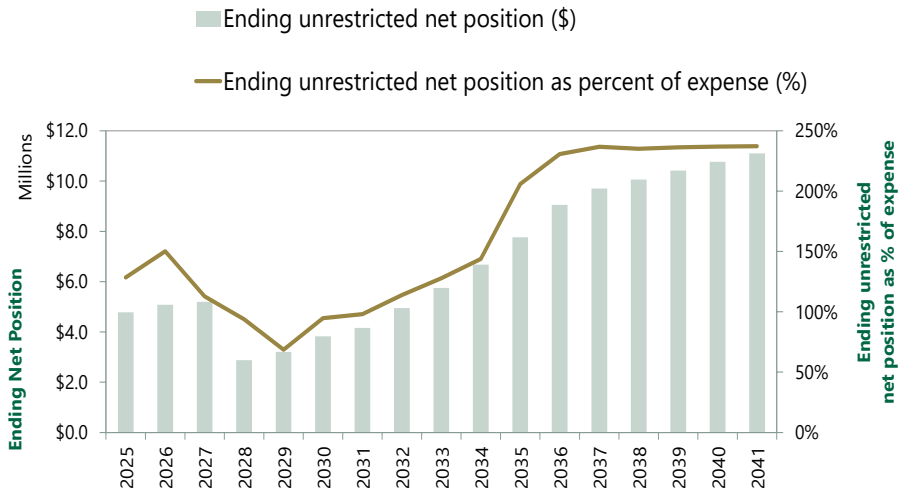


CHART 33
Sewer Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements

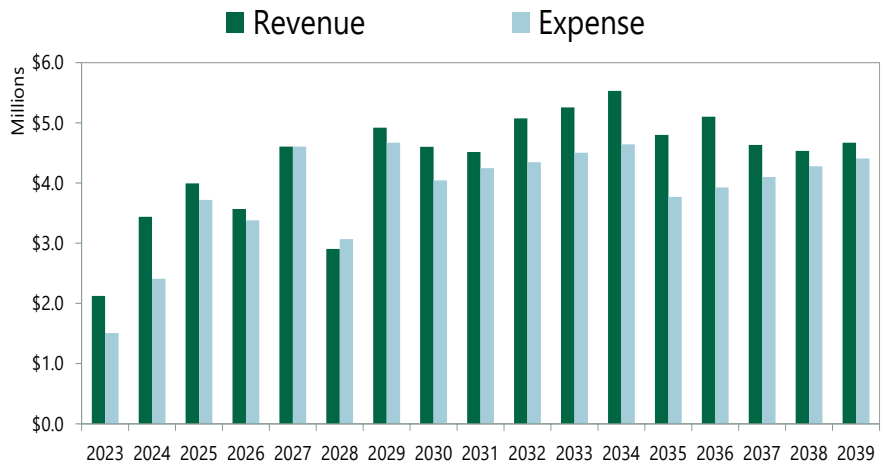


CHART 34
Sewer Fund

New customers to be added will increase sewer flow billed

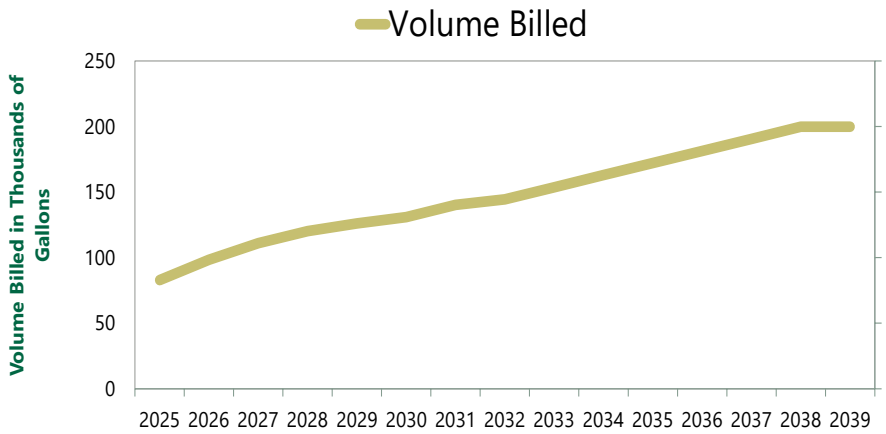


TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services	599,399	734,319	1,135,934	1,361,835	1,562,350	1,788,581	1,921,141	2,187,049	2,562,022	2,703,765	3,054,547	3,288,199
Developer contributions (trunk line charges)	462,299	500,196	892,173	259,465	365,125	319,830	713,129	681,645	661,906	681,765	702,219	723,289
Connection fees	298,026	537,466	454,913	373,453	406,277	185,488	382,406	600,123	149,178	542,448	344,040	354,360
Connection fees payable to Met Council	559,125	1,535,730	1,396,570	1,452,408	2,144,656	482,866	1,797,780	1,021,310	1,021,720	1,022,130	1,022,540	1,022,950
Other revenues	52,614	69,486	70,876	72,293	73,739	75,214	76,718	78,253	79,818	81,414	83,042	84,703
Investment income	153,080	61,723	43,741	48,565	51,640	52,760	29,623	32,884	39,115	42,459	50,341	58,365
Total Revenue	2,124,543	3,438,920	3,994,207	3,568,018	4,603,787	2,904,738	4,920,797	4,601,263	4,513,758	5,073,981	5,256,729	5,531,866
EXPENSES												
Variable												
Current operating expenses	185,084	48,755	940,998	969,228	998,305	1,028,254	1,059,102	1,090,875	1,123,601	1,157,309	1,192,028	1,227,789
Disposal charges	204,977	267,462	367,363	345,119	473,750	552,434	605,039	725,238	892,972	959,660	1,122,086	1,227,835
Connections paid to Met Council	559,125	1,535,730	1,396,570	1,452,408	2,144,656	482,866	1,797,780	1,021,310	1,021,720	1,022,130	1,022,540	1,022,950
Subtotal Variable Expenses	*949,186*	*1,851,947*	*2,704,931*	*2,766,755*	*3,616,711*	*2,063,554*	*3,461,920*	*2,837,423*	*3,038,293*	*3,139,099*	*3,336,654*	*3,478,574*
Fixed												
Transfer to Equipment Fund			150,000	-								
Transfer to General Fund	310,400	267,750	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Transfer to Debt Service Funds (2016A)		41,890	374,836	118,490	165,097	39,020	38,180	37,340	41,440	40,480	-	-
Transfer to Debt Service Funds (2027A)			-	-	321,883	321,771	321,541	321,591	321,449	321,557	321,834	321,691
Interest and fiscal exp bonds	37,299	34,744	29,858	27,460	25,025	22,554	220,500	210,763	200,713	190,349	179,492	168,137
Depreciation	208,951	210,852	210,852	210,852	210,852	347,216	347,216	347,216	347,216	347,216	347,216	347,216
Subtotal Fixed Expenses	*556,650*	*555,236*	*1,015,546*	*614,302*	*988,082*	*1,003,742*	*1,208,814*	*1,206,727*	*1,209,331*	*1,207,070*	*1,165,234*	*1,163,238*
Total Expense	1,505,836	2,407,183	3,720,477	3,381,057	4,604,793	3,067,295	4,670,734	4,044,150	4,247,624	4,346,169	4,501,887	4,641,811
CHANGE IN NET POSITION	618,707	1,031,737	273,730	186,961	(1,006)	(162,557)	250,063	557,113	266,135	727,812	754,842	890,055
Net Position, January 1	6,599,987	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524
Net Position, December 31	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524	11,993,579

TABLE 18
Page 2 of 2
City of Corcoran
Sewer Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSETS												
Cash	3,329,508	4,374,096	4,856,486	5,163,999	5,276,046	2,962,305	3,288,384	3,911,513	4,245,863	5,034,091	5,836,548	6,758,619
Accounts receivable	57,040	69,366	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Due from other governments		191										
Special assessments receivable	25,519	17,801	7,801	(2,199)								
Other current assets	223	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	6,395,158	6,472,146	6,472,146	6,472,146	6,472,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146
Less accumulated depreciation	(1,327,128)	(1,537,980)	(1,748,832)	(1,959,684)	(2,170,536)	(2,517,752)	(2,864,967)	(3,212,183)	(3,559,399)	(3,906,614)	(4,253,830)	(4,601,045)
Total Assets	8,480,320	9,395,620	9,609,601	9,696,262	9,599,656	14,438,699	14,417,563	14,693,476	14,680,611	15,121,622	15,576,864	16,151,719
LIABILITIES												
Accounts payable	2,074	4,848	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Other liabilities / Due to Other Govts	102,328	69,301	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Bonds payable, net of premiums	1,157,224	1,071,040	980,440	880,140	784,540	5,786,140	5,514,940	5,233,740	4,954,740	4,667,940	4,368,340	4,053,140
Total Liabilities	1,261,626	1,145,189	1,085,440	985,140	889,540	5,891,140	5,619,940	5,338,740	5,059,740	4,772,940	4,473,340	4,158,140
Net investment in capital assets	3,910,806	3,863,126	3,742,874	3,632,322	3,517,070	5,668,254	5,592,239	5,526,223	5,458,007	5,397,592	5,349,976	5,317,961
Unrestricted net assets	3,307,888	4,387,305	4,781,287	5,078,800	5,193,046	2,879,305	3,205,384	3,828,513	4,162,863	4,951,091	5,753,548	6,675,619
Total Net Position	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524	11,993,579
Total Liabilities and Net Position	8,480,320	9,395,620	9,609,601	9,696,262	9,599,656	14,438,699	14,417,563	14,693,476	14,680,611	15,121,622	15,576,864	16,151,719

Table 19
Page 1 of 2

City of Corcoran
Projected Sewer Revenues

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Charges for Services Revenue											
Residential											
Sewer Base Charge	Base	$713,572	$872,712	$1,014,031	$1,132,125	$1,222,365	$1,307,564	$1,441,668	$1,530,204	$1,676,765	$1,830,743
Usage Charges:											
Tier 1: Sewer volume	Activity	$271,732	$332,491	$386,176	$430,620	$465,272	$497,610	$548,084	$582,134	$637,751	$695,583
TOTAL RESIDENTIAL		**$985,303**	**$1,205,203**	**$1,400,207**	**$1,562,745**	**$1,687,637**	**$1,805,174**	**$1,989,752**	**$2,112,338**	**$2,314,517**	**$2,526,326**
Multi-Residential											
Sewer Base Charge	Base	$93,024	$95,815	$98,689	$144,004	$148,324	$235,451	$346,185	$356,571	$443,864	$457,180
Usage Charges											
Tier 1: Sewer volume	Activity	$33,062	$34,070	$35,078	$51,122	$52,693	$112,997	$189,838	$195,665	$255,872	$263,271
Sewer Volume Billed		$33,062	$34,070	$35,078	$51,122	$52,693	$112,997	$189,838	$195,665	$255,872	$263,271
TOTAL MULTI-RESIDENTIAL		**$126,086**	**$129,885**	**$133,768**	**$195,126**	**$201,017**	**$348,448**	**$536,024**	**$552,235**	**$699,736**	**$720,451**
Commercial											
Sewer Base Charge	Base	$16,279	$17,567	$18,506	$19,909	$20,943	$21,571	$23,142	$24,792	$25,534	$26,302
Usage Charges											
Tier 1: Sewer volume	Activity	$8,266	$9,180	$9,870	$10,800	$11,544	$11,856	$13,104	$14,400	$14,760	$15,120
Sewer Volume Billed		$8,266	$9,180	$9,870	$10,800	$11,544	$11,856	$13,104	$14,400	$14,760	$15,120
TOTAL COMMERCIAL		**$24,545**	**$26,747**	**$28,376**	**$30,709**	**$32,487**	**$33,427**	**$36,246**	**$39,192**	**$40,294**	**$41,422**
Total Charges for Services		**$1,135,934**	**$1,361,835**	**$1,562,350**	**$1,788,581**	**$1,921,141**	**$2,187,049**	**$2,562,022**	**$2,703,765**	**$3,054,547**	**$3,288,199**
Non-Operating Development Revenue											
Northeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	$108,636	$120,288	$95,086	$50,453	$19,869	$173,173	$0	$183,711	$189,222	$194,898
Multi-Residential	Base	$0	$0	$0	$0	$224,980	$282,115	$0	$208,428	$0	$0
Commercial/Other	Base	$1,358	$1,399	$1,441	$1,484	$0	$3,149	$3,243	$0	$0	$0
MCES connection charge (per unit)	Base	$698,285	$767,865	$323,180	$726,204	$1,072,328	$241,433	$898,890	$510,655	$510,860	$511,065
Southeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	$343,561	$251,766	$193,054	$133,551	$137,556	$141,687	$145,935	$150,309	$154,818	$159,462
Multi-Residential	Base	$0	$0	$115,256	$0	$0	$0	$0	$0	$0	$0
Commercial/Other	Base	$1,358	$0	$1,441	$0	$0	$0	$0	$0	$0	$0
MCES connection charge (per unit)	Base	$698,285	$767,865	$323,180	$726,204	$1,072,328	$241,433	$898,890	$510,655	$510,860	$511,065
Trunk Line Availability Charges (paid at time of development on per acre basis)											
Corcoran (NE and SE)	Base	$892,173	$259,465	$365,125	$319,830	$713,129	$681,645	$661,906	$681,765	$702,219	$723,289
Total Non-Operating Revenues		**$2,743,656**	**$2,168,648**	**$1,417,762**	**$1,957,725**	**$3,240,191**	**$1,764,634**	**$2,608,864**	**$2,245,523**	**$2,067,979**	**$2,099,779**

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City of Corcoran
Projected Sewer Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for sewer volume	$313,060	$375,741	$431,124	$492,543	$529,509	$622,463	$751,027	$792,198	$908,384	$973,974
Base service charges	$822,875	$986,094	$1,131,226	$1,296,038	$1,391,632	$1,564,586	$1,810,995	$1,911,567	$2,146,163	$2,314,225
Total Charges for Services	$1,135,934	$1,361,835	$1,562,350	$1,788,581	$1,921,141	$2,187,049	$2,562,022	$2,703,765	$3,054,547	$3,288,199
Sewer connection charges (City)	$454,913	$373,453	$406,277	$185,488	$382,406	$600,123	$149,178	$542,448	$344,040	$354,360
Sewer connection charges (MCES)	$1,396,570	$1,535,730	$646,360	$1,452,408	$2,144,656	$482,866	$1,797,780	$1,021,310	$1,021,720	$1,022,130
Total Connection Charges	$1,851,483	$1,909,183	$1,052,637	$1,637,896	$2,527,062	$1,082,989	$1,946,958	$1,563,758	$1,365,760	$1,376,490
Sewer trunk line availability charges	$892,173	$259,465	$365,125	$319,830	$713,129	$681,645	$661,906	$681,765	$702,219	$723,289
Grand Total	**$2,483,020**	**$1,994,752**	**$2,333,752**	**$2,293,898**	**$3,016,676**	**$3,468,817**	**$3,373,106**	**$3,927,978**	**$4,100,806**	**$4,365,848**
Residential usage and base charges	$985,303	$1,205,203	$1,400,207	$1,562,745	$1,687,637	$1,805,174	$1,989,752	$2,112,338	$2,314,517	$2,526,326
Multi-Residential usage and base charges	$126,086	$129,885	$133,768	$195,126	$201,017	$348,448	$536,024	$552,235	$699,736	$720,451
Commercial usage and base charges	$24,545	$26,747	$28,376	$30,709	$32,487	$33,427	$36,246	$39,192	$40,294	$41,422
Total Charges for Services	$1,135,934	$1,361,835	$1,562,350	$1,788,581	$1,921,141	$2,187,049	$2,562,022	$2,703,765	$3,054,547	$3,288,199

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 20
Sewer Fund
Projected Year End Cash Balance

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Cash										
Operations & Maintenance	2,854,931	2,766,755	3,938,594	2,285,324	3,783,461	3,159,013	3,359,742	3,460,656	3,658,488	3,800,265
Capital Improvements	-	-	-	7,600,000	-	-	-	-	-	-
Interfund Transfers (not incl for debt)	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Debt Service (incl transfers for debt)	495,294	246,250	285,722	159,974	529,880	529,303	521,153	517,629	479,092	483,337
Total Use of Cash	**3,600,225**	**3,270,505**	**4,489,541**	**10,318,479**	**4,594,718**	**3,978,134**	**4,179,408**	**4,285,753**	**4,454,272**	**4,609,796**
Source of Cash										
Charges for services and other operating revenue	1,250,551	1,482,693	1,687,729	1,916,555	2,027,483	2,298,185	2,680,954	2,827,637	3,187,930	3,431,267
Development related fees	2,743,656	2,085,326	2,916,058	988,183	2,893,315	2,303,078	1,832,804	2,246,343	2,068,799	2,100,599
Bond Proceeds	-	-	-	5,100,000	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**3,994,207**	**3,568,018**	**4,603,787**	**8,004,738**	**4,920,797**	**4,601,263**	**4,513,758**	**5,073,981**	**5,256,729**	**5,531,866**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	88,408	10,000	(2,199)	-	-	-	-	-	-	-
Change in Cash Balance	482,390	307,513	112,047	(2,313,741)	326,079	623,129	334,350	788,227	802,457	922,071
Ending Cash and Investments	**4,856,486**	**5,163,999**	**5,276,046**	**2,962,305**	**3,288,384**	**3,911,513**	**4,245,863**	**5,034,091**	**5,836,548**	**6,758,619**
Ending Cash by Purpose										
For future capital / trunk fee reserve	3,647,458	4,226,060	1,505,675	2,231,000	1,812,638	2,592,457	2,884,775	3,651,298	4,442,835	5,325,215
For following year pay-go capital	-	-	2,500,000	-	-	-	-	-	-	-
For 3-months of operating cash	713,733	691,689	984,648	571,331	945,865	789,753	839,936	865,164	914,622	950,066
For following year debt service	495,294	246,250	285,722	159,974	529,880	529,303	521,153	517,629	479,092	483,337
Ending Cash and Investments	**4,856,486**	**5,163,999**	**5,276,046**	**2,962,305**	**3,288,384**	**3,911,513**	**4,245,863**	**5,034,091**	**5,836,548**	**6,758,619**

STORM WATER FUND

The Storm Water Fund was established as a Proprietary Fund for the accounting for costs of providing storm water services to residents and businesses. The Storm Water Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services. The Plan anticipates the City will adopt a monthly charge per residential equivalent unit (REU) to first be collected in 2026. The Plan includes a charge of $15.00 per REU per month. The Plan assumes this rate remains constant at the $15.00 per month per REU and that all customers are equal to "one" REU. The City may determine to study and adjust the REU for non-single family customers to an amount different than one REU.

The Storm Water Fund is projected to accumulate funds as revenue from charges for services is collected.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing storm water services, including depreciation of capital assets.

The Storm Water Fund does not have any programmed expense in the Plan. There are no capital improvement projects for the Storm Water Fund included in the CIP.

Transfers To and From Other Funds

The Plan includes a placeholder amount for transfer of funds from the Storm Water Fund to the General Fund for operational support. This amount will need further review as the City further plans for the Storm Water Fund and its operations.

TABLE 21
City of Corcoran
Storm Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services			-	401,400	451,980	489,600	513,000	532,440	569,700	587,160	624,060	660,960
Investment income	3,044	1,155		845	4,867	9,336	14,222	19,388	24,797	30,630	36,692	43,180
Transfer in from General Fund	10,000	5,000	-	-	-	-	-	-	-	-	-	-
Total Revenue	13,044	6,155	-	402,245	456,847	498,936	527,222	551,828	594,497	617,790	660,752	704,140
EXPENSES												
Variable												
Current expenditures												
Subtotal Variable Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Fixed												
Transfer to General Fund					10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
Depreciation			-	-	-	-	-	-	-	-	-	-
Subtotal Fixed Expenses	-	-	-	-	*10,000*	*10,300*	*10,609*	*10,927*	*11,255*	*11,593*	*11,941*	*12,299*
Total Expense	-	-	-	-	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
CHANGE IN NET POSITION	13,044	6,155	-	402,245	446,847	488,636	516,613	540,901	583,242	606,197	648,811	691,841
Net Position, January 1	65,280	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971
Net Position, December 31	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
ASSETS												
Cash	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Accounts receivable												
Special assessments receivable												
Other current assets												
Capital assets			-	-	-	-	-	-	-	-	-	-
Less accumulated depreciation			-	-	-	-	-	-	-	-	-	-
Total Assets	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
LIABILITIES												
Accounts payable												
Other liabilities												
Total Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Net investment in capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted net assets	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Total Net Position	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Total Liabilities and Net Position	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ANNUAL FEE ADJUSTMENTS (% CHANGE)											
Annual % adjustment to base and usage Water fees			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to base and usage Sewer fees			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to storm water fee per REF											
Annual % adjustment to Water connection fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer connection fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Southeast Water TLAC fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Northeast Water TLAC fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer TLAC fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
RESIDENTIAL											
Water Base Charge	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40	32.66
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.35	37.44	38.57	39.72	40.92	42.14
Usage Charges											
Tier 1: Water usage 0 to 4,999 gallons	2.43	2.68	2.79	2.90	3.02	3.14	3.27	3.40	3.54	3.68	3.83
Tier 2: Water usage 5,000 to 8,999 gallons	2.95	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Tier 3: Water usage 9,000 to 19,999 gallons	3.65	4.02	4.18	4.35	4.52	4.70	4.89	5.09	5.29	5.50	5.72
Tier 4: Water usage 20,000 gallons over	4.71	5.18	5.39	5.61	5.83	6.06	6.30	6.55	6.81	7.08	7.36
Sewer (sewer based on winter water usage) per 1,000 gallons	3.11	3.28	3.38	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
MULTI-RESIDENTIAL (7+Units)											
Water Base Charge	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40	32.66
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.35	37.44	38.57	39.72	40.92	42.14
Usage Charges											
Tier 1: Water usage	2.92	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Sewer (sewer based on winter water usage) per 1,000 gallons	3.11	3.28	3.38	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
NON-RESIDENTIAL											
Water Base Charge (Less 3" Meter)	27.53	28.36	29.49	30.67	31.90	33.18	34.51	35.89	37.33	38.82	40.37
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.36	37.45	38.57	39.73	40.92	42.15
Usage Charges											
Tier 1: Water usage 1,000 gallons +	2.92	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Sewer per 1,000 gallons	3.11	3.28	3.40	3.50	3.60	3.70	3.80	3.90	4.00	4.10	4.20
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
OTHER FEES											
Maple Grove Water Usage Charge per 1,000 gallons	2.48	2.60	2.73	2.87	3.01	3.17	3.32	3.49	3.66	3.85	4.04
Meter Charge (Cost Plus 10%)	437.09	450.20	463.71	477.62	491.95	506.70	521.91	537.56	553.69	570.30	587.41
CONNECTION CHARGES											
Sewer Connection Charges											
Single Family Residential	1,318.40	1,357.95	1,399	1,441	1,484	1,528	1,574	1,622	1,670	1,720	1,772
Multi-Residential (7+Units)	1,054.72	1,086.36	1,119	1,153	1,187	1,223	1,259	1,297	1,336	1,376	1,417
Non-Residential	1,318.40	1,357.95	1,399	1,441	1,484	1,528	1,574	1,622	1,670	1,720	1,772
MCES connection charge (per unit)	2,485	2,485	2,485	2,486	2,487	2,488	2,489	2,490	2,491	2,492	2,493
Water Connection Charges											
Northeast Corcoran											
Single Family Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Multi-Residential Connection	1,065.02	1,096.97	1,141	1,186	1,234	1,283	1,335	1,388	1,444	1,501	1,561
Non-Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Maple Grove Residential Connection	2,999	3,306									
Maple Grove Commercial/Other Connection	11,996	13,226									
Southeast Corcoran											
Single Family Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Multi- Residential Connection	1,065.02	1,096.97	1,141	1,186	1,234	1,283	1,335	1,388	1,444	1,501	1,561
Non-Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Maple Grove Residential Connection	2,999	3,306	3,438	3,576	3,719	3,867	4,022	4,183	4,350	4,524	4,705
Maple Grove Commercial/Other Connection	11,996	13,226	13,755	14,305	14,877	15,473	16,091	16,735	17,405	18,101	18,825

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
AVAILABILITY CHARGES*											
Sewer availability charge per acre of land	7,621.91	7,919.16	8,157	8,401	8,653	8,913	9,180	9,456	9,740	10,032	10,333
Northeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	12,369.75	12,852.17	13,366	13,901	14,457	15,035	15,637	16,262	16,913	17,589	18,293
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	25,271.03	26,256.60	27,307	28,399	29,535	30,717	31,945	33,223	34,552	35,934	37,372
Southeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,318.44	9,682	10,069	10,472	10,891	11,326	11,780	12,251	12,741	13,250	13,780
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	12,608.05	13,099.76	13,624	14,169	14,736	15,325	15,938	16,576	17,239	17,928	18,645

* Prior to 5/12/2022, the City had just one TLAC charge for water trunk line availablity. Effective 5/12/2022, the City adjusted the amount charged for availability of water services to include two separate charges, as described here. In addition, effective 5/12/2022, at time of adopting a new "Treatment & Storage" charge, the City adopted adjustments to the amount charged for Watermain & Raw Water TLAC. The amounts shown for year 2022 reflect the rates as of of 5/12/2022.

Notes to Table A:

1. Fee schedule is based on Corcoran constructing its own water system to serve northeast Corcoran beginning in year 2024. Changes to northeast water connection charges are based on this assumption.

2. After year 2030, for purposes of preparing financial plans, it is assumed that rates continue to be adjusted by the same percentage changes shown in year 2024.

3. This schedule does not include all city fees for water and sewer. For purpose of financial planning, the schedule only includes fees for the most frequent and material sources of revenue to the City.

Appendix B

City of Corcoran

Property Tax Levy Planned for Debt Service

		Tax Levy for Equipment Certificates									Tax Levy for Facilities, Parks, and Street Improvements (Includes Tax Abatement)									Combined Total
Levy Certification Year	Levy Collection Year	EXISTING 2016A Bonds, Equipment	EXISTING 2018A Bonds, Equipment	EXISTING 2020 Bonds, Equipment	EXISTING 2022 Bonds, Equipment	EXISTING 2025 Bonds, Equipment	NEW 2027 Bonds, Equipment	NEW 2029 Bonds, Equipment	NEW 2031 Bonds, Equipment	Subtotal	EXISTING G.O. 2012B CIP Bonds, Refunded with 2020B	EXISTING 2018A Bonds - Park Improvements (Debt Service Levy)	EXISTING 2018A Bonds - Park Improvements (Abatement Levy)	EXISTING 2023A for Street Improvements (Debt Service Levy)	EXISTING 2023A for Street Improvements (Abatement Levy)	EXISTING 2025A Bonds for Municipal Facilities (Planning /Land)	NEW 2027A Bonds for Municipal Facilities	NEW 2030A Bonds for County Road 11	Subtotal	Total Estimated Tax Levy
2024	2025	37,485	80,273	104,265	250,884	-	-	-	-	472,907	232,985	25,908	84,000	179,128	190,000	-	-	-	712,021	1,184,928
2025	2026	-	78,068	102,375	248,364	505,155	-	-	-	933,962	234,455	23,389	84,000	169,903	205,000	52,028	-	-	768,774	1,702,736
2026	2027	-	81,113	105,735	250,884	509,093	25,725	-	-	972,550	235,820	20,868	89,250	159,640	215,000	50,715	-	-	771,293	1,743,843
2027	2028	-	-	103,740	252,984	511,980	177,450	-	-	1,046,154	231,830	18,191	89,250	148,853	225,000	54,653	2,736,006	-	3,503,782	4,549,936
2028	2029	-	-	101,745	249,414	508,568	178,290	27,195	-	1,065,212	238,340	15,514	94,500	137,540	235,000	53,078	2,735,049	-	3,509,021	4,574,233
2029	2030	-	-	-	250,884	504,368	178,946	185,640	-	1,119,838	241,490	12,584	94,500	125,953	250,000	51,503	2,733,094	312,060	3,821,183	4,941,021
2030	2031	-	-	-	249,047	289,380	179,419	186,296	143,220	1,047,362	244,157	9,655	99,750	113,328	260,000	49,928	2,733,519	432,600	3,942,936	4,990,298
2031	2032	-	-	-	-	288,855	174,458	186,769	171,570	821,652	246,761	6,563	105,000	100,428	275,000	53,603	2,732,317	429,660	3,949,331	4,770,983
2032	2033	-	-	-	-	287,805	174,746	187,058	171,990	821,599	249,076	3,281	105,000	86,490	285,000	51,765	2,733,235	431,760	3,945,607	4,767,206
2033	2034	-	-	-	-	291,480	174,851	187,163	166,950	820,444	246,073	-	-	73,520	265,000	49,928	2,735,589	433,440	3,803,550	4,623,994
2034	2035	-	-	-	-	289,118	174,773	187,084	172,410	823,385	247,858	-	-	62,890	275,000	53,340	2,734,376	434,700	3,808,164	4,631,549
2035	2036	-	-	-	-	44,730	179,760	186,821	172,200	583,511	254,814	-	-	51,840	285,000	51,240	2,734,174	435,540	3,812,608	4,396,119
2036	2037	-	-	-	-	43,260	173,880	186,375	171,780	575,295	261,366	-	-	40,620	300,000	49,560	2,735,194	430,710	3,817,450	4,392,745
2037	2038	-	-	-	-	47,040	-	190,995	171,150	409,185	-	-	-	28,520	310,000	53,130	2,732,895	436,170	3,560,715	3,969,900
2038	2039	-	-	-	-	45,360	-	184,748	170,310	400,418	-	-	-	-	-	51,240	2,731,960	435,750	3,218,950	3,619,368
2039	2040	-	-	-	-	43,680	-	-	169,260	212,940	-	-	-	-	-	54,600	2,735,785	434,910	3,225,295	3,438,235
2040	2041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,735,955	433,650	3,169,605	3,169,605
2041	2042	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,359	431,970	3,164,329	3,164,329
2042	2043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,055	435,120	3,169,175	3,169,175
2043	2044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,087	437,640	3,169,727	3,169,727
2044	2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,892	434,280	3,169,172	3,169,172
2045	2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,733,498	435,750	3,169,248	3,169,248
2046	2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,886	436,590	3,169,476	3,169,476
2047	2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,011	436,800	3,168,811	3,168,811
2048	2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,735,719	425,880	3,161,599	3,161,599
2049	2050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,172	-	2,734,172	2,734,172
2050	2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,501	-	2,732,501	2,732,501
2051	2052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,733,732	-	2,733,732	2,733,732
2052	2053	-	-				-	-	-	-	-	-	-	-	-	-	2,733,094	-	2,733,094	2,733,094
2053	2054	-	-				-	-	-	-	-	-	-	-	-	-	2,735,644	-	2,735,644	2,735,644
2054	2055	-	-				-	-	-	-	-	-	-	-	-	-	2,735,527	-	2,735,527	2,735,527
	Total	37,485	239,454	517,860	1,752,461	4,209,872	1,792,298	1,896,144	1,680,840	12,126,414	3,165,025	135,953	845,250	1,478,650	3,575,000	780,308	76,551,321	8,554,980	95,086,486	107,212,900

Notes:

1/ The tax levy amounts above include the 5% over levy (for delinquent property taxes).

2/ The 2018A Bonds include tax abatement levy.

3/ Special assessment revenue estimated for deposit to the debt service fund for the Series 2016A Bonds has not and is not projected to be sufficient to cover debt service. The City plans to transfer cash from the Water and Sewer Fund to the Debt Service Fund for Series 2016A to pay debt service in lieu of a tax levy.



Northland Securities, Inc.
150 South Fifth Street , Suite 3300
Minneapolis, MN 55402
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com
Member FINRA and SIPC | Registered with SEC and MSRB

STAFF REPORT **Agenda Item: 6y.**

Council Meeting: September 26, 2024	**Prepared By:** Jay Tobin
Topic: Long-Term Financial Management Plan	**Action Required:** Approval

Summary

The Long-Term Financial Management Plan was first prepared in 2012 and is updated annually, the 2024 update is attached. Tammy Omdal from Northland Securities will present the updated plan and answer questions at the beginning of the Council meeting.

The City's outstanding general obligation bonds are rated as 'Aa3' by Moody's Investors Service. The positive credit strengths for the City include strong financial operations resulting in growing reserves. In 2025, the City anticipates issuance of bonds to finance certain capital improvements to include:

- G.O. Equipment Certificates, $2,575,000 to finance equipment and vehicle acquisition payable over 10-year term from tax levy.
- G.O. CIP Bonds, $835,000 for new municipal cold storage building payable over 15-year term from tax levy.

The final sizing, structuring, and interest rates for bonds will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average ranging from 3.50% to 4.25% interest rate on the bonds depending on planned term of the bonds.

Financial/Budget

The City annually budgets for financial planning, and the documents are for planning purposes only. True impacts will be determined through the future decisions of City Council.

Options

1. Adopt the Long-Term Financial Management Plan as presented.
2. Amend the Long-Term Financial Management Plan.
3. Send back to staff to further review.

Recommendation

Adopt the Five-Year Financial Management Plan as presented.

Council Action

Consider and respond to Long-Term Financial Management Plan as presented.

Attachments

1. Long-Term Financial Management Plan

2024 Long-Term Financial Management Plan

Draft for Presentation to City Council
September 26, 2024

Northland Securities, Inc.
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402
(800) 851-2920
Member FINRA and SIPC
Registered with SEC and MSRB

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September 26, 2024

Jay Tobin
City Administrator
City of Corcoran, MN
8200 Co. Rd. 116
Corcoran, MN 55340

RE: City of Corcoran Long-Term Financial Management Plan

Dear Jay:

Northland is pleased to present the City of Corcoran with the 2024 Long-Term Financial Management Plan (the "Plan"). The Plan is intended to help inform decisions on property tax and enterprise fee policy decisions, among other financial plans. The Plan provides information to inform decisions both in the near term, and long-term, as near-term decisions often have long-term implications. The Plan was developed working closely with city staff. Northland appreciates the opportunity to provide service to the City.

Sincerely,
NORTHLAND SECURITIES, INC.



Tammy Omdal
Managing Director

150 South Fifth Street, Suite 3300, Minneapolis, MN 55402
Main: (612) 851-5900 / Direct: (612) 851-4964 / Email: tomdal@northlandsecurities.com / jgreen@northlandsecurities.com
Member FINRA and SIPC | Registered with SEC and MSRB

INTRODUCTION AND SUMMARY

The Financial Management Plan (the "Plan") offers a guide for the on-going financial management of the City of Corcoran (the "City"). The Plan was first prepared in year 2012 and has been updated annually.

The Plan contains proposed strategies and identification of key factors and objectives to monitor with respect to future financial performance. Information is included on estimated future property tax levies and municipal fees and charges necessary to fund planned city services, capital improvement plans, and debt service.

The objectives of the study for the Plan are as follows:

- Revenue Sufficiency - Develop and populate a forecasting model that will determine the level of revenue needed to satisfy general government and utility enterprises operations, capital improvements, and debt service while maintaining adequate reserves for future service and capital needs.
- Rate Calculations - Model projected tax capacity tax rates for the City and proposed municipal utility rates and structure for billing water and sewer services (the "Utilities") to meet revenue sufficiency objectives.

The Plan includes anticipated capital improvements for years 2024-2033 (the "CIP"). Estimates were prepared by the City as to cost and timing of projects. While the specific timing of future improvements can be uncertain, awareness of the funding demands for projects is important when considering tax levies, rates for fees and charges, and reserves for future capital.

Future development will provide increased revenue from charge for services and tax revenue. This includes increased revenue to the Utilities, with revenue from both development fees and usage fees. Development provides increased tax capacity and potential for increase in property tax revenue to pay for services.

The rate of future development and addition of taxpayers and customers of the Utilities has been and continues to be a significant variable for the Plan. The City should continue to monitor actual development that occurs against the anticipated rate of development assumed in the Plan. The rate of development will impact the projected revenues and timing of collection included in the Plan. Information on the projected housing units to be added is included later in the Plan.

Revenue Sufficiency

The Study evaluated the sufficiency of revenues to meet current and projected financial requirements over future years for the various accounting "Funds" the City maintains. The Plan determines the tax levies and rates necessary in each year of the projection period to provide revenue sufficiency.

Governmental Funds

The City has an adopted policy to maintain a minimum balance in the General Fund equivalent to 35% of annual expenditures. The City evaluates ending fund balances at year-end and makes decisions on the level of funds that is needed and appropriate, which may be greater than the minimum of 35%. The Plan provides for the General Fund fund balance to be at the minimum 35% level.

The City desires to manage its budget so that growth in net tax capacity from new development will

provide revenue sufficiency for the City to maintain an approximate constant tax rate.

Achieving a constant city tax rate (equal to the net tax capacity rate for tax year 2024) may be challenging for the City given the demands for expanded municipal services to support the growth that is rapidly occurring within the City.

Enterprise Funds

For purposes of the Plan, the revenue objective for the Water Fund and the Sewer Fund focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

Funding Depreciation for the Utilities

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an important element for establishment of sufficient rates for the Utilities. The Study focused on the City's asset management practices to maintain and expand infrastructure at future estimated costs.

Rather than focus on "funding depreciation" we find it is better to gain a strong understanding of the expected future costs and, maybe more importantly, their timing, and plan for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the Study does that. Capital improvement plans combined with financial management targets are critical elements that allow for the setting of rates that meet City goals.

Financial management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utilities must do better than break even, but by how much?

The Plan helps to answer these questions by allocating the projected year-end cash balance to defined purposes. The defined purposes include planned capital acquisition and reserves for future capital.

The Plan provides a second criteria to evaluate revenue sufficiency for the Utilities. The Plan sets a target (a floor) to maintain an unrestricted net position in the Utility Funds no lower than 50% of the subsequent year's estimated expenditures.

The majority of revenue for municipal utility operations comes from user charges, maintaining an unrestricted net position that is equal to at least 50% of expenditures will help to ensure that sufficient resources are available to fund basic functions between receipts of user charges.

The target (or floor) for ending unrestricted net position is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. Equity is reported as a fund balance in the General Fund and as a net asset within the Water Fund and the Sewer Fund. Fund balance and net assets are the difference between fund assets and liabilities reflected on the balance sheet or statement of net assets.

Rate Calculations

The Study focused on preparing projections for future annual tax capacity rates for the City, and reviewing the rates for the fees and charges of the Utilities. The Study did not include a review and analysis of other fees and charges, only the fees for the Utilities.

City Tax Rate

Future tax levy increases are projected to be necessary to fund planned expenditures and to maintain adequate cash balances across all City funds. The increase in the City's tax rate is estimated based on assumptions in the Plan for changes to the City's tax capacity from growth in the taxable market value of property within the City. The projected City tax levy by year is shown in Figure 1 along with the corresponding estimated City tax rate and respective annual percent changes.

Figure 1.

Snapshot of City Tax Levy, Tax Capacity, and Tax Rate as Included in the Plan

Tax Collection Year	City Tax Levy Before Adjustments to Achieve Constant Tax Rate	Adjustments Needed to Plan to Achieve Constant Tax Rate	Adjusted City Tax Levy	% Change City Tax Levy	City Tax Capacity	% Change City Tax Capacity	City Tax Rate
2023	7,158,323	-	7,158,323	25.6%	16,251,741	29.8%	0.42122
2024	8,374,256	-	8,374,256	17.0%	18,898,299	16.3%	0.42408
2025	10,106,258	(1,005,145)	9,101,112	8.7%	20,612,248	9.1%	0.42408
2026	11,354,285	(1,328,961)	10,025,324	10.2%	22,567,373	9.5%	0.42830
2027	12,483,000	(1,912,718)	10,570,282	5.4%	23,824,917	5.6%	0.42856
2028	15,512,988	(4,223,471)	11,289,517	6.8%	25,245,382	6.0%	0.43294
2029	15,749,034	(3,430,708)	12,318,326	9.1%	27,648,567	9.5%	0.43252
2030	16,042,915	(2,693,862)	13,349,053	8.4%	29,932,909	8.3%	0.43395

The key assumptions for the Plan that impact the estimated City tax levy before adjustments to achieve constant tax rate include the following:

- Taxable market value within the City, for purpose of the Plan, is projected to increase by approximately 3.0% annually. Based on recent years this is a conservative estimate. Because the Plan is focused on the long-term, the assumption is meant to be conservative.
- Fiscal disparities contribution and corresponding distribution of tax revenue are estimated to remain constant (at Pay 2024 amounts) over the planning period. The actual impact of the metro-wide fiscal disparities program varies from year to year.
- City will increase the tax levy to support additional planned spending in the General Fund related to growth of the community. Details on the specific items, which includes staff positions, are included in the Finance Plan section for the General Fund.
- General fund non-tax revenue is estimated to increase by 2.0% and current expenditures by 3.0%. There are no assumed major changes to non-tax revenue. Based on more recent economic conditions, the 3.0% assumption for expenditures may be low but the focus of the Plan is long-term.
- City estimates it will average approximately 330 new housing units annually between 2024-2033. The Plan assumes more rapid growth over the near term. For purposes of estimating market value of property, the average new home is estimated at $500,000 with valuation inflated 3.0% annually.
- The Plan assumes an increase in taxable market value from construction of new commercial

property in the City at approximately $1.0 million per year. This is intended to be a conservative assumption for planning purposes.

- The construction of new multi-family housing units in southeast Corcoran is included at 204 units in 2023, 204 units in 2027, and 231 units in 2028 with estimated taxable market value of approximately $175 million to be added between 2026-2031.
- For planning purposes, it is assumed the City will issue bonds to finance a new municipal campus/ building in 2026 and 2027 with a preliminary estimated $3.0 million for land acquisition in 2026 and $50 million construction cost in 2027. The Plan anticipates that debt service will be paid from taxes (80%), water revenues (10%) and sewer revenues (10%). The increase to the City's tax levy beginning in year 2028 is estimated at approximately $3.0 million for payment of debt service for the project.

Utility Rates

The City currently has a two-part rate structure for charging fees for water and sewer services, comprised of both fixed and variable charges. This structure recovers a portion of system costs in a fixed charge, recognizing that the Utilities have certain fixed costs and customer service costs that are incurred year-round. These fixed costs are incurred regardless of the level of water usage.

It is projected that approximately 45% of the Water Fund expenses, including depreciation, are fixed and for the Sewer Fund it is estimated at 30%. The percentages vary somewhat from year to year. Fixed expenses as a percent of total expenses is projected to decrease somewhat over time as the number of customers increase and volume of water usage grows. For usage or metered volume-based rates, based on the results of the study, there are no recommended changes in the structure. As the number of customers increases potential changes to the structure may be needed.

The Plan anticipates the City adopts planned increases to rates for water and sewer services as proposed in the Plan. This includes increasing the water and sewer services fees. Appendix A includes the proposed utility rates by year as assumed for the Plan.

Study Approach

The following steps were taken as part of the study for the Plan:

- City provided historical financial data along with current budget plans and capital improvement plans.
- City provided the assumptions for future residential units to be constructed and connected to the Utilities.
- Information provided by the City was organized, analyzed, and used to support the development of the Plan. The prior year data included in the Plan is reconciled with the City's audited financial statements for year 2022 and 2023.

Organization of Plan

The Plan is organized into five sections:

1. Introduction and Summary provides information on revenue sufficiency and rate calculations.
2. Background provides historical and statistical context for the Utilities.

3. CIP and Debt provides information on plans for equipment, facilities, and maintaining and expanding the water and sewer systems. This includes estimates on project costs, timing, and sources of funds. Information on outstanding debt obligation and debt service is included.

4. Financial Plans provides the financial plans (pro forma) for the City funds. The financial plans include historical, current, and projected sources and uses of funds and estimated ending cash balances. Financial plans take into account capital improvement plans, both existing and planned debt issuance, and proposed rates.

5. Appendices provide additional data and graphics.

TABLE 1

City of Corcoran

Summary of Property Tax Levy, Tax Capacity, and Tax Rate

	Certified		Projected					
	2023	2024	2025	2026	2027	2028	2029	2030
Property Tax Levy by Payable Year								
General Fund	6,354,020	7,187,648	8,921,330	9,808,223	10,721,408	10,824,152	11,032,608	11,286,799
Equipment Fund	-	-	-	-	-	-	-	-
Facilities Fund	-	-	-	-	-	-	-	-
Debt Service - Equipment	470,544	474,587	472,906	754,438	792,960	904,116	922,752	956,380
Debt Service - Facilities and Parks	333,759	712,021	712,022	791,625	968,633	3,784,720	3,793,674	3,799,737
Total Property Tax Levy before Adjustments	7,158,323	8,374,256	10,106,258	11,354,285	12,483,000	15,512,988	15,749,034	16,042,915
Adjustment needed to Plan to achieve constant rate			*(1,005,145)*	*(1,424,038)*	*(2,019,450)*	*(4,447,043)*	*(3,663,939)*	*(2,989,070)*
Total Property Tax Levy with Adjustments	**7,158,323**	**8,374,256**	**9,101,112**	**9,930,247**	**10,463,550**	**11,065,945**	**12,085,095**	**13,053,845**
Less Fiscal Disparities Distribution	312,812	359,809	359,809	359,809	359,809	359,809	359,809	359,809
Net Spread Levy	**6,845,511**	**8,014,447**	**8,741,303**	**9,570,438**	**10,103,741**	**10,706,136**	**11,725,286**	**12,694,036**
Tax Capacity (TC)								
Gross Tax Capacity (TC) Real Property	16,264,902	19,067,434	20,781,383	22,736,508	23,994,052	25,414,517	27,817,702	30,102,044
Gross Tax Capacity (TC) Personal Property	579,151	589,036	589,036	589,036	589,036	589,036	589,036	589,036
Total Gross TC	16,844,053	19,656,470	21,370,419	23,325,544	24,583,088	26,003,553	28,406,738	30,691,080
Less Tran Line TC	2,457	2,765	2,765	2,765	2,765	2,765	2,765	2,765
Less Fiscal Disparities TC	589,855	755,406	755,406	755,406	755,406	755,406	755,406	755,406
Less Tax Increment Financing TC	-	-	-	-	-	-	-	-
Net Tax Capacity	**16,251,741**	**18,898,299**	**20,612,248**	**22,567,373**	**23,824,917**	**25,245,382**	**27,648,567**	**29,932,909**
City Tax Rate	**42.122%**	**42.408%**	**42.408%**	**42.408%**	**42.408%**	**42.408%**	**42.408%**	**42.408%**
Total Property Tax Levy Annual % Change	*25.6%*	*17.0%*	*8.7%*	*9.1%*	*5.4%*	*5.8%*	*9.2%*	*8.0%*
Net Tax Capacity Annual % Change	*29.8%*	*16.3%*	*9.1%*	*9.5%*	*5.6%*	*6.0%*	*9.5%*	*8.3%*
City Tax Rate Annual % Change	*-2.5%*	*0.7%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*	*0.0%*
City Tax Rate Annual % Change without Adjustments	*-2.5%*	*0.7%*	*11.5%*	*14.9%*	*20.0%*	*41.5%*	*31.2%*	*23.5%*

Note: Projected 2025 Gross Tax Capacity (TC) for Real Property Property is from Hennepin County report dated July 1, 2024. Pay 2025 Fiscal Disparities Distribution and Contribution amounts are placeholder amounts and are subject to change pending the City's receipt of information from Hennepin County. Amounts for 2026-2030 are estimated amounts for planning purposes only, actual amounts will vary.

TABLE 2
City of Corcoran
Projected City Taxes Payable for Example Properties

			2025	2026	2027	2028	2029
Annual Percent Change in Market Value of Example Properties:			3.00%	3.00%	3.00%	3.00%	3.00%
Valuation $	Residential Example 1	300,000	309,000	318,270	327,818	337,653	347,782
	Residential Example 2	500,000	515,000	530,450	546,364	562,754	579,637
	Residential Example 3	700,000	721,000	742,630	764,909	787,856	811,492
	Residential Example 4	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274
	Commercial Example 1	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274
	Commercial Example 2	2,000,000	2,060,000	2,121,800	2,185,454	2,251,018	2,318,548
	Commercial Example 3	3,000,000	3,090,000	3,182,700	3,278,181	3,376,526	3,477,822
	Commercial Example 4	4,000,000	4,120,000	4,243,600	4,370,908	4,502,035	4,637,096
City Tax Payable $	Residential Example 1	1,252	1,262	1,313	1,357	1,403	1,450
	Residential Example 2	2,160	2,185	2,282	2,366	2,453	2,543
	Residential Example 3	3,239	3,270	3,407	3,525	3,646	3,772
	Residential Example 4	4,859	4,897	5,094	5,262	5,436	5,615
	Commercial Example 1	8,638	8,677	8,998	9,268	9,546	9,833
	Commercial Example 2	17,277	17,354	17,996	18,536	19,092	19,665
	Commercial Example 3	25,915	26,031	26,995	27,804	28,639	29,498
	Commercial Example 4	34,553	34,708	35,993	37,073	38,185	39,330
Annual Change in Total City Tax Payable $	Residential Example 1		10	51	44	45	47
	Residential Example 2		25	97	84	87	89
	Residential Example 3		30	137	118	122	125
	Residential Example 4		38	197	169	174	179
	Commercial Example 1		39	321	270	278	286
	Commercial Example 2		77	642	540	556	573
	Commercial Example 3		116	963	810	834	859
	Commercial Example 4		155	1,284	1,080	1,112	1,146

Note: City Tax Payable is estimated for 2025-2029 assuming City's tax rate remains constant at Pay 2024 rate.

CHART 1

City plans to strive to maintain a constant tax rate from year-to-year
To achieve a constant tax rate will require the City to adjust its plans for staffing addition and capital improvements, among other adjustments

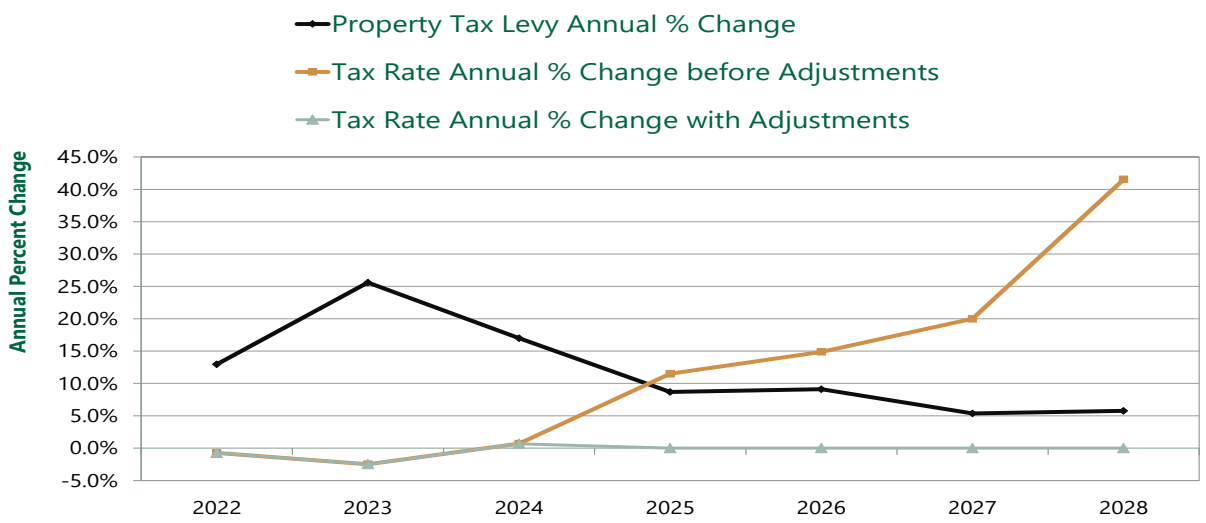
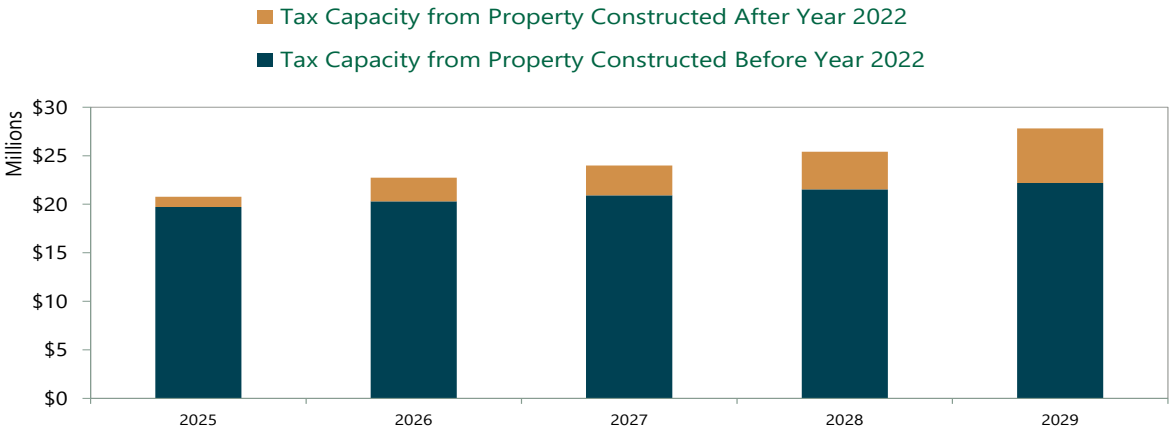


CHART 2

Estimated City Tax Capacity is projected to increase driven by new construction and projected valuation increases for property



Tax capacity is the valuation of property based on market value and class rates on which property taxes are determined

CHART 3

Ending Fund Balance for General Fund is projected to continue to meet City policy to maintain a minimum balance in the General Fund equivalent to 42% of next year's budgeted expenditures for the General Fund

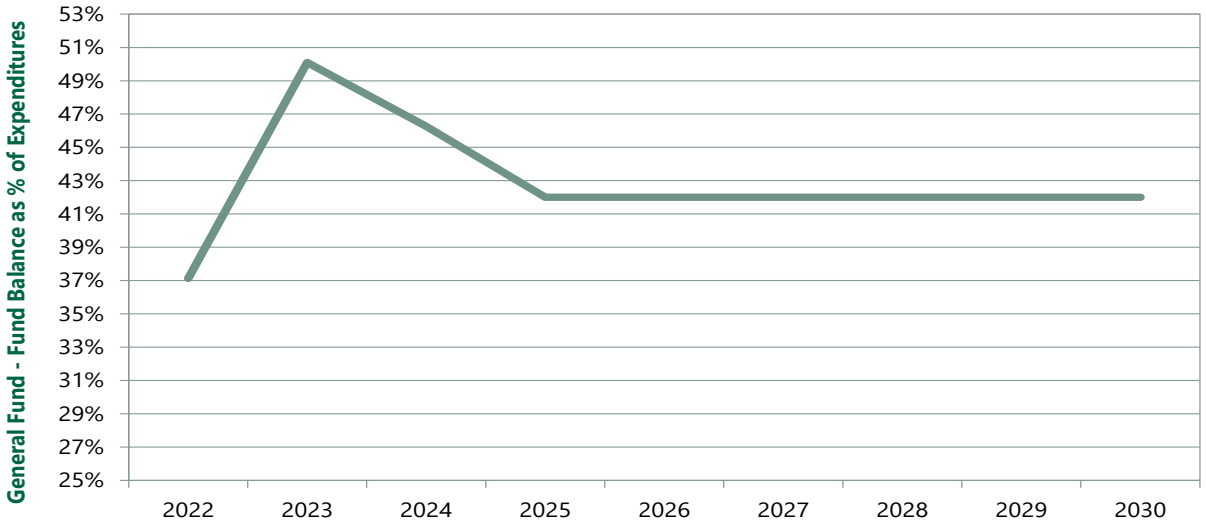
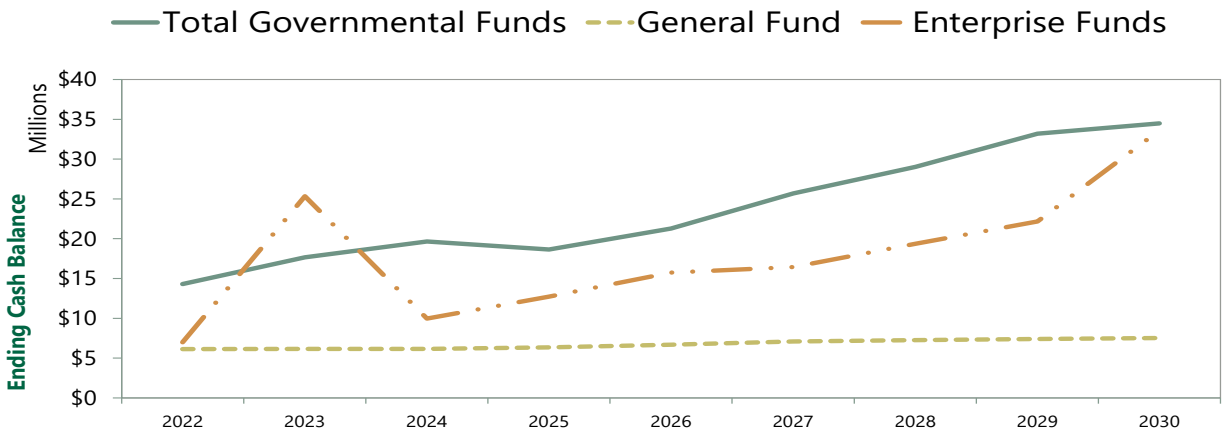


CHART 4

Ending Cash Balances are projected to be at levels sufficient to meet City objectives



Changes in ending cash balances can be caused by timing of capital projects, debt service payments, receipt of funds, including bond proceeds, among other reasons.

CHART 5
Water Fund

Water Fund ending cash balance is projected to decrease over time with use of cash generated from development to pay for debt service on capital improvements

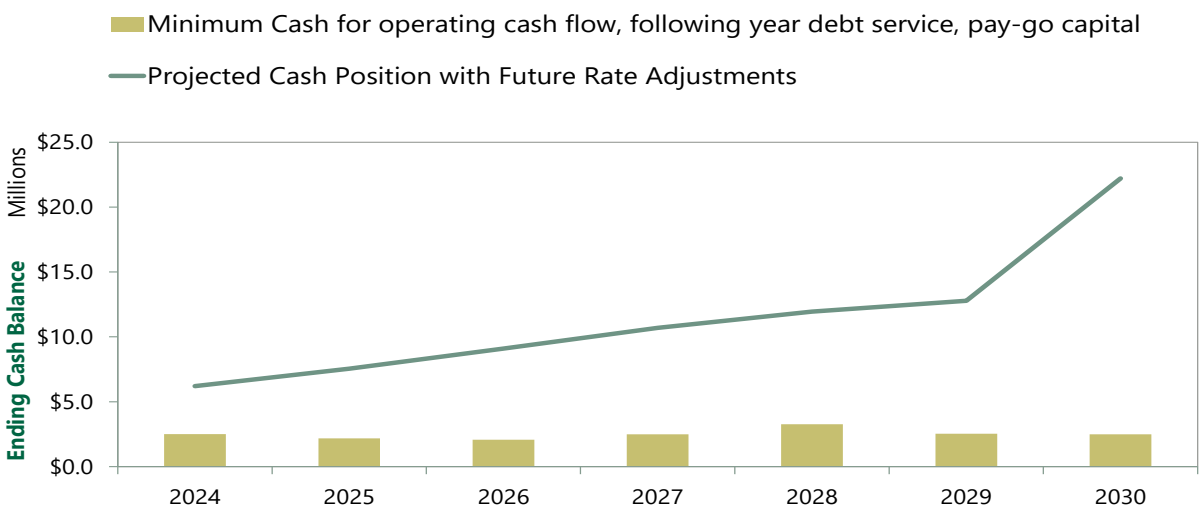
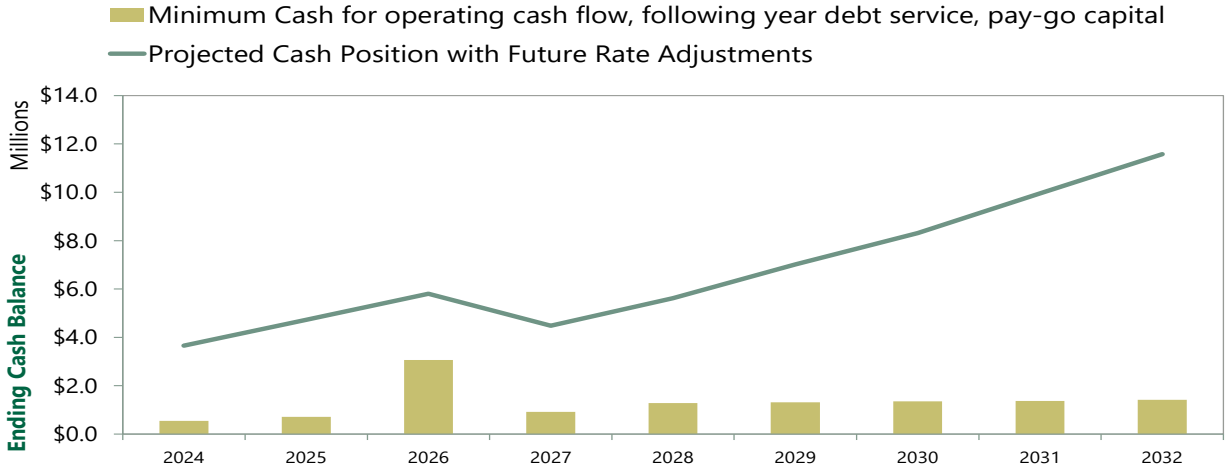


CHART 6
Sewer Fund

Sewer Fund ending cash balance is projected to increase from collecton of development related revenue which will be spent on future improvement projects



The Plan includes use of $5.0 million of cash (pay-go) in year 2027 to fund 50% of the estimated cost for NE to SE Trunk Sewer Line

The increase in the Water Fund and Sewer Fund Year-End Cash Balance is planned.

The difference between Projected Cash Position and Minimum Cash Position represents the net amount of cash projected to be available as reserves for future capital improvements. The City collects development fees at time of platting and building permit, use of the funds collected occurs over time to pay for financing of projects.

Connection and availability charges from development will pay for future capital improvements to support development both programmed and not yet programmed in the CIP.

CHART 7
Projected Future Tax Levy Increases Compared to Projected Increase in Net Tax Capacity

Cumulative increase in Tax Levy is projected to be greater than the cumulative increase in Net Tax Capacity. To achieve a constant tax rate the City will need to adjust its plans to support a lower tax levy than what is projected based on spending plans, including for capital improvements.

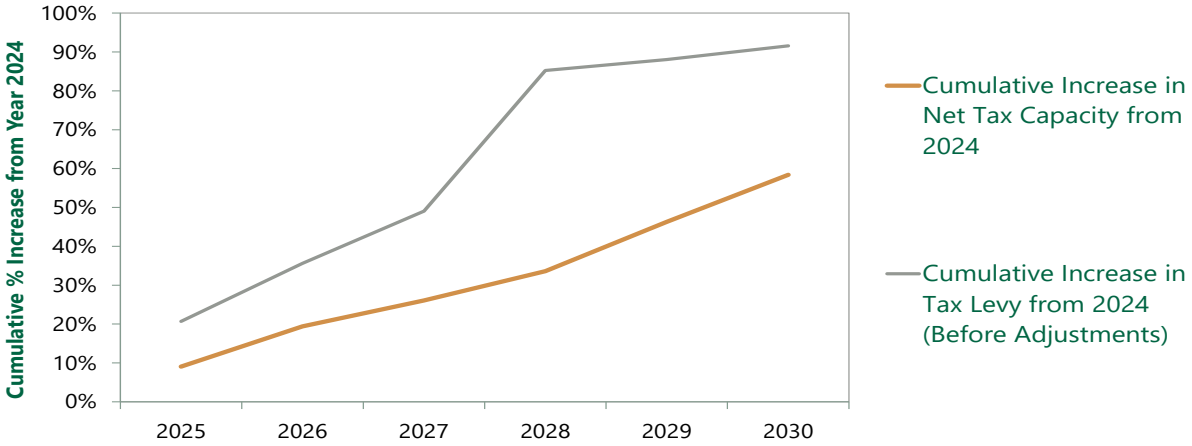
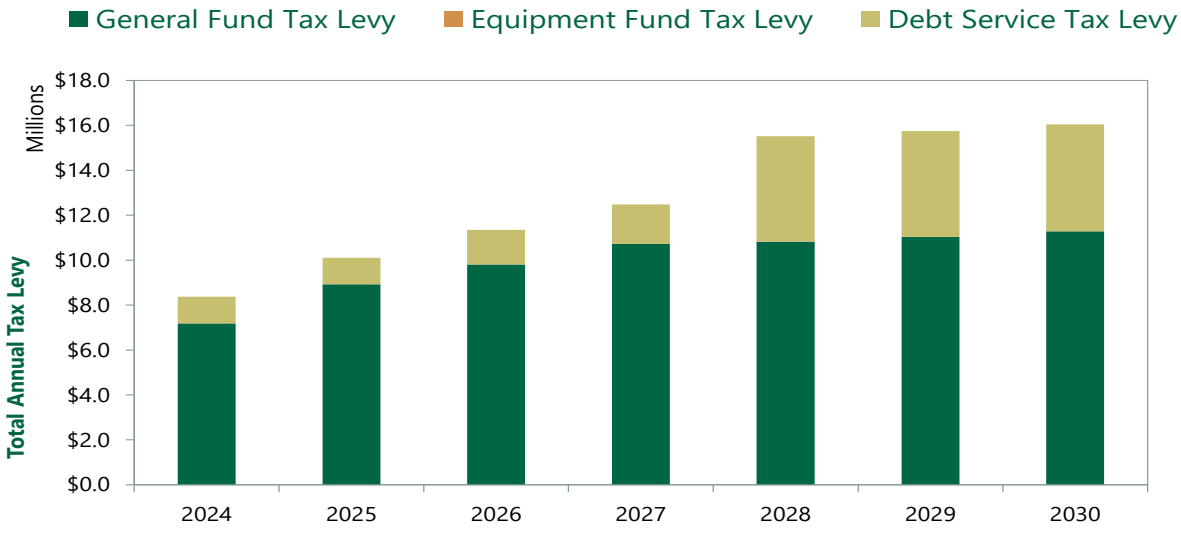


CHART 8
Tax Levy by Purpose

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects



BACKGROUND

The City of Corcoran is located on the western edge of the Twin Cities Metropolitan area in Hennepin County. The 2023 population was estimated at 6,428 (Official Statement, G.O. Bonds Series 2023A). Population will continue to increase due to development of residential property within the City. The land area for the City encompasses just under 36 square miles and includes area for future residential development.

Commercial and industrial development in the City is expected to continue to expand due to access to municipal water and sewer services and the expansion of transportation corridors. In 2012 the City successfully financed and implemented a major improvement project to first bring and then expand municipal water and sewer services to the City. The project provided for connection to the metropolitan disposal system. The City forecasts continued development of both residential and commercial property.

The City's development plan for its downtown area provides an opportunity for additional economic development. In recent years the City completed construction of street improvements and utility infrastructure in the downtown area.

The table that follows provides the estimated number of housing units along with municipal utility connectionsunits for commercial property in the downtown area the City projects to be added over the next twenty-years. The assumptions on units is an important input to the Plan and is updated on annual basis by the City.

The City is in the process of planning for water service to serve the northeast area of the City. The access to water purchased from Maple Grove is limited. The City is undertaking investments in a city owned water treatment plant and water tower.

Table 3

Page 1 of 2

City of Corcoran

Growth Projections

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ACRES PLATTED											
Residential SE District	93.56	85.21	55.61	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
Residential NE District	-	36.42	50.92	45.65	46.96	50.01	44.25	40.00	40.00	40.00	18.46
Total Acres Platted	93.56	121.63	106.53	85.65	86.96	90.01	84.25	80.00	80.00	80.00	58.46
UNITS PERMITTED											
Residential SE District	172	165	177	242	129	165	170	160	125	125	125
Residential NE District	76	60	69	165	124	121	101	99	114	99	99
Greater Corcoran	6	5	5	5	5	5	5	5	5	5	5
Total Residential Single Family	254	230	251	412	258	291	276	264	244	229	229
Commercial SE District		1	1	1	1	1	1	1	1	1	1
Residential Multi-Family	204	-	-	-	204	231	-	158	-	-	-
Total Units Permitted	458	231	252	413	463	523	277	423	245	230	230
UTILITY CUSTOMER UNITS											
Estimated Customer Units Added by Year											
Residential SE District	136	172	165	177	242	129	165	170	160	125	125
Residential NE District	71	76	60	69	165	124	121	101	99	114	99
Greater Corcoran	2	6	5	5	5	5	5	5	5	5	5
Total Residential Single Family	209	254	230	251	412	258	291	276	264	244	229
Commercial SE District	1	0	1	1	1	1	1	1	1	1	1
Residential Multi-Family	0	204	0	0	0	204	231	0	158	0	0
Total	210	458	231	252	413	463	523	277	423	245	230
Estimated Total Customer Units (Average Annual)											
Residential SE District (includes adjustments)	819	955	1,127	1,292	1,469	1,711	1,840	2,005	2,175	2,335	2,460
Residential NE District	409	480	556	616	685	850	974	1,095	1,196	1,295	1,409
Greater Corcoran	13	15	21	26	31	36	41	46	51	56	61
Total Residential Single Family	1,241	1,450	1,704	1,934	2,185	2,597	2,855	3,146	3,422	3,686	3,930
Commercial SE District	40	41	41	42	43	44	45	46	47	48	49
Residential Multi-Family	0	0	204	204	204	204	408	639	639	797	797
Total	1,281	1,491	1,949	2,180	2,432	2,845	3,308	3,831	4,108	4,531	4,776

Table 3

Page 2 of 2

City of Corcoran

Growth Projections

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CUSTOMER WATER VOLUMES											
Average Estimated Annual Volume Per Customer											
Residential average gallons per year per REU	85	85	85	85	85	85	85	85	85	85	85
Multi-Family average gallons per year per REU	75	75	75	75	75	75	75	75	75	75	75
Commercial average gallons per year per REU	38	38	38	38	38	38	38	38	38	38	38
Total Purchased Water Volume (1,000 Gal)											
Residential SE District	69,615	81,175	95,795	109,820	124,865	145,435	156,400	170,425	184,875	198,475	209,100
Residential NE District	34,765	40,800									
Greater Corcoran	1,105	1,275	1,785	2,210	2,635	3,060	3,485	3,910	4,335	4,760	5,185
Total Residential Single Family	105,485	123,250	97,580	112,030	127,500	148,495	159,885	174,335	189,210	203,235	214,285
Commercial SE District	1,520	1,558	1,558	1,596	1,634	1,672	1,710	1,748	1,786	1,824	1,862
Residential Multi-Family	-	-	15,300	15,300	15,300	15,300	30,600	47,925	47,925	59,775	59,775
Municipal Water Usage (10% of total)	10,701	12,481	11,444	12,893	14,443	16,547	19,220	22,401	23,892	26,483	27,592
Total Purchased Water Volume (1,000 Gal)	117,706	137,289	125,882	141,819	158,877	182,014	211,415	246,409	262,813	291,317	303,514
Total City Water Produced Volume (1,000 Gal)											
Residential SE District	-	-	-	-	-	-	-	-	-	-	-
Residential NE District	-	-	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Greater Corcoran	-	-	-	-	-	-	-	-	-	-	-
Total Residential Single Family	-	-	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Commercial SE District	-	-	-	-	-	-	-	-	-	-	-
Residential Multi-Family	-	-	-	-	-	-	-	-	-	-	-
Municipal Water Usage (15% of total)	-	-	-	-	-	-	-	-	-	-	-
Total City Water Produced Volume (1,000 Gal)	-	-	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Total Water Billed to Customers (1,000 Gal)											
Residential SE District	69,615	81,175	95,795	109,820	124,865	145,435	156,400	170,425	184,875	198,475	209,100
Residential NE District	34,765	40,800	47,260	52,360	58,225	72,250	82,790	93,075	101,660	110,075	119,765
Greater Corcoran	1,105	1,275	1,785	2,210	2,635	3,060	3,485	3,910	4,335	4,760	5,185
Subtotal Residential	105,485	123,250	144,840	164,390	185,725	220,745	242,675	267,410	290,870	313,310	334,050
Commercial SE District	1,520	1,558	1,558	1,596	1,634	1,672	1,710	1,748	1,786	1,824	1,862
Residential Multi-Family	-	-	15,300	15,300	15,300	15,300	30,600	47,925	47,925	59,775	59,775
Total Water Volume Billed (1,000 Gal)	107,005	124,808	161,698	181,286	202,659	237,717	274,985	317,083	340,581	374,909	395,687

CHART 9

Projections for future growth from residential and commercial development drive the revenue assumptions in the Plan. REU as included here are equal to the projected permitted units for the year.

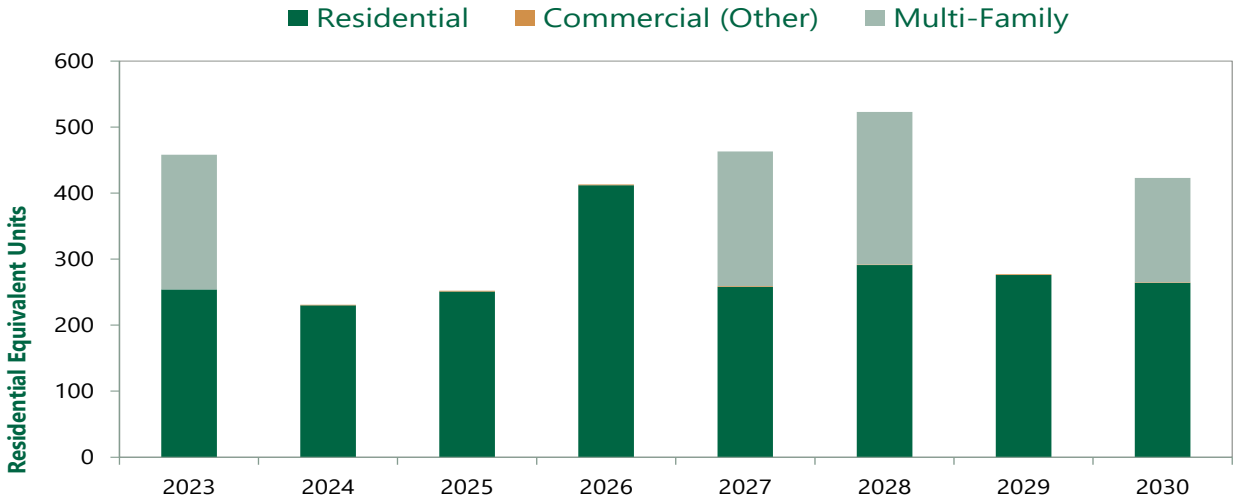
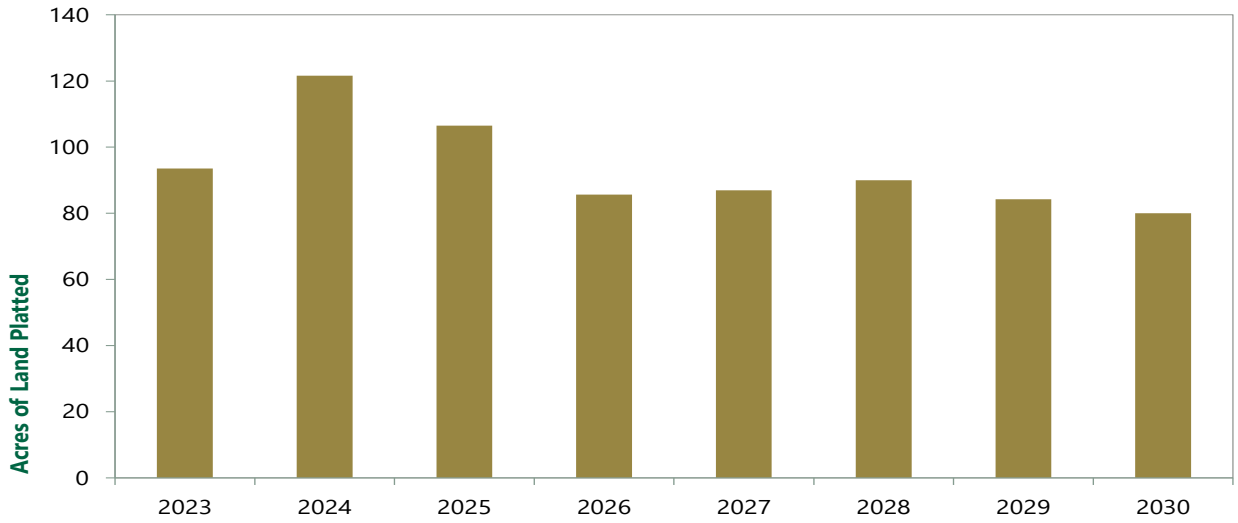


CHART 10

Projection for future acres of land platted for development impacts the revenue assumptions in the Plan



CAPITAL IMPROVEMENT PLAN (CIP) AND DEBT

The City annually reviews its plans for capital acquisition and improvements and updates its multi-year plan. The CIP in the Plan provides details on costs by year and proposed funding sources. The debt service study, included in the Plan, provides information on current debt service and estimated future debt. The CIP provides an important input into preparing the financial plans for the individual City funds.

Equipment and Vehicles

Over the next five years the City anticipates spending an average of approximately $0.55 million per year on equipment and vehicles. The Plan includes anticipated bonding every other year (2025, 2027, and 2029) for equipment and vehicles.

Water Improvements

Construction of well and treatment facilities are anticipated in future years in the estimated amount of $25,250,000 between years 2025-2032. The City plans to use $11,500,000 from federal and state funds, along with bond proceeds and revenue (cash) from the Water Fund to pay for these improvements.

The Plan anticipates the southeast area of the City will continue to be served under terms of an agreement with Maple Grove for purchase of municipal water until demand passes capacity. Improvements in southeast Corcoran will need to be undertaken at some point in the future.

The CIP does not include water improvement projects that are anticipated to be constructed and financed by private development and contributed to the City. These projects will be paid entirely by private funds with infrastructure then contributed to the City.

Sewer Improvements

The Plan includes planned construction of a northeast-southeast trunk line in year 2027 in the estimated amount of $10,000,000. The plans includes $5,000,000 from bond proceeds and the balance from cash in the Sewer Fund to finance the improvement.

Street Improvements

There are currently no street improvements included in the Plan.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Facility and Parks

A future municipal campus/building or expansion of the existing building is planned for approximately $50 million in year 2027; this is a "placeholder" for both the estimated amount and the year of construction.

The Plan includes $3.0 million, financed from bond proceeds, in 2026 for acquisition of land for the municipal campus/building.

The Plan anticipates that the debt on the municipal building will be paid 80% from tax levy and 20% from water and sewer revenues. The annual debt service

expense is included in the Debt Service Fund, including the transfers in of revenues from the Water Fund and Sewer Fund. The annual debt service levy on the bonds to finance the land and construction of the municipal campus/building is estimated at approximately $3.0 million annually.

Future Park Improvements

The City is planning for various park improvements including City Park as well as other park planning as outlined in the 2040 Comprehensive Plan. These improvements will be paid with park dedication funds. The Plan does not include bonding for park improvements.

Bond Issuance

The City's outstanding general obligation bonds are rated as 'Aa3' by Moody's Investors Service. The positive credit strengths for the City include strong financial operations resulting in growing reserves.

The City anticipates the issuance of bonds to finance certain capital improvements. The tables and graphics that follows provide a summary of existing and future estimated debt service payments and funding sources, along with a summary of debt outstanding by year.

The annual debt service on new bonds to be issued is included in the financial plans for the Debt Service Fund, Water Fund, and the Sewer Fund. The preliminary estimates for debt service are based on estimates for issuance of new general obligation (G.O.) bonds in the amounts and terms that follow. The amounts are inclusive of project costs plus cost of issuance of bonds, and any capitalized interest planned.

- Year 2025, G.O. Equipment Certificates, $2,575,000 to finance equipment and vehicle acquisition payable over 10 year term from tax levy.
- Year 2025, G.O. CIP Bonds, $835,000 for new municipal cold storage building payable over 15 year term from tax levy.
- Year 2026, G.O. CIP Bonds, $3,045,000 for acquisition of land for a new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. CIP Bonds, $50,750,000 for new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. Equipment Certificates, $1,765,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2029, G.O. Equipment Certificates, $1,230,000 to finance equipment and vehicles over 10 year term payable from tax levy.

Bond Terms

The final sizing, structuring, and interest rates will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average ranging from 3.50% to 4.25% interest rate on the bonds depending on planned term of the bonds.

TABLE 4

Page 1 of 3

City of Corcoran

Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Equipment and Vehicles										
Use of Funds										
Public Safety	215,000	675,020	237,020	363,020	193,020	193,020	443,020	188,020	230,020	183,020
Public Works / Streets / Parks	345,000	1,068,000	147,000	315,000	710,000	38,000	500,000	242,000	345,000	342,000
Community Development	-	54,500	26,500	66,500	67,250	2,250	1,500			
Water/Sewer	65,000	315,000								
Administration / Citywide										
Total	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520	430,020	575,020	525,020
Source of Funds										
Bond proceeds		2,523,040		1,714,790		1,177,790				
Sale of assets	40,000									
Other Funds / Grants	26,000	350,000								
Cash from fund / (Net Unspent Bond Proceeds)	559,000	(760,520)	410,520	(970,270)	970,270	(944,520)	944,520	430,020	575,020	525,020
Total	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520	430,020	575,020	525,020
Water Improvements										
Use of Funds										
NE Water Treatment Facility, Storage, and Infrastructure (*Completion of Projects and use of Unspent Bond Proceeds from Series 2023A*)	15,041,312									
NE Water Supply Improvements (Federal Funds)	1,500,000	1,500,000								
Well #2		750,000								
Well #3				750,000						
Well #4						750,000				
Well #5								750,000		
Well #6									750,000	
SE Water Tower		250,000	3,500,000	3,500,000						
SE Booster Station			500,000	500,000						
SE Water Treatment Facility				250,000			6,000,000	6,000,000		
Total	16,541,312	2,500,000	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-
Source of Funds										
Bond proceeds						750,000	6,000,000	6,750,000		
Federal Funds	1,500,000	1,500,000								
Other Funds / Grants		1,000,000	4,000,000	5,000,000						
Cash from fund / (Net Unspent Bond Proceeds)	15,041,312	-	-	-	-	-	-	-	750,000	-
Total	16,541,312	2,500,000	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-

TABLE 4
Page 2 of 3
City of Corcoran
Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Sewer Improvements										
Use of Funds										
NE to SE Trunk Sewer	1,000,000			7,500,000						
Total	1,000,000	-	-	7,500,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds				5,000,000						
Cash from fund / Unspent Bond Proceeds	1,000,000	-	-	2,500,000	-	-	-	-	-	-
Total	1,000,000	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements										
Use of Funds										
Storm Water Infrastructure										
Total	-	-	-	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-
Capital Projects Funds / Street Improvements										
Use of Funds										
Street Improvements										
Total	-	-	-	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds										
Total	-	-	-	-	-	-	-	-	-	-
Parks										
Use of Funds										
Park Improvements	827,500	6,210,000	1,168,027	700,000	200,000					
Total	827,500	6,210,000	1,168,027	700,000	200,000	-	-	-	-	-
Source of Funds										
Bond proceeds										
Federal Funds		500,000								
Other Funds / Grants		1,200,000	600,000							
Cash from fund / Unspent Bond Proceeds	827,500	4,510,000	568,027	700,000	200,000	-	-	-	-	-
Total	827,500	6,210,000	1,168,027	700,000	200,000	-	-	-	-	-

TABLE 4
Page 3 of 3
City of Corcoran
Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Municipal Facilities										
Use of Funds										
Municipal campus			3,000,000	50,000,000						
Dry storage facility		750,000								
Facility needs assessment		50,000								
Total	-	800,000	3,000,000	50,000,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds		800,000	3,000,000	50,000,000						
Tax levy										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-			
Total	-	800,000	3,000,000	50,000,000	-	-	-	-	-	-
Total Capital Improvement Plan										
Total Use of Funds										
Equipment and Vehicles	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520	430,020	575,020	525,020
Water Improvements	16,541,312	2,500,000	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-
Sewer Improvements	1,000,000	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements	-	-	-	-	-	-	-	-	-	-
Street Improvements	-	-	-	-	-	-	-	-	-	-
Parks	827,500	6,210,000	1,168,027	700,000	200,000	-	-	-	-	-
Municipal Facilities	-	800,000	3,000,000	50,000,000	-	-	-	-	-	-
Total Use of Funds	18,993,812	11,622,520	8,578,547	63,944,520	1,170,270	983,270	6,944,520	7,180,020	1,325,020	525,020
Total Source of Funds										
Bond proceeds	-	3,323,040	3,000,000	56,714,790	-	1,927,790	6,000,000	6,750,000	-	-
Sale of assets	40,000	-	-	-	-	-	-	-	-	-
Federal Funds	1,500,000	2,000,000	-	-	-	-	-	-	-	-
Other Funds / Grants	26,000	2,550,000	4,600,000	5,000,000	-	-	-	-	-	-
Developer Escrow/Prepayments	-	-	-	-	-	-	-	-	-	-
Cash from fund / Unspent Bond Proceeds	17,427,812	3,749,480	978,547	2,229,730	1,170,270	(944,520)	944,520	430,020	1,325,020	525,020
Total Source of Funds	18,993,812	11,622,520	8,578,547	63,944,520	1,170,270	983,270	6,944,520	7,180,020	1,325,020	525,020

Notes:

1. Project costs and bond proceeds shown in this table do not include cost of issuance of the bonds and capitalized interest.

TABLE 5
City of Corcoran
Debt Service (Principal and Interest Payments) and Source of Funds

	Original Par Amount of Bonds	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	300,930	295,430	294,880	259,580	61,420	60,100	58,780	67,340	65,780	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	177,575	178,300	178,875	174,375	179,725	101,050	103,380	100,590	102,723	104,688
G.O. 2020A Bonds (Equipment)	805,000	96,950	100,200	98,400	96,600	99,750	97,850	95,950	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	212,040	218,640	220,090	221,440	222,690	218,890	225,990	228,760	231,270	233,613
G.O. 2022A Bonds (Equipment)	1,800,000	234,338	232,438	235,238	232,738	234,938	236,738	233,238	235,563	233,594	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	-	-	-	208,756	351,175	346,800	351,925	351,425	350,425	348,925
PROJECTED G.O. 2025A Bonds (Equipment Certificates)	2,575,000	-	-	90,125	306,275	303,488	305,438	307,038	308,288	304,275	305,000
PROJECTED G.O. 2025A Bonds (Facilities)	835,000	-	-	31,313	70,563	73,969	72,281	75,500	73,625	71,750	74,781
PROJECTED G.O. 2026A Bonds (Facilities Land Acquisition)	3,045,000	-	-	-	129,413	197,925	199,844	196,656	198,363	199,856	196,244
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,750,000	-	-	-	-	2,156,875	3,297,119	3,296,544	3,298,738	3,298,594	3,296,113
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,765,000	-	-	-	-	61,775	209,150	208,813	208,300	207,613	211,663
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,230,000	-	-	-	-	-	-	43,050	146,213	147,450	143,600
Total		**1,021,833**	**1,025,008**	**1,148,920**	**1,699,738**	**3,943,729**	**5,145,259**	**5,196,863**	**5,217,203**	**5,213,329**	**4,914,625**
Source of Funds											
Tax levy		1,186,608	1,184,928	1,546,062	1,761,592	4,688,836	4,716,426	4,756,117	4,753,544	4,511,792	4,507,654
Special assessments (collected in current year)		104,006	104,006	104,006	104,006	104,006	-	-	-	-	-
Transfer in from Water Fund		129,433	129,663	44,781	376,771	376,101	376,219	376,081	375,189	375,023	375,040
Transfer in from Sewer Fund		143,233	148,263	63,181	394,921	393,951	393,769	393,331	392,139	391,643	396,300
Capitalized interest funds (from bond proceeds)		-	63,755	67,942	1,132,359	-	-	-	-	-	-
Debt service funds draw (increase) in fund balance		(541,446)	(605,606)	(677,052)	(2,069,912)	(1,619,166)	(341,155)	(328,666)	(303,669)	(65,128)	(364,369)
Total Governmental Debt		**1,021,833**	**1,025,008**	**1,148,920**	**1,699,738**	**3,943,729**	**5,145,259**	**5,196,863**	**5,217,203**	**5,213,329**	**4,914,625**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	220,425	220,700	220,825	215,875	215,850	215,456	214,688	198,894	198,072	196,856
G.O. 2020A Bonds (Water Portion)	1,145,000	127,600	125,400	128,150	125,850	128,500	126,100	123,700	126,250	-	-
G.O. 2023 Bonds (Water)	21,785,000	1,702,369	1,249,200	1,250,200	1,250,200	1,249,200	1,247,200	1,249,075	1,244,825	1,244,450	1,242,825
PROJECTED G.O. 2027A Bonds (Sewer)	5,075,000	-	-	-	-	369,600	367,700	370,500	368,000	370,200	367,100
PROJECTED G.O. 2030A Bonds (Water)	13,725,000	-	-	-	-	-	-	-	999,800	996,100	996,700
Subtotal		**2,050,394**	**1,595,300**	**1,599,175**	**1,591,925**	**1,963,150**	**1,956,456**	**1,957,963**	**2,937,769**	**2,808,822**	**2,803,481**
Note Payable to Maple Grove, 2014	300,000	34,788	34,930	35,080	35,238	5,359	0	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	11,779	11,779	11,779	11,779	11,779	-	-	-	-	-
Subtotal		**46,567**	**46,709**	**46,859**	**47,017**	**17,138**	**0**	**-**	**-**	**-**	**-**
Total		**2,096,962**	**1,642,009**	**1,646,034**	**1,638,942**	**1,980,288**	**1,956,456**	**1,957,963**	**2,937,769**	**2,808,822**	**2,803,481**
Source of Funds											
Water Fund		1,979,179	1,516,851	1,522,973	1,520,516	1,491,935	1,467,656	1,466,400	2,463,756	2,332,673	2,322,890
Sewer Fund		117,783	125,158	123,060	118,425	118,754	121,100	121,063	106,013	105,949	113,492
Total Proprietary Debt		**2,096,962**	**1,642,009**	**1,646,034**	**1,638,942**	**1,610,688**	**1,588,756**	**1,587,463**	**2,569,769**	**2,438,622**	**2,436,381**

Notes:
1. Collection of the tax levy is in the calendar year prior to the payment of debt service. This results in increase in fund balance of the debt service funds in the year prior to payment due.
2. Transfers from Water/Sanitary Sewer pay a pro-rata share of Governmental Debt that benefits the utility services. This includes 2016A Bonds and 2026A Bonds for Facilities.

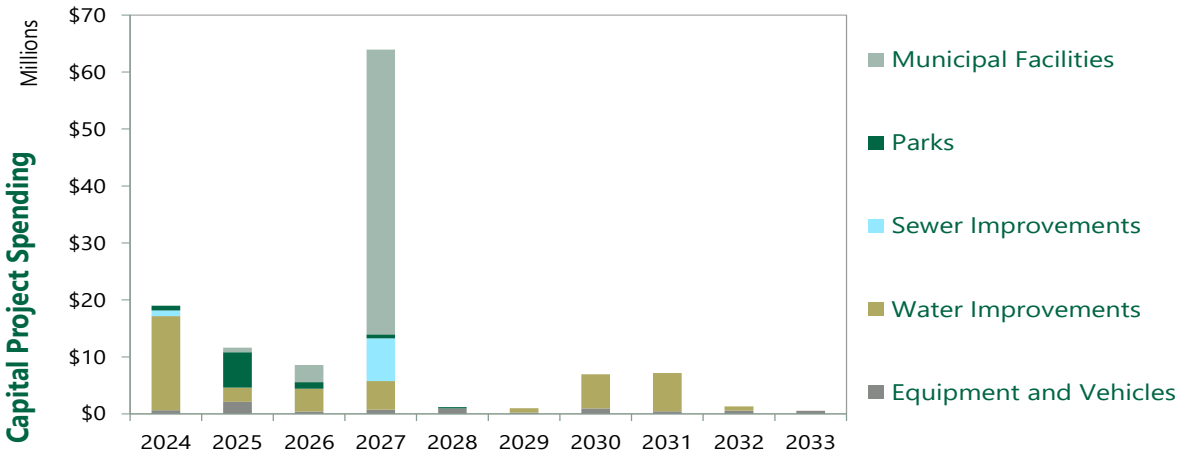
TABLE 6

City of Corcoran
Debt Outstanding at Year-End

	Original Par Amount of Bonds	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	1,100,000	825,000	545,000	295,000	240,000	185,000	130,000	65,000	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	1,165,000	1,020,000	870,000	720,000	560,000	475,000	385,000	295,000	200,000	100,000
G.O. 2020A Bonds (Equipment)	805,000	555,000	465,000	375,000	285,000	190,000	95,000	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	2,895,000	2,720,000	2,540,000	2,355,000	2,165,000	1,975,000	1,775,000	1,570,000	1,360,000	1,145,000
G.O. 2022A Bonds (Equipment)	1,800,000	1,800,000	1,455,000	1,270,000	1,080,000	880,000	670,000	455,000	230,000	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	3,760,000	3,760,000	3,760,000	3,180,000	2,965,000	2,740,000	2,505,000	2,255,000	1,995,000	1,720,000
PROJECTED G.O. 2025A Bonds (Equipment Certificates)	2,575,000	-	2,575,000	2,575,000	2,355,000	2,130,000	1,895,000	1,650,000	1,395,000	1,135,000	865,000
PROJECTED G.O. 2025A Bonds (Facilities)	835,000	-	835,000	835,000	795,000	750,000	705,000	655,000	605,000	555,000	500,000
PROJECTED G.O. 2026A Bonds (Facilities Land Acquisition)	3,045,000	-	-	3,045,000	3,045,000	3,045,000	2,900,000	2,825,000	2,745,000	2,660,000	2,575,000
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,750,000	-	-	-	50,750,000	50,750,000	49,585,000	48,370,000	47,100,000	45,775,000	44,395,000
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,765,000	-	-	-	1,765,000	1,765,000	1,615,000	1,460,000	1,300,000	1,135,000	
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,230,000	-	-	-	-	-	1,230,000	1,230,000	1,125,000	1,015,000	
Total		**11,275,000**	**13,655,000**	**15,815,000**	**66,625,000**	**65,440,000**	**64,070,000**	**61,440,000**	**58,685,000**	**55,830,000**	**51,300,000**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	1,915,000	1,755,000	1,590,000	1,425,000	1,255,000	1,080,000	900,000	730,000	555,000	375,000
G.O. 2020A Bonds (Water Portion)	1,145,000	825,000	715,000	600,000	485,000	365,000	245,000	125,000	-	-	-
G.O. 2023 Bonds (Water)	21,785,000	21,190,000	21,785,000	20,430,000	20,020,000	19,590,000	19,140,000	18,665,000	18,170,000	17,650,000	17,105,000
PROJECTED G.O. 2027A Bonds (Sewer)	5,075,000	-	-	-	5,075,000	4,905,000	4,730,000	4,545,000	4,355,000	4,155,000	3,950,000
PROJECTED G.O. 2030A Bonds (Water)	13,725,000	-	-	-	-	-	-	13,725,000	13,265,000	12,790,000	12,295,000
Subtotal		**23,930,000**	**24,255,000**	**22,620,000**	**27,005,000**	**26,115,000**	**25,195,000**	**37,960,000**	**36,520,000**	**35,150,000**	**33,725,000**
Note Payable to Maple Grove, 2014	300,000	99,933	70,000	38,421	5,104	0	0	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	47,116	35,337	23,558	11,779	-	-	-	-	-	-
Subtotal		**147,049**	**105,337**	**61,979**	**16,883**	**0**	**0**	**-**	**-**	**-**	**-**
Total		**24,077,049**	**24,360,337**	**22,681,979**	**27,021,883**	**26,115,000**	**25,195,000**	**37,960,000**	**36,520,000**	**35,150,000**	**33,725,000**

CHART 11

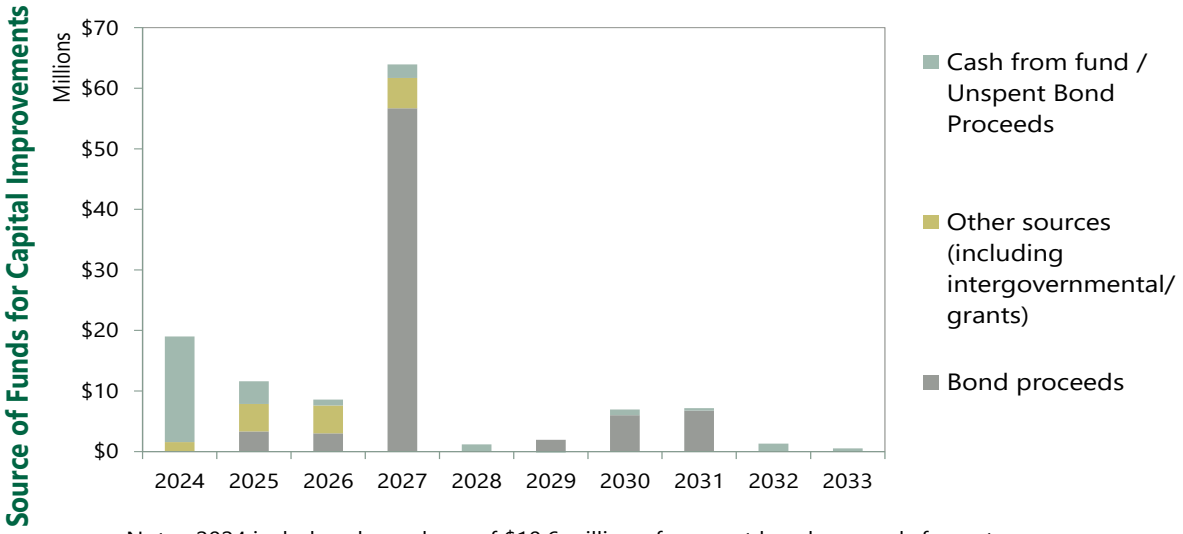
Annual spending on capital and the types of projects is projected to vary from year to year



Note: 2024 includes planned use of $10.6 million of unspent bond proceeds for water improvements from Bond Series 2023A.

CHART 12

Bonding to finance capital improvements is planned along with other sources of revenue



Note: 2024 includes planned use of $10.6 million of unspent bond proceeds for water

CHART 13

Increase in debt service payments is planned as the City undertakes planned improvements to facilities and utility infrastructure

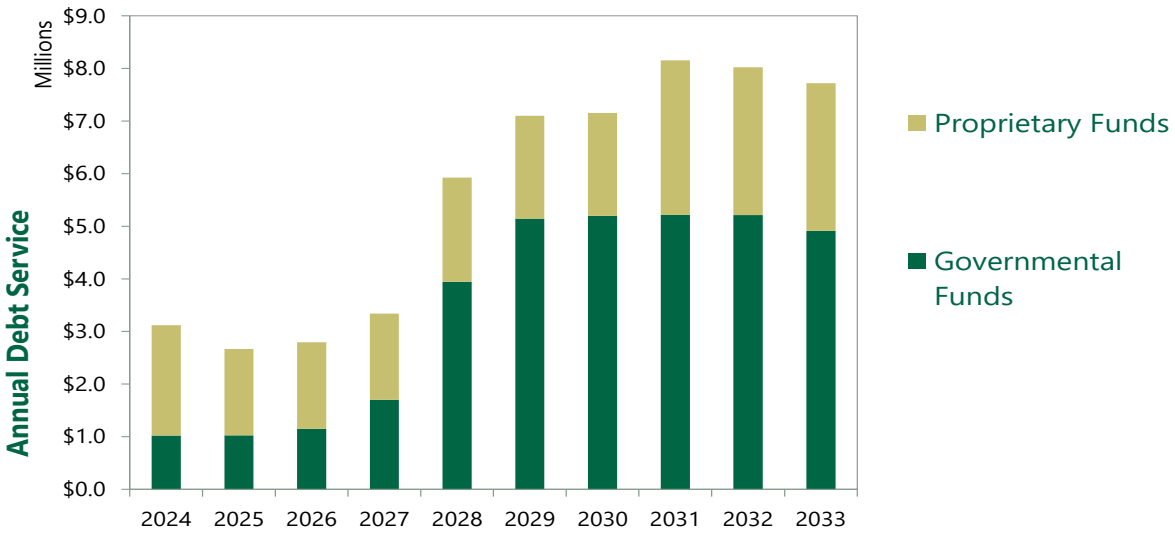


CHART 14

Majority of future total outstanding debt (inclusive of existing and planned new debt) will be payable from tax levy

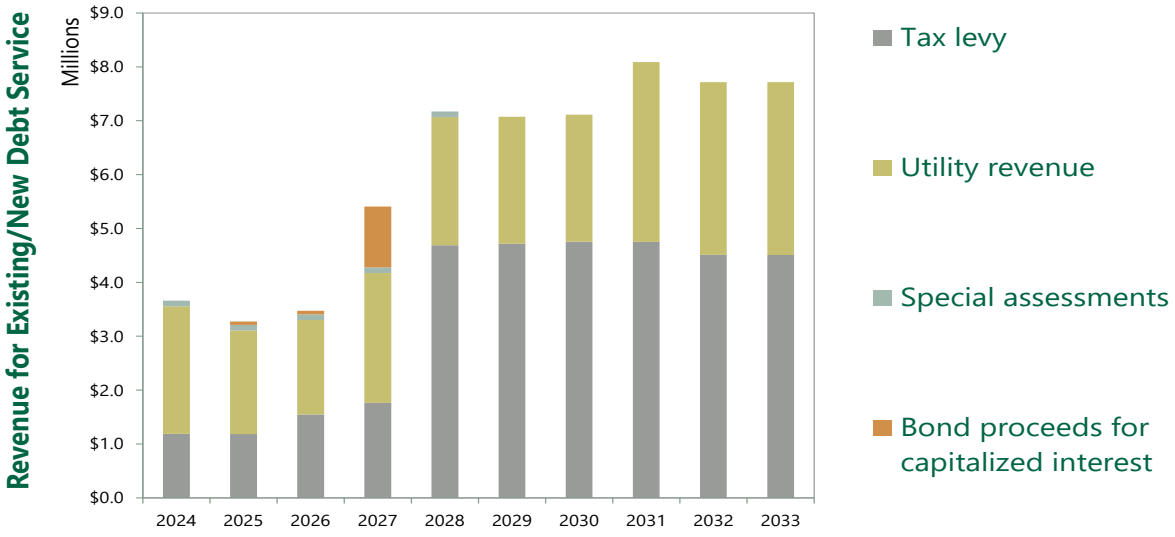


CHART 15

City debt outstanding both for governmental and proprietary (utilities) is planned to increase with construction of facilities and other improvements as the City grows

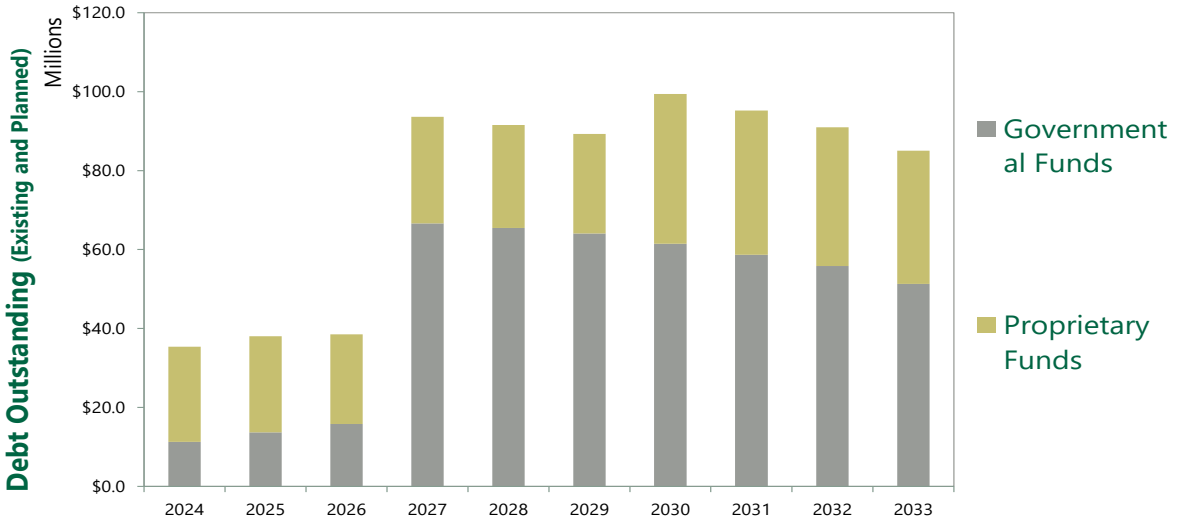
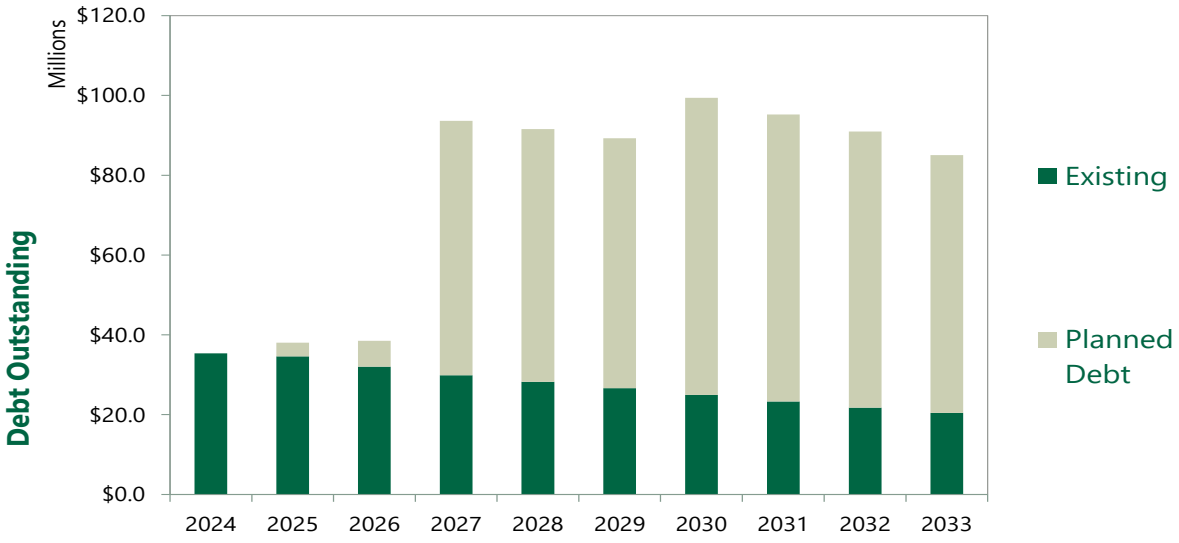


CHART 16

City debt outstanding will increase with construction of facilities and other improvements as the City grows



FINANCIAL PLANS

Background

Financial plans have been prepared for each of the following type of funds:

Governmental Funds

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

Proprietary Funds (Enterprise Funds)

- Water Fund
- Sewer Fund
- Storm Water Fund

Governmental Funds are used to account for most typical municipal functions of the City. The acquisition, use, and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in Proprietary Funds), are accounted for through the Governmental Funds.

Proprietary Funds (Enterprise Funds) are used to account for the City's ongoing municipal utility operations that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are financed through user charges. The financial plans for the Proprietary Funds include assets and liabilities in addition to the revenues and expenditures. For the Proprietary Funds there is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Summary of Key Factors and Assumptions

The key factors or assumptions used to develop the financial plans are as follows:

- 3.0% annual increase in operating expense for the Governmental Funds.
- 2.0% annual increase in non-property tax revenue for the Governmental Funds.
- Annual projected increase in property tax levies to be set at a level sufficient to maintain sufficient fund balance levels per City. Maintaining a constant tax rate is currently projected to require the City to adjust its plans for staffing additions and other spending by significant amounts.
- Fiscal disparities distribution of property taxes and contribution of property tax capacity is assumed to be at the same levels as estimated for Pay 2024. The County has not provided the City with the preliminary information for Pay 2025 for these items as of the date of this Plan. The actual amounts for these items will vary by year and will impact the projections shown in the Plan.
- Maintain a minimum balance in the General Fund equal to a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current fund balance policy.

- 3.0%-4.0% average annual rate increase for water and sewer services. The annual percent rate increase is approximate and reflects the anticipated cost increases and projected need for reserves for future capital improvements.
- 1.0% annual investment income rate for all City Funds.
- Maintain cash in the Enterprise Funds sufficient to achieve projected year-end cash balance to cover the following purposes:

  - Three-months of operating expense

  - Following-year debt service payments

  - Following year capital acquisition (planned to be paid from cash)

  - Reserves for future capital improvements and other reserve purposes

- Maintain positive balances in all other City funds and amounts sufficient to meet specific cash flow requirements of the funds.

TOTAL GOVERNMENTAL FUNDS COMBINED

The table that follows provides total sources and uses of funds for the following Governmental Funds combined. Individual financial plans are then provided for each of the following funds:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

The City's annual financial statements include a break-down of individual funds for the Debt Service Funds, Special Revenue Funds, and Capital Projects Funds. For purposes of the Plan, this level of detail is not included and these funds are combined.

Revenue

Annual source of funds from non-property tax levy sources has been stable for the City and is expected to remain so in the future. The City does not receive local government aid (LGA) from the state.

Property tax levy increases will be needed to pay for increased operating costs and debt service related to planned capital improvements. To maintain a constant tax rate will require the City to adjust its plans for staffing additions and other spending, as included in the Plan, by significant amounts.

Expense

Personnel and other operating costs are shown in the Plan to be increasing in future years to address the demands of a growing community.

The financial plan for the General Fund includes placeholder amounts for increased expense for staffing.

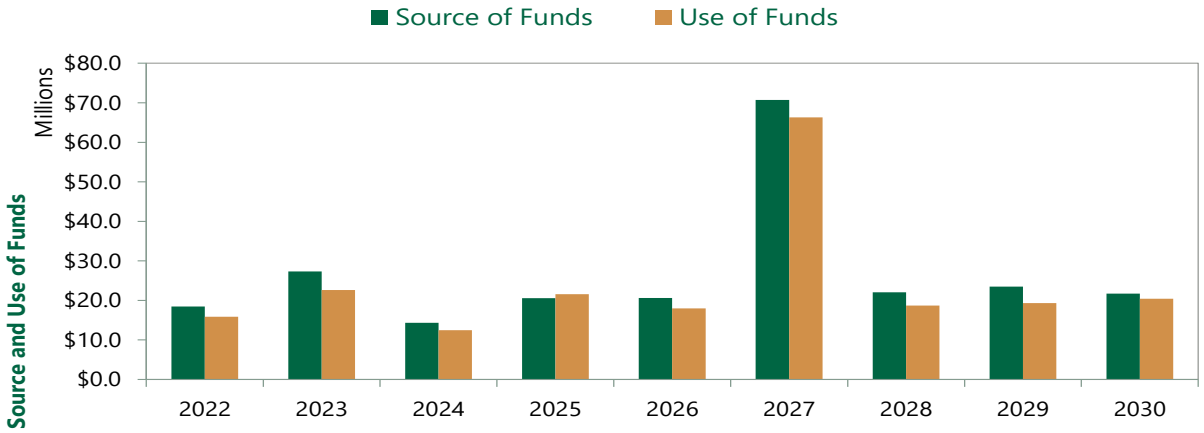
Transfers To and From Other Funds

Transfers between funds for future years include the following:

- Transfers from the Water Fund and Sewer Fund to the General Fund to pay an allocated share of operating costs.
- Transfer from the Water Fund and Sewer Fund to the Debt Service Fund to pay an allocated share of the debt services for the 2016A Bonds and the bonds anticipated to be issued in 2027 to pay for municipal building improvements.
- The Plan does not include transfers from the General Fund to the Equipment Fund, Facilities Fund, and Storm Water Fund. The Equipment Fund and Facilities Fund will finance future capital improvements from bond proceeds. The Storm Water Fund will collect revenue from customers.

CHART 17
Total Governmental Funds

Minimum fund balance policy objectives of the City are projected to be met with source of funds sufficient to cover use of funds and provide sufficient reserves



Year 2027 includes the planned financing (bond issuance) and construction of a new muncipal facility with estimated cost of $50 million.

CHART 18
Total Governmental Funds

Future years include projected increase in fund balance to support planned increase in the City's budget consistent with City's policy for maintaining adequate fund balance

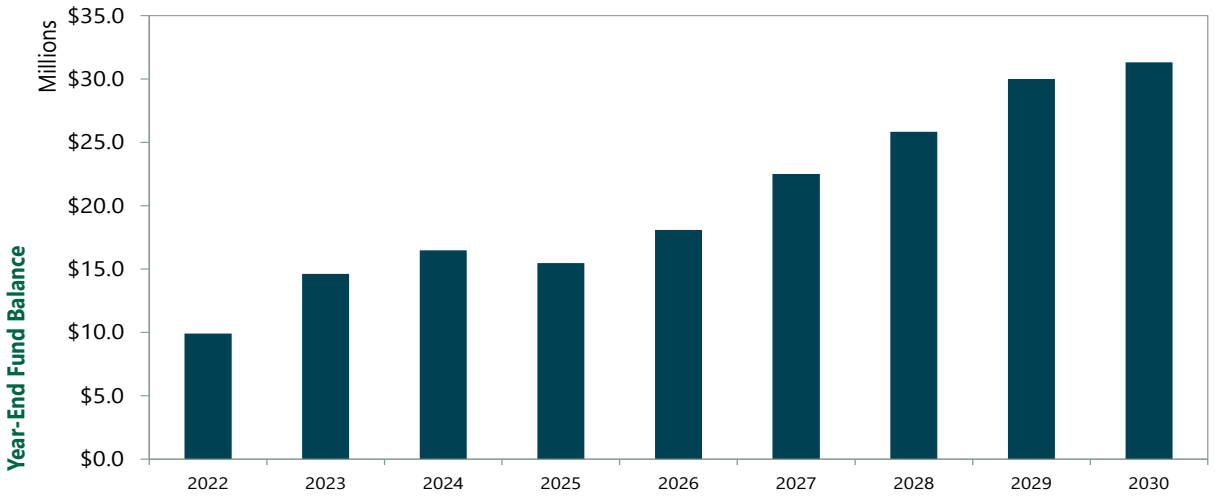


TABLE 7
City of Corcoran
Total Governmental Funds Combined
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service	1,824,839	1,034,775	799,091	563,663	574,795	586,147	597,723	609,530	621,570
Assessments	128,403	111,151	104,006	104,006	104,006	104,006	104,006	-	-
Licenses and permits	1,202,139	1,733,964	931,950	1,136,300	1,170,389	1,205,501	1,241,666	1,278,916	1,317,283
Intergovernmental	416,211	1,663,827	359,500	2,369,500	929,085	338,958	349,126	359,600	370,388
Investment Income	98,668	847,268	113,154	127,705	109,759	125,770	145,249	160,713	197,666
Fines and forfeitures	21,979	29,748	25,000	30,000	30,900	31,827	32,782	33,765	34,778
Cable franchise fees	62,153	66,865	61,000	-	-	-	-	-	-
Miscellaneous	4,316,535	7,225,190	-	-	-	-	-	-	-
Other revenues	399,291	460,182	2,271,556	1,637,579	2,599,364	1,685,722	2,709,721	2,732,935	1,731,779
Bond proceeds	1,873,100	4,166,391	-	3,386,795	3,067,942	52,847,149	-	1,177,790	-
Sale of capital assets	745,123	26,399	65,000	25,750	26,523	27,318	28,138	28,982	29,851
Transfer in from General Fund	1,072,707	344,313	382,000	-	-	-	-	-	-
Transfer in from Utility Funds	512,172	602,600	833,865	1,092,925	632,963	1,312,443	1,327,025	1,343,669	1,360,305
Transfer in from Capital Proj Fund	65,217	1,986,195	-	-	-	-	-	-	-
Subtotal Non Property Tax Funds	12,738,537	20,298,868	5,946,122	10,474,222	9,245,725	58,264,839	6,535,436	7,725,899	5,663,620
Property tax levy	5,737,422	7,038,248	8,370,926	10,106,258	11,354,285	12,483,000	15,512,988	15,749,034	16,042,915
Total Source of Funds	18,475,959	27,337,116	14,317,048	20,580,480	20,600,010	70,747,839	22,048,424	23,474,933	21,706,535
Expense									
Current expenditures	7,195,367	8,196,798	9,589,170	9,925,866	10,223,642	10,530,351	10,846,261	11,171,649	11,506,799
Future staff and operating expenditures	-	-	-	1,509,738	2,028,738	2,661,738	2,752,738	2,752,738	2,752,738
Capital outlay	6,620,645	11,219,638	1,452,500	9,122,520	4,578,547	51,444,520	1,170,270	233,270	944,520
Debt service	836,935	872,419	1,021,833	1,025,008	1,148,920	1,699,738	3,943,729	5,145,259	5,196,863
Transfer out to Equip Fund	500,000	10,000	8,000	-	-	-	-	-	-
Transfer out to Enterprise Funds	65,000	10,000	15,000	-	-	-	-	-	-
Transfer out to Other Govt Funds	29,293	32,000	-	-	-	-	-	-	-
Transfer out to Capital Projects Fund	534,214	2,288,508	339,000	-	-	-	-	-	-
Transfer out to Facilities Fund	74,417	-	35,000	-	-	-	-	-	-
Total Use of Funds	15,855,871	22,629,363	12,460,503	21,583,131	17,979,846	66,336,347	18,712,998	19,302,916	20,400,919
Net Change in fund balance	2,620,088	4,707,753	1,856,545	(1,002,651)	2,620,164	4,411,493	3,335,426	4,172,018	1,305,616
Ending Fund Balance	**9,910,175**	**14,617,928**	**16,474,472**	**15,471,822**	**18,091,985**	**22,503,478**	**25,838,904**	**30,010,922**	**31,316,538**
Ending Cash Balance	**14,311,835**	**17,656,444**	**19,652,956**	**18,650,305**	**21,270,469**	**25,681,962**	**29,017,388**	**33,189,406**	**34,495,022**

GENERAL FUND

The General Fund is the primary fund used by the City. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the General Fund constitute the core administrative and operational tasks of the City.

Revenue

Annual source of non-tax revenue for the General Fund has been stable and is growing. Licenses and permits provides the single largest source of non-tax revenue to the General Fund. The City does not receive local government aid (LGA) from the state. The next largest sources of non-tax revenue are charges for services and intergovernmental.

Tax Levy Revenue

Property tax levy revenue is estimated to increase each year. The Plan does not include transfer out of revenue from the General Fund to other city funds in future years. The other funds will rely on other sources of revenue, including federal/state grants, bond proceeds, and charges for service.

Figure 2 provides the projected General Fund property tax levy by year, along with the annual percent changes. The General Fund Tax Levy amounts are estimated at levels to achieve the City's desire to maintain a relatively constant city tax rate from year-to-year.

Non-Tax Revenue

Non-tax revenue includes charges for services, license and permits, intergovernmental, transfers in from the utility funds, among other sources of non-tax revenue.

Figure 2.
General Fund Tax Levy*

Tax Collection Year	General Fund Tax Levy	% Change in Tax Levy
2021	4,447,791	8.4%
2022	5,139,711	15.6%
2023	6,354,020	23.6%
2024	7,187,648	13.1%
2025	8,921,330	24.1%
2026	9,808,223	9.9%
2027	10,721,408	9.3%

*Before adjustments to achieve a constant city tax rate.

The financial plan for the General Fund is based on the following key assumptions for non-tax revenues:

- Non-tax revenues increase of 2.0% annually.
- Annual investment income rate of 1.0%.

Intergovernmental Revenue in prior years is shown to be higher than future years due to receipt of one-time federal funds related to COVID virus aid.

Expense

The General Fund is used to account for the expense of providing general government services for the City. The largest use of funds for current expenditures is for the cost of personnel. Other expenses include operating materials and supplies, equipment, and professional services, among other items.

The financial plan for the General Fund is based on the following key assumptions:

- Current expenditures (includes personnel costs) increase by 3.0% annually for inflation.

- Increase in staff (FTE) and position changes are planned, with a portion of the costs to be allocated to the Water and Sewer Funds for certain positions.

Transfers To and From Other Funds

The Water Fund and the Sewer Fund transfer revenue in to the General Fund to pay an allocated share of operating costs. This transfer is projected to continue with annual inflationary adjustments.

There are no future planned transfers out from the General Fund to other funds.

Fund Balance

The maintenance of the City's reserves, including growing fund balance (reserves), is important to the maintaining the City's credit rating on its outstanding bonds.

Fund balance for the General Fund is planned to remain at a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current adopted fund balance policy.

CHART 19
General Fund

Fund Balance is planned to meet City policy for minimum balance

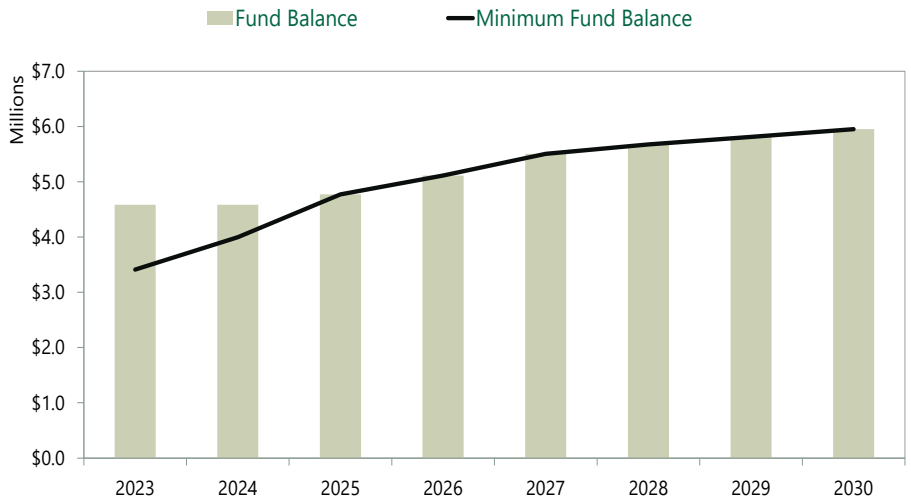


CHART 20
General Fund

Property tax revenue provides the majority of source of funds for the General Fund

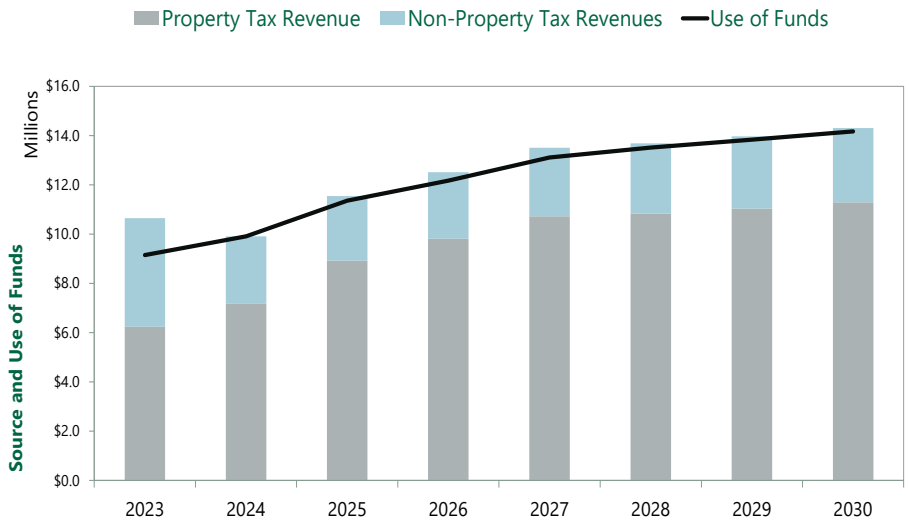


CHART 21
General Fund

Non-Property Tax Revenues fluctuate mostly due to Intergovernmental Revenues (one-time sources) and Licenses and Permits Revenue related to Construction Projects within the City

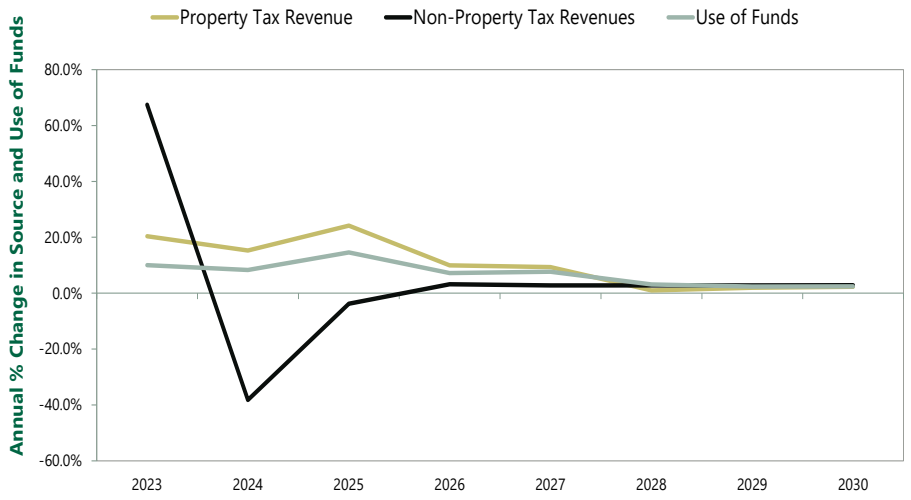


CHART 22
General Fund

City is planning to add positions over the next several years in response to growth in the community and service demands

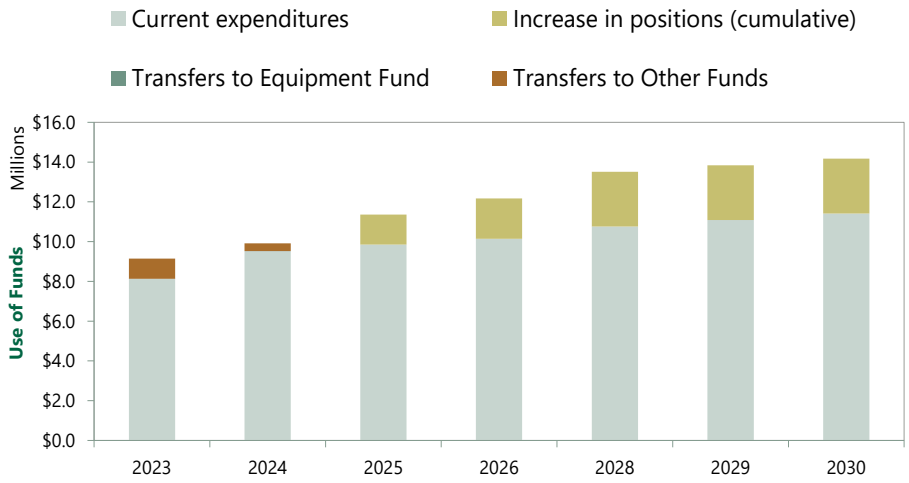


TABLE 8
City of Corcoran
General Fund
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service	116,601	170,851	771,147	535,300	546,006	556,926	568,065	579,426	591,014
Assessments	-	633		-	-	-	-	-	-
Licenses and permits	1,202,139	1,733,964	931,950	1,136,300	1,170,389	1,205,501	1,241,666	1,278,916	1,317,283
Intergovernmental	340,279	1,350,857	333,500	319,500	329,085	338,958	349,126	359,600	370,388
Investment Income	45,356	385,049		-	-	-	-	-	-
Fines and forfeitures	21,979	29,748	25,000	30,000	30,900	31,827	32,782	33,765	34,778
Cable franchise fees	62,153	66,865	61,000		-	-	-	-	-
Other revenues	332,880	69,159	17,130	75,500	77,765	80,098	82,501	84,976	87,525
Sale of capital assets	63,858	1,515	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Transfer in from Utility Funds	449,092	602,600	561,200	500,000	525,000	540,750	556,973	573,682	590,892
Subtotal Non Property Tax Funds	2,634,337	4,411,241	2,725,927	2,622,350	2,705,668	2,781,377	2,859,250	2,939,346	3,021,732
Property tax levy	5,177,703	6,233,945	7,184,318	8,921,330	9,808,223	10,721,408	10,824,152	11,032,608	11,286,799
Total Source of Funds	7,812,040	10,645,186	9,910,245	11,543,680	12,513,890	13,502,786	13,683,401	13,971,955	14,308,531
Expense									
Current expenditures	7,117,249	8,123,084	9,513,245	9,847,663	10,143,092	10,447,385	10,760,807	11,083,631	11,416,140
Current expenditures for future staff		-		1,509,738	2,028,738	2,661,738	2,752,738	2,752,738	2,752,738
Transfer out to Equip Fund	500,000	10,000	8,000						
Transfer out to Enterprise Funds	65,000	10,000	15,000						
Transfer out to Other Govt Funds	24,718	32,000							
Transfer out to Capital Projects Fund	534,214	973,981	339,000						
Transfer out to Facilities Fund	74,417		35,000	-					
Total Use of Funds	8,315,598	9,149,065	9,910,245	11,357,400	12,171,830	13,109,123	13,513,544	13,836,368	14,168,877
Net Change in fund balance	(503,558)	1,496,121	-	186,280	342,061	393,663	169,857	135,586	139,654
Ending Fund Balance	**3,087,707**	**4,583,828**	**4,583,828**	**4,770,108**	**5,112,169**	**5,505,832**	**5,675,689**	**5,811,275**	**5,950,928**
Ending Cash Balance	**6,139,423**	**6,162,145**	**6,162,145**	**6,348,425**	**6,690,486**	**7,084,149**	**7,254,006**	**7,389,592**	**7,529,245**
Fund Balance Minimum per Policy (42%)	2,989,245	3,411,695	3,995,563	4,770,108	5,112,169	5,505,832	5,675,689	5,811,275	5,950,928
Fund Balance in Excess (Shortfall)	98,462	1,172,133	588,265	-	-	-	-	-	-
Fund Balance as % of Current Expenditures	37%	50%	46%	42%	42%	42%	42%	42%	42%

DEBT SERVICE FUND

The Debt Service Fund includes the combined funds used to account for all of the City's governmental debt service.

At the end of 2023, the City reported total general obligation bonds payable (reported as Governmental Debt) of $11,940,000. The Water Fund and the Sewer Fund also report debt outstanding, which is accounted for separately as a liability for Proprietary Funds. At the end of 2023, the reported total general obligation bonds payable in the proprietary funds of $24,790,000.

In addition to bonds outstanding, the Water Fund is estimated to owe $187,201 as of year-end 2023 in outstanding notes payable to Maple Grove for connections to the water system.

The year-end cash balance in the Debt Service Funds fluctuates due to the timing of collection of revenue, for example tax levy, in the year prior to debt service payments coming due.

The City is required to have cash available in the respective debt service funds equal to 105% of the debt service payments coming due for a specific bond series. For example, the year-end cash balance includes cash from collection of special assessments and tax levy in current year to pay the following February 1st debt payments. The City receives a tax settlement from the County in June and December of each year. The first half tax settlement is available to cover the August 1st debt payments and the second tax settlement is available to cover the February 1st payments.

Revenue

The Debt Service Funds include the following source of funds: special assessments, interest income, transfers in from other funds, property tax levy, and bond proceeds for any capitalized interest funds.

General obligation equipment certificates will be repaid from property tax levy. Prior year and future projected tax levy amounts for repayment of equipment certificates are included in the Plan.

The Plan anticipates the issuance of new general obligation bonds that will be accounted for in the Debt Service Funds. Future debt will be supported by a combination of tax levy, special assessments, and transfers in of revenue from the Water Fund and the Sewer Fund.

Expense

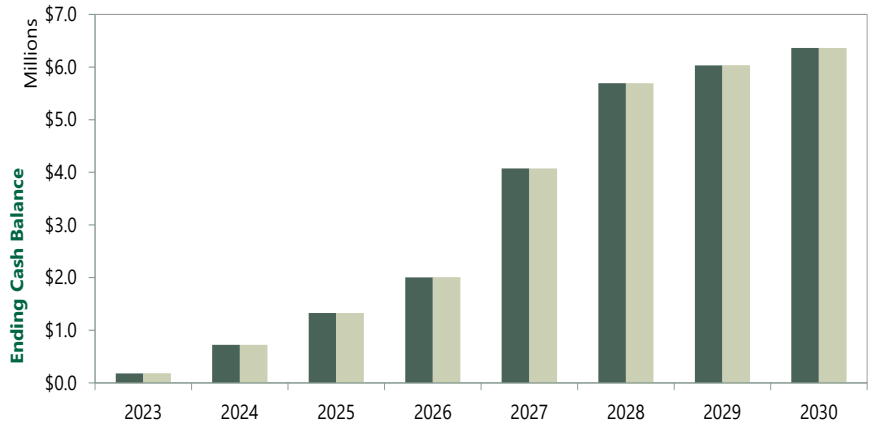
The use of funds is for the payment of debt, including principal and interest payments.

Transfers From Other Funds

The City is to transfer revenue from the Water Fund and Sewer Fund to the Debt Service Fund used to account of the 2016A Bonds. Future transfers are also anticipated from these funds for an allocated portion of future debt on a proposed new municipal facility, with bond issuance in 2027.

CHART 23
Debt Service Funds

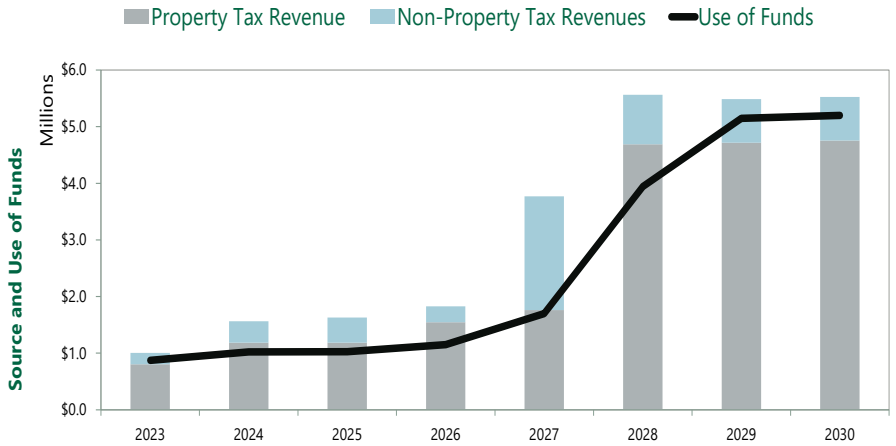
Cash Balance is projected to grow as debt issuance increases and be sufficient to cover all debt service payments due



Fund balance and cash balance fluctuate due to timing of revenue and when debt payments are due, balances also fluctuate due to amortization of existing debt and issuance of new debt.

CHART 24
Debt Service Funds

City is planning to issue new debt in 2023, 2024, and 2026



Difference between revenues and use of funds (for debt service) fluctuates due to timing of revenue and when debt payments are due, use of funds also fluctuates due to amortization of

CHART 25
Debt Service Funds

Property Tax Revenue needed for debt service is projected to increase over the next five years with issuance of new debt supported by tax levy

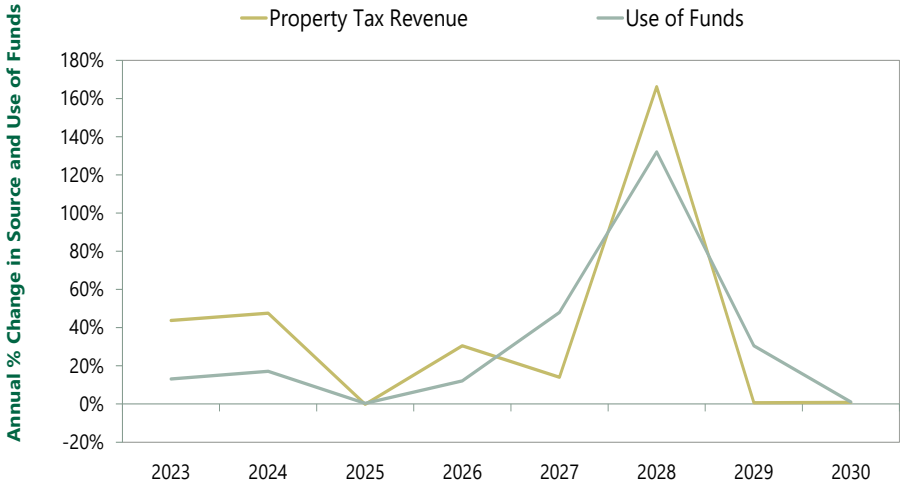


CHART 26
Debt Service Fund

Debt service is planned to increase with issuance of new debt for equipment and facilities over the next several years in response to growth in the community and service demands

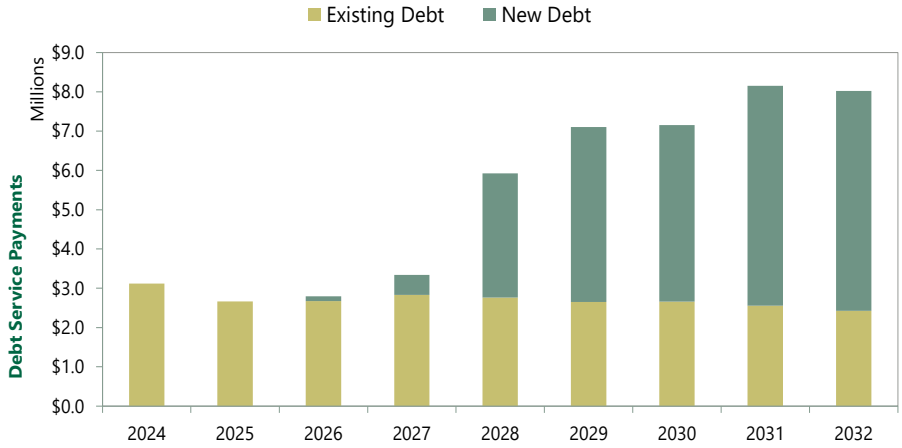


TABLE 9

City of Corcoran
Debt Service Funds
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service									
Assessments	93,091	78,067	104,006	104,006	104,006	104,006	104,006		
Licenses and permits									
Intergovernmental									
Investment Income	1,581	35							
Fines and forfeitures									
Cable franchise fees									
Miscellaneous									
Other revenues									
Bond proceeds	44,970	123,356	-	63,755	67,942	1,132,359			
Sale of capital assets									
Transfer in from General Fund									
Transfer in from Utility Funds	63,080		272,665	277,925	107,963	771,693	770,053	769,988	769,413
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	202,722	201,458	376,671	445,686	279,910	2,008,058	874,059	769,988	769,413
Property tax levy	559,719	804,303	1,186,608	1,184,928	1,546,062	1,761,592	4,688,836	4,716,426	4,756,117
Total Source of Funds	762,441	1,005,761	1,563,279	1,630,613	1,825,972	3,769,650	5,562,895	5,486,414	5,525,529
Expense									
Current expenditures									
Future staff and operating expenditures									
Current expenditures	-	-	-	-	-	-	-	-	-
Adjustment to current expenditures									
Capital outlay									
Debt service	771,715	872,419	1,021,833	1,025,008	1,148,920	1,699,738	3,943,729	5,145,259	5,196,863
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	771,715	872,419	1,021,833	1,025,008	1,148,920	1,699,738	3,943,729	5,145,259	5,196,863
Net Change in fund balance	(9,274)	133,342	541,446	605,606	677,052	2,069,912	1,619,166	341,155	328,666
Ending Fund Balance	**47,296**	**180,638**	**722,084**	**1,327,689**	**2,004,742**	**4,074,654**	**5,693,820**	**6,034,974**	**6,363,641**
Ending Cash Balance	**46,428**	**178,903**	**720,349**	**1,325,955**	**2,003,007**	**4,072,919**	**5,692,085**	**6,033,240**	**6,361,906**

SPECIAL REVENUE FUNDS

The financial plan for the Special Revenue Funds as included in the Plan provides sources and uses of funds on a combined basis for the following special revenue funds. The funds included are as follows:

- Fund 201 Reserve Donation
- Fund 202 Police Donation
- Fund 204 Firearms Safety
- Fund 205 DWI Forfeiture
- Fund 206 Drug Forfeiture
- Fund 207 Truck Safety
- Fund 208 Lawful Gambling
- Fund 209 Emergency Sirens
- Fund 210 ARPA

Revenue

The source of funds for the special revenue funds come from donations, charges for services, and other miscellaneous revenue sources which are generally restricted for the purpose they were collected. There is no property tax levy that is recorded to the special revenue funds.

Expense

The use of funds is restricted for the purpose of the funds collected.

Transfers To and From Other Funds

There are no transfers.

TABLE 10
City of Corcoran
Special Revenue Funds
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service	30,822	27,531	27,944	28,363	28,789	29,220	29,659	30,104	30,555
Assessments									
Licenses and permits									
Intergovernmental	34,033								
Investment Income	2,235	46,374	4,081	4,251	4,413	4,566	4,710	4,845	4,970
Fines and forfeitures									
Cable franchise fees									
Miscellaneous									
Other revenues	66,411	59,947	60,846	61,759	62,685	63,626	64,580	65,549	66,532
Bond proceeds									
Sale of capital assets									
Transfer in from General Fund	29,293	7,000							
Transfer in from Utility Funds									
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	162,794	140,852	92,872	94,373	95,886	97,412	98,949	100,498	102,057
Property tax levy									
Total Source of Funds	162,794	140,852	92,872	94,373	95,886	97,412	98,949	100,498	102,057
Expense									
Current expenditures	78,118	73,714	75,925	78,203	80,549	82,966	85,455	88,018	90,659
Capital outlay	35,930	-							
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds	4,575								
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	118,623	73,714	75,925	78,203	80,549	82,966	85,455	88,018	90,659
Net Change in fund balance	44,171	67,138	16,946	16,170	15,337	14,446	13,494	12,479	11,398
Ending Fund Balance	**311,516**	**378,654**	**395,600**	**411,770**	**427,107**	**441,553**	**455,047**	**467,526**	**478,925**
Ending Cash Balance	**959,857**	**408,136**	**425,082**	**441,252**	**456,589**	**471,035**	**484,529**	**497,008**	**508,407**

CAPITAL PROJECTS FUNDS

The financial plan for the Capital Projects Funds, as included in the Plan, provides sources and uses of funds on a combined basis for all of the City's capital projects funds, with two exceptions. For purposes of the Plan, the Capital Equipment Fund (416), the Park Capital Fund (415), and the Facilities Fund / City Hall (400) are not included as part of the Capital Projects Funds. Separate financial plans are included in the Plan for the three other funds for equipment, parks, and facilities.

Revenue

The majority of the source of funds comes from charges for service, special assessments, investment income, intergovernmental, and bond proceeds.

Park dedication fee revenue provides a major source of revenue for park improvements. Bonding is included in year 2024 for the Remaster of City Park.

Expense

The projected use of funds is for capital projects as included in the CIP. The City's CIP currently does not have any street improvement projects included.

Transfers To and From Other Funds

The financial plan does not include any annual transfers to and from other funds for the Capital Projects Funds. The City Council may approve un-budgeted transfers to and from the Capital Projects Funds based on available resources.

TABLE 11

City of Corcoran

Capital Projects Funds (Not including Facilities Improvement Fund 400, Equipment-Cert Fund 416, and Park Capital Fund 415)

Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service									
Assessments	35,312	32,451							
Licenses and permits									
Intergovernmental	31,899	312,970	-	-	-	-	-	-	-
Investment Income	18,560	207,193	61,201	65,203	65,855	66,513	67,178	67,850	68,529
Fines and forfeitures									
Cable franchise fees									
Miscellaneous	4,289,150	7,219,568							
Other revenues	-	331,076							
Bond proceeds		4,043,035	-	-	-	-	-	-	-
Sale of capital assets	670,557		-	-	-	-	-	-	-
Transfer in from General Fund	468,997	327,313	339,000	-	-	-	-	-	-
Transfer in from Utility Funds			-	-	-	-	-	-	-
Transfer in from Capital Proj Fund	65,217	1,986,195							
Subtotal Non Property Tax Funds	5,579,692	14,459,801	400,201	65,203	65,855	66,513	67,178	67,850	68,529
Property tax levy			-	-	-	-	-	-	-
Total Source of Funds	5,579,692	14,459,801	400,201	65,203	65,855	66,513	67,178	67,850	68,529
Expense									
Current expenditures									
Future staff and operating expenditures									
Current expenditures	-	-	-	-	-	-	-	-	-
Adjustment to current expenditures									
Capital outlay	5,411,178	10,474,918	-	-	-	-	-	-	-
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund		1,314,527							
Transfer out to Facilities Fund									
Total Use of Funds	5,411,178	11,789,445	-	-	-	-	-	-	-
Net Change in fund balance	168,514	2,670,356	400,201	65,203	65,855	66,513	67,178	67,850	68,529
Ending Fund Balance	**2,033,922**	**4,704,278**	**5,104,479**	**5,169,681**	**5,235,536**	**5,302,049**	**5,369,228**	**5,437,078**	**5,505,607**
Ending Cash Balance	**2,508,491**	**6,120,068**	**6,520,269**	**6,585,471**	**6,651,326**	**6,717,839**	**6,785,018**	**6,852,868**	**6,921,397**

PARK CAPITAL FUND (415)

The financial plan for the Park Capital Fund includes the collection of revenues, including park dedication fees, for the maintenance and betterment of the City's parks and recreation facilities.

Revenue

Park dedication fee revenue provides the major source of revenue for park improvements. Intergovernmental revenue, often in the form of grants, provides additional revenue for parks.

Expense

Expense includes costs for the planning, design, and construction of park improvements, and capital maintenance.

Transfers To and From Other Funds

The financial plan does not include any transfers to or from other funds for the Park Capital Fund.

TABLE 12

City of Corcoran
Park Capital Fund (415)
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service	1,677,416	836,393							
Assessments									
Licenses and permits									
Intergovernmental		-	-	1,700,000	600,000	-	-	-	-
Investment Income	22,297	193,300	43,802	57,901	28,383	47,576	56,472	80,663	107,294
Fines and forfeitures									
Cable franchise fees									
Miscellaneous		5,622							
Other revenues			2,193,580	1,500,320	2,458,914	1,541,998	2,562,640	2,582,410	1,577,722
Bond proceeds			-	-	-	-	-	-	-
Sale of capital assets			-	-	-	-	-	-	-
Transfer in from General Fund									
Transfer in from Utility Funds									
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	1,699,713	1,035,315	2,237,382	3,258,221	3,087,297	1,589,574	2,619,112	2,663,073	1,685,016
Property tax levy									
Total Source of Funds	1,699,713	1,035,315	2,237,382	3,258,221	3,087,297	1,589,574	2,619,112	2,663,073	1,685,016
Expense									
Current expenditures									
Future staff and operating expenditures									
Current expenditures	-	-	-	-	-	-	-	-	-
Adjustment to current expenditures									
Capital outlay	353	740	827,500	6,210,000	1,168,027	700,000	200,000	-	-
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	353	740	827,500	6,210,000	1,168,027	700,000	200,000	-	-
Net Change in fund balance	1,699,360	1,034,575	1,409,882	(2,951,779)	1,919,270	889,574	2,419,112	2,663,073	1,685,016
Ending Fund Balance	**3,345,654**	**4,380,229**	**5,790,111**	**2,838,332**	**4,757,603**	**5,647,177**	**8,066,289**	**10,729,361**	**12,414,377**
Ending Cash Balance	**3,345,772**	**4,380,229**	**5,790,111**	**2,838,332**	**4,757,603**	**5,647,177**	**8,066,289**	**10,729,361**	**12,414,377**

CAPITAL EQUIPMENT FUND (416)

The City uses the Capital Equipment Fund to record all revenue and expense related to the acquisition of equipment and vehicles.

Revenue

The source of revenue has historically come from the issuance of bonds. The Plan assumes the City will continue to finance equipment and vehicle purchases from proceeds of equipment certificates (bonds).

The Plan anticipates issuance of general obligation bonds (equipment certificates) for equipment and vehicle acquisitions in years 2025, 2027, and 2029. Future bond issuance after year 2027 will depend on the future available cash and future capital acquisition plans.

Expense

The projected use of funds is for planned capital acquisition of equipment and vehicles.

Transfers To and From Other Funds

There are no planned recurring annual transfers. The Plan does include a one-time transfer in from the Utility Funds in 2025 for equipment.

TABLE 13
City of Corcoran
Equipment Fund (416)
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service									
Assessments									
Licenses and permits									
Intergovernmental	10,000		26,000	350,000	-	-	-	-	-
Investment Income	8,564	15,317	4,070	-	10,755	6,758	16,528	6,990	16,506
Fines and forfeitures									
Cable franchise fees									
Miscellaneous	27,385								
Other revenues									
Bond proceeds	1,828,130		-	2,523,040	-	1,714,790	-	1,177,790	-
Sale of capital assets	10,708	24,884	40,000	-	-	-	-	-	-
Transfer in from General Fund	500,000	10,000	8,000						
Transfer in from Utility Funds				315,000					
Transfer in from Capital Proj Fund									
Subtotal Non Property Tax Funds	2,384,787	50,201	78,070	3,188,040	10,755	1,721,548	16,528	1,184,780	16,506
Property tax levy									
Total Source of Funds	2,384,787	50,201	78,070	3,188,040	10,755	1,721,548	16,528	1,184,780	16,506
Expense									
Current expenditures	-	-	-	-	-	-	-	-	-
Capital outlay	1,166,628	743,980	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520
Debt service	65,220								
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	1,231,848	743,980	625,000	2,112,520	410,520	744,520	970,270	233,270	944,520
Net Change in fund balance	1,152,939	(693,779)	(546,930)	1,075,520	(399,765)	977,028	(953,742)	951,510	(928,014)
Ending Fund Balance	**1,084,080**	**390,301**	**(156,629)**	**918,891**	**519,126**	**1,496,153**	**542,411**	**1,493,922**	**565,907**
Ending Cash Balance	**1,311,864**	**406,963**	**-**	**1,075,520**	**675,755**	**1,652,783**	**699,041**	**1,650,551**	**722,536**

CAPITAL FACILITIES FUND (400)

The City established this fund to record transactions related to improvements to City Hall in 2020 and a new municipal building or significant expansion in 2027.

Revenue

The source of revenue was provided from a combination of transfer in of cash from other City funds. Bond issuance is anticipated in 2025-2027 to provide funds for a cold storage facility, and a new municipal campus/building. The exact timing and scope of the project is uncertain. The placeholder amounts included are $3,000,000 for land acquisition in 2026 and $50 million in 2027 for construction.

Expense

The projected use of funds will be to pay for capital project spending, including planning for the improvements.

Transfers To and From Other Funds

Transfer in of cash has come from the General Fund and other funds to pay for facility improvement costs, including costs related to planning for facilities.

TABLE 14
City of Corcoran
Municipal Facilities Improvement Fund (Fund 400)
Financial Plan

	Actual		Current Year	Projected					
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenue									
Charges for service									
Assessments									
Licenses and permits									
Intergovernmental			-	-	-	-	-	-	-
Investment Income	75	-	-	350	354	357	361	364	368
Fines and forfeitures									
Cable franchise fees									
Miscellaneous									
Other revenues									
Bond proceeds	-	-	-	800,000	3,000,000	50,000,000	-	-	-
Sale of capital assets									
Transfer in from General Fund	74,417	-	35,000	-	-	-	-	-	-
Transfer in from Utility Funds	-	-	-	-			-	-	-
Transfer in from Capital Proj Fund	-	-	-	-			-	-	-
Subtotal Non Property Tax Funds	74,492	-	35,000	800,350	3,000,354	50,000,357	361	364	368
Property tax levy									
Total Source of Funds	74,492	-	35,000	800,350	3,000,354	50,000,357	361	364	368
Expense									
Current expenditures	-	-	-	-	-	-	-	-	-
Capital outlay	6,556		-	800,000	3,000,000	50,000,000	-	-	-
Debt service									
Transfer out to Equip Fund									
Transfer out to Enterprise Funds									
Transfer out to Other Govt Funds									
Transfer out to Capital Projects Fund									
Transfer out to Facilities Fund									
Total Use of Funds	6,556	-	-	800,000	3,000,000	50,000,000	-	-	-
Net Change in fund balance	67,936	-	35,000	350	354	357	361	364	368
Ending Fund Balance	**-**	**-**	**35,000**	**35,350**	**35,704**	**36,061**	**36,421**	**36,785**	**37,153**
Ending Cash Balance	**-**	**-**	**35,000**	**35,350**	**35,704**	**36,061**	**36,421**	**36,785**	**37,153**

WATER FUND

The Water Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Water Fund, is assumed to be the following:

- 873 acres platted between 2024-2033

- 3,287 new customer units to be added between 2024-2033

Details on the estimated acres platted per year and customer units added is shown in Table 3. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 3.0%-4.0%. The actual increase that may be needed in the future will depend on growth in customers, among other factors.

With proposed annual rate adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan includes bonds issued in 2030 to finance $13.5 million of water system improvements over three years (2030-2032).

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing municipal water services, including depreciation of capital assets.

The City has an agreement with the City of Maple Grove which provides for payment to Maple Grove for water connections and distribution in the southeast area of the City.

Approximately 45% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

The City anticipates the addition of new personnel over the next five years paid by the Water Fund. The cost of the FTE's is included in the financial plan.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Water Fund. The Water Fund pays a portion of the debt on the Series 2014B Bonds, Series 2020A Bonds, and the Series 2023B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Water Fund. As payments on this debt are made the liability in the Water Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Water Fund is planned to be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Beginning in year 2027, the Water Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

The Water Fund reports a debt obligation for the Notes payable to the City of Maple Grove for water connection charges. As payment is made on the Notes the liability in the Water Fund is reduced. The interest expense on the Note issued in 2014 is recorded as an expense in the Water Fund. There is no interest payable on the Note issued in 2016.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Water Fund transfers funds annually to the General Fund to pay for operational support.

The Water Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 27
Water Fund

Cash balance will be spent down over time as development fees (reserves) collected to service debt issued to finance water improvement projects to support development is spent down

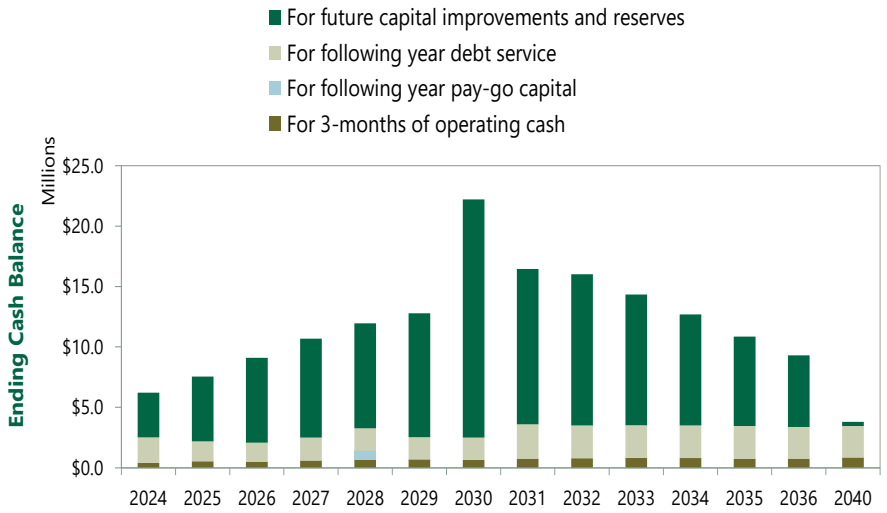


CHART 28
Water Fund

Water Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in an increase in net position

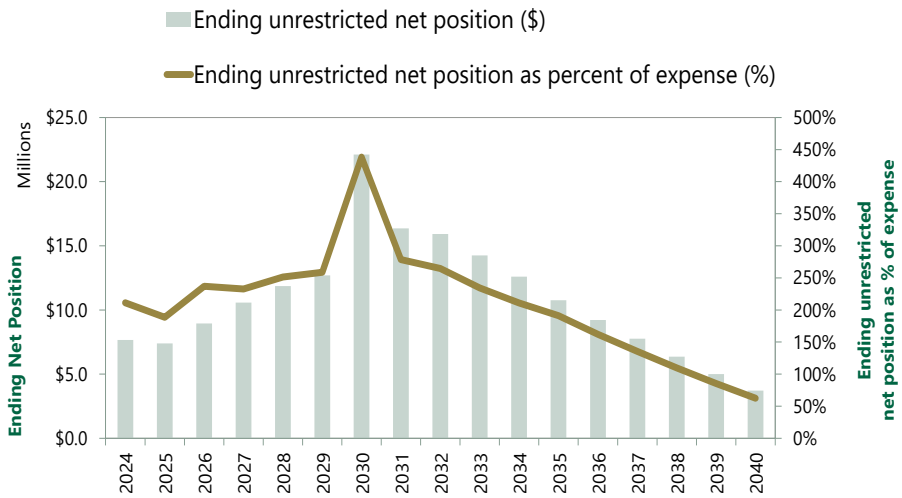
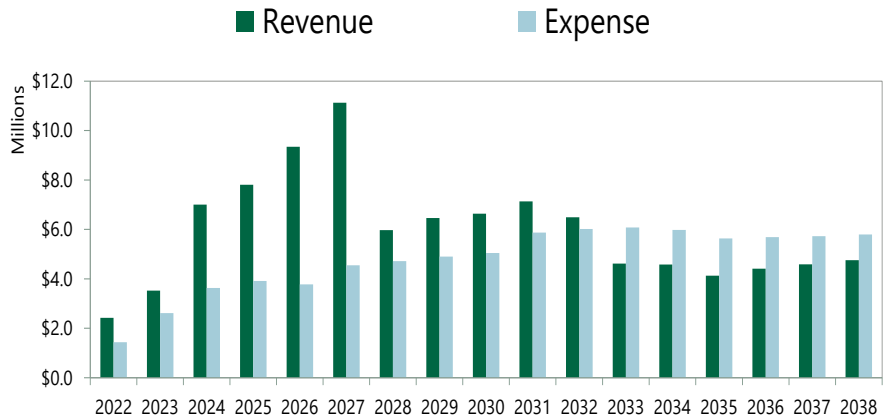


CHART 29
Water Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage



Year 2024-2027 include projected state and federal revenue in the amount of $13 million for water infrastructure.
Beginning in year 2033, expense (inclusive of depreciation) is projected to exceed revenue. This will need to be addressed

CHART 30

New customers to be added will increase water volumes

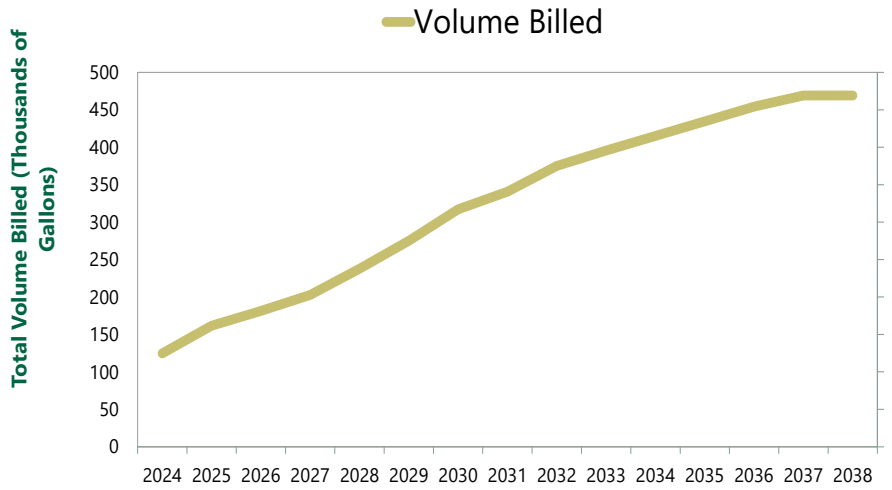


Table 15
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City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUE												
Charges for services	499,127	726,202	829,854	1,072,361	1,243,491	1,504,041	1,717,729	2,071,961	2,463,619	2,728,652	3,103,603	3,384,485
Special assessments												
Developer contributions (trunk line)	1,217,937	1,276,543	3,195,194	2,742,107	2,905,969	3,153,387	3,021,884	2,945,056	3,062,860	3,185,372	2,185,664	-
Connection fees	82,968	301,145	531,794	588,010	625,108	735,202	440,966	651,281	420,816	410,288	426,690	443,768
Connection fees payable to MG	*595,483*	*548,429*	*729,542*	*845,517*	*494,203*	*641,572*	*685,670*	*674,765*	*562,207*	*584,696*	*608,088*	*632,410*
Connection fees payable to MCES												
Other revenues	1,160	2,109		-	-	-	-	-	-	-	-	-
Investment income	27,970	668,115	219,273	62,102	75,413	90,973	106,862	119,514	127,820	222,023	164,474	160,054
Intertgovernmental / Grants for Capital			1,500,000	2,500,000	4,000,000	5,000,000	-	-	-	-	-	-
Transfer in from General Fund												
Total Revenue	2,424,645	3,522,543	7,005,657	7,810,096	9,344,183	11,125,175	5,973,110	6,462,576	6,637,322	7,131,031	6,488,518	4,620,716
EXPENSES												
Variable												
Current oper expenses	110,143	40,870	121,502	199,547	264,033	277,954	286,293	294,882	303,728	312,840	322,225	331,892
Current oper expenses for NE Dist	-		317,498	393,975	451,449	507,533	554,346	600,233	653,072	698,958	744,845	790,731
Purchased water (from Maple Grove)	194,109	387,760	456,123	548,672	669,165	818,924	917,115	1,067,413	1,167,708	1,275,365	1,390,867	1,514,732
Water meters	90,032		115,384	134,047	130,952	129,016	122,819	118,727	122,289	125,957	98,577	-
Connections paid to Maple Grove	*595,483*	*548,429*	*729,542*	*845,517*	*494,203*	*641,572*	*685,670*	*674,765*	*562,207*	*584,696*	*608,088*	*632,410*
Subtotal Variable Expenses	*989,767*	*977,059*	*1,740,048*	*2,121,758*	*2,009,801*	*2,374,999*	*2,566,243*	*2,756,019*	*2,809,004*	*2,997,816*	*3,164,601*	*3,269,765*
Fixed												
Transfer to General Fund	224,546	292,200	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Transfer to Debt Service Funds	24,840		129,433	129,663	44,781	376,771	376,101	376,219	376,081	375,189	375,023	375,040
Interest and fiscal exp bonds	56,079	1,197,103	1,035,195	925,442	901,715	876,900	850,996	823,856	795,400	1,305,556	1,257,273	1,208,090
Transfer out to other Govt Funds	-											
Depreciation	142,927	142,928	443,679	489,134	561,861	652,770	652,770	666,406	775,497	898,225	911,861	911,861
Subtotal Fixed Expenses	*448,392*	*1,632,231*	*1,888,906*	*1,794,238*	*1,765,857*	*2,171,666*	*2,153,049*	*2,147,858*	*2,236,797*	*2,877,482*	*2,851,625*	*2,811,683*
Total Expense	1,438,159	2,609,290	3,628,954	3,915,996	3,775,658	4,546,665	4,719,292	4,903,877	5,045,800	5,875,298	6,016,226	6,081,448
CHANGE IN NET POSITION	986,486	913,253	3,376,703	3,894,100	5,568,524	6,578,510	1,253,818	1,558,699	1,591,522	1,255,733	472,292	(1,460,732)
Net Position, December 31	5,801,684	6,714,937	10,091,640	13,985,740	19,554,264	26,132,774	27,386,592	28,945,292	30,536,813	31,792,546	32,264,838	30,804,106

Table 15
Page 2 of 2
City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ASSETS												
Cash	4,150,268	21,927,292	6,210,168	7,541,290	9,097,291	10,686,176	11,951,381	12,781,987	22,202,306	16,447,363	16,005,416	14,341,045
Accounts receivable	31,461	37,333	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Special assessments receivable	150,092	114,075	79,075	44,075								
Other current assets	1,098	20,594	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Capital assets	5,701,436	12,742,810	29,284,122	31,784,122	35,784,122	40,784,122	40,784,122	41,534,122	47,534,122	54,284,122	55,034,122	55,034,122
Less accumulated depreciation	(808,152)	(951,080)	(1,394,759)	(1,883,893)	(2,445,754)	(3,098,524)	(3,751,294)	(4,417,700)	(5,193,198)	(6,091,422)	(7,003,283)	(7,915,144)
Total Assets	9,226,203	33,891,024	34,238,606	37,545,594	42,495,660	48,431,774	49,044,209	49,958,409	64,603,230	64,700,063	64,096,255	61,520,023
LIABILITIES												
Accounts payable	340,706	1,541,263	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Other liabilities / Due to Other Govts	760,830	822,606	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Bond premium amortized	97,486	992,241	991,541	990,841	990,141	989,441	988,741	988,041	987,341	986,641	985,941	985,241
Notes payable to Maple Grove	229,433	187,201	147,049	105,337	61,979	16,883	0	0	-	-	-	-
Bonds payable, net of premiums	1,996,064	23,632,776	22,858,376	22,313,676	21,739,276	21,142,676	20,518,876	19,875,076	32,929,076	31,770,876	30,695,476	29,580,676
Total Liabilities	3,424,519	27,176,087	24,146,966	23,559,854	22,941,396	22,299,000	21,657,617	21,013,117	34,066,417	32,907,517	31,831,417	30,715,917
Net investment in capital assets	2,799,734	2,208,025	2,428,828	6,595,712	10,608,951	15,553,481	15,525,211	16,253,305	8,424,507	15,435,183	16,349,422	16,553,061
Unrestricted net assets	3,001,950	4,506,912	7,662,812	7,390,027	8,945,313	10,579,293	11,861,381	12,691,987	22,112,306	16,357,363	15,915,416	14,251,045
Total Net Position	5,801,684	6,714,937	10,091,640	13,985,740	19,554,264	26,132,774	27,386,592	28,945,292	30,536,813	31,792,546	32,264,838	30,804,106
Total Liabilities and Net Position	9,226,203	33,891,024	34,238,606	37,545,594	42,495,660	48,431,774	49,044,209	49,958,409	64,603,230	64,700,063	64,096,255	61,520,023

TABLE 16

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City of Corcoran
Projected Water Revenues

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Charges for Services Revenue										
Residential										
Water Base Charge	387,672	469,282	553,975	650,780	804,343	919,538	1,053,658	1,192,088	1,335,364	1,480,824
Usage Charges:										
Tier 1: Water usage 0 to 4,999 gallons	245,588	296,922	350,479	411,195	508,641	581,061	666,600	753,702	845,248	936,810
Tier 2: Water usage 5,000 to 8,999 gallons	53,984	65,395	77,181	90,820	112,249	128,496	147,209	166,669	186,576	206,944
Tier 3: Water usage 9,000 to 19,999 gallons	13,496	16,338	19,283	22,677	28,013	32,033	36,742	41,536	46,527	51,611
Tier 4: Water usage 20,000 gallons over	-	-	-	-	-	-	-	-	-	-
Water Volume Billed	313,067	378,655	446,944	524,692	648,902	741,591	850,551	961,907	1,078,350	1,195,365
Multi-Residential										
Water Base Charge	-	56,182	58,434	60,759	63,183	131,409	214,014	222,602	288,737	300,310
Usage Charges										
Tier 1: Water usage 1,000 gallons +	-	46,053	47,889	49,878	51,867	108,018	175,885	183,074	237,307	246,871
Commercial										
Water Base Charge	13,545	13,953	14,863	15,826	16,843	17,917	19,050	20,242	21,502	22,826
Usage Charges										
Tier 1: Water usage 1,000 gallons +	4,549	4,690	4,995	5,327	5,668	6,036	6,415	6,823	7,241	7,690
Other Charges										
Meter Charges	111,021	103,547	116,391	196,779	126,923	147,452	144,047	141,917	135,101	130,599
Total Charges for Services	829,854	1,072,361	1,243,491	1,504,041	1,717,729	2,071,961	2,463,619	2,728,652	3,103,603	3,384,485

TABLE 16

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City of Corcoran
Projected Water Revenues

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Non-Operating Development Revenue										
Northeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	98,321	79,950	95,620	237,798	185,851	188,615	163,741	166,914	199,888	180,527
Multi-Family Residential	210,956	-	-	-	244,412	287,826	-	212,921	-	-
Commercial/Other	-	-	-	-	-	-	-	-	-	-
Maple Grove Connection - Residential	223,569	-	-	-	-	-	-	-	-	-
Maple Grove Connection - Commercial/Other	-	-	-	-	-	-	-	-	-	-
Southeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	222,516	219,863	245,287	348,770	193,345	257,202	275,604	269,760	219,175	227,938
Multi-Family Residential	-	-	-	-	-	-	-	-	-	-
Commercial/Other	-	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Maple Grove Connection - Residential	505,972	499,950	557,762	793,082	439,671	584,859	626,688	613,424	498,413	518,350
Maple Grove Connection - Commercial/Other	-	48,479	50,418	52,435	54,532	56,713	58,982	61,341	63,794	66,346
Trunk Line Availability Charges (paid at time of development on per acre basis)										
Northeast Corcoran / Water Availability	444,286	639,805	596,531	638,196	706,831	650,440	611,488	635,948	661,384	317,438
Northeast Corcoran / Treatment and Storage	907,664	1,307,106	1,218,700	1,303,821	1,444,044	1,328,832	1,249,252	1,299,224	1,351,192	648,518
Southeast Corcoran / Water Availability	783,745	526,832	394,104	409,868	426,264	443,316	461,048	479,488	498,668	518,616
Southeast Corcoran / Treatment and Storage	1,059,499	712,197	532,772	554,084	576,248	599,296	623,268	648,200	674,128	701,092
Total Non-Operating Revenues	4,456,530	4,035,514	3,692,580	4,339,496	4,272,697	4,398,657	4,071,692	4,388,906	4,168,395	3,180,648

TABLE 16

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City of Corcoran
Projected Water Revenues

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for water usage	317,617	429,398	499,828	579,897	706,437	855,645	1,032,851	1,151,803	1,322,898	1,449,925
Base service charges	401,217	539,416	627,272	727,365	884,369	1,068,864	1,286,722	1,434,932	1,645,603	1,803,960
Charge for meter	111,021	103,547	116,391	196,779	126,923	147,452	144,047	141,917	135,101	130,599
Total Charges for Services	829,854	1,072,361	1,243,491	1,504,041	1,717,729	2,071,961	2,463,619	2,728,652	3,103,603	3,384,485
Water connection charges (City)	531,794	301,145	342,293	588,010	625,108	735,202	440,966	651,281	420,816	410,288
Water connection charges (Maple Grove)	729,542	548,429	608,180	845,517	494,203	641,572	685,670	674,765	562,207	584,696
Total Connection Fees	1,261,336	849,574	950,473	1,433,527	1,119,310	1,376,774	1,126,636	1,326,046	983,023	994,984
Water trunk line availability charges (City)	3,195,194	3,185,941	2,742,107	2,905,969	3,153,387	3,021,884	2,945,056	3,062,860	3,185,372	2,185,664
Grand Total	5,286,384	5,107,875	4,936,071	5,843,537	5,990,426	6,470,618	6,535,311	7,117,558	7,271,998	6,565,132

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 17
Water Fund
Projected Year End Cash Balance

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Use of Cash										
Operations & Maintenance	1,610,616	2,116,762	2,006,301	2,373,078	2,565,987	2,756,019	2,584,004	2,997,816	3,164,601	3,269,765
Capital Improvements	16,541,312	2,500,000	4,000,000	5,000,000	-	750,000	6,225,000	6,750,000	750,000	-
Interfund Transfers (not incl for debt)	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Debt Service (incl transfers for debt)	2,108,611	1,646,513	1,567,755	1,897,287	1,868,036	1,843,875	1,842,481	2,838,945	2,707,695	2,697,930
Total Use of Cash	**20,541,139**	**6,513,275**	**7,831,556**	**9,535,590**	**4,707,205**	**5,631,271**	**10,941,303**	**12,885,274**	**6,929,765**	**6,284,387**
Source of Cash										
Charges for services and other operating revenue	1,049,127	1,134,462	1,318,903	1,595,014	1,824,591	2,191,475	2,591,439	2,950,675	3,268,076	3,544,539
Development related fees	4,456,530	4,175,634	4,025,279	4,530,161	4,148,520	4,271,102	4,045,883	4,180,356	3,220,442	1,076,178
Intergovernmental / grants for capital	1,500,000	2,500,000	4,000,000	5,000,000	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	13,725,000	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**7,005,657**	**7,810,096**	**9,344,183**	**11,125,175**	**5,973,110**	**6,462,576**	**20,362,322**	**7,131,031**	**6,488,518**	**4,620,716**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	(2,181,642)	34,300	43,375	(700)	(700)	(700)	(700)	(700)	(700)	(700)
Beginning Cash Balance	21,927,292	6,210,168	7,541,289	9,097,291	10,686,176	11,951,381	12,781,987	22,202,305	16,447,363	16,005,416
Change in Cash Balance	(15,717,124)	1,331,121	1,556,002	1,588,885	1,265,205	830,606	9,420,319	(5,754,943)	(441,947)	(1,664,371)
Ending Cash and Investments	**6,210,168**	**7,541,289**	**9,097,291**	**10,686,176**	**11,951,381**	**12,781,987**	**22,202,305**	**16,447,363**	**16,005,416**	**14,341,045**
Ending Cash by Purpose										
For future capital / trunk fee reserve	3,698,902	5,365,586	7,027,961	8,195,619	8,691,848	10,249,107	12,213,824	12,108,964	12,506,570	10,825,674
For unspent bond proceeds							7,500,000	750,000		
For following year pay-go capital	-	-	-	-	750,000				-	-
For 3-months of operating cash	402,654	529,190	501,575	593,269	641,497	689,005	646,001	749,454	791,150	817,441
For following year debt service	2,108,611	1,646,513	1,567,755	1,897,287	1,868,036	1,843,875	1,842,481	2,838,945	2,707,695	2,697,930
Ending Cash and Investments	**6,210,168**	**7,541,289**	**9,097,291**	**10,686,176**	**11,951,381**	**12,781,987**	**22,202,305**	**16,447,363**	**16,005,416**	**14,341,045**

SEWER FUND

The Sewer Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Sewer Fund, is assumed to be the following:

- 873 acres platted between 2024-2033

- 3,287 new customer units to be added between 2024-2033

Details on the estimated acres platted per year and customer units added is shown in Table 3. Development will provide increasing revenue to the Sewer Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Sewer Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan does not anticipate the issuance of bonds to finance sewer improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing sewer services, including depreciation of capital assets.

Approximately 30% of the Sewer Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

The City anticipates the addition of new personnel over the next five years paid by the Sewer Fund. The cost of the FTE's is included in the financial plan.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Sewer Fund. The Sewer Fund pays a portion of the debt on the Series 2014B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Sewer Fund. As payments on this debt are made the liability in

the Sewer Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Sewer Fund is planned to be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Beginning in year 2027, the Sewer Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Sewer Fund transfers funds annually to the General Fund to pay for operational support.

The Sewer Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 31
Sewer Fund

Ending cash balance will increase as the City collects development fees (reserves) to finance sewer improvement projects in advance of the programming of capital projects in the CIP

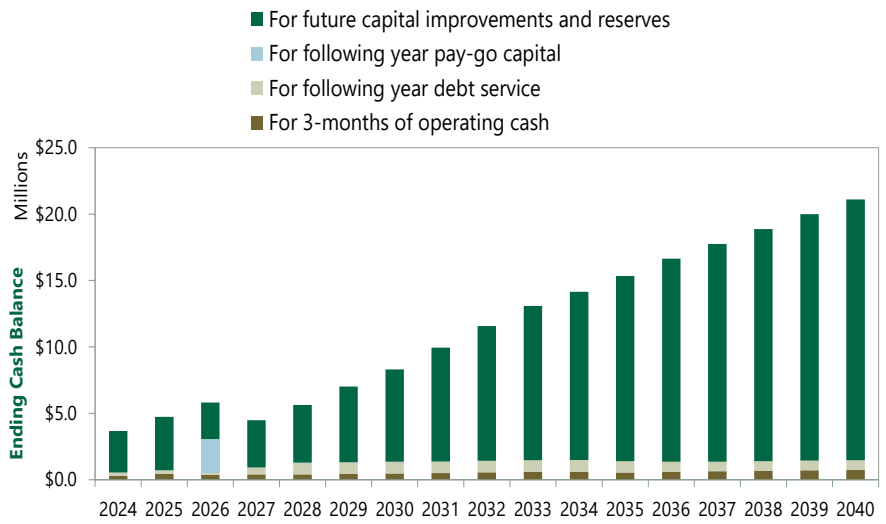


CHART 32
Sewer Fund

Sewer Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in changes in net postion over time

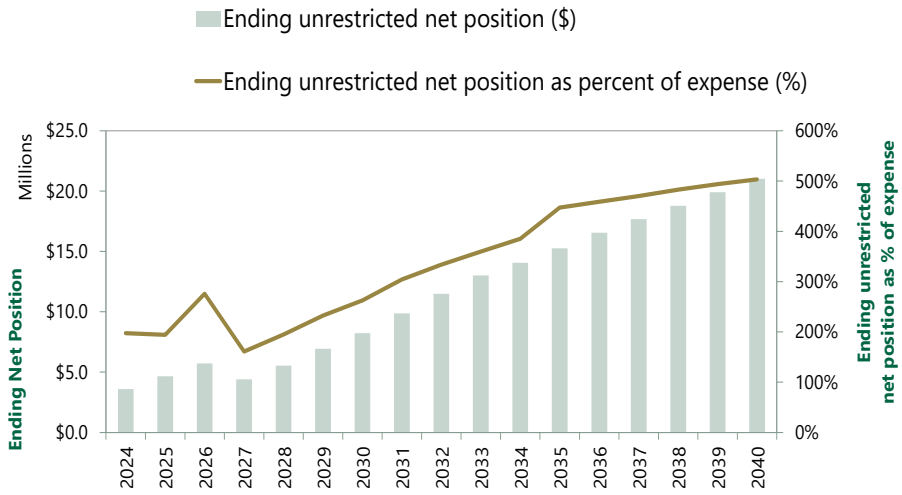


CHART 33
Sewer Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements

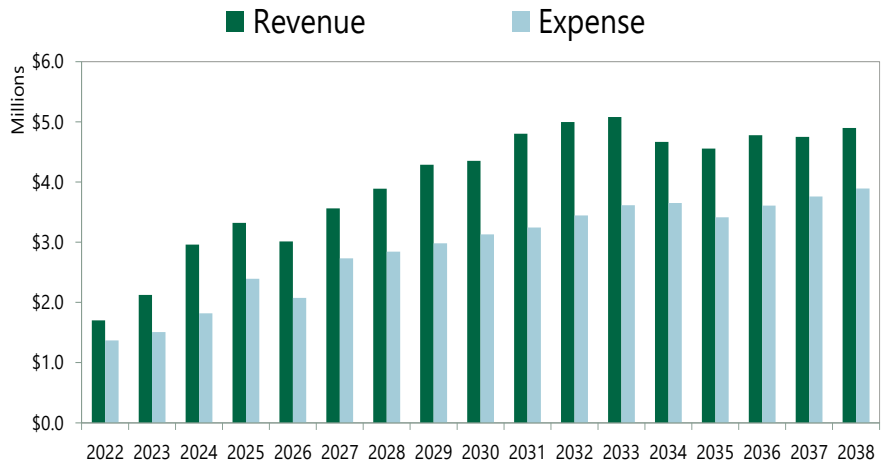


CHART 34
Sewer Fund

New customers to be added will increase sewer flow billed

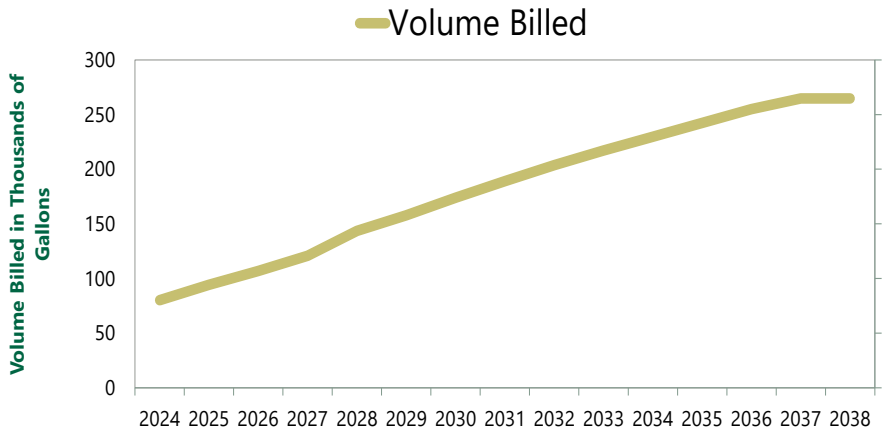


TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual			Current Year	Projected								
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUE													
Charges for services	346,950	443,623	599,399	815,088	1,093,528	1,261,041	1,449,897	1,747,860	2,090,540	2,490,394	2,751,507	3,122,564	3,391,828
Special assessments													
Developer contributions (trunk line charges)		327,282	462,299	915,425	825,831	683,890	715,176	762,466	735,081	718,944	740,512	762,728	574,083
Connection fees	877,639	286,679	298,026	526,459	298,026	335,500	570,792	601,185	700,246	415,806	608,425	389,232	375,863
Connection fees payable to Met Council	616,280	616,280	559,125	616,280	1,012,209	629,464	711,854	674,790	645,169	595,588	558,432	558,656	558,880
Other revenues	57,160	7,262	52,614	53,666	54,740	55,834	56,951	58,090	59,252	60,437	61,646	62,879	64,136
Investment income	724	18,274	153,080	33,295	36,589	47,283	58,052	44,806	56,231	70,143	83,100	99,520	115,730
Total Revenue	1,898,753	1,699,400	2,124,543	2,960,214	3,320,922	3,013,012	3,562,722	3,889,198	4,286,519	4,351,312	4,803,623	4,995,579	5,080,520
EXPENSES													
Variable													
Current operating expenses	72,725	100,194	185,084	270,043	352,544	421,620	440,269	453,477	467,081	481,094	495,527	510,392	525,704
Disposal charges	74,556	139,713	204,977	280,960	403,130	474,352	556,570	685,115	831,786	1,006,700	1,135,205	1,311,840	1,453,646
Capital maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Connections paid to Met Council	616,280	616,280	559,125	616,280	1,012,209	629,464	711,854	674,790	645,169	595,588	558,432	558,656	558,880
Connections paid to Maple Grove	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Variable Expenses	*763,561*	*856,187*	*949,186*	*1,167,283*	*1,767,883*	*1,525,437*	*1,708,693*	*1,813,382*	*1,944,036*	*2,083,382*	*2,189,164*	*2,380,888*	*2,538,231*
Fixed													
Transfer to General Fund	134,582	224,546	310,400	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Transfer to Debt Service Funds	42,113	38,240		143,233	148,263	63,181	394,921	393,951	393,769	393,331	392,139	391,643	396,300
Transfer out to other Govt Funds													
Interest expense on notes payable to Maple Grove		40,002	37,299										
Depreciation	208,951	208,951	208,951	227,133	227,133	227,133	363,496	363,496	363,496	363,496	363,496	363,496	363,496
Subtotal Fixed Expenses	*385,646*	*511,739*	*556,650*	*650,965*	*625,395*	*547,814*	*1,023,643*	*1,030,629*	*1,038,642*	*1,046,646*	*1,054,148*	*1,062,607*	*1,076,489*
Total Expense	1,149,207	1,367,926	1,505,836	1,818,248	2,393,279	2,073,251	2,732,335	2,844,011	2,982,679	3,130,028	3,243,312	3,443,495	3,614,720
CHANGE IN NET POSITION	749,546	331,474	618,707	1,141,966	927,643	939,761	830,387	1,045,186	1,303,840	1,221,283	1,560,311	1,552,083	1,465,800
Net Position, December 31	6,268,513	6,599,987	7,218,694	8,360,660	9,288,303	10,228,065	11,058,451	12,103,638	13,407,478	14,628,761	16,189,072	17,741,156	19,206,956

TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual			Current Year	Projected								
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ASSETS													
Cash	2,031,865	2,772,835	3,329,508	3,658,868	4,728,344	5,805,157	4,480,640	5,623,123	7,014,260	8,310,040	9,952,047	11,573,027	13,092,124
Accounts receivable	125,010	44,285	57,040	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Special assessments receivable	48,166	37,523	25,519	15,519	5,519								
Other current assets	12,074	17,356	223	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	6,395,158	6,395,158	6,395,158	7,395,158	7,395,158	7,395,158	14,895,158	14,895,158	14,895,158	14,895,158	14,895,158	14,895,158	14,895,158
Less accumulated depreciation	(909,226)	(1,118,177)	(1,327,128)	(1,554,261)	(1,781,394)	(2,008,526)	(2,372,023)	(2,735,519)	(3,099,016)	(3,462,512)	(3,826,009)	(4,189,505)	(4,553,002)
Total Assets	7,703,047	8,148,980	8,480,320	9,537,284	10,369,627	11,213,789	17,025,775	17,804,762	18,832,402	19,764,685	21,043,196	22,300,680	23,456,280
LIABILITIES													
Accounts payable	640	1,124	2,074	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Other liabilities	114,947	309,761	102,328	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Bond premium amortized	(13,553)												
Notes payable to Maple Grove (connection charges)													
Bonds payable, net of premiums	1,332,500	1,238,108	1,157,224	1,071,624	976,324	880,724	5,862,324	5,596,124	5,319,924	5,030,924	4,749,124	4,454,524	4,144,324
Total Liabilities	1,434,534	1,548,993	1,261,626	1,176,624	1,081,324	985,724	5,967,324	5,701,124	5,424,924	5,135,924	4,854,124	4,559,524	4,249,324
Net investment in capital assets	4,166,985	4,038,873	3,910,806	4,769,273	4,637,440	4,505,908	6,660,811	6,563,515	6,476,218	6,401,722	6,320,025	6,251,129	6,197,832
Unrestricted net assets	2,101,528	2,561,114	3,307,888	3,591,387	4,650,863	5,722,157	4,397,640	5,540,123	6,931,260	8,227,040	9,869,047	11,490,027	13,009,124
Total Net Position	6,268,513	6,599,987	7,218,694	8,360,660	9,288,303	10,228,065	11,058,451	12,103,638	13,407,478	14,628,761	16,189,072	17,741,156	19,206,956
Total Liabilities and Net Position	7,703,047	8,148,980	8,480,320	9,537,284	10,369,627	11,213,789	17,025,775	17,804,762	18,832,402	19,764,685	21,043,196	22,300,680	23,456,280

Table 19
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City of Corcoran
Projected Sewer Revenues

		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Charges for Services Revenue											
Residential											
Sewer Base Charge	Base	545,664	660,487	772,126	898,505	1,099,963	1,245,517	1,413,642	1,583,791	1,757,156	1,929,678
Usage Charges:											
Tier 1: Sewer volume	Activity	249,150	301,267	352,617	410,452	502,195	569,437	646,597	724,121	802,387	881,558
Multi-Residential											
Sewer Base Charge	Base	-	79,072	81,445	83,888	86,405	177,993	287,132	295,746	379,939	391,337
Usage Charges											
Tier 1: Sewer volume	Activity	-	31,824	32,819	33,813	34,808	71,803	115,883	119,309	153,084	157,746
Sewer Volume Billed		-	31,824	32,819	33,813	34,808	71,803	115,883	119,309	153,084	157,746
Commercial											
Sewer Base Charge	Base	15,429	15,892	16,768	17,683	18,638	19,634	20,672	21,753	22,884	24,061
Usage Charges											
Tier 1: Water usage 1,000 gallons +	Activity	4,845	4,986	5,267	5,556	5,852	6,156	6,468	6,787	7,114	7,448
Total Charges for Services		815,088	1,093,528	1,261,041	1,449,897	1,747,860	2,090,540	2,490,394	2,751,507	3,122,564	3,391,828
Non-Operating Development Revenue											
Northeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	97,303	79,122	93,723	230,835	178,684	179,588	154,399	155,885	184,885	165,380
Multi-Residential	Base	208,945	-	-	-	235,171	274,280	-	199,029	-	-
Commercial/Other	Base	-	-	-	-	-	-	-	-	-	-
MCES connection charge (per unit)	Base	188,860	149,100	171,534	410,355	308,512	301,169	251,490	246,609	284,088	246,807
Southeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	220,212	217,586	240,419	338,558	185,889	244,893	259,879	251,936	202,725	208,813
Multi-Residential	Base	-	-	-	-	-	-	-	-	-	-
Commercial/Other	Base	-	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671
MCES connection charge (per unit)	Base	427,420	410,025	440,022	601,854	320,952	410,685	423,300	398,560	311,500	311,625
Trunk Line Availability Charges (paid at time of development on per acre basis)											
Corcoran (NE and SE)	Base	915,425	825,831	683,890	715,176	762,466	735,081	718,944	740,512	762,728	574,083
Total Non-Operating Revenues		2,058,164	1,682,982	1,630,946	2,298,177	1,993,115	2,147,181	1,809,540	1,994,106	1,747,548	1,508,378

Table 19
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City of Corcoran
Projected Sewer Revenues

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for sewer volume	253,995	338,077	390,702	449,821	542,854	647,396	768,948	850,217	962,584	1,046,752
Base service charges	561,093	755,451	870,339	1,000,076	1,205,006	1,443,144	1,721,446	1,901,290	2,159,980	2,345,076
Total Charges for Services	815,088	1,093,528	1,261,041	1,449,897	1,747,860	2,090,540	2,490,394	2,751,507	3,122,564	3,391,828
Sewer connection charges (City)	526,459	298,026	335,500	570,792	601,185	700,246	415,806	608,425	389,232	375,863
Sewer connection charges (MCES)	616,280	559,125	611,556	1,012,209	629,464	711,854	674,790	645,169	595,588	558,432
Total Connection Charges	1,142,739	857,151	947,056	1,583,001	1,230,649	1,412,100	1,090,596	1,253,594	984,820	934,295
Sewer trunk line availability charges	915,425	825,831	683,890	715,176	762,466	735,081	718,944	740,512	762,728	574,083
Grand Total	2,256,973	2,217,385	2,280,430	2,735,865	3,111,511	3,525,867	3,625,144	4,100,445	4,274,524	4,341,774

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 20
Sewer Fund
Projected Year End Cash Balance

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Use of Cash										
Operations & Maintenance	1,135,100	1,738,025	1,497,976	1,608,667	1,591,228	1,731,436	1,880,819	1,996,951	2,199,339	2,367,839
Capital Improvements	1,000,000	-	-	7,575,000	-	-	-	-	-	-
Interfund Transfers (not incl for debt)	280,600	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693
Debt Service (incl transfers for debt)	261,015	273,421	186,242	513,347	882,305	882,569	884,894	866,152	867,792	876,892
Total Use of Cash	**2,676,715**	**2,261,446**	**1,941,718**	**9,962,239**	**2,746,715**	**2,895,382**	**3,055,532**	**3,161,616**	**3,374,599**	**3,561,423**
Source of Cash										
Charges for services and other operating revenue	902,050	1,184,856	1,364,158	1,564,900	1,850,757	2,206,023	2,620,973	2,896,253	3,284,963	3,571,694
Development related fees	2,058,164	2,136,066	1,648,854	1,997,822	2,038,441	2,080,496	1,730,338	1,907,369	1,710,616	1,508,826
Bond Proceeds	-	-	-	5,075,000	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**2,960,214**	**3,320,922**	**3,013,012**	**8,637,722**	**3,889,198**	**4,286,519**	**4,351,312**	**4,803,623**	**4,995,579**	**5,080,520**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	45,861	10,000	5,519	-	-	-	-	-	-	-
Change in Cash Balance	329,360	1,069,476	1,076,813	(1,324,517)	1,142,483	1,391,137	1,295,780	1,642,007	1,620,980	1,519,097
Ending Cash and Investments	**3,658,868**	**4,728,344**	**5,805,157**	**4,480,640**	**5,623,123**	**7,014,260**	**8,310,040**	**9,952,047**	**11,573,027**	**13,092,124**
Ending Cash by Purpose										
For future capital / trunk fee reserve	3,114,078	4,020,417	2,744,421	3,565,127	4,343,011	5,698,832	6,954,941	8,586,658	10,155,401	11,623,272
For unpsent bond proceeds										
For following year pay-go capital	-	-	2,500,000	-	-	-	-	-	-	-
For 3-months of operating cash	283,775	434,506	374,494	402,167	397,807	432,859	470,205	499,238	549,835	591,960
For following year debt service	261,015	273,421	186,242	513,347	882,305	882,569	884,894	866,152	867,792	876,892
Ending Cash and Investments	**3,658,868**	**4,728,344**	**5,805,157**	**4,480,640**	**5,623,123**	**7,014,260**	**8,310,040**	**9,952,047**	**11,573,027**	**13,092,124**

STORM WATER FUND

The Storm Water Fund is a new fund established as a Proprietary Fund for the accounting for costs of providing storm water services to residents and businesses. The Storm Water Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services. The Plan anticipates the City will adopt a new charge per residential equivalent unit (REU) to first be collected in 2025. The Plan includes a charge of $15.00 per REU per month. For now, the Plan assumes this rate remains constant at the $15.00 per month per REU and that all customers are equal to "one" REU. The City may determine to study and adjust the REU for non-single family customers to an amount different than one REU.

The Storm Water Fund is projected to accumulate funds as revenue from charges for services is collected.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing storm water services, including depreciation of capital assets.

The Storm Water Fund does not have any programmed expense in the Plan. There are no capital improvement projects for the Storm Water Fund included in the CIP.

Transfers To and From Other Funds

The Plan includes a placeholder amount for transfer of funds from the Storm Water Fund to the General Fund for operational support. This amount will need further review as the City further plans for the Storm Water Fund and its operations.

TABLE 21
City of Corcoran
Storm Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUE												
Charges for services			-	350,820	392,400	437,760	512,100	595,440	689,580	739,440	815,580	859,680
Investment income	280	3,044		933	4,451	8,319	12,677	17,819	23,842	30,864	38,451	46,872
Transfer in from General Fund	65,000	10,000	15,000	-	-	-	-	-	-	-	-	-
Total Revenue	65,280	13,044	15,000	351,753	396,851	446,079	524,777	613,259	713,422	770,304	854,031	906,552
EXPENSES												
Variable												
Current expenditures												
Capital maintenance												
Subtotal Variable Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Fixed												
Transfer to General Fund					10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
Depreciation			18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182	18,182
Subtotal Fixed Expenses	-	-	*18,182*	*18,182*	*28,182*	*28,482*	*28,791*	*29,109*	*29,437*	*29,775*	*30,122*	*30,481*
Total Expense	-	-	18,182	18,182	28,182	28,482	28,791	29,109	29,437	29,775	30,122	30,481
CHANGE IN NET POSITION	65,280	13,044	(3,182)	333,571	368,669	417,597	495,986	584,150	683,985	740,529	823,909	876,071
Net Position, January 1	-	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539
Net Position, December 31	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610
ASSETS												
Cash	65,280	78,324	93,324	445,077	831,928	1,267,707	1,781,875	2,384,207	3,086,374	3,845,085	4,687,175	5,581,428
Accounts receivable												
Special assessments receivable												
Other current assets												
Capital assets			-	-	-	-	-	-	-	-	-	-
Less accumulated depreciation			(18,182)	(36,364)	(54,545)	(72,727)	(90,909)	(109,091)	(127,273)	(145,455)	(163,636)	(181,818)
Total Assets	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610
LIABILITIES												
Accounts payable												
Other liabilities												
Bonds payable, net of premiums												
Total Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Net investment in capital assets	-	-	(18,182)	(36,364)	(54,545)	(72,727)	(90,909)	(109,091)	(127,273)	(145,455)	(163,636)	(181,818)
Unrestricted net assets	65,280	78,324	93,324	445,077	831,928	1,267,707	1,781,875	2,384,207	3,086,374	3,845,085	4,687,175	5,581,428
Total Net Position	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610
Total Liabilities and Net Position	65,280	78,324	75,142	408,714	777,383	1,194,980	1,690,966	2,275,116	2,959,101	3,699,630	4,523,539	5,399,610

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City of Corcoran
Fees and Charges

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ANNUAL FEE ADJUSTMENTS (% CHANGE)											
Annual % adjustment to base and usage Water fees			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to base and usage Sewer fees			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to storm water fee per REF											
Annual % adjustment to Water connection fee			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer connection fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Southeast Water TLAC fee			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Northeast Water TLAC fee			3.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer TLAC fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
RESIDENTIAL											
Water Base Charge	21.63	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40
Sewer Base Charge	30.45	31.36	32.30	33.27	34.27	35.30	36.35	37.45	38.57	39.73	40.92
Usage Charges											
Tier 1: Water usage 0 to 4,999 gallons	2.31	2.43	2.50	2.60	2.70	2.81	2.92	3.04	3.16	3.29	3.42
Tier 2: Water usage 5,000 to 8,999 gallons	2.78	2.92	3.01	3.13	3.26	3.39	3.53	3.67	3.82	3.97	4.13
Tier 3: Water usage 9,000 to 19,999 gallons	3.48	3.65	3.76	3.91	4.07	4.23	4.40	4.58	4.76	4.95	5.15
Tier 4: Water usage 20,000 gallons over	4.49	4.71	4.85	5.04	5.24	5.45	5.67	5.90	6.14	6.39	6.65
Sewer (sewer based on winter water usage) per 1,000 gallons	3.02	3.11	3.20	3.30	3.40	3.50	3.61	3.72	3.83	3.94	4.06
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
MULTI-RESIDENTIAL (7+Units)											
Water Base Charge	21.63	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40
Sewer Base Charge	30.45	31.36	32.30	33.27	34.27	35.30	36.35	37.45	38.57	39.73	40.92
Usage Charges											
Tier 1: Water usage	2.78	2.92	3.01	3.13	3.26	3.39	3.53	3.67	3.82	3.97	4.13
Sewer (sewer based on winter water usage) per 1,000 gallons	3.02	3.11	3.20	3.30	3.40	3.50	3.61	3.72	3.83	3.94	4.06
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
NON-RESIDENTIAL											
Water Base Charge (Less 3" Meter)	26.73	27.53	28.36	29.49	30.67	31.90	33.18	34.51	35.89	37.33	38.82
Sewer Base Charge	30.45	31.36	32.30	33.27	34.27	35.30	36.36	37.45	38.57	39.73	40.92
Usage Charges											
Tier 1: Water usage 1,000 gallons +	2.78	2.92	3.01	3.13	3.26	3.39	3.53	3.67	3.82	3.97	4.13
Sewer per 1,000 gallons	3.02	3.11	3.20	3.30	3.40	3.50	3.60	3.70	3.80	3.90	4.00
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00

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City of Corcoran
Fees and Charges

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
OTHER FEES											
Maple Grove Water Usage Charge per 1,000 gallons	2.36	2.48	2.60	2.73	2.87	3.01	3.17	3.32	3.49	3.66	3.85
Meter Charge (Cost Plus 10%)	424.36	437.09	450.20	463.71	477.62	491.95	506.71	521.91	537.57	553.69	570.30
CONNECTION CHARGES											
Sewer Connection Charges											
Single Family Residential	1,280	1,280	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671
Multi-Residential (7+Units)	1,024	1,024	1,055	1,087	1,119	1,153	1,187	1,223	1,260	1,297	1,336
Non-Residential	1,280	1,280	1,319	1,358	1,399	1,441	1,484	1,529	1,575	1,622	1,671
MCES connection charge (per unit)	2,485	2,485	2,485	2,486	2,487	2,488	2,489	2,490	2,491	2,492	2,493
Water Connection Charges											
Northeast Corcoran											
Single Family Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Multi-Residential Connection	1,034	1,034	1,065	1,108	1,152	1,198	1,246	1,296	1,348	1,402	1,458
Non-Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Maple Grove Residential Connection	2,942	2,942									
Maple Grove Commercial/Other Connection	11,767	11,767									
Southeast Corcoran											
Single Family Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Multi- Residential Connection	1,034	1,034	1,065	1,108	1,152	1,198	1,246	1,296	1,348	1,402	1,458
Non-Residential Connection	1,294	1,294	1,333	1,386	1,441	1,499	1,559	1,621	1,686	1,753	1,824
Maple Grove Residential Connection	2,942	2,942	3,030	3,151	3,277	3,408	3,545	3,686	3,834	3,987	4,147
Maple Grove Commercial/Other Connection	11,767	11,767	12,120	12,605	13,109	13,633	14,178	14,745	15,335	15,949	16,587

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City of Corcoran
Fees and Charges

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
AVAILABILITY CHARGES*											
Sewer availability charge per acre of land	7,526	7,526	7,752	7,985	8,224	8,471	8,725	8,987	9,256	9,534	9,820
Northeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	12,199	12,199	12,565	13,068	13,590	14,134	14,699	15,287	15,899	16,535	17,196
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	24,922	24,922	25,670	26,697	27,765	28,875	30,030	31,231	32,481	33,780	35,131
Southeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,198	9,198	9,474	9,853	10,247	10,657	11,083	11,526	11,987	12,467	12,965
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	12,434	12,434	12,807	13,319	13,852	14,406	14,982	15,582	16,205	16,853	17,527

* Prior to 5/12/2022, the City had just one TLAC charge for water trunk line availablity. Effective 5/12/2022, the City adjusted the amount charged for availability of water services to include two separate charges, as described here. In addition, effective 5/12/2022, at time of adopting a new "Treatment & Storage" charge, the City adopted adjustments to the amount charged for Watermain & Raw Water TLAC. The amounts shown for year 2022 reflect the rates as of of 5/12/2022.

Notes to Table A:

1. Fee schedule is based on Corcoran constructing its own water system to serve northeast Corcoran beginning in year 2024. Changes to northeast water connection charges are based on this assumption.
2. After year 2030, for purposes of preparing financial plans, it is assumed that rates continue to be adjusted by the same percentage changes shown in year 2024.
3. This schedule does not include all city fees for water and sewer. For purpose of financial planning, the schedule only includes fees for the most frequent and material sources of revenue to the City.

Appendix B
City of Corcoran
Property Tax Levy Planned for Debt Service

	Debt Service Levy for Equipment								Debt Service Levy for Facilities, Parks, and Street Improvements (Includes Tax Abatement)										Combined Total
Levy Collection Year	EXISTING 2016A Bonds - Equipment	EXISTING 2018A Bonds - Equipment Portion	EXISTING 2020 Bonds - Equipment	EXISTING 2022 Bonds - Equipment	NEW 2025 Bonds - Equipment	NEW 2027 Bonds - Equipment	NEW 2029 Bonds - Equipment	Subtotal	EXISTING G.O. 2012B CIP Bonds, Refunded with 2020B	EXISTING G.O. 2016A Improvement Bonds [3]	EXISTING 2018A Bonds - Park Improvements (Debt Service Levy)	EXISTING 2018A Bonds - Park Improvements (Abatement Levy)	EXISTING 2023A for Street Improvements (Debt Service Levy)	EXISTING 2023A for Street Improvements (Abatement Levy)	NEW 2025A Bonds for Municipal Facilities (Land)	NEW 2026A Bonds for Municipal Facilities (Construction)	NEW 2027A Bonds for Municipal Facilities	Subtotal	Total Estimated Levy (with coverage)
2024	38,220	82,478	106,155	247,734	-	-	-	474,587	231,410	-	28,271	78,750	188,590	185,000	-	-	-	712,021	1,186,608
2025	37,485	80,273	104,265	250,884	-	-	-	472,906	232,985	-	25,909	84,000	179,128	190,000	-	-	-	712,022	1,184,928
2026	-	78,068	102,375	248,364	325,631	-	-	754,438	234,455	-	23,389	84,000	169,903	205,000	74,878	-	-	791,625	1,546,062
2027	-	81,113	105,735	250,884	322,796	32,432	-	792,960	235,820	-	20,869	89,250	159,640	215,000	78,553	169,501	-	968,633	1,761,592
2028	-	-	103,740	252,984	325,028	222,364	-	904,116	231,830	-	18,191	89,250	148,853	225,000	76,781	171,222	2,823,594	3,784,720	4,688,836
2029	-	-	101,745	249,414	326,891	222,101	22,601	922,752	238,340	-	15,514	94,500	137,540	235,000	80,259	168,513	2,824,008	3,793,674	4,716,426
2030	-	-	-	250,884	328,388	221,655	155,453	956,380	241,490	-	12,584	94,500	125,953	250,000	78,291	170,053	2,826,866	3,799,737	4,756,117
2031	-	-	-	249,047	324,266	221,025	156,844	951,182	244,157	-	9,655	99,750	113,328	260,000	76,322	171,413	2,827,738	3,802,362	4,753,544
2032	-	-	-	-	325,211	225,461	152,801	703,473	246,761	-	6,563	105,000	100,428	275,000	79,603	168,343	2,826,622	3,808,319	4,511,792
2033	-	-	-	-	325,789	224,280	154,009	704,078	249,076	-	3,281	105,000	86,490	285,000	77,438	169,522	2,827,769	3,803,576	4,507,654
2034	-	-	-	-	325,999	222,915	155,033	703,947	246,073	-	-	-	73,520	265,000	75,272	170,521	2,830,999	3,661,385	4,365,332
2035	-	-	-	-	320,591	221,366	155,873	697,830	247,858	-	-	-	62,890	275,000	78,356	171,339	2,831,881	3,667,324	4,365,154
2036	-	-	-	-	-	224,884	156,529	381,413	254,814	-	-	-	51,840	285,000	75,994	171,976	2,830,415	3,670,039	4,051,452
2037	-	-	-	-	-	222,784	157,001	379,785	261,366	-	-	-	40,620	300,000	78,881	168,183	2,835,101	3,684,151	4,063,936
2038	-	-	-	-	-	-	157,290	157,290	-	-	-	-	28,520	310,000	76,322	168,640	2,832,827	3,416,309	3,573,599
2039	-	-	-	-	-	-	152,145	152,145	-	-	-	-	-	-	79,013	168,916	2,836,524	3,084,453	3,236,598
2040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,256	169,012	2,837,332	3,082,600	3,082,600
2041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168,927	2,839,499	3,008,426	3,008,426
2042	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168,661	2,838,596	3,007,258	3,007,258
2043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,465	2,843,123	3,015,588	3,015,588
2044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	171,658	2,844,217	3,015,874	3,015,874
2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,669	2,846,129	3,016,799	3,016,799
2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	169,501	2,848,679	3,018,180	3,018,180
2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	172,401	2,851,686	3,024,088	3,024,088
2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,691	2,850,719	3,021,410	3,021,410
2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	173,049	2,854,279	3,027,328	3,027,328
2050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,797	2,857,753	3,028,550	3,028,550
2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168,364	2,856,712	3,025,076	3,025,076
2052	-	-				-	-	-	-	-	-	-	-	-	-	-	2,800,155	2,800,155	2,800,155
2053	-	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-
2054	-	-				-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	75,704	321,931	624,015	2,000,195	3,250,590	2,261,267	1,575,579	10,109,281	3,396,435	-	164,226	924,000	1,667,240	3,760,000	1,162,219	4,254,335	70,923,224	86,251,679	96,360,960

Notes:

1/ The tax levy amounts above include the 5% over levy (for delinquent property taxes).

2/ The 2018A Bonds include tax abatement levy.

3/ Special assessment revenue estimated for deposit to the debt service fund for the Series 2016A Bonds is not projected to be sufficient to cover debt service. The City will need to levy property tax to pay debt service on the Series 2016A Bonds. Special assessment revenue was anticipated to cover 100% of the debt service on the "Dowtown Improvement Portion" of the Series 2016A Bonds. The City reports in the 2023 Audited Financial Statements for 2016A G.O. Bonds, Fund 312 a negative cash balance of $551,752 and negative fund balance of $322,085. The City is required pursuant to the resoluton for the 2016A Bonds to levy ad valorem property tax to pay debt service on the 2016A Bonds. The City plans to transfer cash from the Water and Sewer Fund to the Debt Service Fund for Series 2016A to pay debt service in lieu of a tax levy.



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150 South Fifth Street , Suite 3300
Minneapolis, MN 55402
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com
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From:	Jay Tobin
Cc:	Matt Gottschalk; Matthew Gsellmeier; Kevin Mattson; Nalisha Williams; Natalie Davis; Deb Johnson; john.thames
Bcc:	Mark Lanterman; Michelle Friedrich; Tom McKee; Dean Vehrenkamp; Jeremy Nichols
Subject:	FW: Delay cost questions
Date:	Thursday, August 20, 2026 9:07:00 PM
Attachments:	image001.png

Mayor and Council,

Council Member Lanterman submitted the questions below regarding the cost-of-delay figure discussed at the August 13 meeting. I am sharing the response with the full Council, with the understanding that it will be included with the materials for the continued August 27 public hearing.

1. What document is the $250,000 per month figure drawn from?

There is not a separate document stating $250,000 per month. The figure was not new to the August 13 meeting, however. I presented the same calculation during the June 25 Council meeting at approximately 2:30:30 as part of the Civic Campus discussion.

2. Does it represent construction cost escalation, increased financing cost, or something else — and what project total is it applied to?

The figure represents potential construction cost escalation, not financing cost.

Construction cost escalation has been discussed with Council several times during the Civic Campus process. At the May 28 meeting, the Civic Campus presentation used 4% annual construction cost growth in comparing the 10- and 20-year options. At the June 25 meeting, I specifically discussed the $50M not-to-exceed project, the 4–6% annual escalation range, and calculated that as approximately $166,000 to $250,000 per month in potential future cost associated with delay. The 4–6% annual escalation range was discussed again at the July 9 and July 23 Council meetings. On August 13, I referenced the upper end of that same previously discussed range.

The calculation was based on the Council-established $50M not-to-exceed project amount, consisting of up to $40M in bonding and approximately $10M in planned Water and Sewer participation. Schematic design and cost refinement have continued within that ceiling, and the current project budget reflected in the August 13 materials is below the $50M maximum.

3. Did it come from BKV, a construction manager, Northland Securities, or bond counsel, or was it developed in-house?

The $250,000 calculation was mine and based on simple math using the previously discussed 4–6% construction escalation range and the established $50M not-to-exceed project amount. At 6%, $50M equates to $3M annually, or $250,000 per month.

It was not a financing estimate from Northland Securities or bond counsel.

4. How should this be squared with the staff report language regarding delayed issuance and Option 2?

The staff report addresses Council's discretion regarding when and how bonds may be issued and the options available to Council as part of the statutory process. My comment addressed potential construction cost escalation associated with delaying the project.

Those are separate considerations. Council having discretion regarding the timing of bond issuance or directing staff to return with additional information does not mean there is no potential construction cost associated with project delay.

The later August 13 discussion regarding noticing addressed a separate question — the immediate costs and requirements associated with re-noticing a public hearing.

I hope this provides the requested clarification and a clear record of the basis for the figure discussed on August 13.
Thanks,
Jay

Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Monday, August 17, 2026 1:19 PM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Tom McKee <tmckee@corcoranmn.gov>
Subject: Delay cost questions

Jay,

Thanks for the work that went into the August 13 packet, and for getting the Planning Commission review turned around so quickly — having it on the 18th with findings back to Council on the 27th is a good result for everyone.

I have one thing I'd like your help with before the 27th. During Jeremy's comments on the referral, you supplied a cost-of-delay figure:

> **[54:03] Nichols:** "My primary concern on this point is, as we delay the project, we

> increase the cost —"
> **[54:12] Tobin:** "$250,000 per month."
> **[54:15] Nichols:** "So if we add essentially a million dollars every quarter of delay, we would really want to see a lot of value, to the tune of a quarter million dollars a month, from whatever we would hear from Planning Commission."

Jeremy took the number as given and reasoned from it, which is a sensible thing to do when it comes from the City Administrator. That's most of why I'm asking: within about ten seconds the figure moved from an aside into a member's stated basis for how to vote, and it isn't anywhere in the written record.

I went back through the staff report you prepared for that item looking for it, and I couldn't find the figure or anything underlying it. What I did find reads to me as pointing the other way:

- "The City may issue bonds in one or more series or delay issuance during the life of the Plan, provided the total principal amount does not exceed the authorized maximum."
- "Adoption of the Capital Improvement Plan and Resolution No. 2026-58 does not authorize the issuance of bonds or create an immediate financial obligation."
- "The actual amount and timing of any bond issuance will be determined following completion of design, refinement of project costs, consideration of utility participation and available federal funding, and compliance with all statutory requirements…"

The report also offered Option 2 — conduct the hearing and direct staff to return with additional information or revisions — without a cost consequence attached to it.

Later, at 1:02:15, when the question came back around to what continuing the hearing would actually cost, the answer was about noticing rather than escalation:

> "…If we didn't hold it, we would have to publish another public hearing date, and there's significant costs associated with that, as well as communication requirements. And so by opening it now and closing it, you forego significant costs to the city…"

Those read to me as two different kinds of cost, and neither one is in the packet. Four questions:

1. What document is the $250,000 per month figure drawn from? If you can point me to it, that's all I need.
2. Does it represent construction cost escalation, increased financing cost, or something else — and what project total is it applied to?
3. Did it come from BKV, a construction manager, Northland Securities, or bond counsel, or was it developed in-house?

4. How should I square it with the staff report language above, which treats delayed issuance as a normal feature of the Plan and presents Option 2 without a cost attached?

If there isn't a document behind the figure, just say so — that's a complete answer and I'll take it at face value. I'm not looking to relitigate the vote. My concern is narrower: a number that size shapes how the Council and the public weigh the decision, and if it's sound it ought to be in the written record where everyone can see it and use it.

If you can get me something in writing by August 20, it can go into the August 27 packet. Happy to talk it through by phone first if that's easier.

Thanks,
Mark Lanterman
Council Member, City of Corcoran

MEMORANDUM

TO: Jay Tobin, City Administrator; Mayor McKee and Members of the City Council
FROM: Mark Lanterman, Council Member
DATE: August 21, 2026
RE: Civic Campus — response to the August 20 answers; questions for the August 27 packet

This memo responds to both of the August 20 responses in one place, and is submitted for inclusion in the August 27 packet alongside them.

Two things first. On the cost-of-delay figure, you told me plainly that no document stands behind it, that the calculation was yours, and you showed the math. I said a straight answer would be a complete answer and I meant it; questions 1 and 3 on that thread are closed. And on "residents" versus "voters," you identified the error yourself and committed to correcting it without being pushed. That is how a correction should be handled, and I want the record to show I said so.

Where that leaves the rest: I asked six questions on August 17. Two came back with the numbers I asked for. Four came back with a rationale for the answer rather than the answer. Three of those four were first raised verbally on July 23, which makes the 27th the third time of asking.

REQUESTS FOR THE AUGUST 27 PACKET

Items 2, 4, 5, 6 and 7 are BKV's and Kraus-Anderson's to answer; 3 and 12 are for counsel. I would ask that they respond in writing rather than presenting to Council for the first time from the dais. The supporting analysis for each follows.

1. One reconciled project number across both responses.
2. The hard-cost / soft-cost split, Kraus-Anderson's recommended escalation rate with its basis, and the accuracy range of the current estimate.
3. The term Resolution 2026-58 permits, the term recommended, and the useful-life basis for thirty years.
4. Whether the CIP resolution date sits on the construction critical path, and if so where.
5. Total garage square footage, its cost, and the savings from a reduced version.
6. The itemization behind the approximately $10 million in Water and Sewer participation.

7. The 10-vs-20 comparison's dollar basis, discount treatment, and escalation rate, rerun against $46M.
8. A priced smaller building — yes or no, before the hearing.
9. The tax impact for all years of the actual term, with a cumulative total, published for residents.
10. Which analysis produced the $323 figure that went to every household.
11. A corrected notice on “voters” and on the petition dates, delivered by the same means as the mailer and reaching residents before the petition period opens — carrying the Clerk's name and street address, office hours, whether filing may be by mail or must be in person, whether signature pages may be filed in parts, whether a form exists, and the exact deadline as adjusted under Minn. Stat. § 645.151 if it falls on a weekend or holiday.
12. The Clerk's verification standard for “voters,” stated by the City Attorney in advance.
13. The July 28 and July 29 materials, attached.

So these can be read rather than distributed at the dais, I would ask for responses by end of day Monday, August 24. If something cannot be produced by then, saying so is a complete answer and I will take it at face value — I would just like to know which items those are before the meeting rather than during it.

1. THE TWO RESPONSES DO NOT USE THE SAME PROJECT NUMBER

The 9:07 email says the $250,000 was calculated on “the Council-established $50M not-to-exceed project amount.” The 9:08 email says “the August 13 Council materials identify a 78,000 GSF maximum and $46 million not-to-exceed project budget as the current project parameters.” One minute apart, same distribution list. I have worked below from $46M, as the one described as current.

2. THE DELAY FIGURE, ON THE CURRENT NUMBERS

The calculation is 6% × $50M = $3M/year = $250,000/month. The arithmetic is right; the inputs are what I am asking about.

The base carries two things a construction escalation rate should not. Roughly $10M is Water and Sewer participation paid by utility customers, not by the bond — not a cost of delaying the bond authorization. And construction escalation applies to construction cost, not to A/E and CM fees, FF&E, technology, permits, land, or owner contingency.

The rate carries the same question. June 25 gave 4–6%. On August 13 the top of that range was stated as a single number with no range attached. May 28 used 4% to compare the 10- and 20-year options. Same project, same market: 4% when comparing options, 6% when pricing delay.

Using only City figures:

6% × $46M current not-to-exceed	$230,000 / mo
6% × $36M, less the water and sewer share	$180,000 / mo
6% × ~$27M hard cost (if soft costs = 25%)	$135,000 / mo
5% × same base	$112,500 / mo
4% × same base	$90,000 / mo

Two points about what escalation is. It is realized at bid and buyout, not on the calendar — a continuance costs escalation only if it moves the bid date, and only if the CIP resolution sits on the construction critical path. If bidding is months out and the schedule carries float, a three-week continuance may cost nothing.

And scale. Three weeks is about $173,000 at the stated figure, or about $78,000 at the 5% line above. Set that against the precision of the estimate it would be added to: if this schematic-design estimate is accurate to plus or minus ten percent, that is roughly $4.6 million on $46 million. I raise this not to suggest escalation is not real — it is — but to ask whether a figure of this size should have been decisive in a vote of this size. If Kraus-Anderson can state the accuracy range of the current estimate, that answers the proportionality question directly.

3. THE STAFF REPORT

I accept the distinction in your fourth answer — issuance timing and construction escalation are different things. But it sharpens the question rather than resolving it. The $250,000 was supplied on the 13th in answer to a question about the Planning Commission referral — the timing of this resolution. So either the adoption date drives the construction start date, in which case the report's assurances about timing understated what we were voting on, or it does not, in which case escalation was not a cost of that decision. Which is it?

And at 1:02:15, asked directly what continuing the hearing would cost, the answer was re-publication and communication costs — not escalation. Option 2 offered continuing with no cost consequence stated. If continuing carried a quarter million a month, it belonged in the written analysis of Option 2.

4. THE SQUARE FOOTAGE DOES NOT ADD UP THE WAY THE RESPONSE DESCRIBES IT

The 9:08 email builds a 92,643 SF comparator — 71,927 SF for City Hall/Police at 20 years plus 20,716 SF of Utility storage at 20+ years — and presents 79,373 GSF as what integration and shared

functions produced. The garage section gives the Utility space actually in the schematic: approximately 7,300 SF.

71,927	City Hall / Police, 20-year space need
+ 7,300	Utility garage in the August 12 schematic
79,227	
79,373	the August 12 schematic

146 square feet apart — under two tenths of one percent. The building is the full 20-year City Hall/Police figure plus the garage, added together.

The other direction closes to the same number. Apparent consolidation saving: 92,643 − 79,373 = 13,270 SF. Utility storage left out: 20,716 − 7,300 = 13,416 SF. The same 146 SF.

So the reduction is not integration and not shared functions. It is Utility storage that is not being built — as the response says: “The current schematic therefore incorporates only a portion of the identified long-term Utility need.”

That matters because the 92,643 figure was offered as the reason comparing the design to the 71,927 SF study is “not an equivalent comparison.” On these numbers it is very nearly an exactly equivalent comparison. If shared functions produced square-footage efficiency, I would like to see where, in square feet.

5. THE SAME NUMBERS PRICE THE SMALLER BUILDING

BKV's study gives 58,510 GSF for current needs, 66,246 at 10 years, 71,927 at 20 years. Program plus the same 7,300 SF garage:

20-year program + garage	79,227 SF	the current design, 79,373
10-year program + garage	73,546 SF	about 5,800 SF less
Current needs + garage	65,810 SF	about 13,600 SF less

At roughly $580/SF, the 10-year building is about $3.4 million less than what we are being asked to authorize; against current needs, about $7.9 million.

These are rough figures from the City's own studies and I would expect the design team's to differ. That is the point. I have been asking since July 23 for a priced smaller option, and it appears constructible from documents the City already holds. Our survey asked residents to choose between a 10-year and a 20-year facility. Council has never seen the 10-year building priced as a building.

6. THE GARAGE ANSWER DOES NOT ANSWER THE GARAGE QUESTION

I asked three things about roughly 19,000 SF of lower-level garage: confirm the figure, state the cost, state the savings from a reduced version. The response gives a different number — approximately 7,300 SF of Utility garage — and notes "the same applies to Police operational space," confirming there is more garage that has not been quantified. After a month I have none of the three.

Related: 7,300 SF at roughly $580 is about $4.2 million of identifiable Utility space against approximately $10 million in planned Water and Sewer participation. Site utilities, mains, and shared systems may account for the difference — I am asking for the itemization, because water and sewer customers are paying it and because Utility eligibility is being offered as a reason not to reduce scope.

7. THE 10-VS-20 COMPARISON NEEDS ITS METHOD DISCLOSED

$42.9M today plus $8.3M ten years out is not $51.2M in any dollars I can name. Discount that $8.3M at 3% and the 20-year option's $2.7M advantage falls to roughly $600,000. At 4% they are even. At 5% the 10-year option is cheaper — before counting interest avoided by not borrowing $8.3M for a decade.

Is the $8.3M in current or escalated dollars? Was the comparison run on a present-value basis? What escalation rate was carried? And it uses $48.5M for the 20-year option while the same response states $46M is current — if one side has been refined, both should be.

8. THE BONDS ARE STRUCTURED FOR THIRTY YEARS

The July 27 tax-impact analysis, all three pages, assumption 5: "City Bonds included term of 30 years for CIP Bonds in 2026."

Every public description of this project has been a 20-year facility. The survey asked residents to choose between 10 and 20 years. BKV sized the program to a 20-year need. The financing is modeled over thirty. If that holds, residents pay for a decade on a building the City's own study says will already be outgrown.

Assumption 2 ties the term to "estimated useful life of assets financed," which is the statutory constraint. Thirty years is therefore a claim about useful life and should be stated as one and defended. I would ask bond counsel to address on the record what term Resolution 2026-58 permits, what term is recommended, and the useful-life basis for it — and that residents be told the term before the petition window opens, because no public communication I am aware of has said thirty years.

9. THE TAX ANALYSIS DOES NOT CONTAIN WHAT I ASKED FOR

The response cites the July 27 Northland analysis as having addressed the tax question. I have it in front of me. It runs Pay 2028 through Pay 2033 — six years of a thirty-year obligation. No annual figure past 2033, no cumulative total. Council has never seen years seven through thirty.

What the six disclosed years show, median $595,000, 5% growth scenario:

Pay 2028	$300	Pay 2031	$515
Pay 2029	$400	Pay 2032	$584
Pay 2030	$500	Pay 2033	$556

Six years: $2,855. A resident told “$323 annually” would expect $1,938 across the same span — a 47% gap inside the only window modeled at all.

And the first year is the most favorable year in the model. Assumption 7 shows a cash contribution to debt service of $2,150,710: $1,228,945 in 2027, $730,898 in 2028, $190,867 in 2029, then zero. The offset is front-loaded and exhausted by 2030. The single number residents received sits in the year that offset does the most work, which is why $300 becomes $500 within two years.

Three further questions on that document. The $323 does not appear in it — the 5% scenario shows $300 at median value, the 10% and 14% scenarios $273 and $255. Which analysis produced $323? Assumption 6 models the entire $40,000,000 issued in 2026 and nothing after, which is difficult to reconcile with the staff report's assurance that bonds may be issued in series or delayed. And pages 2 and 3 carry assumption 3 stating 5.0% annual net-tax-capacity growth while the tables above them run 10% and 14% — small, but it is a document headed for the public record.

10. THE JULY 28 AND JULY 29 MATERIALS

The response cites written information provided July 28 and Kraus-Anderson material dated July 29 as having addressed the reduced-scope and garage questions. Please attach both to the packet. If they contain the garage's total square footage, its cost, and the savings from a reduced version, that resolves my request and I will say so on the record. If they do not, those questions remain open regardless of what has been provided before.

11. REDUCED SCOPE — A YES-OR-NO QUESTION

“Is a reduced-scope alternative being prepared? If not, can one be provided before the hearing?” Neither answer appears.

I accept the standard the response sets out — identify the function removed, where it goes, what it costs now or later, the effect on Utility and outside funding. That is the right standard. As written it describes work not yet done rather than answering whether it will be. Yes or no, before the 27th?

On funding: component-specific federal money is offered as a reason a reduction may not save proportionally. As of Thursday, $2.55 million sits in draft House legislation subject to enactment, the $2 million CDS request has not been awarded, and roughly $10 million in State funding was denied. We are declining to price a smaller building partly to protect money we do not have. If it does not arrive, we will have built those components on property taxes regardless.

12. THE CORRECTION HAS TO REACH THE PEOPLE WHO GOT THE ERROR

I said above you handled this correctly and I meant it. But I want to be direct about what the error does, because the remedy proposed is not proportionate to it.

“Residents” is the broader category. So the error does not discourage anyone from signing — it invites signatures that cannot count. A resident who is not a registered voter, reading a mailer produced and paid for by the City, would reasonably conclude they are entitled to sign. They would be wrong, and nothing in the document would tell them so.

They would find out at the end. The Clerk verifies after filing. The threshold is 254. A petition submitted with 270 signatures, thirty gathered from non-voters relying on the City's own instruction, fails — after the thirty-day window has closed, when nothing can be done. The entire cost of the City's error lands on the residents who trusted the City's document, at the one moment it cannot be fixed.

The structural fact, without suggesting anyone intended it: the City wrote the instruction, the City verifies the signatures gathered under it, and the City is the party that benefits if the petition fails. That is not an accusation. It is why the correction cannot merely be adequate.

A packet entry and a statement from the dais is not that. The people who need this correction do not read Council packets or watch meetings. They opened an envelope. The correction should reach them the same way the error did, before the petition period opens, and be at least as prominent as the text it corrects.

The same document carries a second defect: its petition timeline was computed from an August 13 hearing that did not conclude on August 13. A resident working from the mailer would calculate the wrong deadline for the only filing the statute gives them. Both errors sit in the same document and affect the same right.

While we are correcting it, the notice should also carry what a resident actually needs in order to file: the Clerk's name and street address, the office's business hours, whether a petition may be filed by mail or must be delivered in person, whether signature pages may be filed in parts or must be submitted as one document, whether a form exists, and the exact filing deadline. Two calendar points deserve attention — the window will likely include the Labor Day holiday, when City offices are closed, and if the deadline itself falls on a weekend or holiday, Minn. Stat. § 645.151 moves it to the next business day. A resident should not have to work that out from the statute, and none of it is legal advice; it is how a City office operates.

Two related requests. I would ask the City Attorney to state, before the window opens, the standard the Clerk will apply — whether “voters” means persons registered in Corcoran at the time of signing, and how the Clerk will treat a signer who is eligible but not registered. That is not individualized legal advice either; it is the administrative standard the City itself will apply, and residents are entitled to know it in advance rather than learn it in a rejection.

And if a corrected notice cannot be in residents' hands before the petition period begins, I would ask that Council be told so on the 27th, before we vote. We chose the CIP Act. That path substitutes a petition right for a referendum. Having made that choice, we owe the petition right an accurate description — and if we cannot deliver one in time, that bears on whether to start the clock at all.

WHERE I AM

I am not asking these questions to delay this project. I have said from the beginning that I support building the facility. These are the specific things I need in order to cast a responsible vote on a forty-million-dollar authorization — one that, once adopted, opens a thirty-day window in which a petition is residents' only remaining remedy.

Without a total garage cost, a priced smaller building, the term stated plainly, and the tax impact across the full life of the debt, I am not prepared to authorize it. I do not believe this Council should be asked to either, and I do not believe residents can evaluate a petition right on a first-year figure the model itself shows nearly doubling by 2032.

The response says Council is not approving a final design and that schematic design continues. That is accurate. But this is the last vote before the money is committed, and the only one residents can petition. That the design is not final is a reason for these questions to be answered now — not a reason they can wait.

Corcoran - City Hall and Police Department

City of Corcoran

8/20/2026

Description	Corcoran - City Hall & Police Department Revised Space Needs Programming	Corcoran - City Hall & Police Department Preliminary SD Estimate Update	Corcoran - City Hall & Police Department Current Overall Budget	
Update Date	03/29/26	08/20/26	08/20/26	Place Date in Update Column, Column K will autofill
PROJECT REVENUE / FUNDING		X	DO NOT MODIFY	Mark w/ "X" to specify which update carries forward
TOTAL PROJECT REVENUE	**$0.00**	**$0.00**	**$0.00**	
Project Revenue Proportions	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*Estimate Update / Current Overall Budget*
PROJECT AREA BREAKDOWN				
City Hall	*13,876*	*17,087*	*17,087*	*BVK Preliminary SD Estimate Set - 2026.8.3*
Public Safety - Admin/Ops	*36,633*	*22,781*	*22,781*	
City Hall / Public Safety - Shared	*8,740*	*13,924*	*13,924*	
Public Safety Field Operations & Training	*29,686*	*17,962*	*17,962*	
Utilities Garages		*7,147*		
Total GSF	*88,935*	*78,901*	*78,901*	
Site Area (Acres)	*Assumed 3-4*	*3.67*	*3.67*	
CONSTRUCTION COSTS				
Site	$2,849,478	$4,575,329	$4,575,329	Preliminary SD Estimate
New Construction	$33,532,659		$0	
City Hall		$6,250,701	$6,250,701	
Public Safety - Admin/Ops		$6,657,532	$6,657,532	
City Hall / Public Safety - Shared		$6,602,109	$6,602,109	
Public Safety Field Operations & Training		$6,306,912	$6,306,912	
Utitlities Garages		$2,399,746	$2,399,746	
Value Engineering / Outstanding Scopes of Work			$0	See CCHPD VM Worksheet
Design Contingency	$2,910,571	$2,623,386	$2,623,386	Concept Estimate | SD = 8%
Escalation	$1,571,708	$2,124,943	$2,124,943	Concept Estimate = 4% | SD = 6% (Spring 2028 Const. Start)
Total Bid Day	$40,864,416	$37,540,658	$37,540,658	
Construction Contingency				
Remaining Contingency	$2,043,221	$1,877,033	$1,877,033	5% of 'Total Bid Day'
Pending Changer Orders			$0	PCO Log Totals
Executed Change Orders			$0	Executed Change Orders
General Conditions	$560,000	$750,000	$750,000	Assumes a 24-month Project Schedule
CONSTRUCTION COSTS SUBTOTAL	**$43,467,637**	**$40,167,691**	**$40,167,691**	
Construction Cost / GSF	$489	$509	$509	Construction Costs Subtotal / Total GSF
Percent Construction Cost	83%	84%	84%	Construction Costs Subtotal / Total Project Cost
SOFT COSTS	**$8,693,527**			**Eqaul to 20% of Const. Costs Subtotal**
Design Fees and Reimbursable				
A/E Fee - BKV		$2,209,223	$2,209,223	Estimate - Confirm w/ BKV
A/E Reimbursable		$50,000	$50,000	
Construction Management Services & Fee			$0	
Construction Management Services & Fee		$3,083,128	$3,083,128	Estimate - Assumes a 24-month Project Schedule
Permits, Plan Reviews & Fees				
Building Permit & Plan Review		$182,250	$182,250	Per City of Corcoran - 2026 Fee Schedule
Plumbing Plan Review & Plumbing Permit		$15,000	$15,000	Per State of MN DoLI Plumbing Calculator
Dept. of Health (DOH) - Food Service Plan		N/A	$0	N/A
Dept. of Health (DOH) - Water Main			$0	Calculate via State/City Permit calculator
City Project Review & Inspection Fee		$15,000	$15,000	Per City of Corcoran - 2026 Fee Schedule
State Surcharge		$5,000	$5,000	
Metropolitan Council SAC		$75,000	$75,000	Estimate
WREC / WAC			$0	City Based Utility Costs
SREC / SAC			$0	City Based Utility Costs
Trunk Utilities (Storm, Sanitary, Water)			$0	City Based Utility Costs; Often a Rural Cost
Park Dedication Fee			$0	Reference City Planning / Permitting costs
City/County Road Special Assessment			$0	Determined by City / County Rd Impacts
Sign Permits			$0	Calculate via State/City Permit calculator
Utilities - Connections				
Power		$25,000	$25,000	Estimate - Confirm w/ City or Local Utility
Gas		$25,000	$25,000	Estimate - Confirm w/ City or Local Utility
Fiber		$50,000	$50,000	Estimate - Confirm w/ City or Local Utility
Phone		$15,000	$15,000	Estimate - Confirm w/ City or Local Utility
Pre-Construction Surveys & Studies				
Site Survey		$50,000	$50,000	Estimate
Geotechnical Survey - Soil Borings		$30,000	$30,000	Estimate
Environmental Study (EAW Ph1/Ph2)		$7,500	$7,500	Estimate
Wetland Delineation, Watershed, MPCA		$10,000	$10,000	Estimate
Traffic & Parking Study		N/A	$0	N/A
Hazardous Material Survey		N/A	$0	N/A
Testing & Inspections				
Construction Surveying		$25,000	$25,000	Estimate
Construction Testing & Inspections		$150,000	$150,000	Estimate - KA to Solicit Quote at Final Schematic Design
Building Enclosure Consulting, Observation & Testing		$35,000	$35,000	Estimate - KA to Solicit Quote at Final Schematic Design
HVAC - Commissioning		$100,000	$100,000	Estimate - KA to Solicit Quote at Final Schematic Design
Bidding, Legal, Finance & Misc.				
Bid Advertisement, Printing, Plan Distribution		$5,000	$5,000	Verify w/ Owner
Bond Issuance Fees			$0	Verify w/ Owner
Legal Fee Allowance			$0	Verify w/ Owner
Salary Chargeback			$0	Verify w/ Owner
Builders Risk Insurance		$35,000	$35,000	Verify w/ Owner
Land Purchase			$0	Verify w/ Owner; May be separate Budget
Land Acquisition Expenses			$0	Verify w/ Owner; May be separate Budget

City Purchase Orders					
Final Cleaning		N/A		$0	WS 01J - Final Cleaning
Abatement		N/A		$0	N/A
Moving, Storage, Transition		$75,000		$75,000	Verify w/ Owner
Signage		N/A		$0	
Misc. Owner Expenditure				$0	Verify w/ Owner
Soft Cost Contingency		$156,803		$156,803	2.5% of Soft Costs (Excluding FF&E)
FF&E Expenses					
Furniture Allowance/Costs		$1,000,000		$1,000,000	Estimate
Specialty Equipment (i.e.. Weight Rm)				$0	
Equipment Allowance				$0	
Technology Allowance				$0	
Furnishings / Consultant Fees		N/A		$0	In BKV Fee Above
FFE Contingency		$50,000		$50,000	5% of FF&E Expenses
SOFT COSTS SUBTOTAL		**$8,693,527**		**$7,478,904**	
Soft Costs / SF		*$98*		*$95*	
Percent Soft Costs		*17%*		*16%*	
TOTAL PROJECT COSTS		**$52,161,165**		**$47,646,595**	**Construction Costs + Soft Costs**
Project Cost / GSF		*$587*		*$604*	*Total Project Cost / Total GSF*
PROJECT COST BREAKOUTS					
Total Cost Project Range (+/- 10%)					
Low Range		$46,945,048		$42,881,936	
Mid Range		$52,161,165		$47,646,595	
High Range		$57,377,281		$52,411,255	
Total $/SF Project Range (+/- 10%)					
Low Range		$528		$543	
Mid Range		$587		$604	
High Range		$645		$664	

KRAUS-ANDERSON®

Corcoran Police & City Hall SD Estimate

Client: City of Corcoran
Architect: BKV Group
Location: Corcoran, MN

Date:
Project Start:
Document Date:08-03-2026
Schematic Design

Item Description	QTY	UOM	Unit Price	Total
EXISTING CONDITIONS	78,901	GSF	$2.02	$159,659
SITEWORK/BUILDING EARTHWORK	78,901	GSF	$43.78	$3,454,552
FOUNDATION / SOG	78,901	GSF	$15.36	$1,211,867
BUILDING STRUCTURE	78,901	GSF	$53.09	$4,189,200
EXTERIOR ENCLOSURE	78,901	GSF	$48.66	$3,839,160
ROOF	78,901	GSF	$22.18	$1,749,990
INTERIOR CONSTRUCTION	78,901	GSF	$71.29	$5,625,239
EQUIPMENT FURNITURE	78,901	GSF	$19.54	$1,541,500
CONVEYING SYSTEMS	78,901	GSF	$4.56	$360,000
FIRE PROTECTION	78,901	GSF	$4.68	$369,396
PLUMBING	78,901	GSF	$16.50	$1,301,867
HVAC	78,901	GSF	$45.00	$3,550,545
ELECTRICAL	78,901	GSF	$45.00	$3,550,545
AUDIO / VISUAL	78,901	GSF	$14.20	$1,120,635
ELECTRONIC SAFETY & SECURITY	78,901	GSF	$8.94	$705,054
GENERAL REQUIREMENTS	78,901	GSF	$0.80	$63,121
Subtotal	78,901	GSF	$415.61	$32,792,329

Item Description	QTY	UOM	Unit Price	Total
01 Site	**159,659**	**SF**	**28.66**	**$4,575,330**
EXISTING CONDITIONS	159,659	SF	1.00	$159,659
SITEWORK/BUILDING EARTHWORK	159,659	SF	20.38	$3,254,156
FOUNDATION / SOG	159,659	SF	0.13	$20,700
EXTERIOR ENCLOSURE	159,659	SF	1.24	$197,568
EQUIPMENT FURNITURE	159,659	SF	3.76	$600,000
ELECTRICAL	159,659	SF	2.15	$343,247
02 City Hall	**17,087**	**GSF**	**365.82**	**$6,250,701**
SITEWORK/BUILDING EARTHWORK	17,087	GSF	0.07	$1,262
FOUNDATION / SOG	17,087	GSF	0.12	$2,094
BUILDING STRUCTURE	17,087	GSF	62.05	$1,060,254
EXTERIOR ENCLOSURE	17,087	GSF	60.60	$1,035,542
ROOF	17,087	GSF	17.59	$300,583
INTERIOR CONSTRUCTION	17,087	GSF	81.90	$1,399,436
EQUIPMENT FURNITURE	17,087	GSF	10.91	$186,425
FIRE PROTECTION	17,087	GSF	5.00	$85,435
PLUMBING	17,087	GSF	19.15	$327,248
HVAC	17,087	GSF	42.96	$734,044
ELECTRICAL	17,087	GSF	41.54	$709,826
AUDIO / VISUAL	17,087	GSF	14.17	$242,193
ELECTRONIC SAFETY & SECURITY	17,087	GSF	8.94	$152,688
GENERAL REQUIREMENTS	17,087	GSF	0.80	$13,670
03 Public Safety Admin/Ops	**22,781**	**GSF**	**292.24**	**$6,657,532**
SITEWORK/BUILDING EARTHWORK	22,781	GSF	2.09	$47,561
FOUNDATION / SOG	22,781	GSF	11.04	$251,556
BUILDING STRUCTURE	22,781	GSF	34.21	$779,272
EXTERIOR ENCLOSURE	22,781	GSF	29.37	$669,030
ROOF	22,781	GSF	5.00	$113,842
INTERIOR CONSTRUCTION	22,781	GSF	84.52	$1,925,529
EQUIPMENT FURNITURE	22,781	GSF	3.48	$79,375
FIRE PROTECTION	22,781	GSF	5.00	$113,905
PLUMBING	22,781	GSF	19.15	$436,298
HVAC	22,781	GSF	42.96	$978,653
ELECTRICAL	22,781	GSF	31.51	$717,815
AUDIO / VISUAL	22,781	GSF	14.17	$322,900
ELECTRONIC SAFETY & SECURITY	22,781	GSF	8.94	$203,570
GENERAL REQUIREMENTS	22,781	GSF	0.80	$18,225
04 Public Safety Field Operations & Training	**17,962**	**GSF**	**351.13**	**$6,306,912**

Item Description	QTY	UOM	Unit Price	Total
SITEWORK/BUILDING EARTHWORK	17,962	GSF	6.43	$115,473
FOUNDATION / SOG	17,962	GSF	25.61	$459,999
BUILDING STRUCTURE	17,962	GSF	58.61	$1,052,708
EXTERIOR ENCLOSURE	17,962	GSF	38.53	$692,048
ROOF	17,962	GSF	45.77	$822,125
INTERIOR CONSTRUCTION	17,962	GSF	13.60	$244,346
EQUIPMENT FURNITURE	17,962	GSF	32.97	$592,275
FIRE PROTECTION	17,962	GSF	4.00	$71,848
PLUMBING	17,962	GSF	7.07	$126,984
HVAC	17,962	GSF	38.22	$686,444
ELECTRICAL	17,962	GSF	56.28	$1,010,906
AUDIO / VISUAL	17,962	GSF	14.30	$256,878
ELECTRONIC SAFETY & SECURITY	17,962	GSF	8.94	$160,507
GENERAL REQUIREMENTS	17,962	GSF	0.80	$14,370
05 City Hall/Public Safety Shared	**13,924**	**GSF**	**474.15**	**$6,602,109**
SITEWORK/BUILDING EARTHWORK	13,924	GSF	1.01	$14,096
FOUNDATION / SOG	13,924	GSF	21.76	$302,923
BUILDING STRUCTURE	13,924	GSF	65.35	$909,921
EXTERIOR ENCLOSURE	13,924	GSF	62.03	$863,712
ROOF	13,924	GSF	21.12	$294,106
INTERIOR CONSTRUCTION	13,924	GSF	138.47	$1,928,119
EQUIPMENT FURNITURE	13,924	GSF	5.99	$83,425
CONVEYING SYSTEMS	13,924	GSF	25.85	$360,000
FIRE PROTECTION	13,924	GSF	5.00	$69,620
PLUMBING	13,924	GSF	19.15	$266,670
HVAC	13,924	GSF	42.96	$598,164
ELECTRICAL	13,924	GSF	41.54	$578,429
AUDIO / VISUAL	13,924	GSF	14.17	$197,360
ELECTRONIC SAFETY & SECURITY	13,924	GSF	8.94	$124,424
GENERAL REQUIREMENTS	13,924	GSF	0.80	$11,139
06 Utilities Garages	**7,147**	**GSF**	**335.77**	**$2,399,746**
SITEWORK/BUILDING EARTHWORK	7,147	GSF	3.08	$22,003
FOUNDATION / SOG	7,147	GSF	24.43	$174,596
BUILDING STRUCTURE	7,147	GSF	54.15	$387,044
EXTERIOR ENCLOSURE	7,147	GSF	53.35	$381,260
ROOF	7,147	GSF	30.69	$219,334
INTERIOR CONSTRUCTION	7,147	GSF	17.88	$127,809
FIRE PROTECTION	7,147	GSF	4.00	$28,588

Item Description	QTY	UOM	Unit Price	Total
PLUMBING	7,147	GSF	20.24	$144,666
HVAC	7,147	GSF	77.41	$553,240
ELECTRICAL	7,147	GSF	26.63	$190,320
AUDIO / VISUAL	7,147	GSF	14.17	$101,302
ELECTRONIC SAFETY & SECURITY	7,147	GSF	8.94	$63,865
GENERAL REQUIREMENTS	7,147	GSF	0.80	$5,718
Subtotal	78,901	GSF	415.61	$32,792,329

Row #	Item Description	QTY	UOM	Unit Price	Total
1	**01 Site**				
2	**01 EC - EXISTING CONDITIONS**				
3	**31 A - Site Clearing & Earthwork**				
4	Grub Trees/Shrubs/Foliage	159,659.00	SF	$1.00	$159,659
5	**Site Clearing & Earthwork Total**	**159,659.00**	**SF**	**$1.00**	**$159,659**
6	**EXISTING CONDITIONS Total**	**159,659.00**	**SF**	**$1.00**	**$159,659**
7	**02 SW - SITEWORK/BUILDING EARTHWORK**				
8	**31 A - Site Clearing & Earthwork**				
9	Site Grading	116,243.00	SF	$2.00	$232,486
10	Strip & Stockpile Topsoil (Assuming 6")	3,547.98	CY	$5.50	$19,514
11	Finish Grade Topsoil	2,300.00	CY	$5.50	$12,650
12	Export Excess Topsoil	1,247.98	CY	$15.00	$18,720
13	Dewatering System	1.00	EX		
14	Excludes Soil Corrections	1.00	EX		
15	Add for export of contaminated soils	1.00	EX		
16	SWPPP Allowance	1.00	ALW	$25,000.00	$25,000
17	**Site Clearing & Earthwork Total**	**159,659.00**	**SF**	**$1.93**	**$308,370**
18	**32 A - Asphalt Paving**				
19	Bit. Paving @ Parking - LD 2.5" Thick **Add for aggregate subbase**	2,301.00	SY	$35.00	$80,535
20	Bit. Paving @ Parking - MD 3.5" Thick **Add for aggregate subbase**	5,700.00	SY	$45.00	$256,500
21	Aggregate Base - Assuming 6" **Add for aggregate subbase**	1,667.01	CY	$25.00	$41,675
22	Striping/Stall	116.00	EA	$15.00	$1,740
23	Striping/ADA Stall	4.00	EA	$50.00	$200
24	Striping/Crosshatch Area	701.00	SF	$2.00	$1,402
25	ADA Signs	4.00	EA	$500.00	$2,000
26	**Asphalt Paving Total**	**159,659.00**	**SF**	**$2.41**	**$384,052**
27	**32 B - Concrete Paving**				
28	Site Concrete Paving 8" Apron	1,602.00	SF	$22.00	$35,244
29	Concrete Curb & Gutter	3,284.00	LF	$30.00	$98,520
30	Aggregate Subbase - Assuming 6"	108.58	CY	$25.00	$2,714
31	Concrete Sidewalk - 5" Unreinforced	7,867.00	SF	$13.00	$102,271
32	Add for Color and Stamped Finish @ Concrete Walks	2,567.00	SF	$10.00	$25,670
33	Aggregate Base - Assuming 6"	182.11	CY	$25.00	$4,553
34	**Concrete Paving Total**	**159,659.00**	**SF**	**$1.68**	**$268,972**
35	**32 B1 - Site Concrete Walls/Structures**				
36	CIP Concrete Site Walls - 12" x 8' Tall w/Footing (Standard Finish)	198.00	LF	$800.00	$158,400

Row #	Item Description	QTY	UOM	Unit Price	Total
37	CIP Concrete Seat Walls - 36" x 6' Tall w/Footing (Standard Finish)	294.00	LF	$850.00	$249,900
38	**Site Concrete Walls/Structures Total**	**159,659.00**	**SF**	**$2.56**	**$408,300**
39	**32 D - Fence Package**				
40	Security Fence	654.00	LF	$200.00	$130,800
41	Vertical Pivot Gate	2.00	EA	$75,000.00	$150,000
42	Out Door Dog Kennels	2.00	ALW	$10,000.00	$20,000
43	**Fence Package Total**	**159,659.00**	**SF**	**$1.88**	**$300,800**
44	**32 F - Landscape & Irrigation**				
45	Irrigation Package - Lawns/Turf	49,681.00	SF	$1.00	$49,681
46	Sod	4,663.00	SY	$9.00	$41,967
47	Trees/Shrubs Allowance	1.00	ALW	$100,000.00	$100,000
48	Erosion Control Blanket	1.00	ALW	$4,000.00	$4,000
49	Wood Mulch, 3" Depth	85.71	CY	$65.00	$5,571
50	Weed Barrier.Landscape Fabric	7,714.00	SF	$0.20	$1,543
51	**Landscape & Irrigation Total**	**159,659.00**	**SF**	**$1.27**	**$202,762**
52	**32 G - Site Improvement Package**				
53	Flag Poles	3.00	LS	$7,500.00	$22,500
54	Pipe Bollards	12.00	EA	$700.00	$8,400
55	**Site Improvement Package Total**	**159,659.00**	**SF**	**$0.19**	**$30,900**
56	**33 A - Site Utilities Package**				
57	Utility Allowance	1.00	ALW	$350,000.00	$350,000
58	Under Ground Storm Storage	2.00	ALW	$500,000.00	$1,000,000
59	**Site Utilities Package Total**	**159,659.00**	**SF**	**$8.46**	**$1,350,000**
60	**SITEWORK/BUILDING EARTHWORK Total**	**159,659.00**	**SF**	**$20.38**	**$3,254,156**
61	**03 FS - FOUNDATION / SOG**				
62	**03 A - Concrete**				
63	Wall Footings at Feature Wall - 2'x12" (126 LF)	10.00	CY	$550.00	$5,500
64	Foundation Wall at Feature Wall - 12" x 4' (504SF)	19.00	CY	$800.00	$15,200
65	**Concrete Total**	**159,659.00**	**SF**	**$0.13**	**$20,700**
66	**FOUNDATION / SOG Total**	**159,659.00**	**SF**	**$0.13**	**$20,700**
67	**05 EE - EXTERIOR ENCLOSURE**				
68	**03 B - Structural Precast**				
69	Precast Wall Penls - 12" Insulated - Formliner Finish	2,016.00	SF	$98.00	$197,568
70	**Structural Precast Total**	**159,659.00**	**SF**	**$1.24**	**$197,568**
71	**EXTERIOR ENCLOSURE Total**	**159,659.00**	**SF**	**$1.24**	**$197,568**
72	**08 EF - EQUIPMENT FURNITURE**				
73	**11 O - General Equipment**				
74	Fuel Island	1.00	ALW	$500,000.00	$500,000
75	**General Equipment Total**	**159,659.00**	**SF**	**$3.13**	**$500,000**
76	**12 G1 - Site Furnishings**				
77	Monument Sign Allowance	1.00	ALW	$100,000.00	$100,000

Row #	Item Description	QTY	UOM	Unit Price	Total
78	**Site Furnishings Total**	**159,659.00**	**SF**	**$0.63**	**$100,000**
79	**EQUIPMENT FURNITURE Total**	**159,659.00**	**SF**	**$3.76**	**$600,000**
80	**15 E - ELECTRICAL**				
81	**26 A - Electrical**				
82	Site Electrical Distribution/Pedestrian Lighting	159,659.00	SF	$0.80	$127,549
83	Site Lighting	27.00	EA	$7,988.83	$215,698
84	**Electrical Total**	**159,659.00**	**SF**	**$2.15**	**$343,247**
85	**ELECTRICAL Total**	**159,659.00**	**SF**	**$2.15**	**$343,247**
86	**01 Site Total**	**159,659.00**	**SF**	**$28.66**	**$4,575,330**

Row #	Item Description	QTY	UOM	Unit Price	Total
88	**02 City Hall**				
89	**02 SW - SITEWORK/BUILDING EARTHWORK**				
90	**31 A - Site Clearing & Earthwork**				
91	Footing/Foundation Excavation (Per SF of Footprint)	410.00	SF	$2.50	$1,025
92	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	9.49	CYIP	$25.00	$237
93	**Site Clearing & Earthwork Total**	**17,087.00**	**GSF**	**$0.07**	**$1,262**
94	**SITEWORK/BUILDING EARTHWORK Total**	**17,087.00**	**GSF**	**$0.07**	**$1,262**
95	**03 FS - FOUNDATION / SOG**				
96	**03 A - Concrete**				
97	SOG Vapor Barrier	335.00	SF	$0.75	$252
98	Slab on Grade 4"	335.00	SF	$5.50	$1,842
99	**Concrete Total**	**17,087.00**	**GSF**	**$0.12**	**$2,094**
100	**FOUNDATION / SOG Total**	**17,087.00**	**GSF**	**$0.12**	**$2,094**
101	**04 BS - BUILDING STRUCTURE**				
102	**03 A - Concrete**				
103	Slab on Metal Deck 7 1/2" Total Thickness	16,057.00	SF	$8.00	$128,456
104	Concrete Topping Slabs @ Roof 2"	8,749.00	SF	$5.00	$43,745
105	**Concrete Total**	**17,087.00**	**GSF**	**$10.08**	**$172,201**
106	**04 A - Masonry**				
107	08" Interior CMU Wall	460.00	SF	$30.00	$13,800
108	**Masonry Total**	**17,087.00**	**GSF**	**$0.81**	**$13,800**
109	**05 A - Structural Steel Material**				
110	Structural Steel Floor Framing - Assuming 10#/SF	80.28	TN	$4,000.00	$321,140
111	Add for Misc. Connections/Plates/Bolts	5.62	TN	$4,000.00	$22,478
112	Structural Steel Roof Framing - Assuming 8#/SF	35.00	TN	$4,000.00	$139,984
113	Add for Misc. Connections/Plates/Bolts	2.45	TN	$4,000.00	$9,800
114	Metal Floor Deck	16,057.00	SF	$5.00	$80,285
115	Metal Roof Deck	8,749.00	SF	$5.00	$43,745
116	**Structural Steel Material Total**	**17,087.00**	**GSF**	**$36.13**	**$617,432**
117	**05 B - Structure Steel Erection**				
118	Roof Framing Erection	37.45	TN	$1,600.00	$59,920
119	Floor Framing Erection	85.90	TN	$1,600.00	$137,440
120	Metal Floor Deck Erection	16,057.00	SF	$1.00	$16,057
121	Metal Roof Deck Erection	8,749.00	SF	$1.00	$8,749
122	**Structure Steel Erection Total**	**17,087.00**	**GSF**	**$13.00**	**$222,166**
123	**05 C - Cold Formed Metal Framing**				
124	Framed Feature Wall at City Council Chamber	223.00	SF	$35.00	$7,805
125	**Cold Formed Metal Framing Total**	**17,087.00**	**GSF**	**$0.46**	**$7,805**
126	**06 B - Wood Framing**				
127	Pergola at Outdoor Roof Break Area	358.00	SF	$75.00	$26,850

Row #	Item Description	QTY	UOM	Unit Price	Total
128	**Wood Framing Total**	**17,087.00**	**GSF**	**$1.57**	**$26,850**
129	**BUILDING STRUCTURE Total**	**17,087.00**	**GSF**	**$62.05**	**$1,060,254**
130	**05 EE - EXTERIOR ENCLOSURE**				
131	**06 A - Carpentry Package**				
132	Exterior Blocking (windows, doors, etc.)	17,087.00	GSF	$0.20	$3,417
133	**Carpentry Package Total**	**17,087.00**	**GSF**	**$0.20**	**$3,417**
134	**07 B - Insulation**				
135	Spray Foam Insulation 6"	7,000.00	SF	$9.00	$63,000
136	**Insulation Total**	**17,087.00**	**GSF**	**$3.69**	**$63,000**
137	**07 D - Exterior Weather Barrier**				
138	Weather Barrier (Peel & Stick)	7,000.00	SF	$4.67	$32,725
139	**Exterior Weather Barrier Total**	**17,087.00**	**GSF**	**$1.92**	**$32,725**
140	**07 F - Metal Panel/Roof**				
141	Metal Panels	7,000.00	SF	$55.00	$385,000
142	**Metal Panel/Roof Total**	**17,087.00**	**GSF**	**$22.53**	**$385,000**
143	**08 A - Door/Frame/Hardware Package**				
144	HM Frames (Galv.)	1.00	EA	$440.00	$440
145	HM Doors (Galv.)	1.00	EA	$660.00	$660
146	Door Hardware	1.00	EA	$1,650.00	$1,650
147	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
148	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
149	**Door/Frame/Hardware Package Total**	**17,087.00**	**GSF**	**$0.31**	**$5,250**
150	**08 F - Entrances/Storefront/Curtainwall**				
151	Aluminum Storefront Windows - Assuming 20% of Exterior Enclosure	1,750.00	SF	$75.00	$131,250
152	Exterior Aluminum Single Doors	1.00	EA	$7,000.00	$7,000
153	Curtain Wall	739.00	SF	$100.00	$73,900
154	**Entrances/Storefront/Curtainwall Total**	**17,087.00**	**GSF**	**$12.42**	**$212,150**
155	**08 G - Automatic Entrances**				
156	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
157	**Automatic Entrances Total**	**17,087.00**	**GSF**	**$0.23**	**$4,000**
158	**09 A - Drywall**				
159	Cold Formed Metal Framing Backup Walls - 6" MS, Ext Gyp, Int Gyp	7,000.00	SF	$25.00	$175,000
160	Add Mineral Wool	7,000.00	SF	$15.00	$105,000
161	**Drywall Total**	**17,087.00**	**GSF**	**$16.39**	**$280,000**
162	**10 M - Exterior Specialty**				
163	Exterior Building Signage	1.00	ALW	$50,000.00	$50,000
164	**Exterior Specialty Total**	**17,087.00**	**GSF**	**$2.93**	**$50,000**
165	**EXTERIOR ENCLOSURE Total**	**17,087.00**	**GSF**	**$60.60**	**$1,035,542**
166	**06 R - ROOF**				

Row #	Item Description	QTY	UOM	Unit Price	Total
167	**06 A - Carpentry Package**				
168	Roof Blocking - Top of Wall	493.00	LF	$16.00	$7,888
169	**Carpentry Package Total**	**17,087.00**	**GSF**	**$0.46**	**$7,888**
170	**07 H - Roofing**				
171	EPDM - 60 Mil	8,749.00	SF	$30.00	$262,470
172	T.O.W. Coping	493.00	LF	$25.00	$12,325
173	Roof Top Pavers at Patio	358.00	SF	$50.00	$17,900
174	**Roofing Total**	**17,087.00**	**GSF**	**$17.13**	**$292,695**
175	**ROOF Total**	**17,087.00**	**GSF**	**$17.59**	**$300,583**
176	**07 IC - INTERIOR CONSTRUCTION**				
177	**04 B - Exterior Stone**				
178	Interior Stone	1,484.50	SF	$65.00	$96,493
179	**Exterior Stone Total**	**17,087.00**	**GSF**	**$5.65**	**$96,493**
180	**06 A - Carpentry Package**				
181	Interior Blocking & Backing	17,087.00	GSF	$2.00	$34,174
182	**Carpentry Package Total**	**17,087.00**	**GSF**	**$2.00**	**$34,174**
183	**06 C - Finish Carpentry**				
184	Council Chamber Desks	36.00	LF	$250.00	$9,000
185	Built In Bench	14.00	LF	$250.00	$3,500
186	Wood Wall Paneling	1,484.50	SF	$75.00	$111,338
187	Wood Wall Paneling at Desks	109.00	SF	$75.00	$8,175
188	**Finish Carpentry Total**	**17,087.00**	**GSF**	**$7.73**	**$132,013**
189	**06 E - Plastic Fabrication**				
190	FRP Paneling	108.00	SF	$15.00	$1,620
191	**Plastic Fabrication Total**	**17,087.00**	**GSF**	**$0.09**	**$1,620**
192	**07 K - Joint Sealant**				
193	Joint Sealants	17,087.00	GSF	$0.88	$15,037
194	**Joint Sealant Total**	**17,087.00**	**GSF**	**$0.88**	**$15,037**
195	**08 A - Door/Frame/Hardware Package**				
196	HM Frames	50.00	EA	$440.00	$22,000
197	HM Framed Sidelites/Borrow lite Frames	1.00	EA	$495.00	$495
	See 08 F for glazing in HM Frames				
198	HM Doors	12.00	EA	$550.00	$6,600
199	Wood Doors	38.00	EA	$660.00	$25,080
200	Door Hardware	50.00	EA	$1,650.00	$82,500
201	Doors/Frames/Hardware Installation	50.00	EA	$1,000.00	$50,000
202	**Door/Frame/Hardware Package Total**	**17,087.00**	**GSF**	**$10.92**	**$186,675**
203	**08 C - Access Doors**				
204	Access Doors and Panels	17,087.00	GSF	$0.15	$2,563
205	**Access Doors Total**	**17,087.00**	**GSF**	**$0.15**	**$2,563**
206	**08 G - Automatic Entrances**				
207	Automatic Door Operators	1.00	EA	$4,000.00	$4,000

Row #	Item Description	QTY	UOM	Unit Price	Total
208	**Automatic Entrances Total**	**17,087.00**	**GSF**	**$0.23**	**$4,000**
209	**08 K - Interior Glass**				
210	Interior Glass (In Borrowed Lite Frame)	21.00	SF	$55.00	$1,155
211	**Interior Glass Total**	**17,087.00**	**GSF**	**$0.07**	**$1,155**
212	**09 A - Drywall**				
213	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	18,453.00	SF	$15.36	$283,438
214	3-5/8" MS, 5/8" Type X Gyp One Side	1,355.00	SF	$9.12	$12,358
215	Suspended Drywall Ceilings (w/Framing)	395.00	SF	$20.00	$7,900
216	Soffit Wall	374.00	SF	$20.00	$7,480
217	**Drywall Total**	**17,087.00**	**GSF**	**$18.21**	**$311,176**
218	**09 B - Tile**				
219	Floor Tile	395.00	SF	$20.00	$7,900
220	Tile Base	195.00	LF	$20.00	$3,900
221	Add for Shower Floors (Includes Mortar Bed, Curb, Waterproofing)	1.00	ALW	$5,000.00	$5,000
222	Wall Tile	1,570.00	SF	$20.00	$31,400
223	**Tile Total**	**17,087.00**	**GSF**	**$2.82**	**$48,200**
224	**09 C - Ceiling & Acoustical Treatment**				
225	ACT01	12,472.00	SF	$6.50	$81,068
226	Woodworks Planks	409.00	SF	$62.00	$25,358
227	Council Chamber Ceiling	1,884.00	SF	$75.00	$141,300
228	Acoustic Wall Panels	1.00	ALW	$50,000.00	$50,000
229	**Ceiling & Acoustical Treatment Total**	**17,087.00**	**GSF**	**$17.42**	**$297,726**
230	**09 D - Flooring**				
231	Resilient Floor Tile at Stairs	249.00	SF	$10.00	$2,490
232	LVT	407.00	SF	$12.00	$4,884
233	Resilient Base & Accessories	3,202.00	LF	$3.58	$11,463
234	Carpet Tile	1,436.00	SY	$50.00	$71,800
235	**Flooring Total**	**17,087.00**	**GSF**	**$5.30**	**$90,637**
236	**09 H - Fluid Applied**				
237	Baracade WB 244 - Sealed Concrete	1,516.00	SF	$2.58	$3,911
238	**Fluid Applied Total**	**17,087.00**	**GSF**	**$0.23**	**$3,911**
239	**09 K - Painting & Wall Covering**				
240	Painting	17,087.00	GSF	$3.46	$59,121
241	Wall Covering Allowance	1.00	ALW	$7,500.00	$7,500
242	**Painting & Wall Covering Total**	**17,087.00**	**GSF**	**$3.90**	**$66,621**
243	**10 A - Information Specialties**				
244	Visual Diplay Boards	17,087.00	GSF	$0.25	$4,272
245	**Information Specialties Total**	**17,087.00**	**GSF**	**$0.25**	**$4,272**
246	**10 B - Signage**				
247	Signage	52.00	EA	$200.00	$10,400
248	Signage at City Council Chamber Feature Wall	1.00	EA	$2,500.00	$2,500

Row #	Item Description	QTY	UOM	Unit Price	Total
249	Signage Installation	53.00	EA	$50.00	$2,650
250	**Signage Total**	**17,087.00**	**GSF**	**$0.91**	**$15,550**
251	**10 C - Toilet Partitions**				
252	Toilet Partitions	17,087.00	GSF	$0.50	$8,544
253	**Toilet Partitions Total**	**17,087.00**	**GSF**	**$0.50**	**$8,544**
254	**10 E - Accordian & Folding Partitions**				
255	Operable Partitions (Moderfold or Sim.)	434.00	SF	$125.00	$54,250
256	**Accordian & Folding Partitions Total**	**17,087.00**	**GSF**	**$3.17**	**$54,250**
257	**10 F - Wall/Door Protection**				
258	Wall Protection - .040"	1,342.00	SF	$8.00	$10,736
259	Corner Guards	22.00	EA	$75.00	$1,650
260	Wall Protection - .040" Install	56.00	EA	$100.00	$5,600
261	**Wall/Door Protection Total**	**17,087.00**	**GSF**	**$1.05**	**$17,986**
262	**10 G - Toilet/Bath/Laundry Accessories**				
263	Toilet, Bath, and Laundry Accessories	17,087.00	GSF	$0.25	$4,272
264	**Toilet/Bath/Laundry Accessories Total**	**17,087.00**	**GSF**	**$0.25**	**$4,272**
265	**10 I - Safety & Fire Protection**				
266	Fire Protection Specialties	17,087.00	GSF	$0.15	$2,563
267	**Safety & Fire Protection Total**	**17,087.00**	**GSF**	**$0.15**	**$2,563**
268	**INTERIOR CONSTRUCTION Total**	**17,087.00**	**GSF**	**$81.90**	**$1,399,436**
269	**08 EF - EQUIPMENT FURNITURE**				
270	**11 E - Residential**				
271	Residential Equipment	1.00	EX		
272	**Residential Total**	**17,087.00**	**GSF**		
273	**12 B - Window Treatment**				
274	Window Treatment Package	2,489.00	SF	$25.00	$62,225
275	**Window Treatment Total**	**17,087.00**	**GSF**	**$3.64**	**$62,225**
276	**12 C - Manufactured Casework**				
277	Plam Base Cabinet	116.00	LF	$300.00	$34,800
278	Plam Base Island	106.00	LF	$300.00	$31,800
279	Casework Installation	222.00	LF	$75.00	$16,650
280	**Manufactured Casework Total**	**17,087.00**	**GSF**	**$4.87**	**$83,250**
281	**12 D - Countertop**				
282	Quartz Counter	315.00	SF	$130.00	$40,950
283	**Countertop Total**	**17,087.00**	**GSF**	**$2.40**	**$40,950**
284	**12 E - Furnishings & Accessories**				
285	Furnishing Package - By Owner	1.00	EX		
286	**Furnishings & Accessories Total**	**17,087.00**	**GSF**		
287	**EQUIPMENT FURNITURE Total**	**17,087.00**	**GSF**	**$10.91**	**$186,425**
288	**11 FP - FIRE PROTECTION**				
289	**21 A - Fire Protection**				

Row #	Item Description	QTY	UOM	Unit Price	Total
290	Fire Protection Package	17,087.00	GSF	$5.00	$85,435
291	Fire Pumps	1.00	EX		
292	Fire Suppression Water Storage	1.00	EX		
293	**Fire Protection Total**	**17,087.00**	**GSF**	**$5.00**	**$85,435**
294	**FIRE PROTECTION Total**	**17,087.00**	**GSF**	**$5.00**	**$85,435**
295	**12 P - PLUMBING**				
296	**22 A - Plumbing**				
297	Plumbing Package	17,087.00	GSF	$19.15	$327,248
298	**Plumbing Total**	**17,087.00**	**GSF**	**$19.15**	**$327,248**
299	**PLUMBING Total**	**17,087.00**	**GSF**	**$19.15**	**$327,248**
300	**13 M - HVAC**				
301	**23 A - HVAC**				
302	HVAC Package -Ductwork & Equipment	17,087.00	GSF	$27.42	$468,539
303	HVAC Package - Piping & Equipment	17,087.00	GSF	$10.05	$171,797
304	HVAC Package - Temp Contols	17,087.00	GSF	$5.48	$93,708
305	**HVAC Total**	**17,087.00**	**GSF**	**$42.96**	**$734,044**
306	**HVAC Total**	**17,087.00**	**GSF**	**$42.96**	**$734,044**
307	**15 E - ELECTRICAL**				
308	**26 A - Electrical**				
309	Main Electrical Distribution	17,087.00	GSF	$7.46	$127,405
310	Lighting & Controls	17,087.00	GSF	$20.24	$345,813
311	Power Distibution	17,087.00	GSF	$8.52	$145,605
312	Power To Mechanical Equipment	17,087.00	GSF	$5.33	$91,003
313	**Electrical Total**	**17,087.00**	**GSF**	**$41.54**	**$709,826**
314	**ELECTRICAL Total**	**17,087.00**	**GSF**	**$41.54**	**$709,826**
315	**16 EAV - AUDIO / VISUAL**				
316	**27 A - Communications**				
317	Voice & Data - Rough In Only	17,087.00	GSF	$1.00	$17,087
318	**Communications Total**	**17,087.00**	**GSF**	**$1.00**	**$17,087**
319	**27 A1 - Audio/Visual**				
320	Audio/Visual - Rough In	17,087.00	GSF	$0.50	$8,544
321	AV Technology Package	17,087.00	GSF	$12.67	$216,563
322	**Audio/Visual Total**	**17,087.00**	**GSF**	**$13.17**	**$225,106**
323	**AUDIO / VISUAL Total**	**17,087.00**	**GSF**	**$14.17**	**$242,193**
324	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
325	**28 A - Electronic Safety & Security**				
326	Electronic Safety and Security - Card Access	17,087.00	GSF	$1.00	$17,087
327	Electronic Safety and Security - Fire Alarm	17,087.00	GSF	$3.50	$59,805
328	Electronic Safety and Security	17,087.00	GSF	$4.44	$75,797
329	**Electronic Safety & Security Total**	**17,087.00**	**GSF**	**$8.94**	**$152,688**

Row #	Item Description	QTY	UOM	Unit Price	Total
330	**ELECTRONIC SAFETY & SECURITY Total**	**17,087.00**	**GSF**	**$8.94**	**$152,688**
331	**18 GR - GENERAL REQUIREMENTS**				
332	**01 J - Final Clean**				
333	Final Clean	17,087.00	GSF	$0.80	$13,670
334	**Final Clean Total**	**17,087.00**	**GSF**	**$0.80**	**$13,670**
335	**GENERAL REQUIREMENTS Total**	**17,087.00**	**GSF**	**$0.80**	**$13,670**
336	**02 City Hall Total**	**17,087.00**	**GSF**	**$365.82**	**$6,250,701**

Row #	Item Description	QTY	UOM	Unit Price	Total
338	**03 Public Safety Admin/Ops**				
339	**02 SW - SITEWORK/BUILDING EARTHWORK**				
340	**31 A - Site Clearing & Earthwork**				
341	Footing/Foundation Excavation (Per SF of Footprint)	13,402.00	SF	$2.50	$33,505
342	Pad Footing Excavation	18.00	EA	$350.00	$6,300
343	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	310.23	CYIP	$25.00	$7,756
344	**Site Clearing & Earthwork Total**	**22,781.00**	**GSF**	**$2.09**	**$47,561**
345	**SITEWORK/BUILDING EARTHWORK Total**	**22,781.00**	**GSF**	**$2.09**	**$47,561**
346	**03 FS - FOUNDATION / SOG**				
347	**03 A - Concrete**				
348	SOG Vapor Barrier	13,477.00	SF	$0.75	$10,148
349	Slab on Grade 4"	13,477.00	SF	$5.50	$74,107
350	Column Footings - 5' Sq x 12" (18EA)	17.00	CY	$700.00	$11,900
351	Piers - 16" Sq x 4' (18 EA)	5.00	CY	$1,200.00	$6,000
352	Wall Footings - 3' x 12" (264 LF)	29.00	CY	$550.00	$15,950
353	Wall Footings - 10' x 24" (149 LF)	110.00	CY	$550.00	$60,500
354	Wall Footings - 10' x 24" (149 LF) - Storm Shelter	94.00	CY	$550.00	$51,700
355	Foundation Walls - 14" x 4' (456 SF)	20.00	CY	$800.00	$16,000
356	Holding Cell Concrete Benches	3.00	EA	$1,750.00	$5,250
357	**Concrete Total**	**22,781.00**	**GSF**	**$11.04**	**$251,556**
358	**FOUNDATION / SOG Total**	**22,781.00**	**GSF**	**$11.04**	**$251,556**
359	**04 BS - BUILDING STRUCTURE**				
360	**03 A - Concrete**				
361	Concrete Topping Slabs 3" (Floor Structure)	9,068.00	SF	$5.50	$49,874
362	Concrete Topping Slabs @ Roof 2"	3,687.00	SF	$5.00	$18,435
363	12" Poured Concrete Wall	27.00	CY	$1,200.00	$32,400
364	**Concrete Total**	**22,781.00**	**GSF**	**$4.42**	**$100,709**
365	**03 B - Structural Precast**				
366	Precast Double Tee Roof System - 32" Up to 80' Span	2,152.00	SF	$25.00	$53,800
367	Precast Double Tee Floor System - 42" Up to 108' Span	9,068.00	SF	$32.00	$290,176
368	8" Precast Walls - At Storm Shelter	1,783.00	SF	$35.00	$62,405
369	**Structural Precast Total**	**22,781.00**	**GSF**	**$17.84**	**$406,381**
370	**04 A - Masonry**				
371	08" Interior CMU Wall	1,291.00	SF	$45.00	$58,095
372	**Masonry Total**	**22,781.00**	**GSF**	**$2.55**	**$58,095**
373	**05 A - Structural Steel Material**				
374	Structural Steel Floor Framing - Assuming 5#/SF	22.67	TN	$4,000.00	$90,680
375	Add for Misc. Connections/Plates/Bolts	1.59	TN	$4,000.00	$6,348
376	Structural Steel Roof Framing - Assuming 8#/SF	6.14	TN	$4,000.00	$24,560

Row #	Item Description	QTY	UOM	Unit Price	Total
377	Add for Misc. Connections/Plates/Bolts	0.43	TN	$4,000.00	$1,719
378	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	5.38	TN	$4,000.00	$21,520
379	Add for Misc. Connections/Plates/Bolts	0.38	TN	$4,000.00	$1,506
380	Metal Roof Deck	1,535.00	SF	$5.00	$7,675
381	**Structural Steel Material Total**	**22,781.00**	**GSF**	**$6.76**	**$154,008**
382	**05 B - Structure Steel Erection**				
383	Roof Framing Erection	12.33	TN	$1,600.00	$19,728
384	Floor Framing Erection	24.26	TN	$1,600.00	$38,816
385	Metal Roof Deck Erection	1,535.00	SF	$1.00	$1,535
386	**Structure Steel Erection Total**	**22,781.00**	**GSF**	**$2.64**	**$60,079**
387	**BUILDING STRUCTURE Total**	**22,781.00**	**GSF**	**$34.21**	**$779,272**
388	**05 EE - EXTERIOR ENCLOSURE**				
389	**03 B - Structural Precast**				
390	Precast Wall Penls - 12" Insulated - Formliner Finish	1,269.00	SF	$98.00	$124,362
391	**Structural Precast Total**	**22,781.00**	**GSF**	**$5.46**	**$124,362**
392	**04 A - Masonry**				
393	Mineral Wool behind Stone	1,326.00	SF	$15.00	$19,890
394	**Masonry Total**	**22,781.00**	**GSF**	**$0.87**	**$19,890**
395	**04 B - Exterior Stone**				
396	Exterior Stone Veneer	1,326.00	SF	$60.00	$79,560
397	**Exterior Stone Total**	**22,781.00**	**GSF**	**$3.49**	**$79,560**
398	**06 A - Carpentry Package**				
399	Exterior Blocking (windows, doors, etc.)	22,781.00	GSF	$0.20	$4,556
400	**Carpentry Package Total**	**22,781.00**	**GSF**	**$0.20**	**$4,556**
401	**07 B - Insulation**				
402	Spray Foam Insulation 6"	2,938.00	SF	$9.00	$26,442
403	**Insulation Total**	**22,781.00**	**GSF**	**$1.16**	**$26,442**
404	**07 D - Exterior Weather Barrier**				
405	Weather Barrier (Peel & Stick)	2,938.00	SF	$4.67	$13,735
406	**Exterior Weather Barrier Total**	**22,781.00**	**GSF**	**$0.60**	**$13,735**
407	**07 F - Metal Panel/Roof**				
408	Metal Panels	2,938.00	SF	$55.00	$161,590
409	**Metal Panel/Roof Total**	**22,781.00**	**GSF**	**$7.09**	**$161,590**
410	**08 A - Door/Frame/Hardware Package**				
411	HM Frames (Galv.)	1.00	EA	$440.00	$440
412	HM Doors (Galv.)	1.00	EA	$660.00	$660
413	Door Hardware	1.00	EA	$1,650.00	$1,650
414	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
415	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
416	**Door/Frame/Hardware Package Total**	**22,781.00**	**GSF**	**$0.23**	**$5,250**
417	**08 F - Entrances/Storefront/Curtainwall**				

Row #	Item Description	QTY	UOM	Unit Price	Total
418	Aluminum Storefront Windows - Assuming 20% of Exterior Enclosure	735.00	SF	$75.00	$55,125
419	Exterior Aluminum Single Doors	1.00	EA	$7,000.00	$7,000
420	**Entrances/Storefront/Curtainwall Total**	**22,781.00**	**GSF**	**$2.73**	**$62,125**
421	**08 G - Automatic Entrances**				
422	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
423	**Automatic Entrances Total**	**22,781.00**	**GSF**	**$0.18**	**$4,000**
424	**09 A - Drywall**				
425	Cold Formed Metal Framing Backup Walls - 6" MS, Ext Gyp, Int Gyp	2,938.00	SF	$25.00	$73,450
426	Add Mineral Wool	2,938.00	SF	$15.00	$44,070
427	**Drywall Total**	**22,781.00**	**GSF**	**$5.16**	**$117,520**
428	**10 M - Exterior Specialty**				
429	Exterior Building Signage	1.00	ALW	$50,000.00	$50,000
430	**Exterior Specialty Total**	**22,781.00**	**GSF**	**$2.19**	**$50,000**
431	**EXTERIOR ENCLOSURE Total**	**22,781.00**	**GSF**	**$29.37**	**$669,030**
432	**06 R - ROOF**				
433	**06 A - Carpentry Package**				
434	Roof Blocking - Top of Wall	202.00	LF	$16.00	$3,232
435	**Carpentry Package Total**	**22,781.00**	**GSF**	**$0.14**	**$3,232**
436	**07 H - Roofing**				
437	EPDM - 60 Mil	3,687.00	SF	$30.00	$110,610
438	**Roofing Total**	**22,781.00**	**GSF**	**$4.86**	**$110,610**
439	**ROOF Total**	**22,781.00**	**GSF**	**$5.00**	**$113,842**
440	**07 IC - INTERIOR CONSTRUCTION**				
441	**03 I - Polished Concrete**				
442	Polished Concrete (Typ.)	4,000.00	SF	$8.00	$32,000
443	**Polished Concrete Total**	**22,781.00**	**GSF**	**$1.40**	**$32,000**
444	**06 A - Carpentry Package**				
445	Interior Blocking & Backing	22,781.00	GSF	$2.00	$45,562
446	**Carpentry Package Total**	**22,781.00**	**GSF**	**$2.00**	**$45,562**
447	**06 C - Finish Carpentry**				
448	Wood Wall Paneling	212.00	SF	$75.00	$15,900
449	**Finish Carpentry Total**	**22,781.00**	**GSF**	**$0.70**	**$15,900**
450	**06 E - Plastic Fabrication**				
451	FRP Paneling	197.00	SF	$15.00	$2,955
452	**Plastic Fabrication Total**	**22,781.00**	**GSF**	**$0.13**	**$2,955**
453	**07 K - Joint Sealant**				
454	Joint Sealants	22,781.00	GSF	$0.88	$20,047
455	**Joint Sealant Total**	**22,781.00**	**GSF**	**$0.88**	**$20,047**
456	**08 A - Door/Frame/Hardware Package**				

Row #	Item Description	QTY	UOM	Unit Price	Total
457	HM Frames	93.00	EA	$440.00	$40,920
458	HM Framed Sidelites/Borrow lite Frames	5.00	EA	$495.00	$2,475
	See 08 F for glazing in HM Frames				
459	HM Doors	69.00	EA	$550.00	$37,950
460	Add for Storm Rating	2.00	EA	$5,000.00	$10,000
461	Wood Doors	24.00	EA	$660.00	$15,840
462	Add for Detention Door	8.00	EA	$8,500.00	$68,000
463	Door Hardware	93.00	EA	$1,650.00	$153,450
464	Doors/Frames/Hardware Installation	93.00	EA	$1,000.00	$93,000
465	**Door/Frame/Hardware Package Total**	**22,781.00**	**GSF**	**$18.51**	**$421,635**
466	**08 C - Access Doors**				
467	Access Doors and Panels	22,781.00	GSF	$0.15	$3,417
468	**Access Doors Total**	**22,781.00**	**GSF**	**$0.15**	**$3,417**
469	**08 G - Automatic Entrances**				
470	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
471	**Automatic Entrances Total**	**22,781.00**	**GSF**	**$0.18**	**$4,000**
472	**08 I - Windows**				
473	Transaction Window	1.00	EA	$1,500.00	$1,500
474	**Windows Total**	**22,781.00**	**GSF**	**$0.07**	**$1,500**
475	**08 K - Interior Glass**				
476	Interior Glass (In Borrowed Lite Frame) - Ballistic	99.00	SF	$500.00	$49,500
477	**Interior Glass Total**	**22,781.00**	**GSF**	**$2.17**	**$49,500**
478	**09 A - Drywall**				
479	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	26,930.00	SF	$15.36	$413,645
480	6" MS, R-19 Batt, 5/8" Impact Gyp Both Sides	5,145.00	SF	$21.30	$109,589
481	3-5/8" MS, 5/8" Type X Gyp One Side	9,080.00	SF	$9.12	$82,810
482	Suspended Drywall Ceilings (w/Framing)	1,390.00	SF	$20.00	$27,800
483	Soffit Wall	86.00	SF	$20.00	$1,720
484	**Drywall Total**	**22,781.00**	**GSF**	**$27.90**	**$635,563**
485	**09 B - Tile**				
486	Floor Tile	909.00	SF	$20.00	$18,180
487	Tile Base	395.00	LF	$20.00	$7,900
488	Tile - Stair Flooring	159.00	SF	$40.00	$6,360
489	Add for Shower Floors (Includes Mortar Bed, Curb, Waterproofing)	1.00	ALW	$5,000.00	$5,000
490	Wall Tile	4,017.00	SF	$20.00	$80,340
491	**Tile Total**	**22,781.00**	**GSF**	**$5.17**	**$117,780**
492	**09 C - Ceiling & Acoustical Treatment**				
493	ACT01	18,924.00	SF	$6.50	$123,006
494	Woodworks Planks	117.00	SF	$62.00	$7,254
495	Detention Ceiling	235.00	SF	$100.00	$23,500
496	**Ceiling & Acoustical Treatment Total**	**22,781.00**	**GSF**	**$6.75**	**$153,760**
497	**09 D - Flooring**				

Row #	Item Description	QTY	UOM	Unit Price	Total
498	Resilient Floor Tile	699.00	SF	$10.00	$6,990
499	Resilient Base & Accessories	5,016.00	LF	$3.58	$17,957
500	Carpet Tile	1,387.00	SY	$50.00	$69,350
501	**Flooring Total**	**22,781.00**	**GSF**	**$4.14**	**$94,297**
502	**09 E - Specialty Flooring**				
503	Athletic Rubber Flooring	1,060.00	SF	$35.00	$37,100
504	**Specialty Flooring Total**	**22,781.00**	**GSF**	**$1.63**	**$37,100**
505	**09 H - Fluid Applied**				
506	Baracade WB 244 - Sealed Concrete	1,341.00	SF	$2.58	$3,460
507	**Fluid Applied Total**	**22,781.00**	**GSF**	**$0.15**	**$3,460**
508	**09 K - Painting & Wall Covering**				
509	Painting	22,781.00	GSF	$3.46	$78,822
510	Wall Covering Allowance	1.00	ALW	$5,000.00	$5,000
511	**Painting & Wall Covering Total**	**22,781.00**	**GSF**	**$3.68**	**$83,822**
512	**10 A - Information Specialties**				
513	Visual Diplay Boards	22,781.00	GSF	$0.25	$5,695
514	**Information Specialties Total**	**22,781.00**	**GSF**	**$0.25**	**$5,695**
515	**10 B - Signage**				
516	Signage	96.00	EA	$200.00	$19,200
517	Signage Installation	96.00	EA	$50.00	$4,800
518	**Signage Total**	**22,781.00**	**GSF**	**$1.05**	**$24,000**
519	**10 C - Toilet Partitions**				
520	Toilet Partitions	22,781.00	GSF	$0.75	$17,086
521	**Toilet Partitions Total**	**22,781.00**	**GSF**	**$0.75**	**$17,086**
522	**10 F - Wall/Door Protection**				
523	Wall Protection - .040"	2,539.00	SF	$8.00	$20,312
524	Corner Guards	31.00	EA	$75.00	$2,325
525	Wall Protection - .040" Install	95.00	EA	$100.00	$9,500
526	**Wall/Door Protection Total**	**22,781.00**	**GSF**	**$1.41**	**$32,137**
527	**10 G - Toilet/Bath/Laundry Accessories**				
528	Toilet, Bath, and Laundry Accessories	22,781.00	GSF	$0.25	$5,695
529	**Toilet/Bath/Laundry Accessories Total**	**22,781.00**	**GSF**	**$0.25**	**$5,695**
530	**10 I - Safety & Fire Protection**				
531	Fire Protection Specialties	22,781.00	GSF	$0.15	$3,417
532	**Safety & Fire Protection Total**	**22,781.00**	**GSF**	**$0.15**	**$3,417**
533	**10 J - Locker**				
534	Lockers w/ Built in Bench	72.00	EA	$1,500.00	$108,000
535	Installation	72.00	EA	$100.00	$7,200
536	**Locker Total**	**22,781.00**	**GSF**	**$5.06**	**$115,200**
537	**INTERIOR CONSTRUCTION Total**	**22,781.00**	**GSF**	**$84.52**	**$1,925,529**
538	**08 EF - EQUIPMENT FURNITURE**				
539	**12 B - Window Treatment**				

Row #	Item Description	QTY	UOM	Unit Price	Total
540	Window Treatment Package	735.00	SF	$25.00	$18,375
541	**Window Treatment Total**	**22,781.00**	**GSF**	**$0.81**	**$18,375**
542	**12 C - Manufactured Casework**				
543	Plam Base Cabinet	52.00	LF	$300.00	$15,600
544	Plam Base Island	10.00	LF	$300.00	$3,000
545	Transaction Counter	22.00	LF	$300.00	$6,600
546	Plam Wall Cabinet	52.00	LF	$250.00	$13,000
547	Casework Installation	136.00	LF	$75.00	$10,200
548	**Manufactured Casework Total**	**22,781.00**	**GSF**	**$2.12**	**$48,400**
549	**12 D - Countertop**				
550	Solid Surface Countertop	168.00	SF	$75.00	$12,600
551	**Countertop Total**	**22,781.00**	**GSF**	**$0.55**	**$12,600**
552	**EQUIPMENT FURNITURE Total**	**22,781.00**	**GSF**	**$3.48**	**$79,375**
553	**11 FP - FIRE PROTECTION**				
554	**21 A - Fire Protection**				
555	Fire Protection Package	22,781.00	GSF	$5.00	$113,905
556	**Fire Protection Total**	**22,781.00**	**GSF**	**$5.00**	**$113,905**
557	**FIRE PROTECTION Total**	**22,781.00**	**GSF**	**$5.00**	**$113,905**
558	**12 P - PLUMBING**				
559	**22 A - Plumbing**				
560	Plumbing Package	22,781.00	GSF	$19.15	$436,298
561	**Plumbing Total**	**22,781.00**	**GSF**	**$19.15**	**$436,298**
562	**PLUMBING Total**	**22,781.00**	**GSF**	**$19.15**	**$436,298**
563	**13 M - HVAC**				
564	**23 A - HVAC**				
565	HVAC Package -Ductwork & Equipment	22,781.00	GSF	$27.42	$624,672
566	HVAC Package - Piping & Equipment	22,781.00	GSF	$10.05	$229,047
567	HVAC Package - Temp Contols	22,781.00	GSF	$5.48	$124,934
568	**HVAC Total**	**22,781.00**	**GSF**	**$42.96**	**$978,653**
569	**HVAC Total**	**22,781.00**	**GSF**	**$42.96**	**$978,653**
570	**15 E - ELECTRICAL**				
571	**26 A - Electrical**				
572	Main Electrical Distribution	17,087.00	GSF	$7.46	$127,405
573	Lighting & Controls	17,087.00	GSF	$20.24	$345,813
574	Power Distibution	17,087.00	GSF	$8.52	$145,605
575	Power To Mechanical Equipment	17,087.00	GSF	$5.33	$91,003
576	VR Setup	1.00	ALW	$7,988.83	$7,989
577	**Electrical Total**	**22,781.00**	**GSF**	**$31.51**	**$717,815**
578	**ELECTRICAL Total**	**22,781.00**	**GSF**	**$31.51**	**$717,815**
579	**16 EAV - AUDIO / VISUAL**				
580	**27 A - Communications**				

Row #	Item Description	QTY	UOM	Unit Price	Total
581	Voice & Data - Rough In Only	22,781.00	GSF	$1.00	$22,781
582	**Communications Total**	**22,781.00**	**GSF**	**$1.00**	**$22,781**
583	**27 A1 - Audio/Visual**				
584	Audio/Visual - Rough In	22,781.00	GSF	$0.50	$11,391
585	AV Technology Package	22,781.00	GSF	$12.67	$288,729
586	**Audio/Visual Total**	**22,781.00**	**GSF**	**$13.17**	**$300,119**
587	**AUDIO / VISUAL Total**	**22,781.00**	**GSF**	**$14.17**	**$322,900**
588	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
589	**28 A - Electronic Safety & Security**				
590	Electronic Safety and Security - Card Access	22,781.00	GSF	$1.00	$22,781
591	Electronic Safety and Security - Fire Alarm	22,781.00	GSF	$3.50	$79,734
592	Electronic Safety and Security	22,781.00	GSF	$4.44	$101,055
593	**Electronic Safety & Security Total**	**22,781.00**	**GSF**	**$8.94**	**$203,570**
594	**ELECTRONIC SAFETY & SECURITY Total**	**22,781.00**	**GSF**	**$8.94**	**$203,570**
595	**18 GR - GENERAL REQUIREMENTS**				
596	**01 J - Final Clean**				
597	Final Clean	22,781.00	GSF	$0.80	$18,225
598	**Final Clean Total**	**22,781.00**	**GSF**	**$0.80**	**$18,225**
599	**GENERAL REQUIREMENTS Total**	**22,781.00**	**GSF**	**$0.80**	**$18,225**
600	**03 Public Safety Admin/Ops Total**	**22,781.00**	**GSF**	**$292.24**	**$6,657,532**

Row #	Item Description	QTY	UOM	Unit Price	Total
602	**04 Public Safety Field Operations & Training**				
603	**02 SW - SITEWORK/BUILDING EARTHWORK**				
604	**31 A - Site Clearing & Earthwork**				
605	Footing/Foundation Excavation (Per SF of Footprint)	14,804.00	SF	$2.50	$37,010
606	Footing/Foundation Excavation (Per SF of Footprint)	3,158.00	SF	$2.50	$7,895
607	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	342.69	CYIP	$25.00	$8,567
608	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	80.05	CYIP	$25.00	$2,001
609	**Site Clearing & Earthwork Total**	**17,962.00**	**GSF**	**$3.09**	**$55,473**
610	**32 D - Fence Package**				
611	In Door Dog Kennels	4.00	ALW	$15,000.00	$60,000
612	**Fence Package Total**	**17,962.00**	**GSF**	**$3.34**	**$60,000**
613	**SITEWORK/BUILDING EARTHWORK Total**	**17,962.00**	**GSF**	**$6.43**	**$115,473**
614	**03 FS - FOUNDATION / SOG**				
615	**03 A - Concrete**				
616	SOG Vapor Barrier	14,804.00	SF	$0.75	$11,147
617	Slab on Grade 5"	13,071.00	SF	$7.00	$91,497
618	Slab on Grade 8"	1,733.00	SF	$12.00	$20,796
619	SOG Vapor Barrier	3,114.00	SF	$0.75	$2,345
620	Slab on Grade 4"	3,114.00	SF	$5.50	$17,123
621	Basement Foundation Walls - 18" x 14' (2,030 SF)	113.00	CY	$700.00	$79,100
622	Column Footings - 5' Sq x 12" (8 EA)	7.00	CY	$700.00	$4,900
623	Piers - 16" Sq x 4' (8 EA)	2.00	CY	$1,200.00	$2,400
624	Wall Footings - 3' x 12" (630 LF)	70.00	CY	$550.00	$38,500
625	Wall Footings - 3' x 12" (147 LF)	16.00	CY	$550.00	$8,800
626	Wall Footings - 10' X 24" (147 LF)	109.00	CY	$550.00	$59,950
627	Foundation Walls - 14" x 4' (2,513 SF)	109.00	CY	$800.00	$87,200
628	Foundation Walls - 14" x 4' (580 SF)	25.00	CY	$800.00	$20,000
629	**Concrete Total**	**17,962.00**	**GSF**	**$24.71**	**$443,759**
630	**07 A - Waterproofing**				
631	Waterproofing	2,030.00	SF	$8.00	$16,240
632	**Waterproofing Total**	**17,962.00**	**GSF**	**$0.90**	**$16,240**
633	**FOUNDATION / SOG Total**	**17,962.00**	**GSF**	**$25.61**	**$459,999**
634	**04 BS - BUILDING STRUCTURE**				
635	**03 A - Concrete**				
636	12" Poured Concrete Wall	84.00	CY	$1,200.00	$100,800
637	Concrete Topping Slabs @ Roof 2"	10,375.00	SF	$5.00	$51,875
638	Concrete Topping Slabs @ Roof 2"	3,158.00	SF	$5.00	$15,790
639	**Concrete Total**	**17,962.00**	**GSF**	**$9.38**	**$168,465**
640	**03 B - Structural Precast**				

Row #	Item Description	QTY	UOM	Unit Price	Total
641	Precast Double Tee Roof System - 32" Up to 80' Span	10,375.00	SF	$25.00	$259,375
642	Precast Double Tee Roof System - 32" Up to 80' Span	3,158.00	SF	$25.00	$78,950
643	8" Precast Walls	6,251.00	SF	$35.00	$218,785
644	8" Precast Walls	853.00	SF	$35.00	$29,855
645	**Structural Precast Total**	**17,962.00**	**GSF**	**$32.68**	**$586,965**
646	**04 A - Masonry**				
647	08" Interior CMU Wall	555.00	SF	$30.00	$16,650
648	08" Interior CMU Wall	623.00	SF	$30.00	$18,690
649	**Masonry Total**	**17,962.00**	**GSF**	**$1.97**	**$35,340**
650	**05 A - Structural Steel Material**				
651	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	25.94	TN	$4,000.00	$103,750
652	Add for Misc. Connections/Plates/Bolts	1.82	TN	$4,000.00	$7,263
653	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	7.89	TN	$4,000.00	$31,580
654	Add for Misc. Connections/Plates/Bolts	0.55	TN	$4,000.00	$2,209
655	**Structural Steel Material Total**	**17,962.00**	**GSF**	**$8.06**	**$144,802**
656	**05 B - Structure Steel Erection**				
657	Roof Framing Erection	27.75	TN	$1,600.00	$44,400
658	Roof Framing Erection	8.45	TN	$1,600.00	$13,520
659	**Structure Steel Erection Total**	**17,962.00**	**GSF**	**$3.22**	**$57,920**
660	**07 J - Applied Fireproofing**				
661	Applied Fireproofing - Beams and Columns	14,804.00	SF	$4.00	$59,216
662	**Applied Fireproofing Total**	**17,962.00**	**GSF**	**$3.30**	**$59,216**
663	**BUILDING STRUCTURE Total**	**17,962.00**	**GSF**	**$58.61**	**$1,052,708**
664	**05 EE - EXTERIOR ENCLOSURE**				
665	**03 B - Structural Precast**				
666	Precast Wall Penls - 12" Insulated - Formliner Finish	2,924.00	SF	$98.00	$286,552
667	Precast Wall Penls - 12" Insulated - Formliner Finish	1,260.00	SF	$98.00	$123,480
668	**Structural Precast Total**	**17,962.00**	**GSF**	**$22.83**	**$410,032**
669	**04 A - Masonry**				
670	Mineral Wool behind Stone	2,254.00	SF	$15.00	$33,810
671	**Masonry Total**	**17,962.00**	**GSF**	**$1.88**	**$33,810**
672	**04 B - Exterior Stone**				
673	Exterior Stone Veneer	2,254.00	SF	$60.00	$135,240
674	**Exterior Stone Total**	**17,962.00**	**GSF**	**$7.53**	**$135,240**
675	**07 J1 - Firestopping**				
676	Firestopping	14,804.00	GSF	$4.00	$59,216
677	**Firestopping Total**	**17,962.00**	**GSF**	**$3.30**	**$59,216**
678	**08 A - Door/Frame/Hardware Package**				
679	HM Frames (Galv.)	1.00	EA	$440.00	$440
680	HM Doors (Galv.)	1.00	EA	$660.00	$660

Row #	Item Description	QTY	UOM	Unit Price	Total
681	Door Hardware	1.00	EA	$1,650.00	$1,650
682	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
683	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
684	**Door/Frame/Hardware Package Total**	**17,962.00**	**GSF**	**$0.29**	**$5,250**
685	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
686	OH Door - 22'x10'	1.00	EA	$12,500.00	$12,500
687	OH Door - 16'x10' - Hi Speed	2.00	EA	$18,000.00	$36,000
688	**Traffic Doors/Overhead/Folding/Coiling Total**	**17,962.00**	**GSF**	**$2.70**	**$48,500**
689	**EXTERIOR ENCLOSURE Total**	**17,962.00**	**GSF**	**$38.53**	**$692,048**
690	**06 R - ROOF**				
691	**06 A - Carpentry Package**				
692	Roof Blocking - Top of Wall	288.00	LF	$16.00	$4,608
693	Roof Blocking - Top of Wall	292.00	LF	$16.00	$4,672
694	**Carpentry Package Total**	**17,962.00**	**GSF**	**$0.52**	**$9,280**
695	**07 H - Roofing**				
696	EPDM - 60 Mil	1,656.00	SF	$30.00	$49,680
697	EPDM - 60 Mil	3,158.00	SF	$30.00	$94,740
698	Green Roof	8,719.00	SF	$75.00	$653,925
699	T.O.W. Coping	288.00	LF	$25.00	$7,200
700	T.O.W. Coping	292.00	LF	$25.00	$7,300
701	**Roofing Total**	**17,962.00**	**GSF**	**$45.25**	**$812,845**
702	**ROOF Total**	**17,962.00**	**GSF**	**$45.77**	**$822,125**
703	**07 IC - INTERIOR CONSTRUCTION**				
704	**05 D - Miscellaneous Metals**				
705	Interior Bollards	29.00	EA	$700.00	$20,300
706	**Miscellaneous Metals Total**	**17,962.00**	**GSF**	**$1.13**	**$20,300**
707	**06 A - Carpentry Package**				
708	Interior Blocking & Backing	14,804.00	GSF	$2.00	$29,608
709	Interior Blocking & Backing	3,158.00	GSF	$2.00	$6,316
710	**Carpentry Package Total**	**17,962.00**	**GSF**	**$2.00**	**$35,924**
711	**07 K - Joint Sealant**				
712	Joint Sealants	14,804.00	GSF	$0.88	$13,028
713	Joint Sealants	3,158.00	GSF	$0.88	$2,779
714	**Joint Sealant Total**	**17,962.00**	**GSF**	**$0.88**	**$15,807**
715	**08 A - Door/Frame/Hardware Package**				
716	HM Frames	5.00	EA	$440.00	$2,200
717	HM Doors	5.00	EA	$550.00	$2,750
718	HM Frames	2.00	EA	$440.00	$880
719	HM Doors	2.00	EA	$550.00	$1,100
720	Door Hardware	5.00	EA	$1,650.00	$8,250
721	Doors/Frames/Hardware Installation	5.00	EA	$1,000.00	$5,000

Row #	Item Description	QTY	UOM	Unit Price	Total
722	Door Hardware	2.00	EA	$1,650.00	$3,300
723	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
724	**Door/Frame/Hardware Package Total**	**17,962.00**	**GSF**	**$1.42**	**$25,480**
725	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
726	Interior OH Door - 22'x10'	1.00	EA	$11,000.00	$11,000
727	**Traffic Doors/Overhead/Folding/Coiling Total**	**17,962.00**	**GSF**	**$0.61**	**$11,000**
728	**09 A - Drywall**				
729	Suspended Drywall Ceilings (w/Framing)	179.00	SF	$20.00	$3,580
730	**Drywall Total**	**17,962.00**	**GSF**	**$0.20**	**$3,580**
731	**09 C - Ceiling & Acoustical Treatment**				
732	ACT01	266.00	SF	$6.50	$1,729
733	Acoustic Wall Panels	1.00	ALW	$15,000.00	$15,000
734	**Ceiling & Acoustical Treatment Total**	**17,962.00**	**GSF**	**$0.93**	**$16,729**
735	**09 D - Flooring**				
736	Resilient Base & Accessories	967.00	LF	$3.58	$3,462
737	Resilient Base & Accessories	356.00	LF	$3.58	$1,274
738	**Flooring Total**	**17,962.00**	**GSF**	**$0.26**	**$4,736**
739	**09 H - Fluid Applied**				
740	Baracade WB 244 - Sealed Concrete	14,153.00	SF	$2.58	$36,515
741	Baracade WB 244 - Sealed Concrete	2,881.00	SF	$2.58	$7,433
742	**Fluid Applied Total**	**17,962.00**	**GSF**	**$2.45**	**$43,948**
743	**09 K - Painting & Wall Covering**				
744	Painting	14,804.00	GSF	$3.46	$51,222
745	Painting	3,158.00	GSF	$3.46	$10,927
746	**Painting & Wall Covering Total**	**17,962.00**	**GSF**	**$3.46**	**$62,149**
747	**10 B - Signage**				
748	Signage	3.00	EA	$200.00	$600
749	Signage	5.00	EA	$200.00	$1,000
750	Signage Installation	3.00	EA	$50.00	$150
751	Signage Installation	5.00	EA	$50.00	$250
752	**Signage Total**	**17,962.00**	**GSF**	**$0.11**	**$2,000**
753	**10 I - Safety & Fire Protection**				
754	Fire Protection Specialties	14,804.00	GSF	$0.15	$2,221
755	Fire Protection Specialties	3,158.00	GSF	$0.15	$474
756	**Safety & Fire Protection Total**	**17,962.00**	**GSF**	**$0.15**	**$2,694**
757	**INTERIOR CONSTRUCTION Total**	**17,962.00**	**GSF**	**$13.60**	**$244,346**
758	**08 EF - EQUIPMENT FURNITURE**				
759	**11 O - General Equipment**				
760	25 Yard Indoor Range Complete (6 Lanes) - Steel Trap Backstop **Room Size 50' Wide x 188' Long**	1.00	LS	$575,000.00	$575,000

Row #	Item Description	QTY	UOM	Unit Price	Total
761	**General Equipment Total**	**17,962.00**	**GSF**	**$32.01**	**$575,000**
762	**12 C - Manufactured Casework**				
763	Plam Base Cabinet	19.00	LF	$300.00	$5,700
764	Casework Installation	19.00	LF	$75.00	$1,425
765	**Manufactured Casework Total**	**17,962.00**	**GSF**	**$0.40**	**$7,125**
766	**12 D - Countertop**				
767	Solid Surface Countertop	38.00	SF	$75.00	$2,850
768	Gun Range Shooting Counter	73.00	SF	$100.00	$7,300
769	**Countertop Total**	**17,962.00**	**GSF**	**$0.57**	**$10,150**
770	**EQUIPMENT FURNITURE Total**	**17,962.00**	**GSF**	**$32.97**	**$592,275**
771	**11 FP - FIRE PROTECTION**				
772	**21 A - Fire Protection**				
773	Fire Protection Package	14,804.00	GSF	$4.00	$59,216
774	Fire Protection Package	3,158.00	GSF	$4.00	$12,632
775	**Fire Protection Total**	**17,962.00**	**GSF**	**$4.00**	**$71,848**
776	**FIRE PROTECTION Total**	**17,962.00**	**GSF**	**$4.00**	**$71,848**
777	**12 P - PLUMBING**				
778	**22 A - Plumbing**				
779	Plumbing Package	14,804.00	GSF	$7.83	$115,987
780	Plumbing Package	3,158.00	GSF	$3.48	$10,997
781	**Plumbing Total**	**17,962.00**	**GSF**	**$7.07**	**$126,984**
782	**PLUMBING Total**	**17,962.00**	**GSF**	**$7.07**	**$126,984**
783	**13 M - HVAC**				
784	**23 A - HVAC**				
785	HVAC Package -Ductwork & Equipment	14,804.00	GSF	$13.71	$202,968
786	HVAC Package -Ductwork & Equipment	3,158.00	GSF	$27.42	$86,595
787	HVAC Package - Piping & Equipment	14,804.00	GSF	$1.83	$27,062
788	HVAC Package - Piping & Equipment	3,158.00	GSF	$10.05	$31,751
789	HVAC Package - Temp Contols	14,804.00	GSF	$1.83	$27,062
790	HVAC Package - Temp Contols	3,158.00	GSF	$5.48	$17,319
791	In Floor Heat	14,804.00	GSF	$18.28	$270,625
792	Snow Melt	841.00	GSF	$27.42	$23,061
793	**HVAC Total**	**17,962.00**	**GSF**	**$38.22**	**$686,444**
794	**HVAC Total**	**17,962.00**	**GSF**	**$38.22**	**$686,444**
795	**15 E - ELECTRICAL**				
796	**26 A - Electrical**				
797	Main Electrical Distribution	14,804.00	GSF	$7.46	$110,382
798	Generator	400.00	KW	$1,331.47	$532,588
799	Main Electrical Distribution	3,158.00	GSF	$7.46	$23,547
800	Lighting & Controls	14,804.00	GSF	$12.78	$189,227
801	Lighting & Controls	3,158.00	GSF	$12.78	$40,366
802	Power Distibution	14,804.00	GSF	$4.26	$63,076

Row #	Item Description	QTY	UOM	Unit Price	Total
803	Power To Mechanical Equipment	14,804.00	GSF	$2.13	$31,538
804	Power Distibution	3,158.00	GSF	$4.26	$13,455
805	Power To Mechanical Equipment	3,158.00	GSF	$2.13	$6,728
806	**Electrical Total**	**17,962.00**	**GSF**	**$56.28**	**$1,010,906**
807	**ELECTRICAL Total**	**17,962.00**	**GSF**	**$56.28**	**$1,010,906**
808	**16 EAV - AUDIO / VISUAL**				
809	**27 A - Communications**				
810	Voice & Data - Rough In Only	17,087.00	GSF	$1.00	$17,087
811	Voice & Data - Rough In Only	3,158.00	GSF	$1.00	$3,158
812	**Communications Total**	**17,962.00**	**GSF**	**$1.13**	**$20,245**
813	**27 A1 - Audio/Visual**				
814	Audio/Visual - Rough In	14,804.00	GSF	$0.50	$7,402
815	Audio/Visual - Rough In	3,158.00	GSF	$0.50	$1,579
816	AV Technology Package	14,804.00	GSF	$12.67	$187,628
817	AV Technology Package	3,158.00	GSF	$12.67	$40,025
818	**Audio/Visual Total**	**17,962.00**	**GSF**	**$13.17**	**$236,633**
819	**AUDIO / VISUAL Total**	**17,962.00**	**GSF**	**$14.30**	**$256,878**
820	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
821	**28 A - Electronic Safety & Security**				
822	Electronic Safety and Security - Card Access	14,804.00	GSF	$1.00	$14,804
823	Electronic Safety and Security - Fire Alarm	14,804.00	GSF	$3.50	$51,814
824	Electronic Safety and Security - Card Access	3,158.00	GSF	$1.00	$3,158
825	Electronic Safety and Security - Fire Alarm	3,158.00	GSF	$3.50	$11,053
826	Electronic Safety and Security	14,804.00	GSF	$4.44	$65,670
827	Electronic Safety and Security	3,158.00	GSF	$4.44	$14,009
828	**Electronic Safety & Security Total**	**17,962.00**	**GSF**	**$8.94**	**$160,507**
829	**ELECTRONIC SAFETY & SECURITY Total**	**17,962.00**	**GSF**	**$8.94**	**$160,507**
830	**18 GR - GENERAL REQUIREMENTS**				
831	**01 J - Final Clean**				
832	Final Clean	14,804.00	GSF	$0.80	$11,843
833	Final Clean	3,158.00	GSF	$0.80	$2,526
834	**Final Clean Total**	**17,962.00**	**GSF**	**$0.80**	**$14,370**
835	**GENERAL REQUIREMENTS Total**	**17,962.00**	**GSF**	**$0.80**	**$14,370**
836	**04 Public Safety Field Operations & Training Total**	**17,962.00**	**GSF**	**$351.13**	**$6,306,912**

Row #	Item Description	QTY	UOM	Unit Price	Total
838	**05 City Hall/Public Safety Shared**				
839	**02 SW - SITEWORK/BUILDING EARTHWORK**				
840	**31 A - Site Clearing & Earthwork**				
841	Footing/Foundation Excavation (Per SF of Footprint)	4,059.00	SF	$2.50	$10,148
842	Elevator Pit Excavation	2.00	EA	$800.00	$1,600
843	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	93.96	CYIP	$25.00	$2,349
844	**Site Clearing & Earthwork Total**	**13,924.00**	**GSF**	**$1.01**	**$14,096**
845	**SITEWORK/BUILDING EARTHWORK Total**	**13,924.00**	**GSF**	**$1.01**	**$14,096**
846	**03 FS - FOUNDATION / SOG**				
847	**03 A - Concrete**				
848	SOG Vapor Barrier	4,134.00	SF	$0.75	$3,113
849	Slab on Grade 4"	4,134.00	SF	$5.50	$22,732
850	Basement Foundation Walls - 18" x 14' (3,096 SF)	172.00	CY	$700.00	$120,400
851	Column Footings - 5' Sq x 12" (3 EA)	3.00	CY	$700.00	$2,100
852	Piers - 16" Sq x 4' (3 EA)	1.00	CY	$1,200.00	$1,200
853	Wall Footings - 3' x 12" (227 LF)	25.00	CY	$550.00	$13,750
854	Wall Footings - 10' X 24" (219 LF)	162.00	CY	$550.00	$89,100
855	Foundation Walls - 14" x 4' (373 SF)	16.00	CY	$800.00	$12,800
856	Foundation Walls - 12" x 4' (270 SF) - Elevator	10.00	CY	$800.00	$8,000
857	Mat Slab	7.00	CY	$400.00	$2,800
858	**Concrete Total**	**13,924.00**	**GSF**	**$19.82**	**$275,995**
859	**07 A - Waterproofing**				
860	Waterproofing	3,366.00	SF	$8.00	$26,928
861	**Waterproofing Total**	**13,924.00**	**GSF**	**$1.93**	**$26,928**
862	**FOUNDATION / SOG Total**	**13,924.00**	**GSF**	**$21.76**	**$302,923**
863	**04 BS - BUILDING STRUCTURE**				
864	**03 A - Concrete**				
865	Stair Pan Fill	84.00	VF	$100.00	$8,400
866	Slab on Metal Deck 7 1/2" Total Thickness	9,149.00	SF	$8.00	$73,192
867	12" Poured Concrete Wall	12.00	CY	$1,200.00	$14,400
868	Concrete Topping Slabs @ Roof 2"	9,153.00	SF	$5.00	$45,765
869	**Concrete Total**	**13,924.00**	**GSF**	**$10.18**	**$141,757**
870	**03 B - Structural Precast**				
871	Precast Double Tee Roof System - 32" Up to 80' Span	195.00	SF	$25.00	$4,875
872	**Structural Precast Total**	**13,924.00**	**GSF**	**$0.35**	**$4,875**
873	**04 A - Masonry**				
874	08" Interior CMU Wall	5,430.00	SF	$30.00	$162,900
875	**Masonry Total**	**13,924.00**	**GSF**	**$11.70**	**$162,900**
876	**05 A - Structural Steel Material**				
877	Structural Steel Floor Framing - Assuming 10#/SF	45.74	TN	$4,000.00	$182,980

Row #	Item Description	QTY	UOM	Unit Price	Total
878	Add for Misc. Connections/Plates/Bolts	3.20	TN	$4,000.00	$12,807
879	Structural Steel Roof Framing - Assuming 8#/SF	35.83	TN	$4,000.00	$143,328
880	Add for Misc. Connections/Plates/Bolts	2.51	TN	$4,000.00	$10,032
881	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	0.49	TN	$4,000.00	$1,950
882	Add for Misc. Connections/Plates/Bolts	0.03	TN	$4,000.00	$137
883	Metal Floor Deck	9,149.00	SF	$5.00	$45,745
884	Metal Roof Deck	8,958.00	SF	$5.00	$44,790
885	**Structural Steel Material Total**	**13,924.00**	**GSF**	**$31.73**	**$441,770**
886	**05 B - Structure Steel Erection**				
887	Roof Framing Erection	38.87	TN	$1,600.00	$62,192
888	Floor Framing Erection	48.95	TN	$1,600.00	$78,320
889	Metal Floor Deck Erection	9,149.00	SF	$1.00	$9,149
890	Metal Roof Deck Erection	8,958.00	SF	$1.00	$8,958
891	**Structure Steel Erection Total**	**13,924.00**	**GSF**	**$11.39**	**$158,619**
892	**BUILDING STRUCTURE Total**	**13,924.00**	**GSF**	**$65.35**	**$909,921**
893	**05 EE - EXTERIOR ENCLOSURE**				
894	**04 A - Masonry**				
895	Mineral Wool behind Stone	335.00	SF	$15.00	$5,025
896	**Masonry Total**	**13,924.00**	**GSF**	**$0.36**	**$5,025**
897	**04 B - Exterior Stone**				
898	Exterior Stone Veneer	335.00	SF	$60.00	$20,100
899	**Exterior Stone Total**	**13,924.00**	**GSF**	**$1.44**	**$20,100**
900	**05 D - Miscellaneous Metals**				
901	Canopy Allowance	1.00	ALW	$100,000.00	$100,000
902	**Miscellaneous Metals Total**	**13,924.00**	**GSF**	**$7.18**	**$100,000**
903	**06 A - Carpentry Package**				
904	Exterior Blocking (windows, doors, etc.)	13,924.00	GSF	$0.20	$2,785
905	**Carpentry Package Total**	**13,924.00**	**GSF**	**$0.20**	**$2,785**
906	**07 B - Insulation**				
907	Spray Foam Insulation 6"	4,592.00	SF	$9.00	$41,328
908	**Insulation Total**	**13,924.00**	**GSF**	**$2.97**	**$41,328**
909	**07 D - Exterior Weather Barrier**				
910	Weather Barrier (Peel & Stick)	4,927.00	SF	$4.67	$23,034
911	**Exterior Weather Barrier Total**	**13,924.00**	**GSF**	**$1.65**	**$23,034**
912	**07 F - Metal Panel/Roof**				
913	Metal Panels	4,592.00	SF	$55.00	$252,560
914	**Metal Panel/Roof Total**	**13,924.00**	**GSF**	**$18.14**	**$252,560**
915	**08 A - Door/Frame/Hardware Package**				
916	HM Frames (Galv.)	2.00	EA	$440.00	$880
917	HM Doors (Galv.)	2.00	EA	$660.00	$1,320
918	Door Hardware	2.00	EA	$1,650.00	$3,300

Row #	Item Description	QTY	UOM	Unit Price	Total
919	Add for Exit Device Hardware	2.00	EA	$1,500.00	$3,000
920	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
921	**Door/Frame/Hardware Package Total**	**13,924.00**	**GSF**	**$0.75**	**$10,500**
922	**08 F - Entrances/Storefront/Curtainwall**				
923	Aluminum Storefront Windows - Assuming 20% of Exterior Enclosure	1,148.00	SF	$75.00	$86,100
924	Exterior Aluminum Single Doors	2.00	EA	$7,000.00	$14,000
925	Curtain Wall	1,206.00	SF	$100.00	$120,600
926	**Entrances/Storefront/Curtainwall Total**	**13,924.00**	**GSF**	**$15.85**	**$220,700**
927	**08 G - Automatic Entrances**				
928	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
929	**Automatic Entrances Total**	**13,924.00**	**GSF**	**$0.29**	**$4,000**
930	**09 A - Drywall**				
931	Cold Formed Metal Framing Backup Walls - 6" MS, Ext Gyp, Int Gyp	4,592.00	SF	$25.00	$114,800
932	Add Mineral Wool	4,592.00	SF	$15.00	$68,880
933	**Drywall Total**	**13,924.00**	**GSF**	**$13.19**	**$183,680**
934	**EXTERIOR ENCLOSURE Total**	**13,924.00**	**GSF**	**$62.03**	**$863,712**
935	**06 R - ROOF**				
936	**06 A - Carpentry Package**				
937	Roof Blocking - Top of Wall	476.00	LF	$16.00	$7,616
938	**Carpentry Package Total**	**13,924.00**	**GSF**	**$0.55**	**$7,616**
939	**07 H - Roofing**				
940	EPDM - 60 Mil	9,153.00	SF	$30.00	$274,590
941	T.O.W. Coping	476.00	LF	$25.00	$11,900
942	**Roofing Total**	**13,924.00**	**GSF**	**$20.58**	**$286,490**
943	**ROOF Total**	**13,924.00**	**GSF**	**$21.12**	**$294,106**
944	**07 IC - INTERIOR CONSTRUCTION**				
945	**04 B - Exterior Stone**				
946	Interior Stone	1,569.00	SF	$65.00	$101,985
947	**Exterior Stone Total**	**13,924.00**	**GSF**	**$7.32**	**$101,985**
948	**05 E - Metal Stairs/Railings**				
949	Metal Stairs - Erection	84.00	VF	$600.00	$50,400
950	Metal Stairs - Material	84.00	VF	$1,500.00	$126,000
951	Wall Mounted Handrail - Material	661.00	LF	$125.00	$82,625
952	**Metal Stairs/Railings Total**	**13,924.00**	**GSF**	**$18.60**	**$259,025**
953	**06 A - Carpentry Package**				
954	Interior Blocking & Backing	13,924.00	GSF	$2.00	$27,848
955	**Carpentry Package Total**	**13,924.00**	**GSF**	**$2.00**	**$27,848**
956	**06 C - Finish Carpentry**				
957	Wood Wall Paneling	6,192.00	SF	$75.00	$464,400
958	**Finish Carpentry Total**	**13,924.00**	**GSF**	**$33.35**	**$464,400**

Row #	Item Description	QTY	UOM	Unit Price	Total
959	**06 E - Plastic Fabrication**				
960	FRP Paneling	221.00	SF	$15.00	$3,315
961	**Plastic Fabrication Total**	**13,924.00**	**GSF**	**$0.24**	**$3,315**
962	**07 K - Joint Sealant**				
963	Joint Sealants	13,924.00	GSF	$0.88	$12,253
964	**Joint Sealant Total**	**13,924.00**	**GSF**	**$0.88**	**$12,253**
965	**08 A - Door/Frame/Hardware Package**				
966	HM Frames	40.00	EA	$440.00	$17,600
967	HM Doors	19.00	EA	$550.00	$10,450
968	Wood Doors	21.00	EA	$660.00	$13,860
969	Door Hardware	40.00	EA	$1,650.00	$66,000
970	Doors/Frames/Hardware Installation	40.00	EA	$1,000.00	$40,000
971	**Door/Frame/Hardware Package Total**	**13,924.00**	**GSF**	**$10.62**	**$147,910**
972	**08 F - Entrances/Storefront/Curtainwall**				
973	Interior Aluminum Single Doors	2.00	EA	$7,000.00	$14,000
974	**Entrances/Storefront/Curtainwall Total**	**13,924.00**	**GSF**	**$1.01**	**$14,000**
975	**08 G - Automatic Entrances**				
976	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
977	**Automatic Entrances Total**	**13,924.00**	**GSF**	**$0.29**	**$4,000**
978	**09 A - Drywall**				
979	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	12,222.00	SF	$15.36	$187,730
980	3-5/8" MS, 5/8" Type X Gyp One Side	5,008.00	SF	$9.12	$45,673
981	Suspended Drywall Ceilings (w/Framing)	679.00	SF	$20.00	$13,580
982	Soffit Wall	87.00	SF	$20.00	$1,740
983	**Drywall Total**	**13,924.00**	**GSF**	**$17.86**	**$248,723**
984	**09 B - Tile**				
985	Floor Tile	808.00	SF	$20.00	$16,160
986	Tile Base	265.00	LF	$20.00	$5,300
987	Add for Shower Floors (Includes Mortar Bed, Curb, Waterproofing)	1.00	ALW	$5,000.00	$5,000
988	Tile - Stair Flooring	164.00	SF	$40.00	$6,560
989	Wall Tile	3,158.00	SF	$20.00	$63,160
990	**Tile Total**	**13,924.00**	**GSF**	**$6.91**	**$96,180**
991	**09 C - Ceiling & Acoustical Treatment**				
992	ACT01	1,780.00	SF	$6.50	$11,570
993	Woodworks Planks	4,586.00	SF	$62.00	$284,332
994	Acoustic Wall Panels	1.00	ALW	$15,000.00	$15,000
995	**Ceiling & Acoustical Treatment Total**	**13,924.00**	**GSF**	**$22.33**	**$310,902**
996	**09 D - Flooring**				
997	Resilient Floor Tile at Stairs	697.00	SF	$10.00	$6,970
998	LVT	164.00	SF	$12.00	$1,968
999	Resilient Base & Accessories	2,512.00	LF	$3.58	$8,993
1000	Carpet Tile	890.00	SY	$50.00	$44,500

Row #	Item Description	QTY	UOM	Unit Price	Total
1001	Entrance Carpet Tile	19.00	SY	$100.00	$1,900
1002	**Flooring Total**	**13,924.00**	**GSF**	**$4.62**	**$64,331**
1003	**09 E - Specialty Flooring**				
1004	Athletic Rubber Flooring	937.00	SF	$35.00	$32,795
1005	**Specialty Flooring Total**	**13,924.00**	**GSF**	**$2.36**	**$32,795**
1006	**09 H - Fluid Applied**				
1007	Baracade WB 244 - Sealed Concrete	1,588.00	SF	$2.58	$4,097
1008	**Fluid Applied Total**	**13,924.00**	**GSF**	**$0.29**	**$4,097**
1009	**09 K - Painting & Wall Covering**				
1010	Painting	13,924.00	GSF	$3.46	$48,177
1011	Wall Covering Allowance	1.00	ALW	$5,000.00	$5,000
1012	Wall Finish Allowance at Fireplace	1.00	ALW	$15,000.00	$15,000
1013	**Painting & Wall Covering Total**	**13,924.00**	**GSF**	**$4.90**	**$68,177**
1014	**10 A - Information Specialties**				
1015	Visual Diplay Boards	13,924.00	GSF	$0.25	$3,481
1016	**Information Specialties Total**	**13,924.00**	**GSF**	**$0.25**	**$3,481**
1017	**10 B - Signage**				
1018	Signage	38.00	EA	$200.00	$7,600
1019	Signage Installation	38.00	EA	$50.00	$1,900
1020	**Signage Total**	**13,924.00**	**GSF**	**$0.68**	**$9,500**
1021	**10 C - Toilet Partitions**				
1022	Toilet Partitions	13,924.00	GSF	$0.75	$10,443
1023	**Toilet Partitions Total**	**13,924.00**	**GSF**	**$0.75**	**$10,443**
1024	**10 F - Wall/Door Protection**				
1025	Wall Protection - .040"	1,598.00	SF	$8.00	$12,784
1026	Corner Guards	28.00	EA	$75.00	$2,100
1027	Wall Protection - .040" Install	68.00	EA	$100.00	$6,800
1028	**Wall/Door Protection Total**	**13,924.00**	**GSF**	**$1.56**	**$21,684**
1029	**10 G - Toilet/Bath/Laundry Accessories**				
1030	Toilet, Bath, and Laundry Accessories	13,924.00	GSF	$0.25	$3,481
1031	**Toilet/Bath/Laundry Accessories Total**	**13,924.00**	**GSF**	**$0.25**	**$3,481**
1032	**10 H - Manufactured Fireplaces/Stoves**				
1033	Manufactured Fireplaces	1.00	EA	$17,500.00	$17,500
1034	**Manufactured Fireplaces/Stoves Total**	**13,924.00**	**GSF**	**$1.26**	**$17,500**
1035	**10 I - Safety & Fire Protection**				
1036	Fire Protection Specialties	13,924.00	GSF	$0.15	$2,089
1037	**Safety & Fire Protection Total**	**13,924.00**	**GSF**	**$0.15**	**$2,089**
1038	**INTERIOR CONSTRUCTION Total**	**13,924.00**	**GSF**	**$138.47**	**$1,928,119**
1039	**08 EF - EQUIPMENT FURNITURE**				
1040	**12 B - Window Treatment**				
1041	Window Treatment Package	1,148.00	SF	$25.00	$28,700

Row #	Item Description	QTY	UOM	Unit Price	Total
1042	**Window Treatment Total**	**13,924.00**	**GSF**	**$2.06**	**$28,700**
1043	**12 C - Manufactured Casework**				
1044	Plam Base Cabinet	65.00	LF	$300.00	$19,500
1045	Plam Wall Cabinet	30.00	LF	$250.00	$7,500
1046	Casework Installation	95.00	LF	$75.00	$7,125
1047	**Manufactured Casework Total**	**13,924.00**	**GSF**	**$2.45**	**$34,125**
1048	**12 D - Countertop**				
1049	Solid Surface Countertop	88.00	SF	$75.00	$6,600
1050	Stainless Steel Countertop	70.00	SF	$200.00	$14,000
1051	**Countertop Total**	**13,924.00**	**GSF**	**$1.48**	**$20,600**
1052	**EQUIPMENT FURNITURE Total**	**13,924.00**	**GSF**	**$5.99**	**$83,425**
1053	**10 CS - CONVEYING SYSTEMS**				
1054	**14 B - Elevators**				
1055	Elevator Package	6.00	ST	$60,000.00	$360,000
1056	**Elevators Total**	**13,924.00**	**GSF**	**$25.85**	**$360,000**
1057	**CONVEYING SYSTEMS Total**	**13,924.00**	**GSF**	**$25.85**	**$360,000**
1058	**11 FP - FIRE PROTECTION**				
1059	**21 A - Fire Protection**				
1060	Fire Protection Package	13,924.00	GSF	$5.00	$69,620
1061	**Fire Protection Total**	**13,924.00**	**GSF**	**$5.00**	**$69,620**
1062	**FIRE PROTECTION Total**	**13,924.00**	**GSF**	**$5.00**	**$69,620**
1063	**12 P - PLUMBING**				
1064	**22 A - Plumbing**				
1065	Plumbing Package	13,924.00	GSF	$19.15	$266,670
1066	**Plumbing Total**	**13,924.00**	**GSF**	**$19.15**	**$266,670**
1067	**PLUMBING Total**	**13,924.00**	**GSF**	**$19.15**	**$266,670**
1068	**13 M - HVAC**				
1069	**23 A - HVAC**				
1070	HVAC Package -Ductwork & Equipment	13,924.00	GSF	$27.42	$381,807
1071	HVAC Package - Piping & Equipment	13,924.00	GSF	$10.05	$139,996
1072	HVAC Package - Temp Contols	13,924.00	GSF	$5.48	$76,361
1073	**HVAC Total**	**13,924.00**	**GSF**	**$42.96**	**$598,164**
1074	**HVAC Total**	**13,924.00**	**GSF**	**$42.96**	**$598,164**
1075	**15 E - ELECTRICAL**				
1076	**26 A - Electrical**				
1077	Main Electrical Distribution	13,924.00	GSF	$7.46	$103,821
1078	Lighting & Controls	13,924.00	GSF	$20.24	$281,799
1079	Power Distibution	13,924.00	GSF	$8.52	$118,652
1080	Power To Mechanical Equipment	13,924.00	GSF	$5.33	$74,158
1081	**Electrical Total**	**13,924.00**	**GSF**	**$41.54**	**$578,429**
1082	**ELECTRICAL Total**	**13,924.00**	**GSF**	**$41.54**	**$578,429**

Row #	Item Description	QTY	UOM	Unit Price	Total
1083	**16 EAV - AUDIO / VISUAL**				
1084	**27 A - Communications**				
1085	Voice & Data - Rough In Only	13,924.00	GSF	$1.00	$13,924
1086	**Communications Total**	**13,924.00**	**GSF**	**$1.00**	**$13,924**
1087	**27 A1 - Audio/Visual**				
1088	Audio/Visual - Rough In	13,924.00	GSF	$0.50	$6,962
1089	AV Technology Package	13,924.00	GSF	$12.67	$176,474
1090	**Audio/Visual Total**	**13,924.00**	**GSF**	**$13.17**	**$183,436**
1091	**AUDIO / VISUAL Total**	**13,924.00**	**GSF**	**$14.17**	**$197,360**
1092	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
1093	**28 A - Electronic Safety & Security**				
1094	Electronic Safety and Security - Card Access	13,924.00	GSF	$1.00	$13,924
1095	Electronic Safety and Security - Fire Alarm	13,924.00	GSF	$3.50	$48,734
1096	Electronic Safety and Security	13,924.00	GSF	$4.44	$61,766
1097	**Electronic Safety & Security Total**	**13,924.00**	**GSF**	**$8.94**	**$124,424**
1098	**ELECTRONIC SAFETY & SECURITY Total**	**13,924.00**	**GSF**	**$8.94**	**$124,424**
1099	**18 GR - GENERAL REQUIREMENTS**				
1100	**01 J - Final Clean**				
1101	Final Clean	13,924.00	GSF	$0.80	$11,139
1102	**Final Clean Total**	**13,924.00**	**GSF**	**$0.80**	**$11,139**
1103	**GENERAL REQUIREMENTS Total**	**13,924.00**	**GSF**	**$0.80**	**$11,139**
1104	**05 City Hall/Public Safety Shared Total**	**13,924.00**	**GSF**	**$474.15**	**$6,602,109**

Row #	Item Description	QTY	UOM	Unit Price	Total
1106	06 Utilities Garages				
1107	02 SW - SITEWORK/BUILDING EARTHWORK				
1108	31 A - Site Clearing & Earthwork				
1109	Footing/Foundation Excavation (Per SF of Footprint)	1,857.00	SF	$2.50	$4,643
1110	Footing/Foundation Excavation (Per SF of Footprint)	2,515.00	SF	$2.50	$6,288
1111	Footing/Foundation Excavation (Per SF of Footprint)	2,775.00	SF	$2.50	$6,938
1112	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	42.99	CYIP	$25.00	$1,075
1113	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	58.22	CYIP	$25.00	$1,455
1114	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	64.24	CYIP	$25.00	$1,606
1115	Site Clearing & Earthwork Total	7,147.00	GSF	$3.08	$22,003
1116	SITEWORK/BUILDING EARTHWORK Total	7,147.00	GSF	$3.08	$22,003
1117	03 FS - FOUNDATION / SOG				
1118	03 A - Concrete				
1119	SOG Vapor Barrier	2,515.00	SF	$0.75	$1,894
1120	Slab on Grade 8"	2,515.00	SF	$12.00	$30,180
1121	SOG Vapor Barrier	2,775.00	SF	$0.75	$2,090
1122	Slab on Grade 8"	2,775.00	SF	$12.00	$33,300
1123	SOG Vapor Barrier	1,857.00	SF	$0.75	$1,398
1124	Slab on Grade 8"	1,857.00	SF	$12.00	$22,284
1125	Wall Footings - 3' x 12" (141 LF)	16.00	CY	$550.00	$8,800
1126	Wall Footings - 3' x 12" (95 LF)	11.00	CY	$550.00	$6,050
1127	Wall Footings - 3' x 12" (180 LF)	20.00	CY	$550.00	$11,000
1128	Foundation Walls - 14" x 4' (567 SF)	25.00	CY	$800.00	$20,000
1129	Foundation Walls - 14" x 4' (374 SF)	16.00	CY	$800.00	$12,800
1130	Foundation Walls - 14" x 4' (720 SF)	31.00	CY	$800.00	$24,800
1131	Concrete Total	7,147.00	GSF	$24.43	$174,596
1132	FOUNDATION / SOG Total	7,147.00	GSF	$24.43	$174,596
1133	04 BS - BUILDING STRUCTURE				
1134	03 A - Concrete				
1135	12" Poured Concrete Wall	32.00	CY	$1,200.00	$38,400
1136	Concrete Topping Slabs @ Roof 2"	2,476.00	SF	$5.00	$12,380
1137	Concrete Topping Slabs @ Roof 2"	2,775.00	SF	$5.00	$13,875
1138	Concrete Topping Slabs @ Roof 2"	1,754.00	SF	$5.00	$8,770
1139	Concrete Total	7,147.00	GSF	$10.27	$73,425
1140	03 B - Structural Precast				
1141	Precast Double Tee Roof System - 32" Up to 80' Span	2,476.00	SF	$25.00	$61,900
1142	Precast Double Tee Roof System - 32" Up to 80' Span	2,775.00	SF	$25.00	$69,375
1143	Precast Double Tee Roof System - 32" Up to 80' Span	1,754.00	SF	$25.00	$43,850

Row #	Item Description	QTY	UOM	Unit Price	Total
1144	8" Precast Walls	853.00	SF	$35.00	$29,855
1145	**Structural Precast Total**	**7,147.00**	**GSF**	**$28.68**	**$204,980**
1146	**04 A - Masonry**				
1147	08" Interior CMU Wall	125.00	SF	$30.00	$3,750
1148	**Masonry Total**	**7,147.00**	**GSF**	**$0.52**	**$3,750**
1149	**05 A - Structural Steel Material**				
1150	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	6.19	TN	$4,000.00	$24,760
1151	Add for Misc. Connections/Plates/Bolts	0.43	TN	$4,000.00	$1,733
1152	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	6.94	TN	$4,000.00	$27,750
1153	Add for Misc. Connections/Plates/Bolts	0.49	TN	$4,000.00	$1,943
1154	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	4.38	TN	$4,000.00	$17,540
1155	Add for Misc. Connections/Plates/Bolts	0.31	TN	$4,000.00	$1,226
1156	**Structural Steel Material Total**	**7,147.00**	**GSF**	**$10.49**	**$74,953**
1157	**05 B - Structure Steel Erection**				
1158	Roof Framing Erection	6.60	TN	$1,600.00	$10,560
1159	Roof Framing Erection	7.42	TN	$1,600.00	$11,872
1160	Roof Framing Erection	4.69	TN	$1,600.00	$7,504
1161	**Structure Steel Erection Total**	**7,147.00**	**GSF**	**$4.19**	**$29,936**
1162	**BUILDING STRUCTURE Total**	**7,147.00**	**GSF**	**$54.15**	**$387,044**
1163	**05 EE - EXTERIOR ENCLOSURE**				
1164	**03 B - Structural Precast**				
1165	Precast Wall Penls - 12" Insulated - Formliner Finish	648.00	SF	$98.00	$63,504
1166	Precast Wall Penls - 12" Insulated - Formliner Finish	1,537.00	SF	$98.00	$150,626
1167	Precast Wall Penls - 12" Insulated - Formliner Finish	461.00	SF	$98.00	$45,178
1168	**Structural Precast Total**	**7,147.00**	**GSF**	**$36.28**	**$259,308**
1169	**04 A - Masonry**				
1170	Mineral Wool behind Stone	856.00	SF	$15.00	$12,840
1171	**Masonry Total**	**7,147.00**	**GSF**	**$1.80**	**$12,840**
1172	**04 B - Exterior Stone**				
1173	Exterior Stone Veneer	856.00	SF	$60.00	$51,360
1174	**Exterior Stone Total**	**7,147.00**	**GSF**	**$7.19**	**$51,360**
1175	**07 D - Exterior Weather Barrier**				
1176	Weather Barrier (Peel & Stick)	856.00	SF	$4.67	$4,002
1177	**Exterior Weather Barrier Total**	**7,147.00**	**GSF**	**$0.56**	**$4,002**
1178	**08 A - Door/Frame/Hardware Package**				
1179	HM Frames (Galv.)	1.00	EA	$440.00	$440
1180	HM Doors (Galv.)	1.00	EA	$660.00	$660
1181	HM Frames (Galv.)	1.00	EA	$440.00	$440
1182	HM Doors (Galv.)	1.00	EA	$660.00	$660

Row #	Item Description	QTY	UOM	Unit Price	Total
1183	HM Frames (Galv.)	1.00	EA	$440.00	$440
1184	HM Doors (Galv.)	1.00	EA	$660.00	$660
1185	Door Hardware	1.00	EA	$1,650.00	$1,650
1186	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
1187	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
1188	Door Hardware	1.00	EA	$1,650.00	$1,650
1189	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
1190	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
1191	Door Hardware	1.00	EA	$1,650.00	$1,650
1192	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
1193	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
1194	**Door/Frame/Hardware Package Total**	**7,147.00**	**GSF**	**$2.20**	**$15,750**
1195	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
1196	OH Door - 16'x10'	1.00	EA	$9,500.00	$9,500
1197	OH Door - 16'x10'	2.00	EA	$9,500.00	$19,000
1198	OH Door - 16'x10'	1.00	EA	$9,500.00	$9,500
1199	**Traffic Doors/Overhead/Folding/Coiling Total**	**7,147.00**	**GSF**	**$5.32**	**$38,000**
1200	**EXTERIOR ENCLOSURE Total**	**7,147.00**	**GSF**	**$53.35**	**$381,260**
1201	**06 R - ROOF**				
1202	**06 A - Carpentry Package**				
1203	Roof Blocking - Top of Wall	40.00	LF	$16.00	$640
1204	Roof Blocking - Top of Wall	95.00	LF	$16.00	$1,520
1205	Roof Blocking - Top of Wall	89.00	LF	$16.00	$1,424
1206	**Carpentry Package Total**	**7,147.00**	**GSF**	**$0.50**	**$3,584**
1207	**07 H - Roofing**				
1208	EPDM - 60 Mil	2,476.00	SF	$30.00	$74,280
1209	EPDM - 60 Mil	2,775.00	SF	$30.00	$83,250
1210	EPDM - 60 Mil	1,754.00	SF	$30.00	$52,620
1211	T.O.W. Coping	40.00	LF	$25.00	$1,000
1212	T.O.W. Coping	95.00	LF	$25.00	$2,375
1213	T.O.W. Coping	89.00	LF	$25.00	$2,225
1214	**Roofing Total**	**7,147.00**	**GSF**	**$30.19**	**$215,750**
1215	**ROOF Total**	**7,147.00**	**GSF**	**$30.69**	**$219,334**
1216	**07 IC - INTERIOR CONSTRUCTION**				
1217	**05 D - Miscellaneous Metals**				
1218	Interior Bollards	4.00	EA	$700.00	$2,800
1219	Interior Bollards	4.00	EA	$700.00	$2,800
1220	Interior Bollards	4.00	EA	$700.00	$2,800
1221	**Miscellaneous Metals Total**	**7,147.00**	**GSF**	**$1.18**	**$8,400**
1222	**05 E - Metal Stairs/Railings**				
1223	Stairs/Platforms - Galvanized	2.00	EA	$7,500.00	$15,000

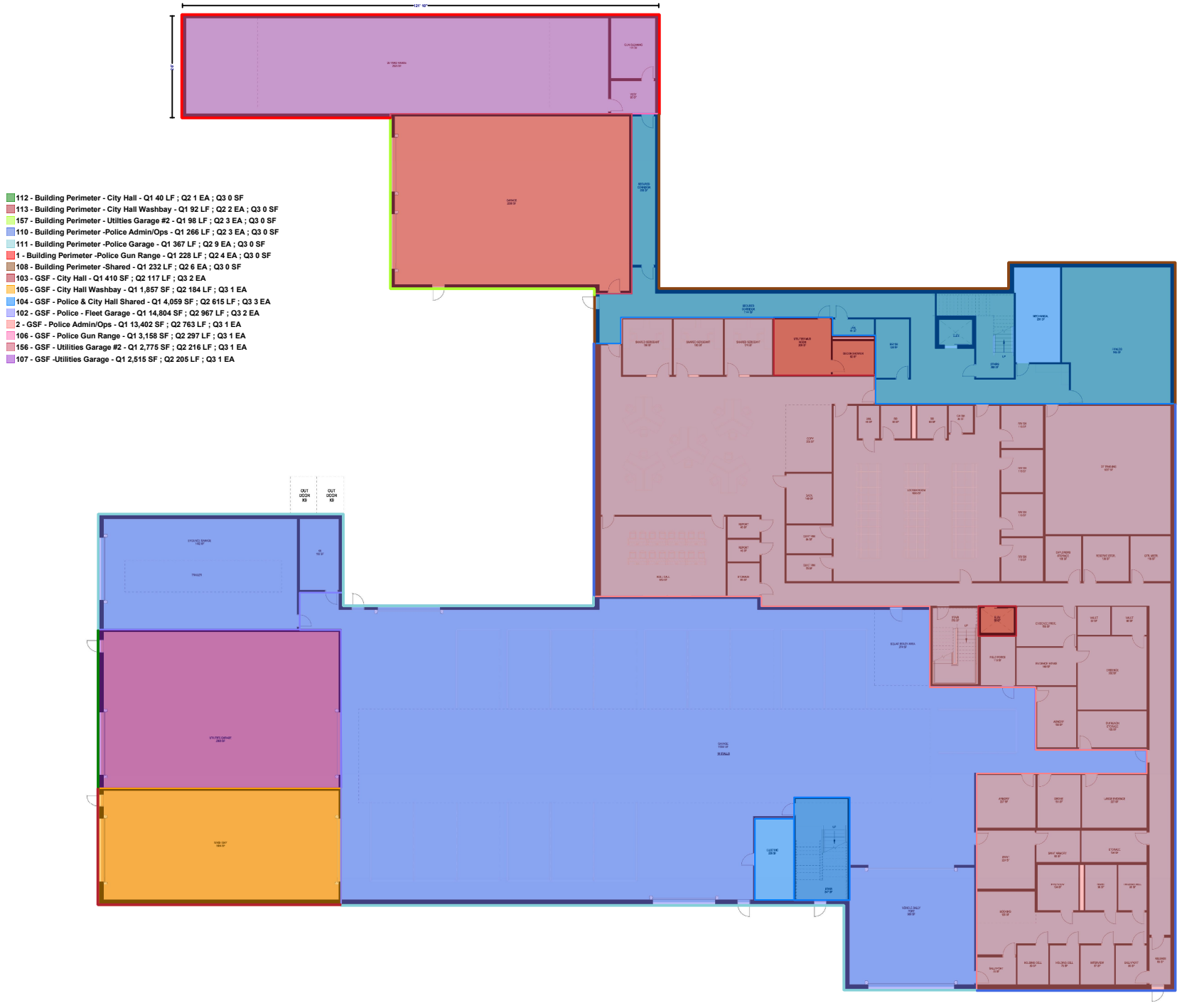
Row #	Item Description	QTY	UOM	Unit Price	Total
1224	**Metal Stairs/Railings Total**	**7,147.00**	**GSF**	**$2.10**	**$15,000**
1225	**06 A - Carpentry Package**				
1226	Interior Blocking & Backing	1,857.00	GSF	$2.00	$3,714
1227	Interior Blocking & Backing	2,515.00	GSF	$2.00	$5,030
1228	Interior Blocking & Backing	2,775.00	GSF	$2.00	$5,550
1229	**Carpentry Package Total**	**7,147.00**	**GSF**	**$2.00**	**$14,294**
1230	**07 K - Joint Sealant**				
1231	Joint Sealants	1,857.00	GSF	$0.88	$1,634
1232	Joint Sealants	2,515.00	GSF	$0.88	$2,213
1233	Joint Sealants	2,775.00	GSF	$0.88	$2,442
1234	**Joint Sealant Total**	**7,147.00**	**GSF**	**$0.88**	**$6,289**
1235	**08 A - Door/Frame/Hardware Package**				
1236	HM Frames	2.00	EA	$440.00	$880
1237	HM Doors	2.00	EA	$550.00	$1,100
1238	HM Frames	2.00	EA	$440.00	$880
1239	HM Doors	2.00	EA	$550.00	$1,100
1240	HM Frames	2.00	EA	$440.00	$880
1241	HM Doors	2.00	EA	$550.00	$1,100
1242	Door Hardware	2.00	EA	$1,650.00	$3,300
1243	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
1244	Door Hardware	2.00	EA	$1,650.00	$3,300
1245	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
1246	Door Hardware	2.00	EA	$1,650.00	$3,300
1247	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
1248	**Door/Frame/Hardware Package Total**	**7,147.00**	**GSF**	**$3.06**	**$21,840**
1249	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
1250	Interior OH Door - 16'x10'	1.00	EA	$8,000.00	$8,000
1251	Interior OH Door - 16'x10'	1.00	EA	$8,000.00	$8,000
1252	**Traffic Doors/Overhead/Folding/Coiling Total**	**7,147.00**	**GSF**	**$2.24**	**$16,000**
1253	**09 D - Flooring**				
1254	Resilient Base & Accessories	200.00	LF	$3.58	$716
1255	Resilient Base & Accessories	210.00	LF	$3.58	$752
1256	Resilient Base & Accessories	177.00	LF	$3.58	$634
1257	**Flooring Total**	**7,147.00**	**GSF**	**$0.29**	**$2,101**
1258	**09 H - Fluid Applied**				
1259	Baracade WB 244 - Sealed Concrete	2,395.00	SF	$2.58	$6,179
1260	Baracade WB 244 - Sealed Concrete	2,603.00	SF	$2.58	$6,716
1261	Baracade WB 244 - Sealed Concrete	1,691.00	SF	$2.58	$4,363
1262	**Fluid Applied Total**	**7,147.00**	**GSF**	**$2.41**	**$17,258**
1263	**09 K - Painting & Wall Covering**				
1264	Painting	1,857.00	GSF	$3.46	$6,425
1265	Painting	2,515.00	GSF	$3.46	$8,702

Row #	Item Description	QTY	UOM	Unit Price	Total
1266	Painting	2,775.00	GSF	$3.46	$9,602
1267	**Painting & Wall Covering Total**	**7,147.00**	**GSF**	**$3.46**	**$24,729**
1268	**10 B - Signage**				
1269	Signage	1.00	EA	$200.00	$200
1270	Signage Installation	1.00	EA	$50.00	$50
1271	**Signage Total**	**7,147.00**	**GSF**	**$0.03**	**$250**
1272	**10 I - Safety & Fire Protection**				
1273	Fire Protection Specialties	1,857.00	GSF	$0.25	$464
1274	Fire Protection Specialties	2,515.00	GSF	$0.25	$629
1275	Fire Protection Specialties	2,775.00	GSF	$0.20	$555
1276	**Safety & Fire Protection Total**	**7,147.00**	**GSF**	**$0.23**	**$1,648**
1277	**INTERIOR CONSTRUCTION Total**	**7,147.00**	**GSF**	**$17.88**	**$127,809**
1278	**11 FP - FIRE PROTECTION**				
1279	**21 A - Fire Protection**				
1280	Fire Protection Package	1,857.00	GSF	$4.00	$7,428
1281	Fire Protection Package	2,515.00	GSF	$4.00	$10,060
1282	Fire Protection Package	2,775.00	GSF	$4.00	$11,100
1283	**Fire Protection Total**	**7,147.00**	**GSF**	**$4.00**	**$28,588**
1284	**FIRE PROTECTION Total**	**7,147.00**	**GSF**	**$4.00**	**$28,588**
1285	**12 P - PLUMBING**				
1286	**22 A - Plumbing**				
1287	Plumbing Package	1,857.00	GSF	$8.71	$16,166
1288	Plumbing Package	2,515.00	GSF	$7.83	$19,705
1289	Plumbing Package	2,775.00	GSF	$7.83	$21,742
1290	Hotsy	2.00	EA	$43,526.94	$87,054
1291	**Plumbing Total**	**7,147.00**	**GSF**	**$20.24**	**$144,666**
1292	**PLUMBING Total**	**7,147.00**	**GSF**	**$20.24**	**$144,666**
1293	**13 M - HVAC**				
1294	**23 A - HVAC**				
1295	HVAC Package -Ductwork & Equipment	1,857.00	GSF	$27.42	$50,920
1296	HVAC Package -Ductwork & Equipment	2,515.00	GSF	$27.42	$68,963
1297	HVAC Package -Ductwork & Equipment	2,775.00	GSF	$27.42	$76,093
1298	HVAC Package - Piping & Equipment	1,857.00	GSF	$10.05	$18,671
1299	HVAC Package - Piping & Equipment	2,515.00	GSF	$10.05	$25,287
1300	HVAC Package - Piping & Equipment	2,775.00	GSF	$10.05	$27,901
1301	HVAC Package - Temp Contols	1,857.00	GSF	$5.48	$10,184
1302	HVAC Package - Temp Contols	2,515.00	GSF	$5.48	$13,793
1303	HVAC Package - Temp Contols	2,775.00	GSF	$5.48	$15,219
1304	In Floor Heat	1,857.00	GSF	$18.28	$33,947
1305	Snow Melt	260.00	GSF	$27.42	$7,129
1306	In Floor Heat	2,515.00	GSF	$18.28	$45,975
1307	In Floor Heat	2,775.00	GSF	$18.28	$50,728

Row #	Item Description	QTY	UOM	Unit Price	Total
1308	Snow Melt	233.00	GSF	$27.42	$6,389
1309	Snow Melt	388.00	GSF	$27.42	$10,639
1310	Hotsy System	2.00	EA	$45,701.27	$91,403
1311	**HVAC Total**	**7,147.00**	**GSF**	**$77.41**	**$553,240**
1312	**HVAC Total**	**7,147.00**	**GSF**	**$77.41**	**$553,240**
1313	**15 E - ELECTRICAL**				
1314	**26 A - Electrical**				
1315	Main Electrical Distribution	1,857.00	GSF	$7.46	$13,846
1316	Main Electrical Distribution	2,515.00	GSF	$7.46	$18,752
1317	Main Electrical Distribution	2,775.00	GSF	$7.46	$20,691
1318	Lighting & Controls	1,857.00	GSF	$12.78	$23,736
1319	Lighting & Controls	2,515.00	GSF	$12.78	$32,147
1320	Lighting & Controls	2,775.00	GSF	$12.78	$35,470
1321	Power Distibution	1,857.00	GSF	$4.26	$7,912
1322	Power To Mechanical Equipment	1,857.00	GSF	$2.13	$3,956
1323	Power Distibution	2,515.00	GSF	$4.26	$10,716
1324	Power To Mechanical Equipment	2,515.00	GSF	$2.13	$5,358
1325	Power Distibution	2,775.00	GSF	$4.26	$11,823
1326	Power To Mechanical Equipment	2,775.00	GSF	$2.13	$5,912
1327	**Electrical Total**	**7,147.00**	**GSF**	**$26.63**	**$190,320**
1328	**ELECTRICAL Total**	**7,147.00**	**GSF**	**$26.63**	**$190,320**
1329	**16 EAV - AUDIO / VISUAL**				
1330	**27 A - Communications**				
1331	Voice & Data - Rough In Only	1,857.00	GSF	$1.00	$1,857
1332	Voice & Data - Rough In Only	2,515.00	GSF	$1.00	$2,515
1333	Voice & Data - Rough In Only	2,775.00	GSF	$1.00	$2,775
1334	**Communications Total**	**7,147.00**	**GSF**	**$1.00**	**$7,147**
1335	**27 A1 - Audio/Visual**				
1336	Audio/Visual - Rough In	1,857.00	GSF	$0.50	$929
1337	Audio/Visual - Rough In	2,515.00	GSF	$0.50	$1,258
1338	Audio/Visual - Rough In	2,775.00	GSF	$0.50	$1,388
1339	AV Technology Package	1,857.00	GSF	$12.67	$23,536
1340	AV Technology Package	2,515.00	GSF	$12.67	$31,875
1341	AV Technology Package	2,775.00	GSF	$12.67	$35,171
1342	**Audio/Visual Total**	**7,147.00**	**GSF**	**$13.17**	**$94,155**
1343	**AUDIO / VISUAL Total**	**7,147.00**	**GSF**	**$14.17**	**$101,302**
1344	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
1345	**28 A - Electronic Safety & Security**				
1346	Electronic Safety and Security - Card Access	1,857.00	GSF	$1.00	$1,857
1347	Electronic Safety and Security - Fire Alarm	1,857.00	GSF	$3.50	$6,500
1348	Electronic Safety and Security - Card Access	2,515.00	GSF	$1.00	$2,515

Row #	Item Description	QTY	UOM	Unit Price	Total
1349	Electronic Safety and Security - Fire Alarm	2,515.00	GSF	$3.50	$8,803
1350	Electronic Safety and Security - Card Access	2,775.00	GSF	$1.00	$2,775
1351	Electronic Safety and Security - Fire Alarm	2,775.00	GSF	$3.50	$9,713
1352	Electronic Safety and Security	1,857.00	GSF	$4.44	$8,238
1353	Electronic Safety and Security	2,515.00	GSF	$4.44	$11,156
1354	Electronic Safety and Security	2,775.00	GSF	$4.44	$12,310
1355	**Electronic Safety & Security Total**	**7,147.00**	**GSF**	**$8.94**	**$63,865**
1356	**ELECTRONIC SAFETY & SECURITY Total**	**7,147.00**	**GSF**	**$8.94**	**$63,865**
1357	**18 GR - GENERAL REQUIREMENTS**				
1358	**01 J - Final Clean**				
1359	Final Clean	1,857.00	GSF	$0.80	$1,486
1360	Final Clean	2,515.00	GSF	$0.80	$2,012
1361	Final Clean	2,775.00	GSF	$0.80	$2,220
1362	**Final Clean Total**	**7,147.00**	**GSF**	**$0.80**	**$5,718**
1363	**GENERAL REQUIREMENTS Total**	**7,147.00**	**GSF**	**$0.80**	**$5,718**
1364	**06 Utilities Garages Total**	**7,147.00**	**GSF**	**$335.77**	**$2,399,746**

Row #	Item Description		QTY	UOM	Unit Price	Total
1366		Subtotal	78,901.00	GSF	$415.61	$32,792,329



1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

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ISSUE #	DATE	DESCRIPTION

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CONMISSION NUMBER	2747-02

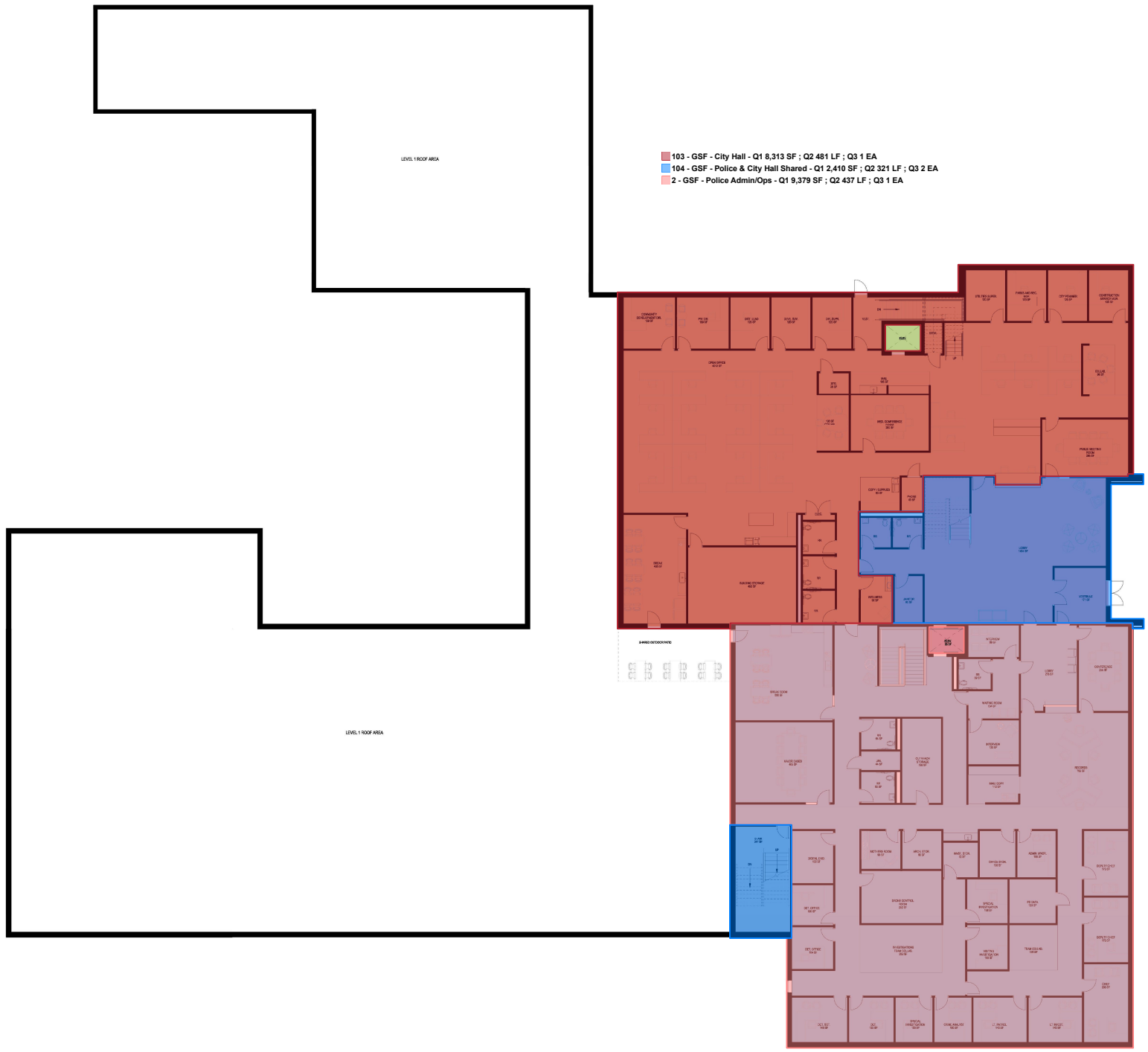
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LOWER LEVEL (GARAGE)

SHEET NUMBER
1

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1/2 LEVEL 1 - PRESENTATION FLOOR PLAN
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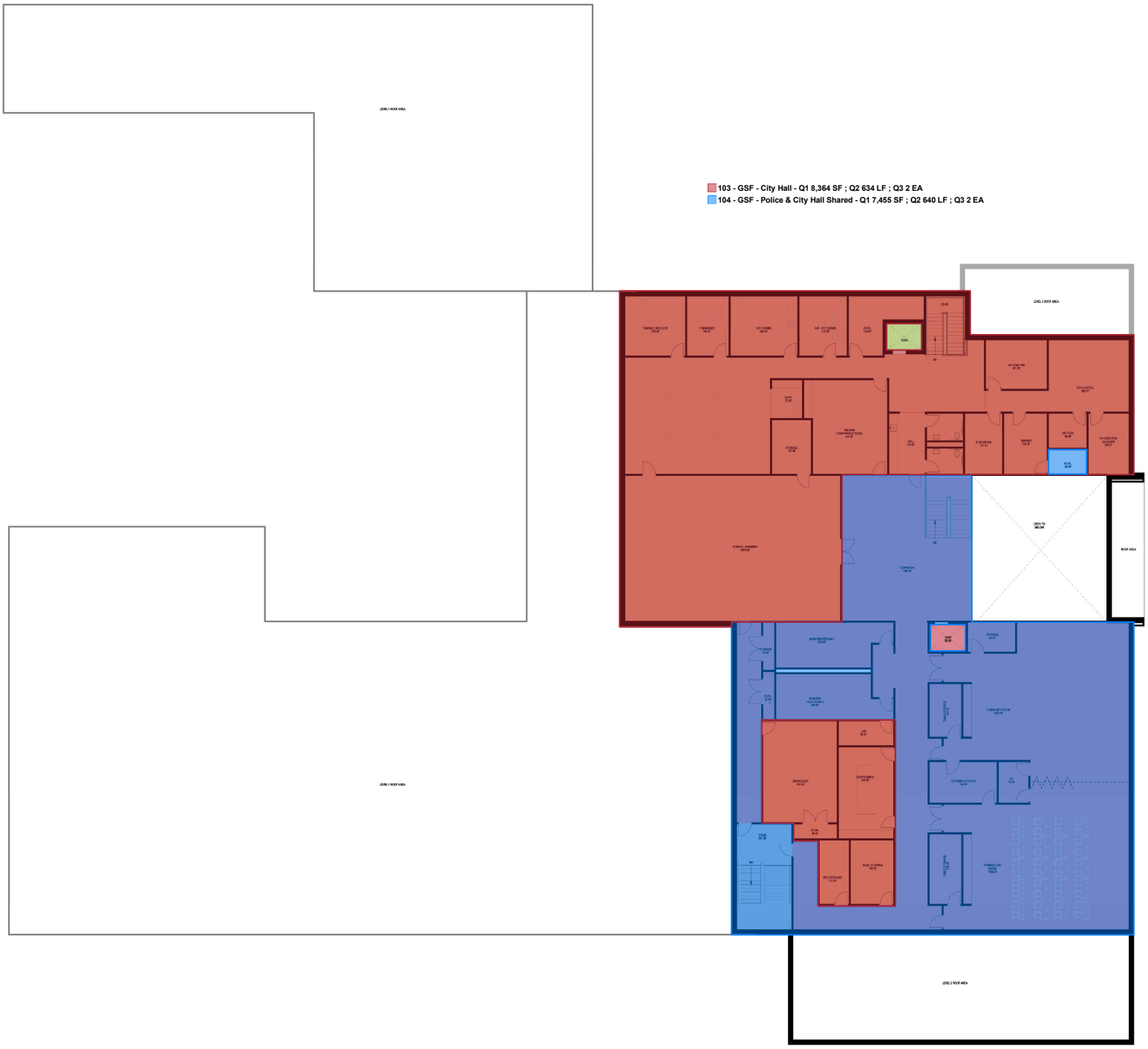
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SHEET TITLE
LEVEL 1

SHEET NUMBER
2

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1 LEVEL 2 - PRESENTATION FLOOR PLAN
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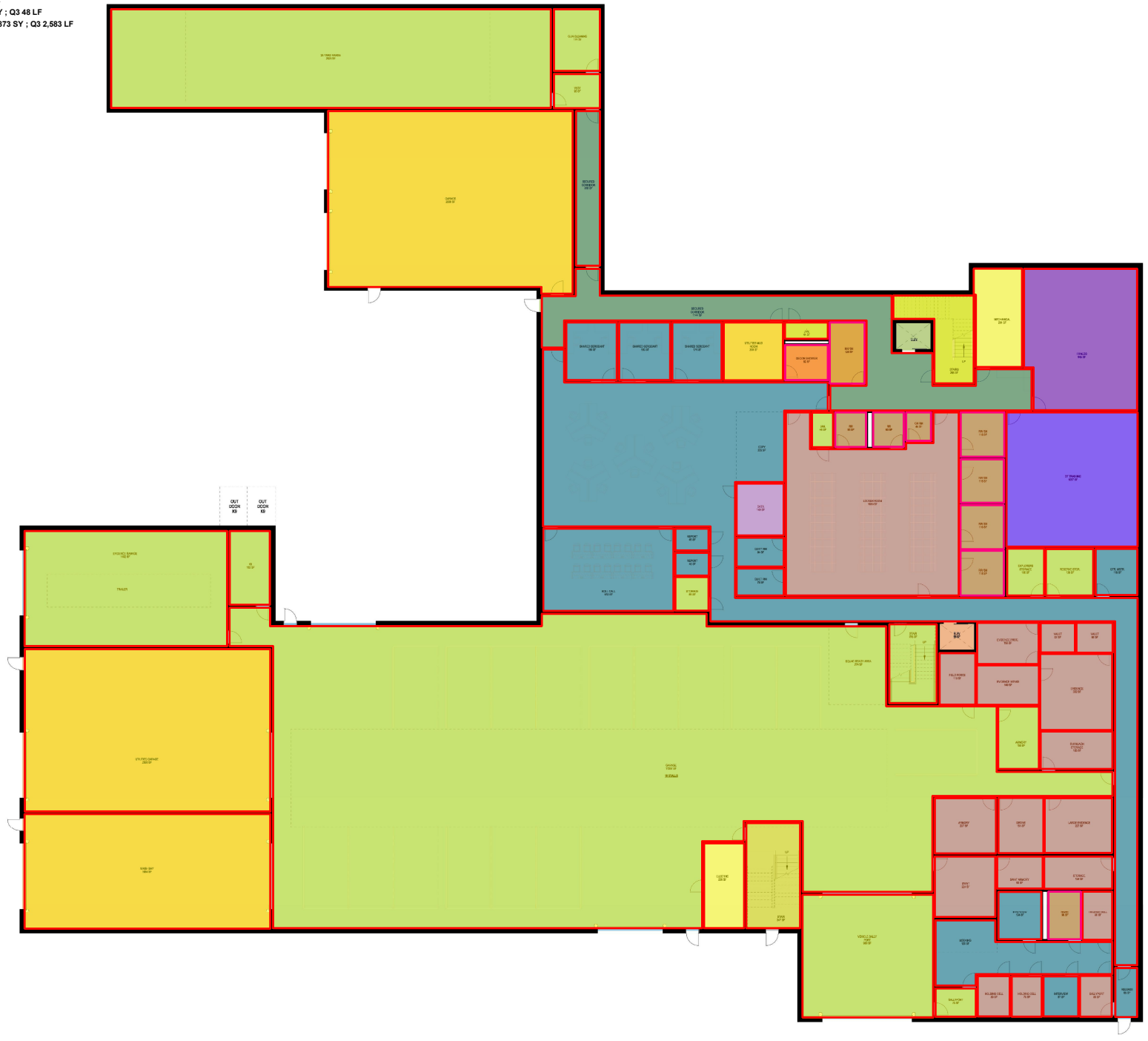
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LEVEL 2

SHEET NUMBER
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129 - Athletic Flooring - Q1 1,997 SF ; Q2 222 SY ; Q3 255 LF
54 - Carpet - Q1 6,849 SF ; Q2 761 SY ; Q3 1,745 LF
46 - Floor Tile - Q1 945 SF ; Q2 387 LF ; Q3 10 EA
209 - Polished Concrete - Q1 4,000 SF ; Q2 444 SY ; Q3 982 LF
55 - Resilient Base - Q1 5,614 LF ; Q2 306 EA
56 - Resilient Flooring - Q1 146 SF ; Q2 16 SY ; Q3 48 LF
114 - Sealed Concrete - Q1 25,854 SF ; Q2 2,873 SY ; Q3 2,583 LF
47 - Tile Base - Q1 387 LF



1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	55,143 SF
LEVEL 2	18,826 SF
TOTAL GSF	116,910 SF

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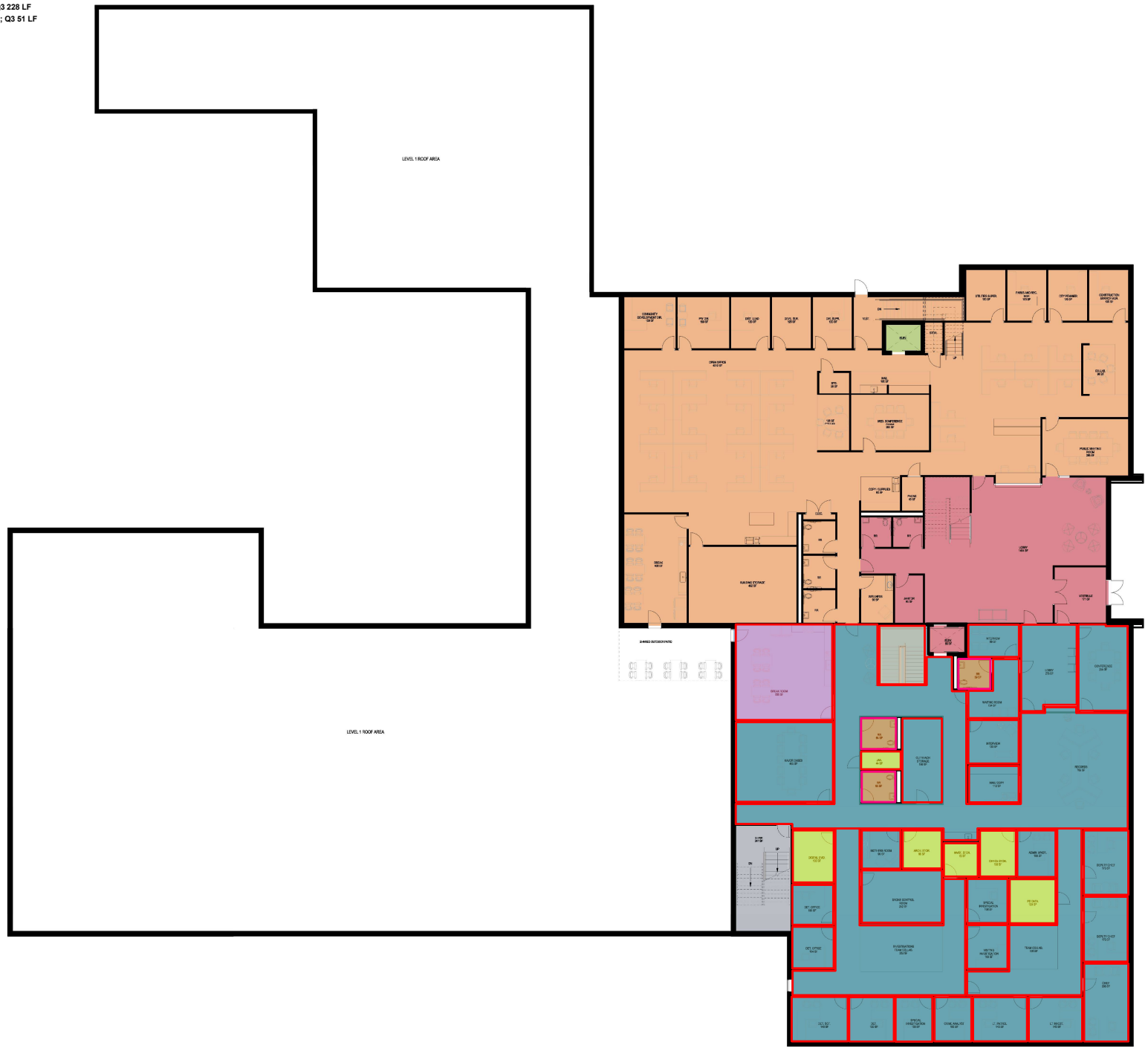
SHEET TITLE
LOWER LEVEL (GARAGE)

SHEET NUMBER
1

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54 - Carpet - Q1 6,986 SF ; Q2 776 SY ; Q3 1,989 LF
46 - Floor Tile - Q1 183 SF ; Q2 94 LF ; Q3 3 EA
55 - Resilient Base - Q1 2,253 LF ; Q2 177 EA
56 - Resilient Flooring - Q1 553 SF ; Q2 61 SY ; Q3 94 LF
114 - Sealed Concrete - Q1 547 SF ; Q2 61 SY ; Q3 228 LF
215 - Stair Flooring - Tile - Q1 159 SF ; Q2 18 SY ; Q3 51 LF
47 - Tile Base - Q1 94 LF



Department Legend
CIRCULATION
CITY HALL
POLICE
PUBLIC
SHARED

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,641 SF
LEVEL 1	20,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	79,613 SF

1/2 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

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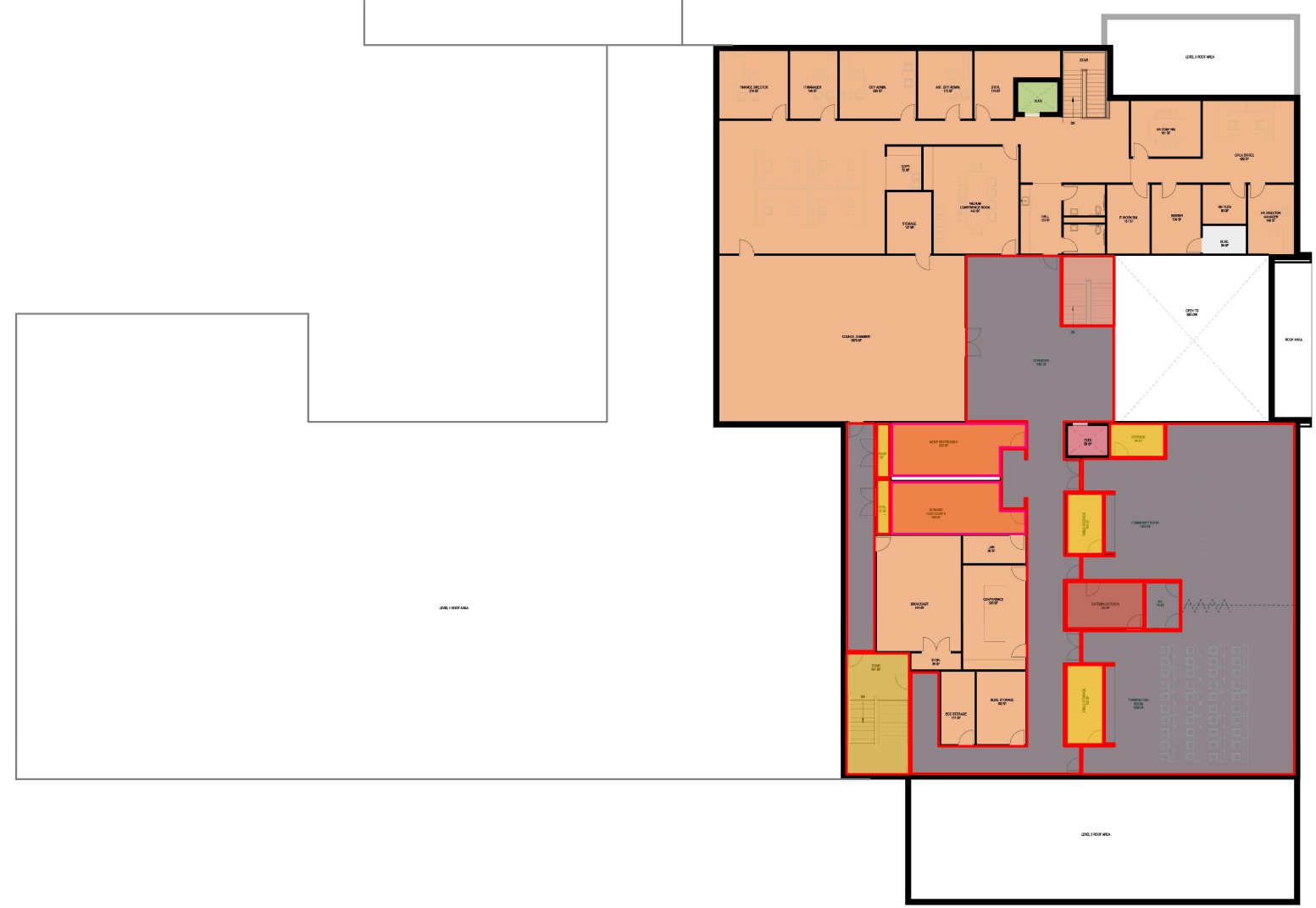
SHEET TITLE
LEVEL 1

SHEET NUMBER
2

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54 - Carpet - Q1 5,206 SF ; Q2 578 SY ; Q3 879 LF
46 - Floor Tile - Q1 572 SF ; Q2 160 LF ; Q3 2 EA
117 - LVT - Q1 164 SF ; Q2 18 SY ; Q3 53 LF
55 - Resilient Base - Q1 1,248 LF ; Q2 102 EA
114 - Sealed Concrete - Q1 380 SF ; Q2 42 SY ; Q3 186 LF
115 - Stair Flooring - Q1 349 SF ; Q2 39 SY ; Q3 79 LF
215 - Stair Flooring - Tile - Q1 164 SF ; Q2 18 SY ; Q3 52 LF
47 - Tile Base - Q1 160 LF



Department Legend
- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	12,941 SF
LEVEL 1	30,140 SF
LEVEL 2	16,826 SF
*TOTAL GSF	79,910 SF

1 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

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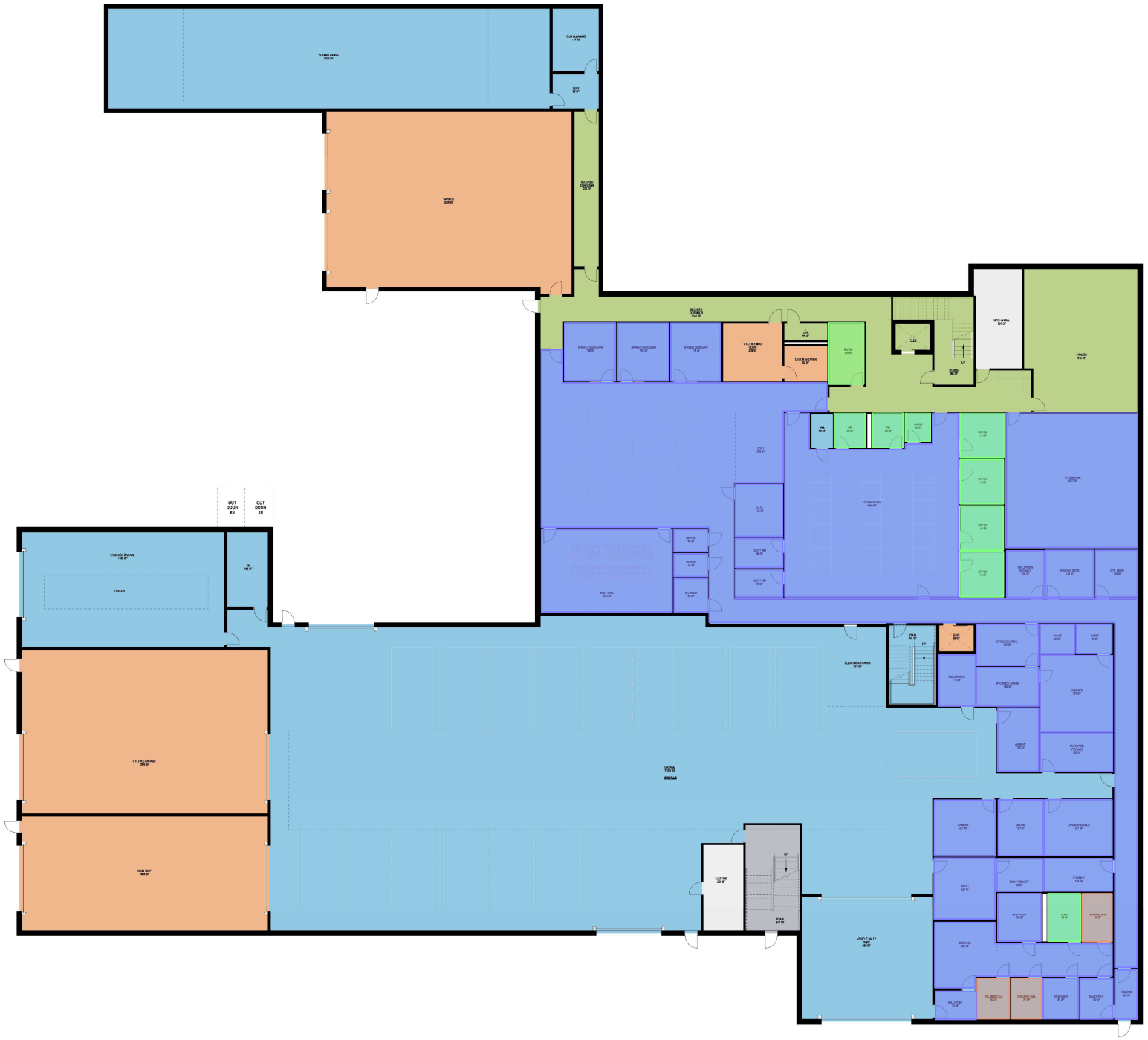
SHEET TITLE
LEVEL 2

SHEET NUMBER
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49 - ACT 01 - Q1 10,995 SF ; Q2 2,566 LF ; Q3 36 EA
216 - Detention Ceiling - Q1 235 SF ; Q2 108 LF ; Q3 3 EA
51 - Gyp - Q1 855 SF ; Q2 349 LF ; Q3 9 EA



1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	55,143 SF
LEVEL 2	18,226 SF
TOTAL GSF	116,310 SF

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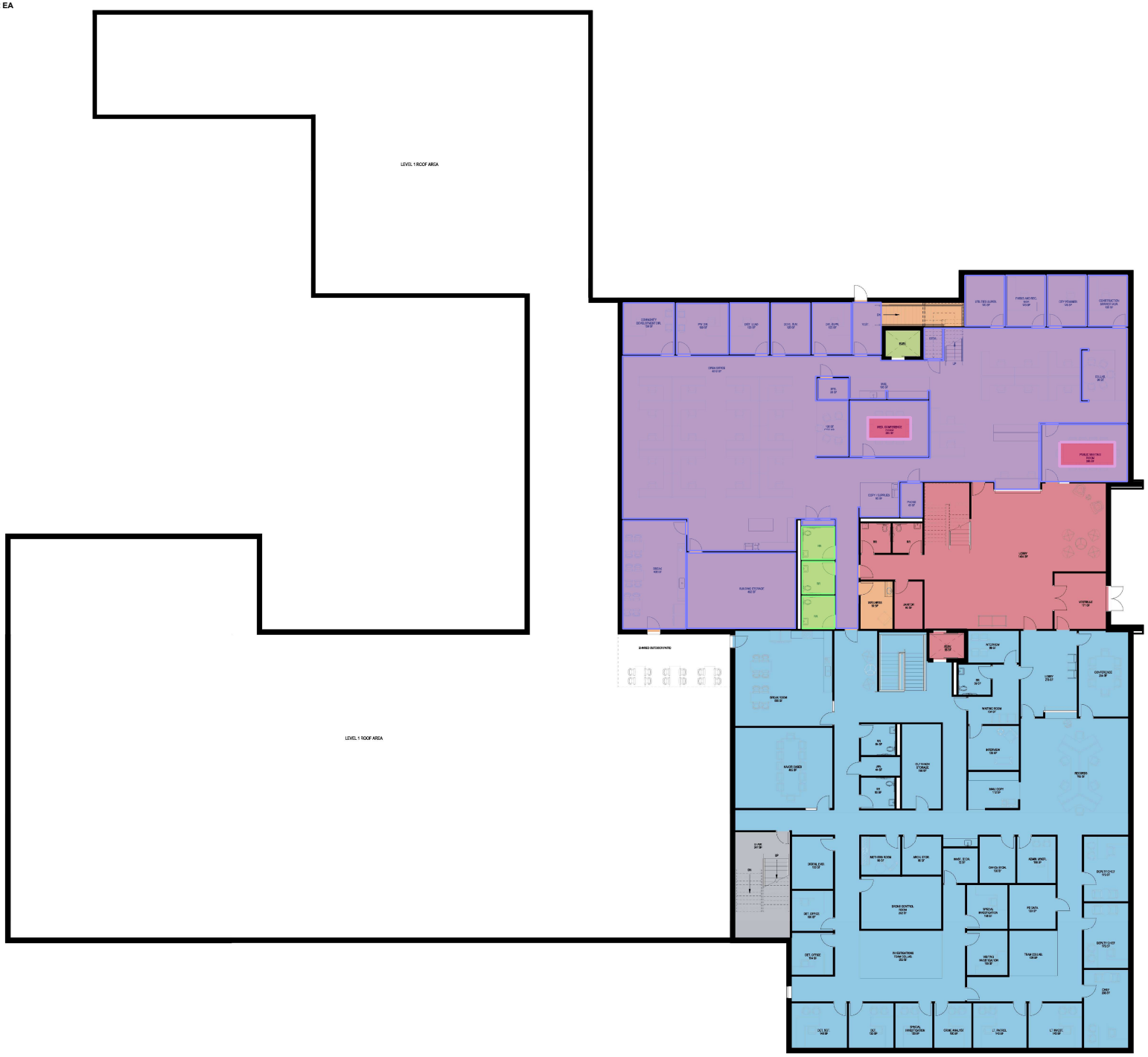
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LOWER LEVEL (GARAGE)

SHEET NUMBER
1

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49 - ACT 01 - Q1 7,034 SF ; Q2 1,491 LF ; Q3 19 EA
51 - Gyp - Q1 188 SF ; Q2 95 LF ; Q3 3 EA
195 - Soffit wall - 2' - Q1 70 LF ; Q2 141 SF
194 - Wood ceiling - Q1 132 SF ; Q2 70 LF ; Q3 2 EA



LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
CIRCULATION
CITY HALL
POLICE
PUBLIC
SHARED

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,641 SF
LEVEL 1	26,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	19,913 SF

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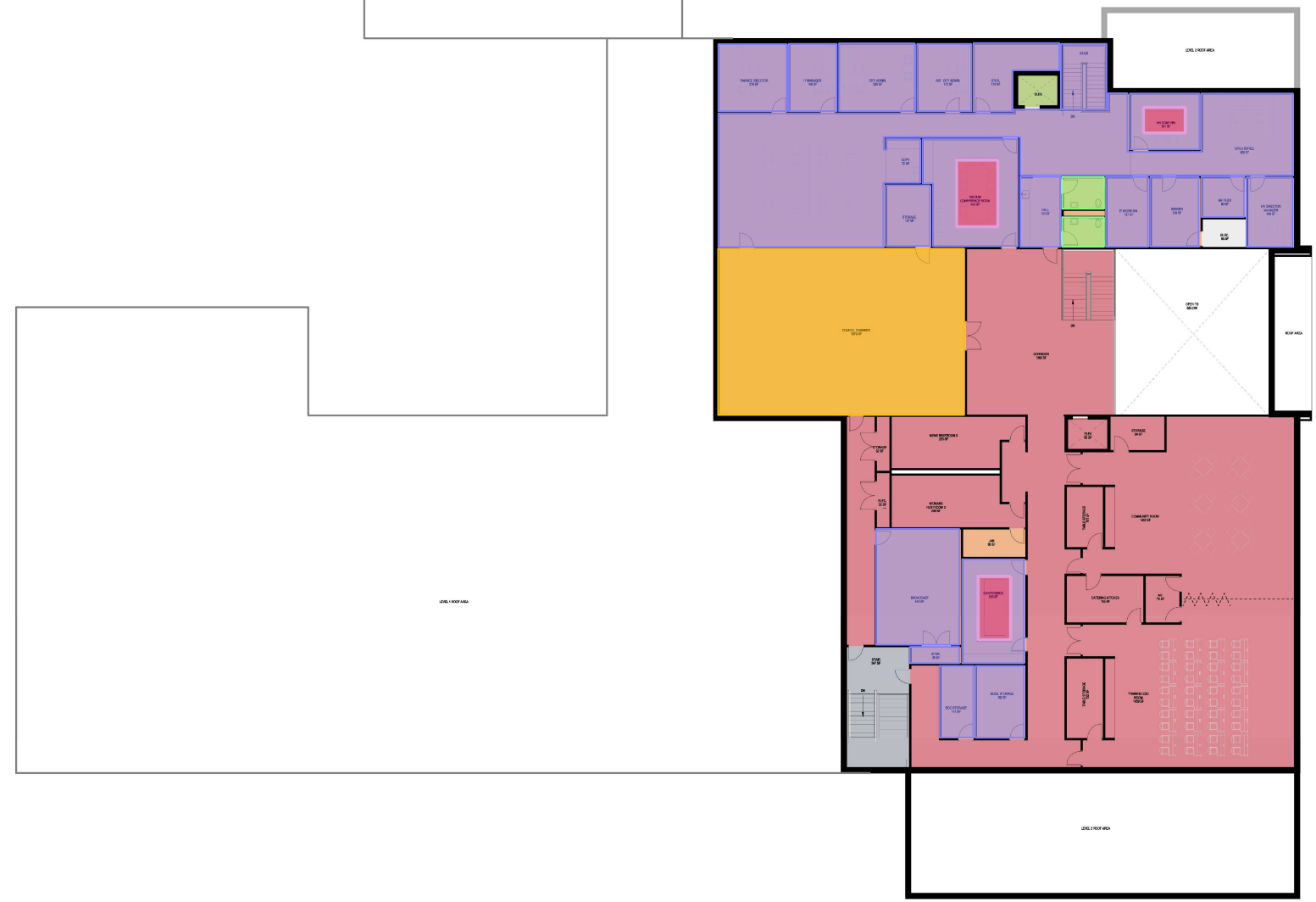
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LEVEL 1

SHEET NUMBER
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49 - ACT 01 - Q1 5,231 SF ; Q2 1,524 LF ; Q3 20 EA
161 - Council Chamber Ceiling - Q1 1,884 SF ; Q2 177 LF ; Q3 1 EA
51 - Gyp - Q1 118 SF ; Q2 62 LF ; Q3 2 EA
195 - Soffit wall - 2' - Q1 117 LF ; Q2 234 SF
194 - Wood ceiling - Q1 277 SF ; Q2 118 LF ; Q3 3 EA



1 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	20,140 SF
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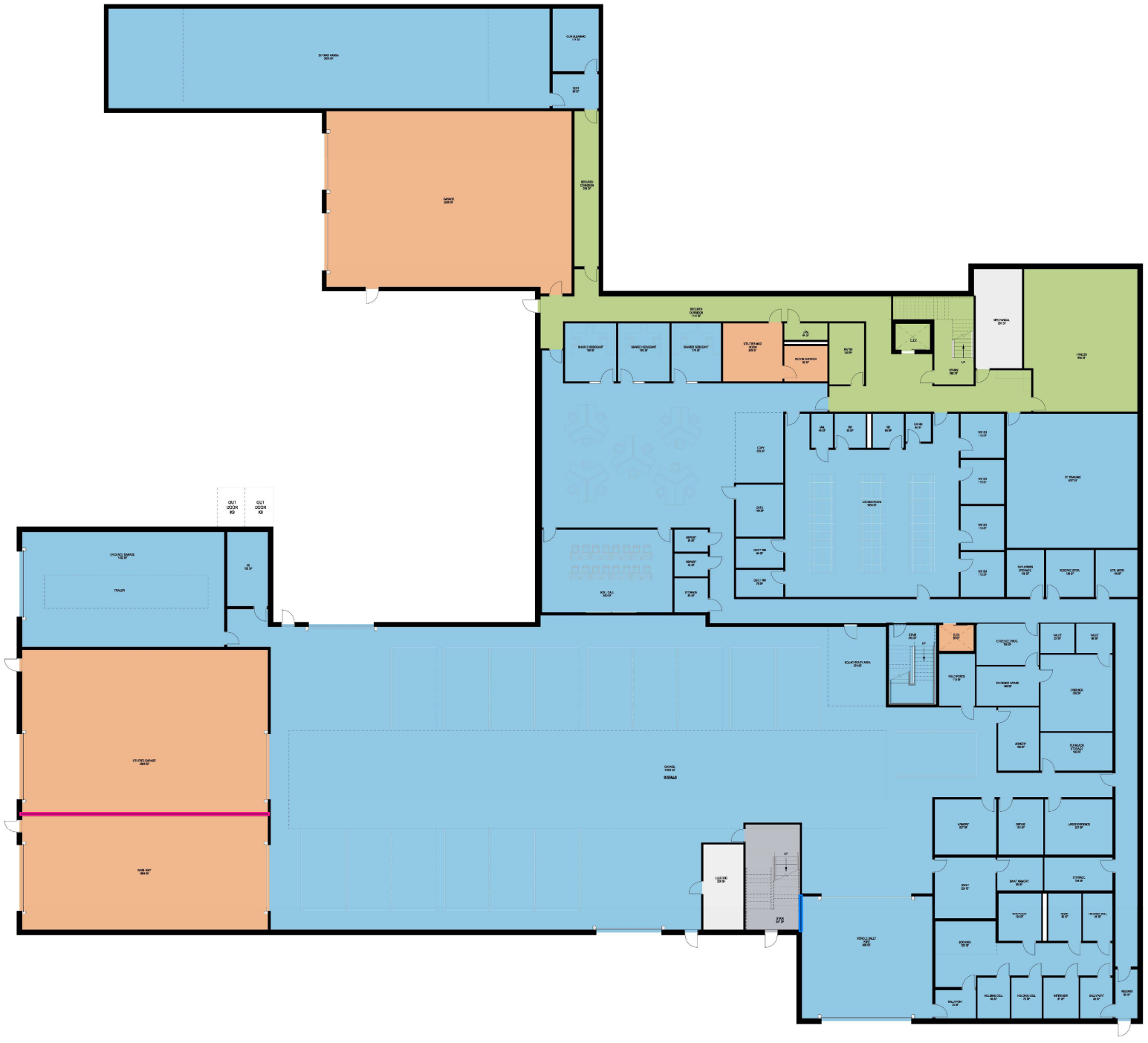
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43 - CMU Wall 8" - 14' Tall - Q1 9 LF ; Q2 125 SF ; Q3 1 EA
162 - Interior Precastl 8" - 14' Tall - Q1 61 LF ; Q2 853 SF ; Q3 1 EA



LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	55,143 SF
LEVEL 2	18,226 SF
TOTAL GSF	116,310 SF

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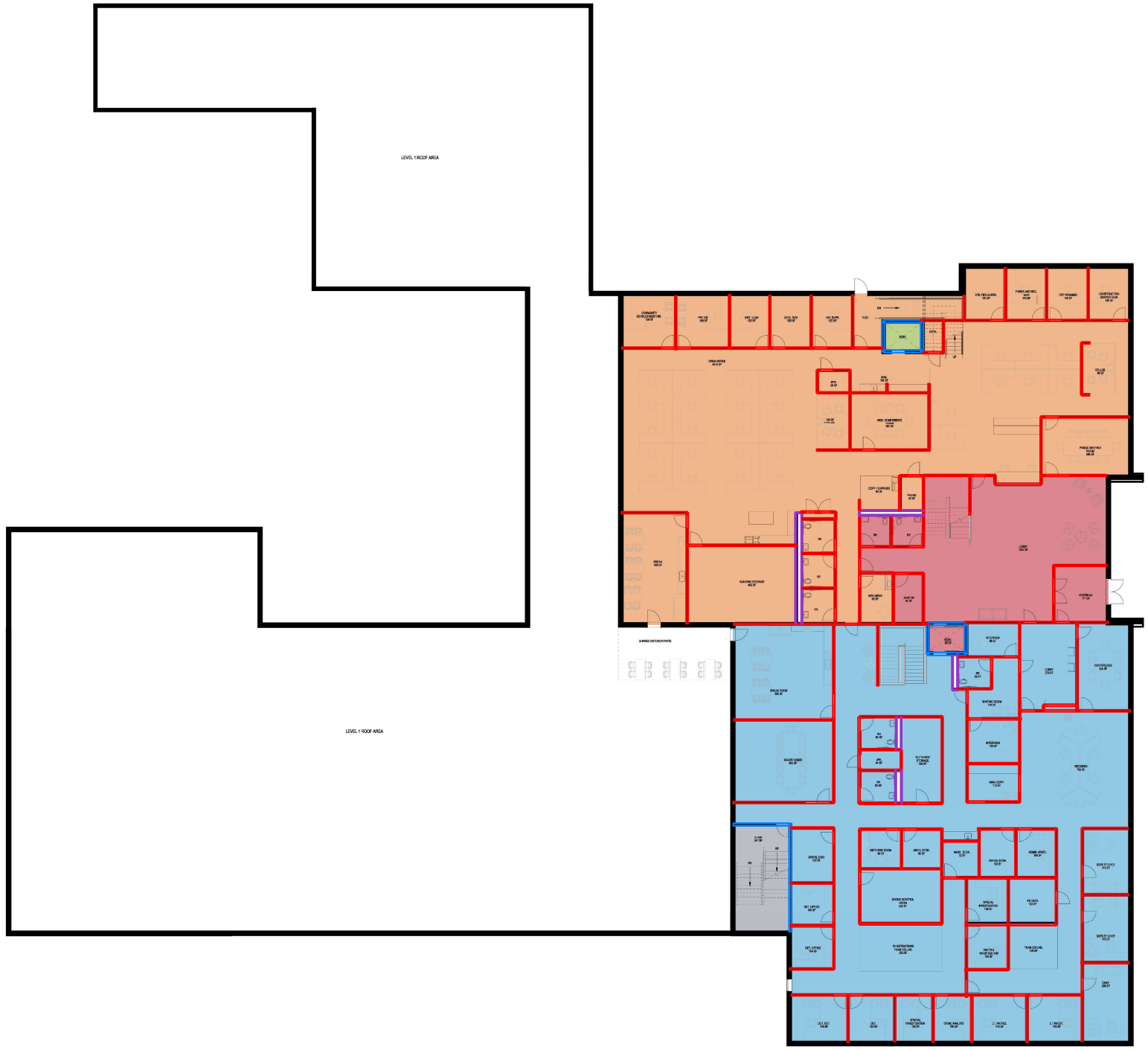
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LOWER LEVEL (GARAGE)

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43 - CMU Wall 8" - 14' Tall - Q1 107 LF ; Q2 1,502 SF ; Q3 10 EA
123 - Gyp Wall 3 5/8" - 14' Tall - Q1 1,835 LF ; Q2 25,684 SF ; Q3 110 EA
122 - Gyp Wall 3", Gyp One Side - 14' Tall - Q1 140 LF ; Q2 1,959 SF ; Q3 13 EA



LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
CIRCULATION
CITY HALL
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Level	Area
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LEVEL 1	20,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	79,613 SF

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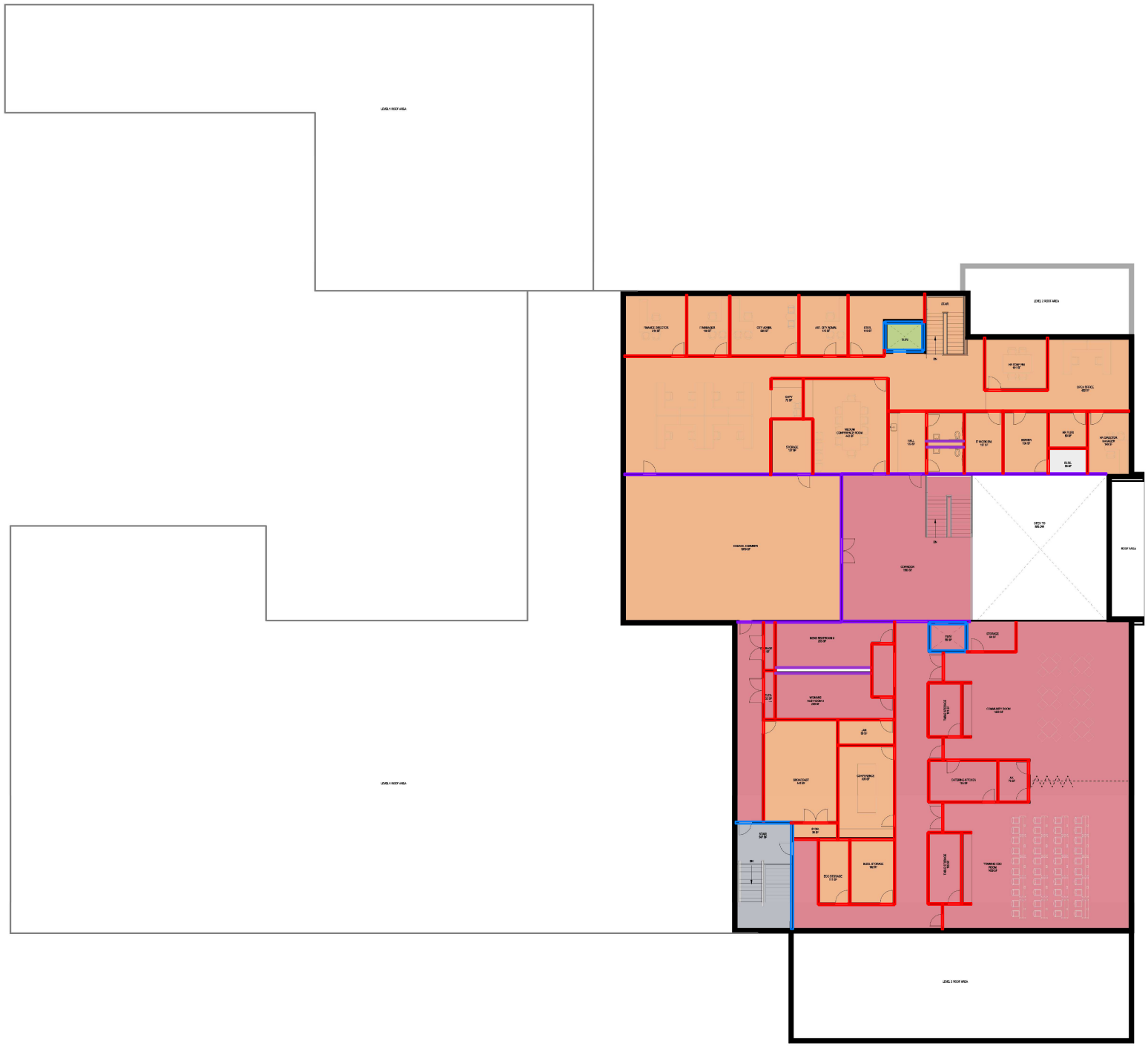
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43 - CMU Wall 8" - 14' Tall - Q1 105 LF ; Q2 1,469 SF ; Q3 10 EA
123 - Gyp Wall 3 5/8" - 14' Tall - Q1 986 LF ; Q2 13,805 SF ; Q3 59 EA
124 - Gyp Wall 3 5/8" - 18' Tall - Q1 212 LF ; Q2 3,808 SF ; Q3 5 EA
122 - Gyp Wall 3", Gyp One Side - 14' Tall - Q1 66 LF ; Q2 927 SF ; Q3 4 EA



1 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	12,941 SF
LEVEL 1	30,140 SF
LEVEL 2	16,826 SF
*TOTAL GSF	79,910 SF

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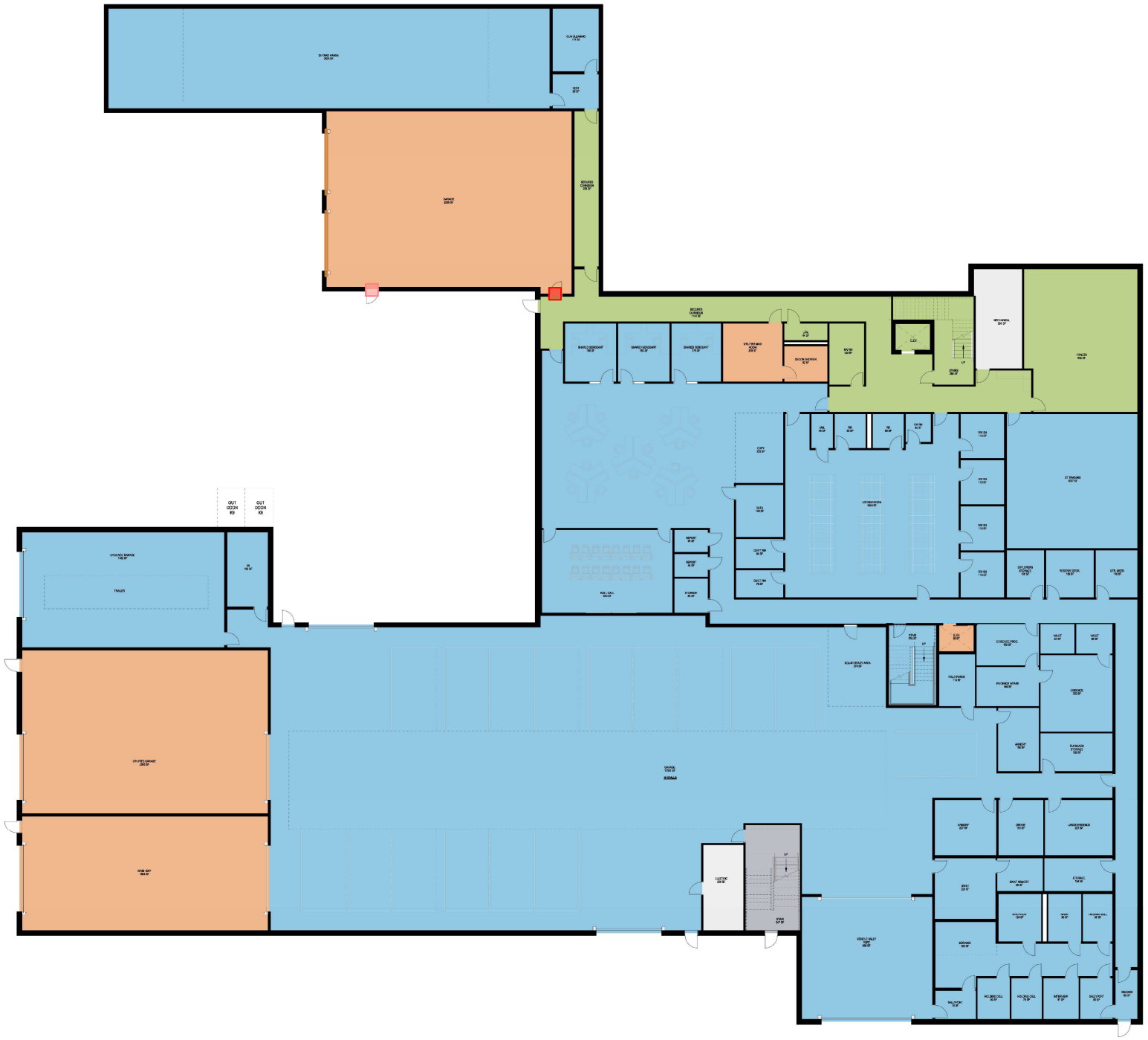
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37 - Exterior HM Doors - Q1 1 EA
166 - Exterior OHD 16'x10' - Q1 2 EA ; Q2 320 SF ; Q3 66 LF
41 - Interior HM Doors - Q1 1 EA



1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	55,143 SF
LEVEL 2	18,226 SF
TOTAL GSF	116,310 SF

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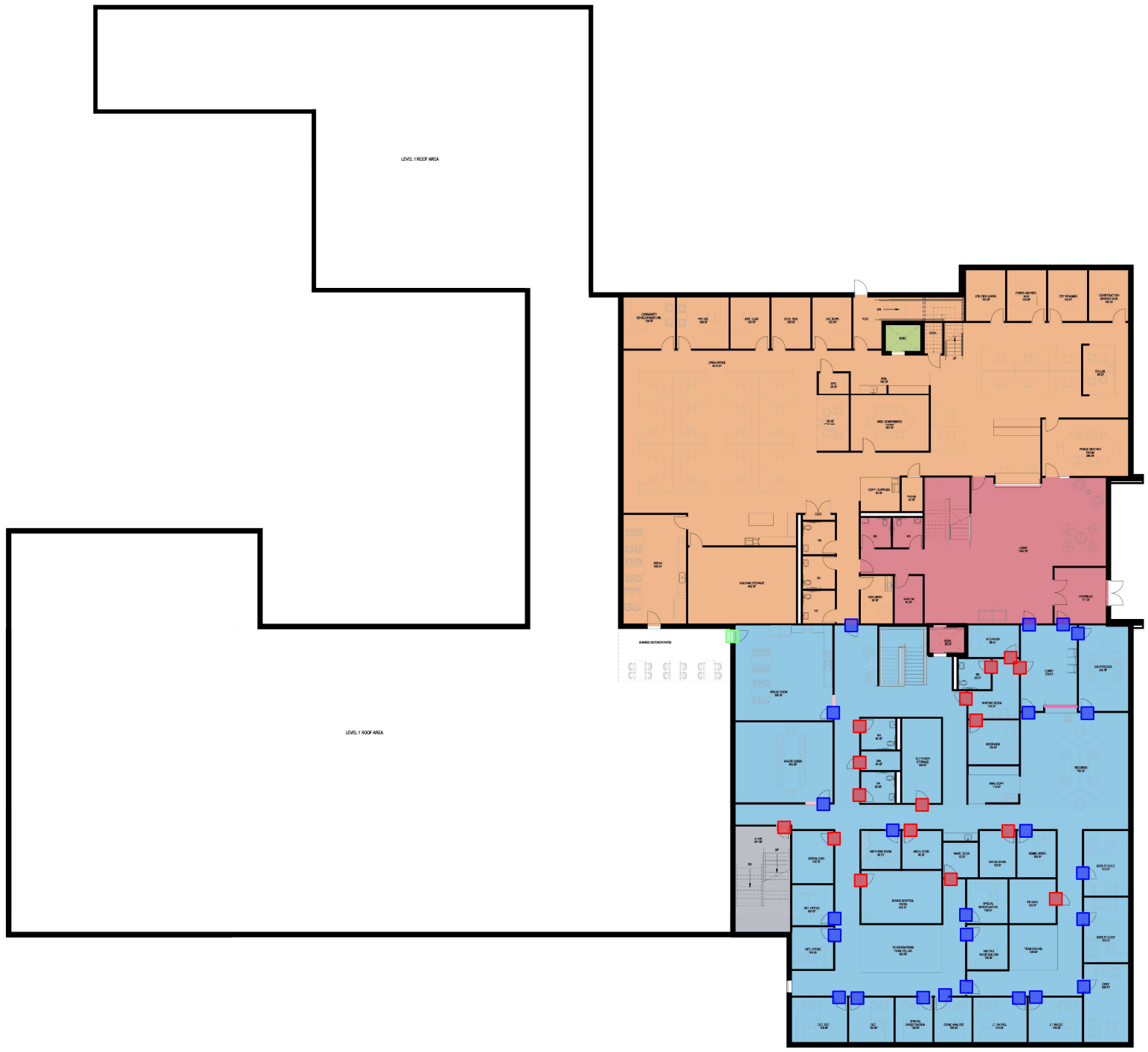
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36 - Exterior Alum Doors - Q1 1 EA
40 - Interior Borrow Lites - 7' - Q1 6 LF ; Q2 40 SF ; Q3 2 EA
41 - Interior HM Doors - Q1 16 EA
120 - Interior Transaction Window - Q1 8 LF ; Q2 32 SF ; Q3 1 EA
42 - Interior WD Doors - Q1 24 EA



Department Legend
CIRCULATION
CITY HALL
POLICE
PUBLIC
SHARED

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,641 SF
LEVEL 1	20,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	79,613 SF

1/2 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

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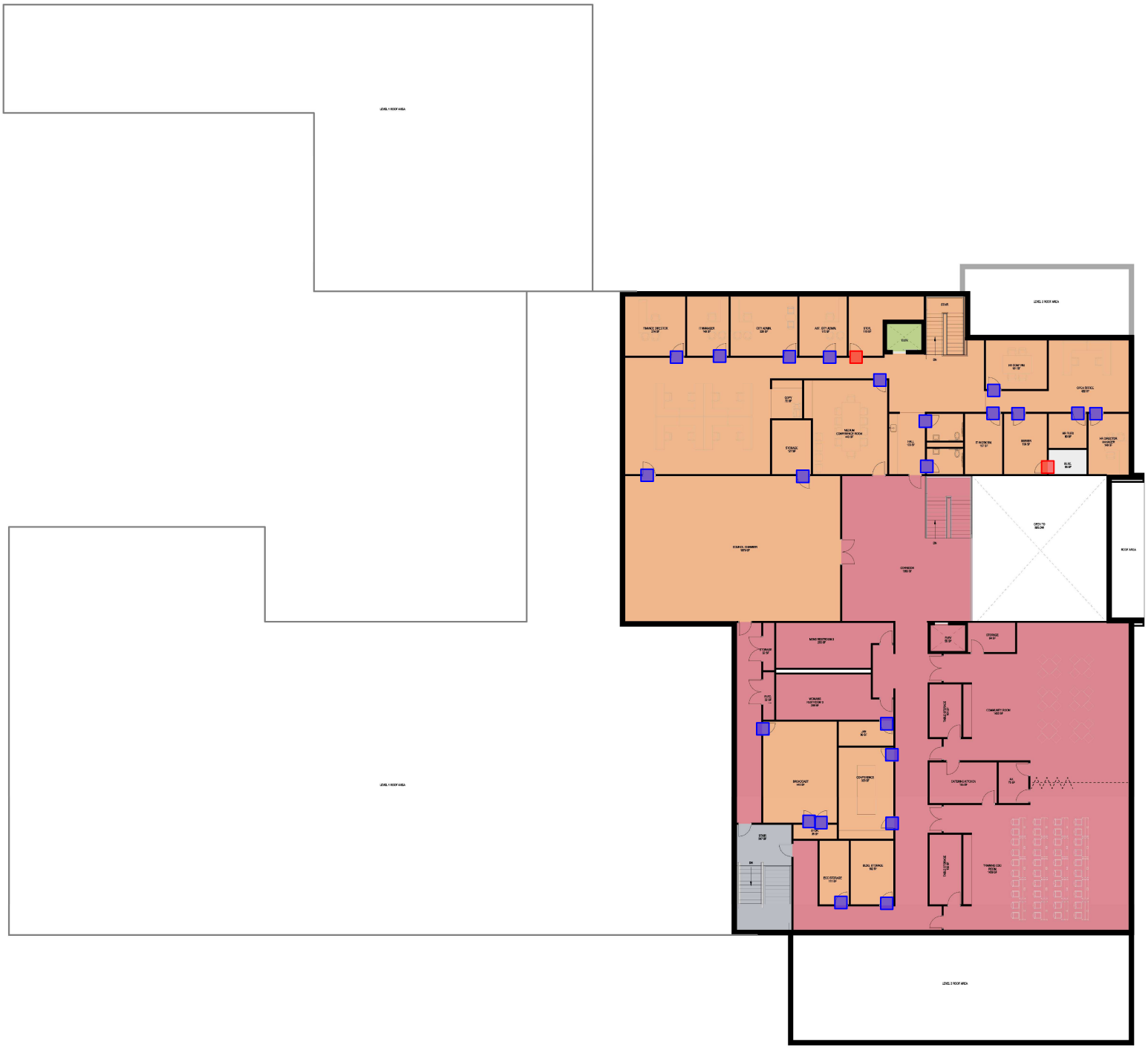
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41 - Interior HM Doors - Q1 2 EA
42 - Interior WD Doors - Q1 22 EA



1 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
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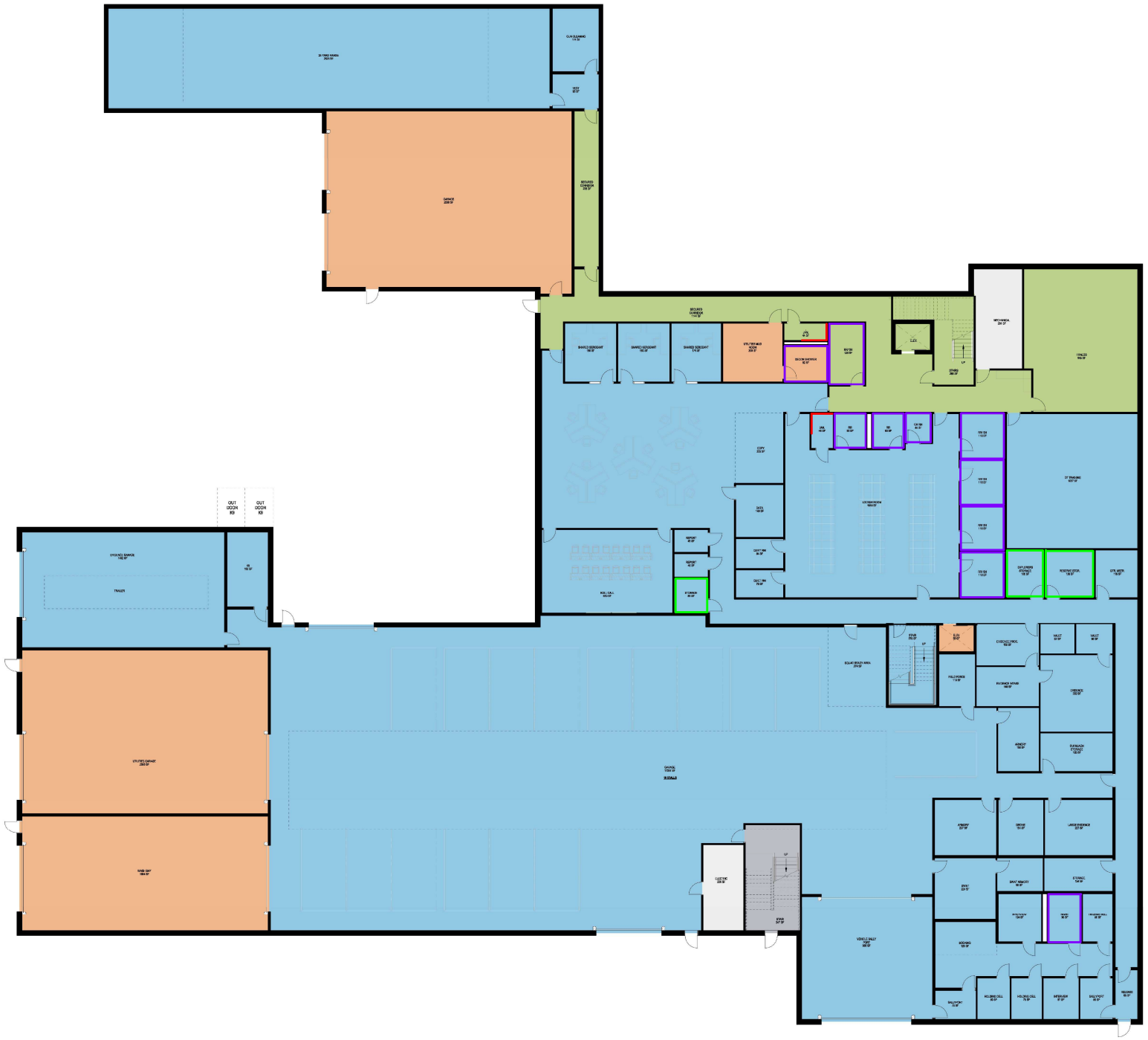
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125 - FRP - 10' - Q1 20 LF ; Q2 202 SF
128 - Wall Protection - 10' - Q1 118 LF ; Q2 1,178 SF
48 - Wall Tile - 10' - Q1 386 LF ; Q2 3,861 SF



LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	55,143 SF
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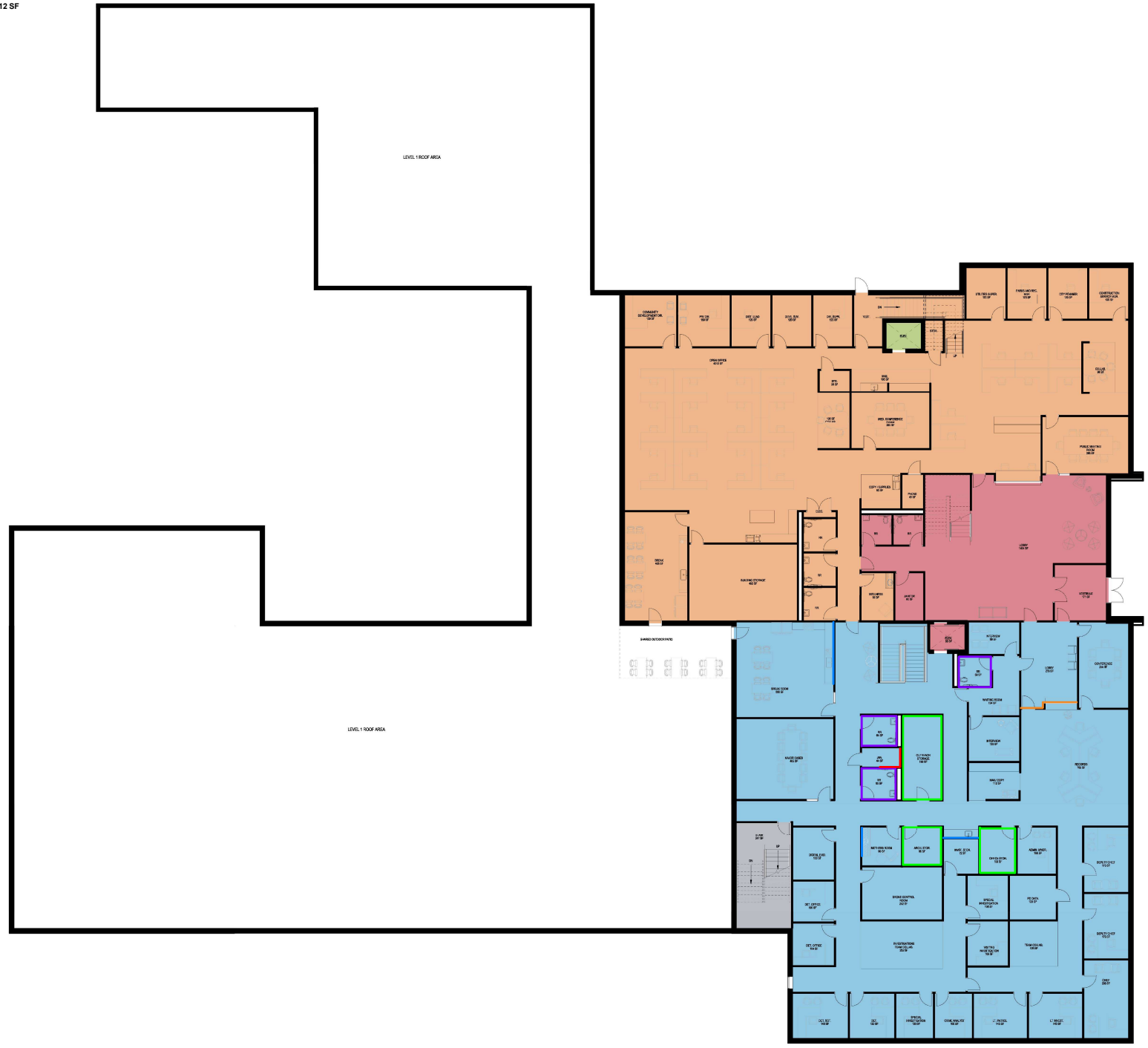
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125 - FRP - 10' - Q1 10 LF ; Q2 96 SF
128 - Wall Protection - 10' - Q1 136 LF ; Q2 1,361 SF
48 - Wall Tile - 10' - Q1 94 LF ; Q2 942 SF
126 - Wall Tile - 2' - Q1 31 LF ; Q2 62 SF
191 - Wood Wall Paneling - 14' - Q1 15 LF ; Q2 212 SF



Department Legend
CIRCULATION
CITY HALL
POLICE
PUBLIC
SHARED

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,841 SF
LEVEL 1	20,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	79,813 SF

1 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

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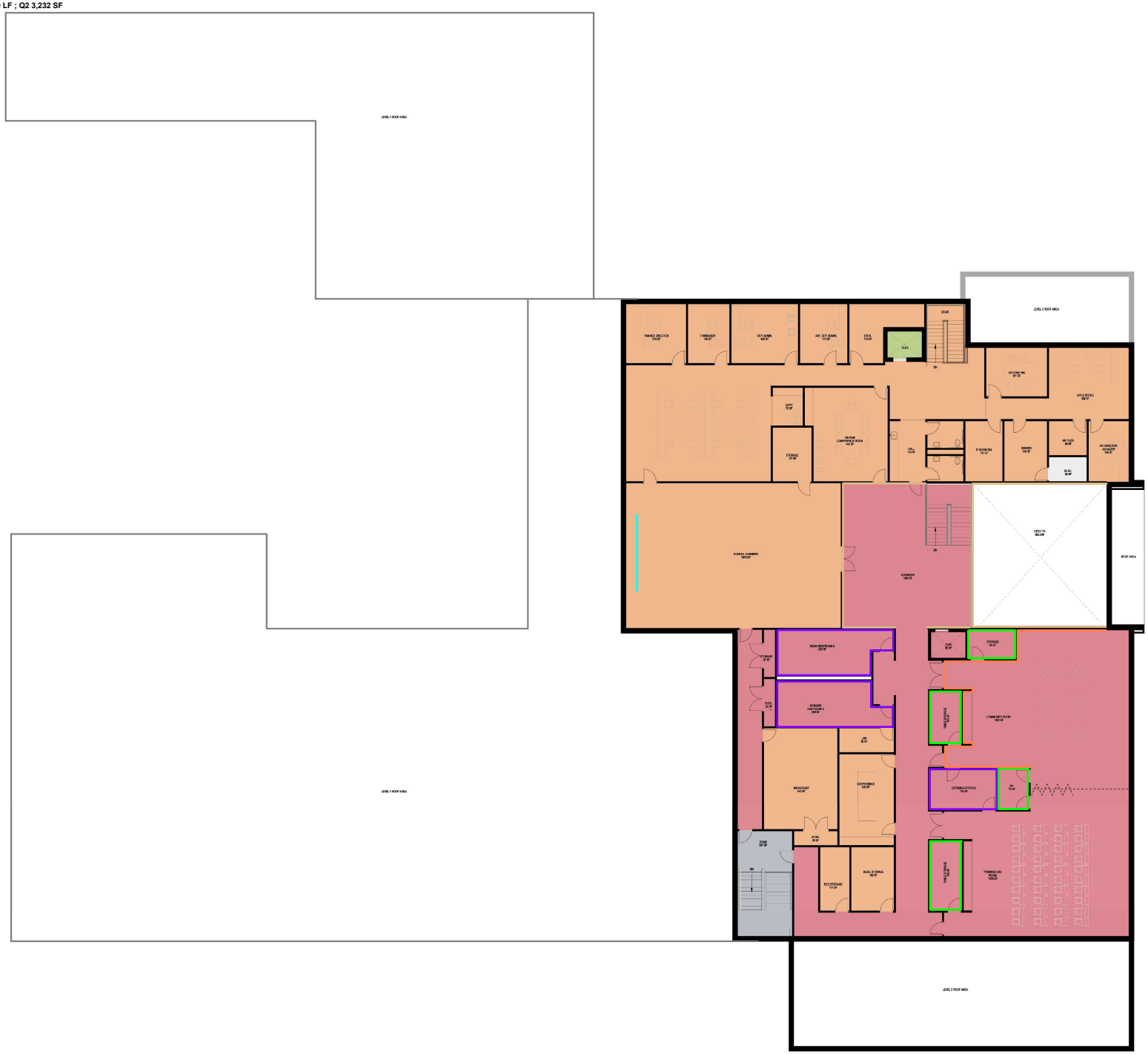
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197 - Feature wall behind council - Q1 19 LF ; Q2 223 SF
192 - Interior Stone Paneling - 14" - Q1 112 LF ; Q2 1,569 SF
128 - Wall Protection - 10" - Q1 160 LF ; Q2 1,598 SF
48 - Wall Tile - 10" - Q1 211 LF ; Q2 2,110 SF
193 - Wood Wall Paneling - 18" - Q1 180 LF ; Q2 3,232 SF



1 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- PUBLIC
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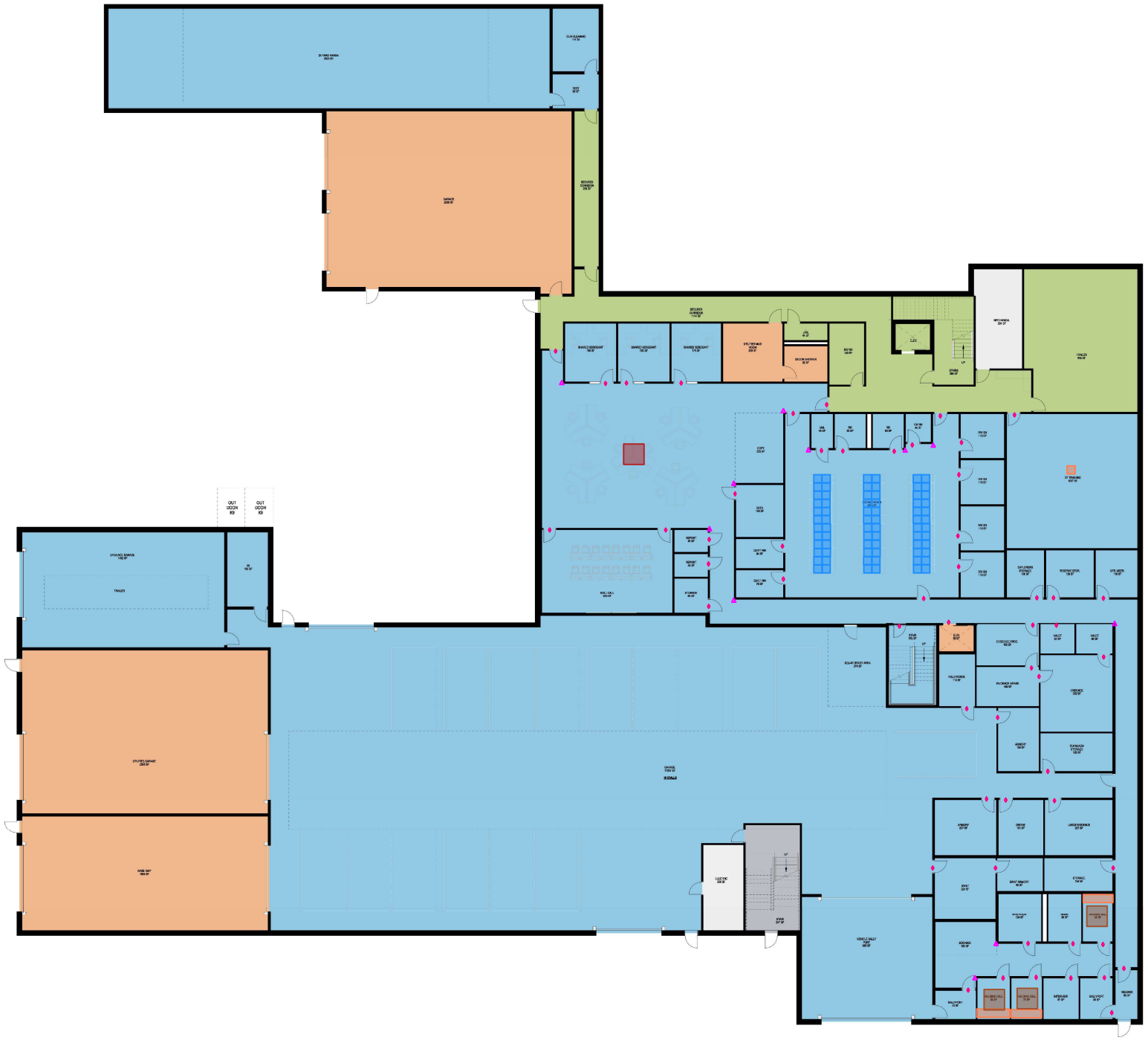
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153 - Corner Guards - Q1 11 EA
134 - Exclude Furniture - Q1 1 EA
218 - Holding Cell Concrete Benches - Q1 23 LF ; Q2 46 SF ; Q3 4 CY
133 - Holding Cell Furniture? - Q1 3 EA
130 - Interior Signage - Q1 54 EA
135 - Lockers w/ Built In Bench - Q1 72 EA
219 - VR Setup - Q1 1 EA



1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
CIRCULATION
CITY HALL
POLICE
SHARED
SUPPORT

*GSF AREA BY LEVEL

Level	Area
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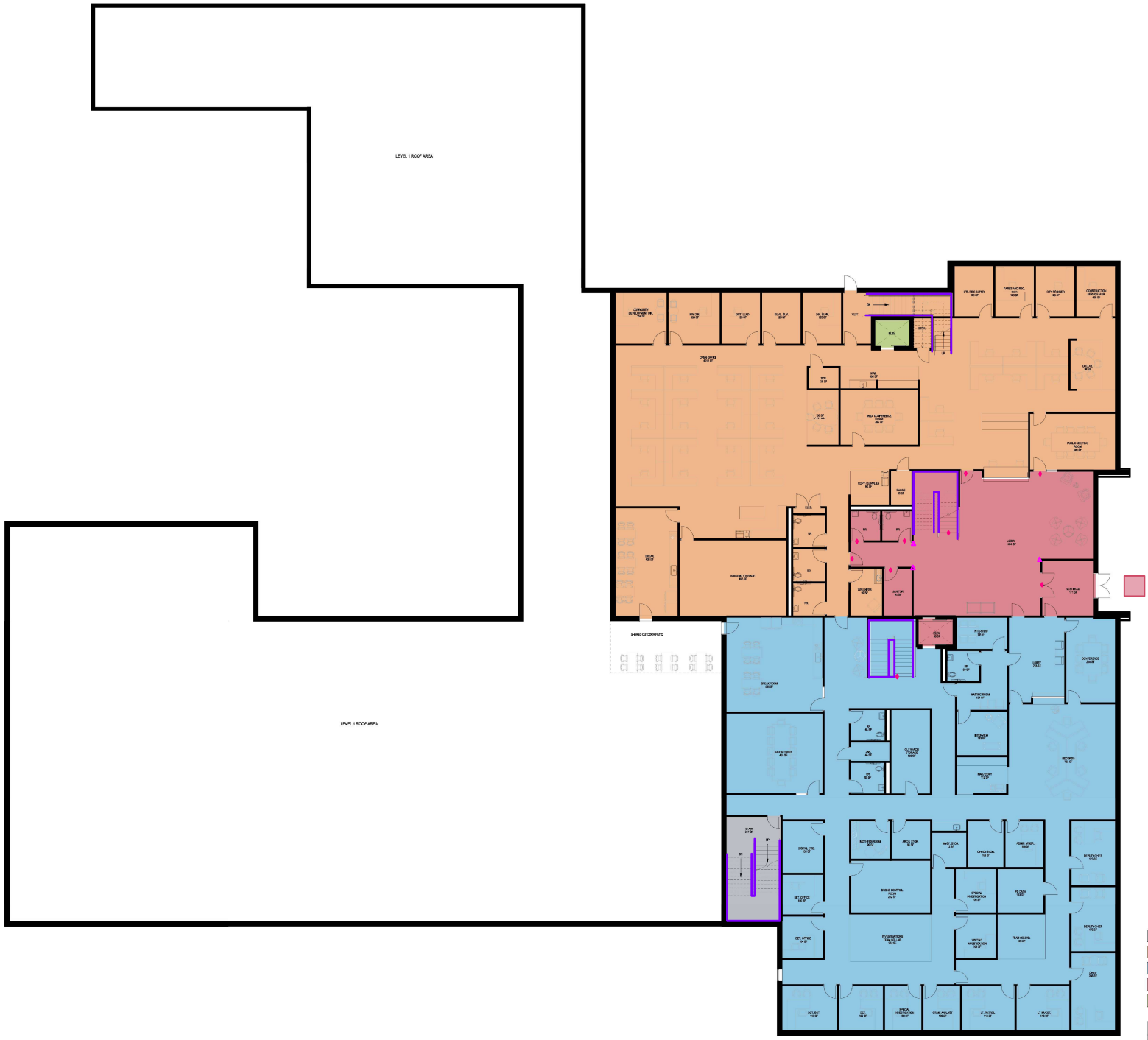
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LOWER LEVEL (GARAGE)

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153 - Corner Guards - Q1 3 EA
130 - Interior Signage - Q1 9 EA
145 - Large Canopy Allowance - Q1 1 EA
141 - Stair Guard Rail - Q1 265 LF ; Q2 23 EA ; Q3 44 SF



Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- PUBLIC
- SHARED

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,641 SF
LEVEL 1	20,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	79,613 SF

1/2 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

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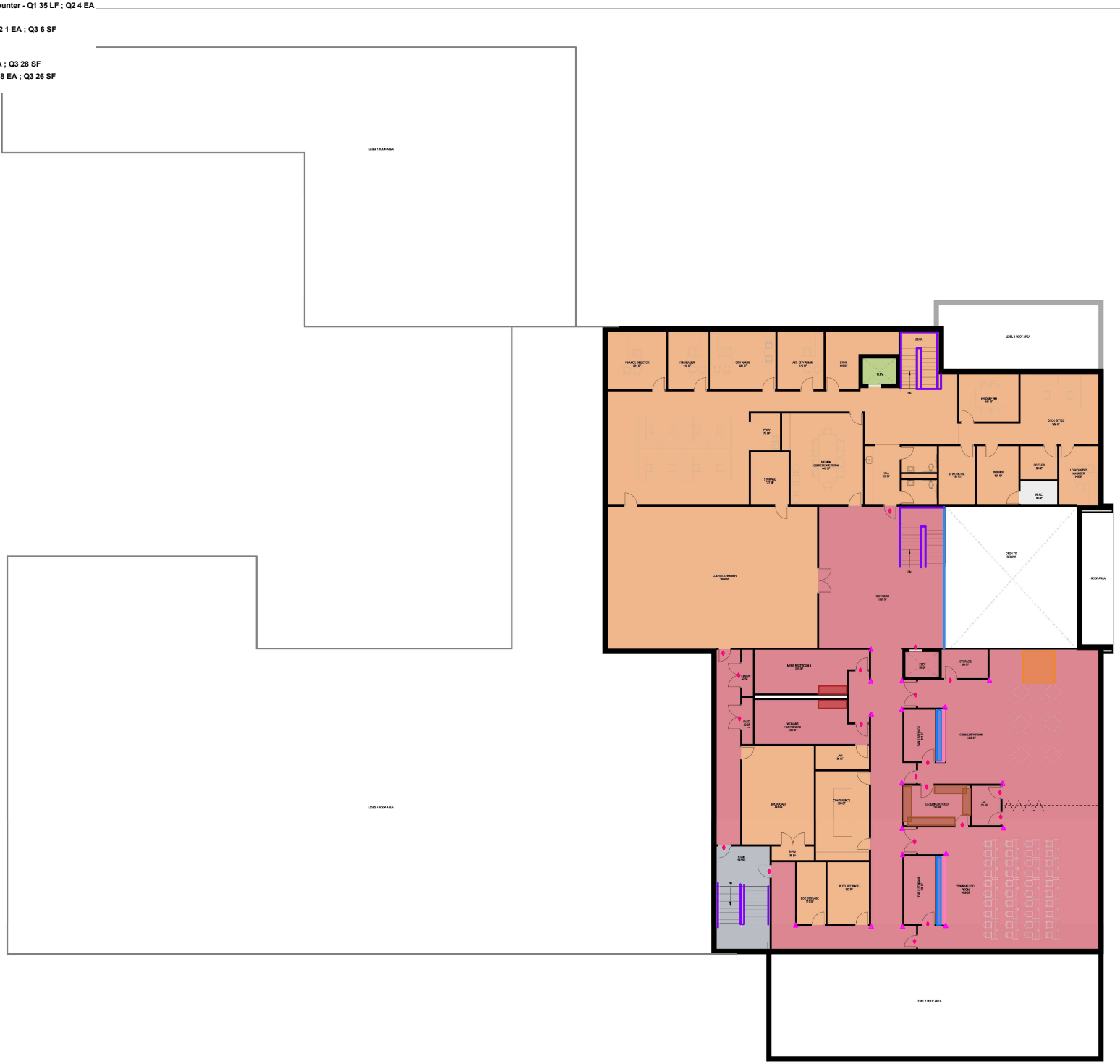
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70 - Base Cabinets - Q1 30 LF ; Q2 2 EA
138 - Base Cabinets w/stainless steel counter - Q1 35 LF ; Q2 4 EA
153 - Corner Guards - Q1 17 EA
140 - Guard Rail - Glass? - Q1 36 LF ; Q2 1 EA ; Q3 6 SF
214 - Indoor Fireplace - Q1 1 EA
130 - Interior Signage - Q1 20 EA
139 - Restroom Lav - Q1 14 LF ; Q2 2 EA ; Q3 28 SF
141 - Stair Guard Rail - Q1 158 LF ; Q2 18 EA ; Q3 26 SF
72 - Wall Cabinets - Q1 30 LF ; Q2 2 EA



Department Legend
- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	12,941 SF
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1/8" = 1'-0" 1 LEVEL 2 - PRESENTATION FLOOR PLAN

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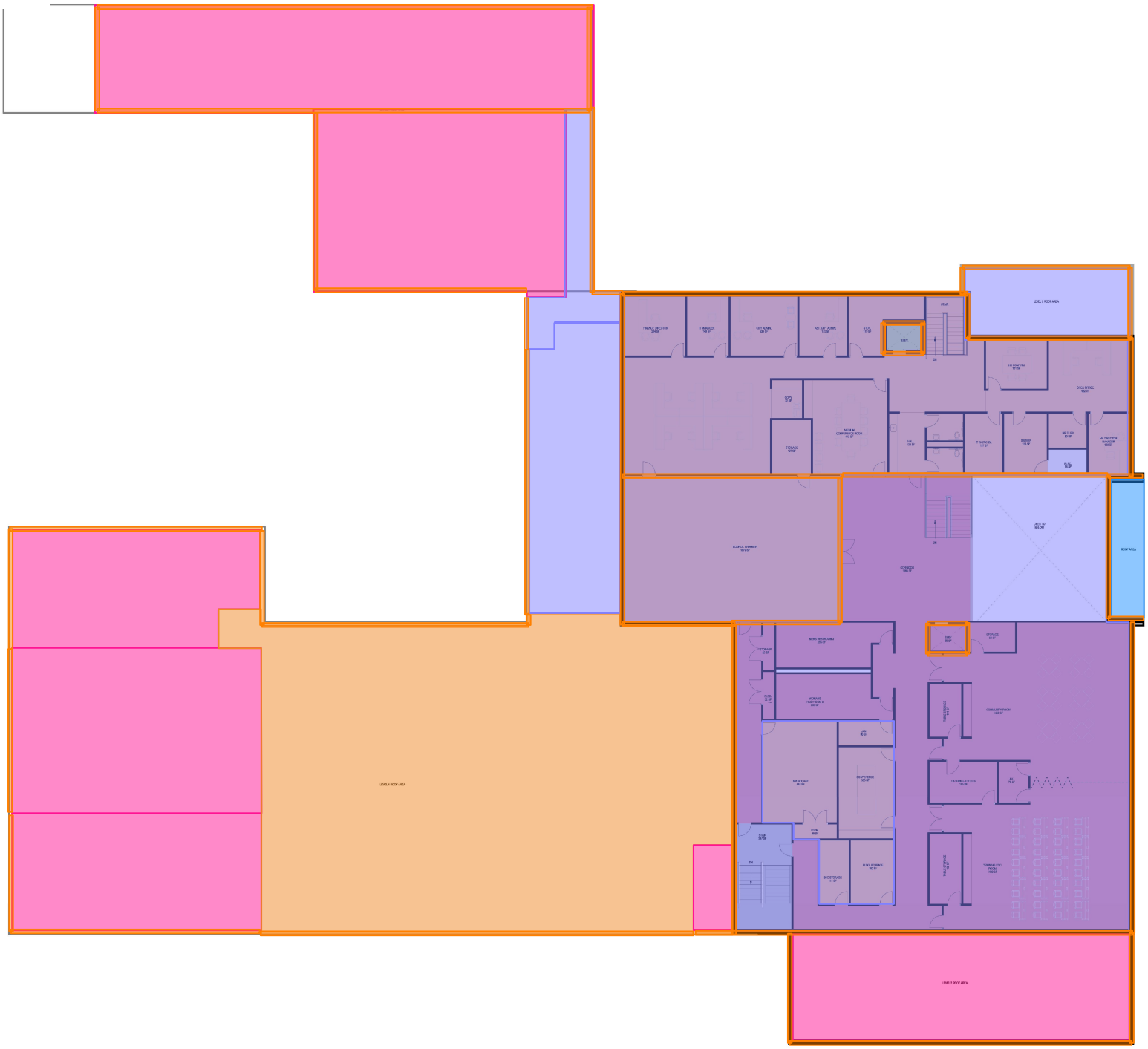
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31 - Roofing - Q1 19,243 SF ; Q2 1,594 LF
147 - Roofing - Canopy - Q1 273 SF ; Q2 84 LF
159 - Roofing - DT - Q1 14,167 SF ; Q2 1,352 LF
205 - Roofing - DT /Green - Q1 8,719 SF ; Q2 477 LF
34 - T.O.W. Coping - Q1 1,975 LF



1/8" = 1'-0"
LEVEL 2 - PRESENTATION FLOOR PLAN

Department Legend
CIRCULATION
CITY HALL
PUBLIC
SHARED
SUPPORT

*GSF AREA BY LEVEL

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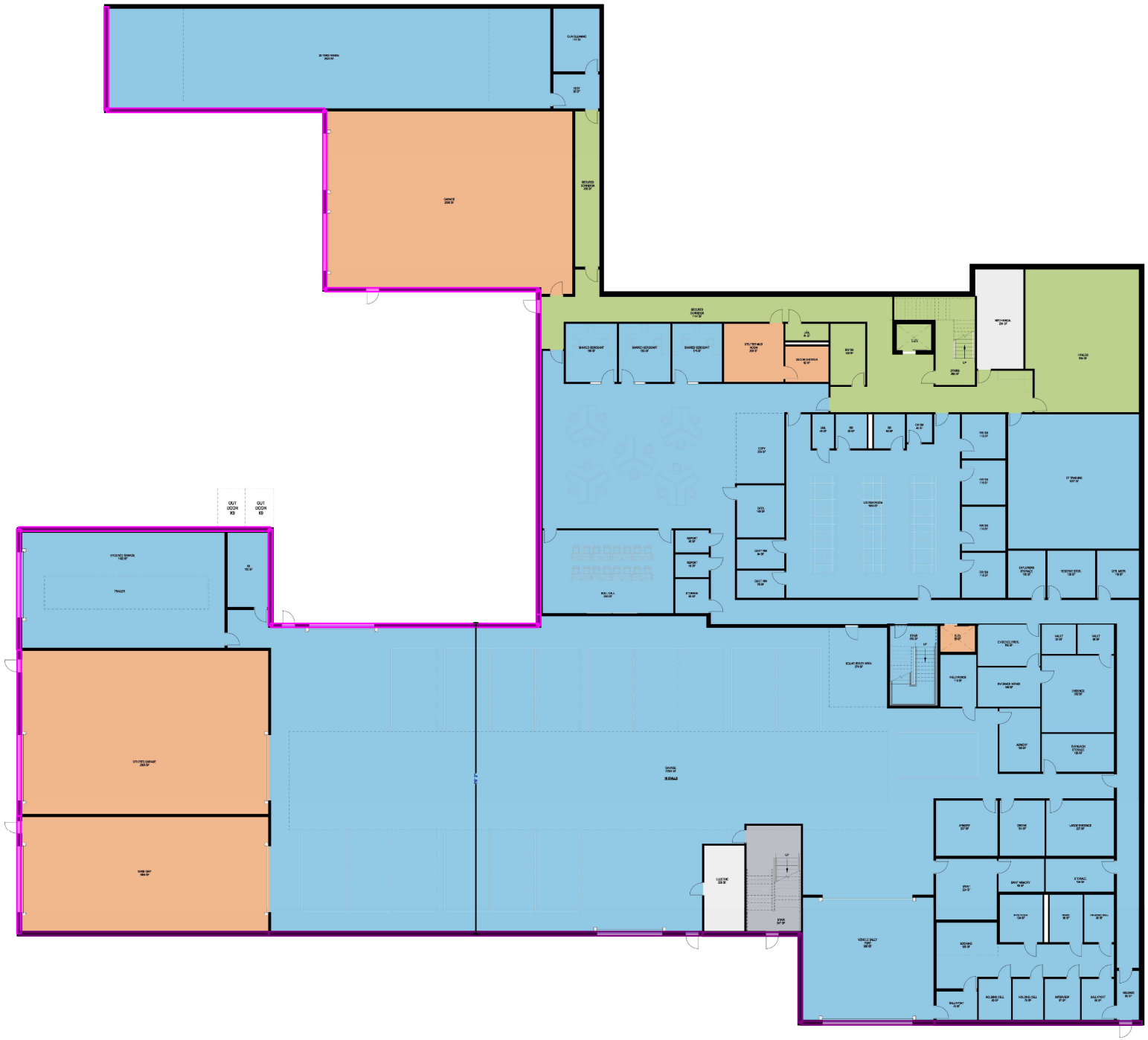
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163 - 12" Insulated Precast Exterior Wall - 16' - Q1 586 LF ; Q2 8,100 SF

211 - 12" Poured Concrete Wall - With Stone - Q1 287 LF ; Q2 4,167 SF ; Q3 154 CY



LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CIRCULATION
- CITY HALL
- POLICE
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

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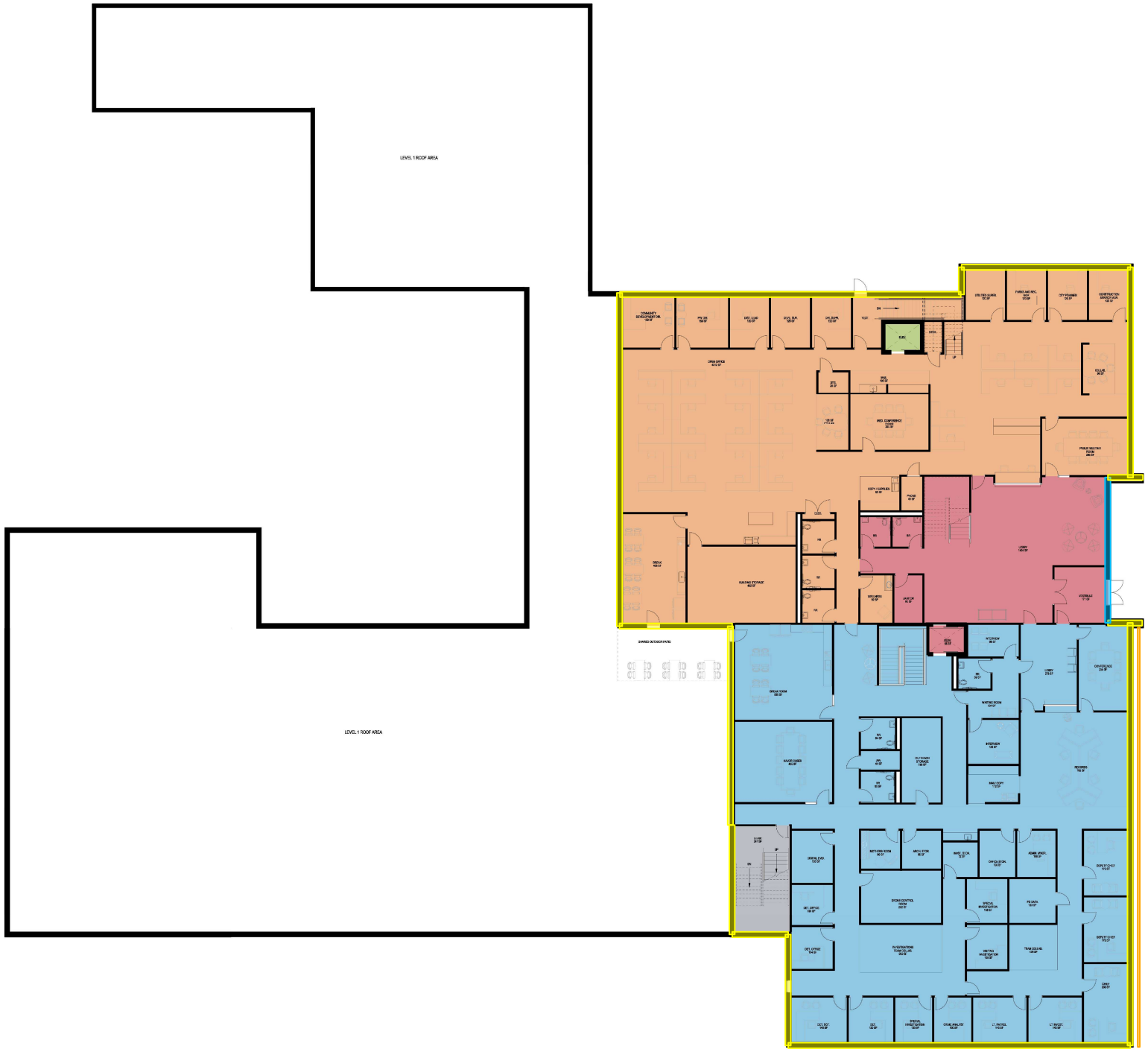
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172 - Glazing Curtain Wall - 14' - Q1 36 LF ; Q2 497 SF
213 - Stone Veneer - 6" - Q1 102 LF ; Q2 614 SF
212 - Stud Exterior w/Metal Panel - Q1 611 LF ; Q2 8,553 SF



1 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- PUBLIC
- SHARED

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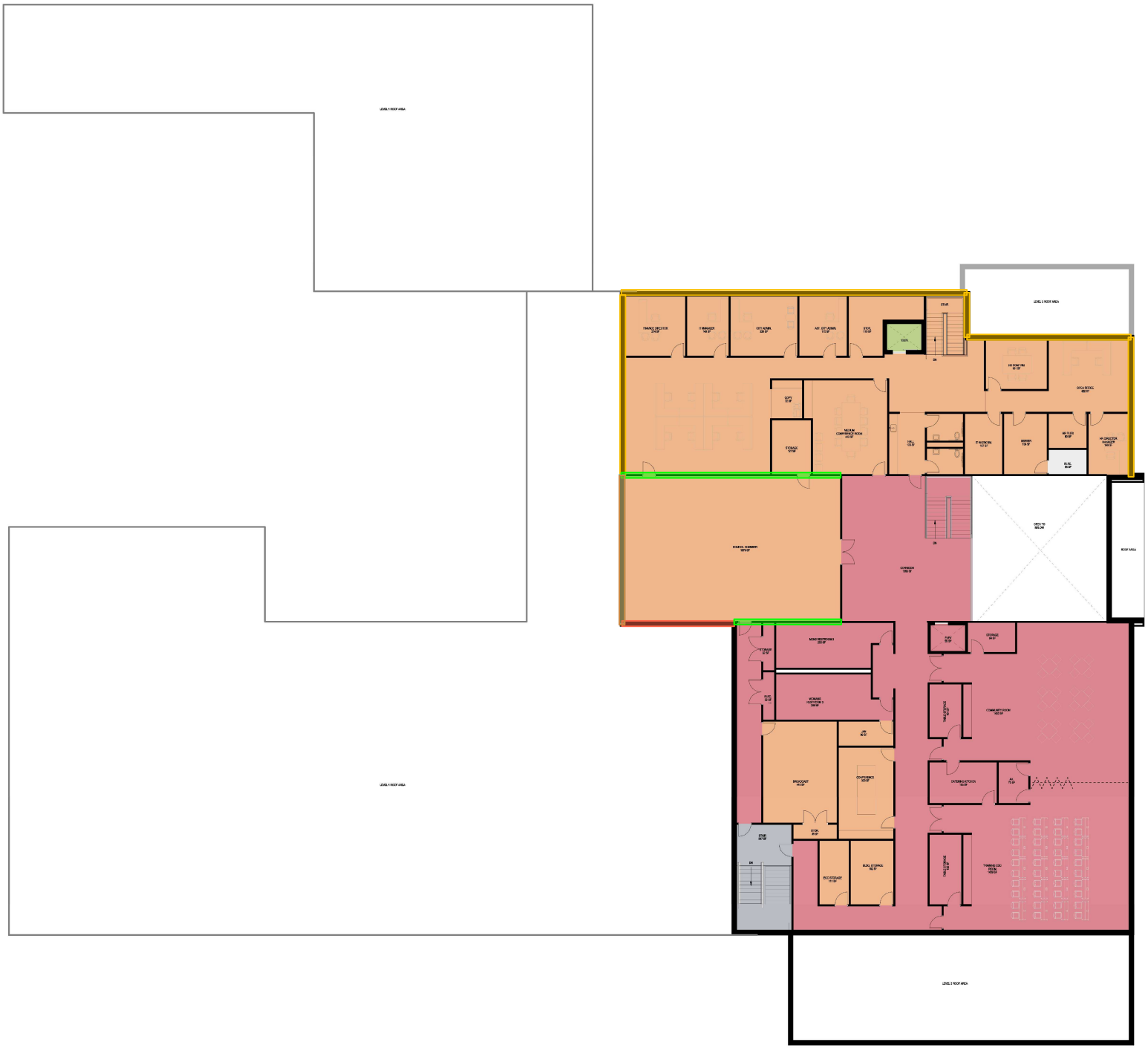
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173 - Glazing Curtain Wall - 20'-3" - Q1 36 LF ; Q2 729 SF
167 - Stud Exterior w/Metal Panel - 16'-8" - Q1 214 LF ; Q2 3,568 SF
168 - Stud Exterior w/Metal Panel - 20'-3" - Q1 27 LF ; Q2 557 SF
171 - Stud Exterior w/Metal Panel - 4' - Q1 37 LF ; Q2 146 SF
169 - Stud Exterior w/Metal Panel - 5' - Q1 80 LF ; Q2 400 SF



LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

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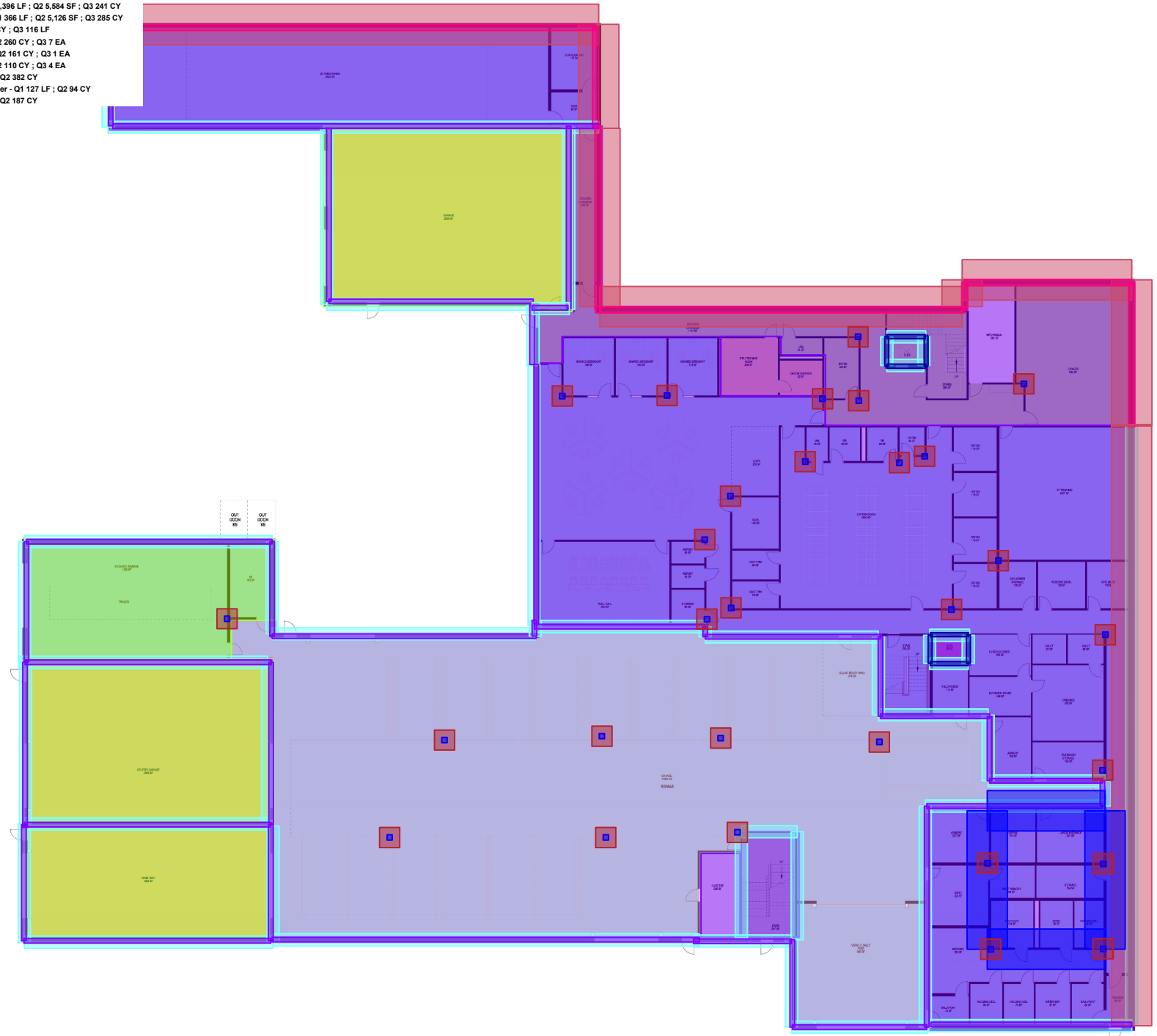
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12 - Column Footings - 5' Sq. x 12" - Q1 29 EA ; Q2 27 CY
151 - Foundation Walls - 12" x 4' Tall - Elevator - Q1 67 LF ; Q2 270 SF ; Q3 10 CY
13 - Foundation Walls - 14" x 4' Tall - Q1 1,396 LF ; Q2 5,584 SF ; Q3 241 CY
150 - Foundation Walls - 18" x 14' Tall - Q1 366 LF ; Q2 5,126 SF ; Q3 285 CY
14 - Piers - 16" Sq. x 4' - Q1 29 EA ; Q2 8 CY ; Q3 116 LF
15 - Slab on Grade - 4" - Q1 21,060 SF ; Q2 260 CY ; Q3 7 EA
204 - Slab on Grade - 5" - Q1 13,071 SF ; Q2 161 CY ; Q3 1 EA
149 - Slab on Grade - 8" - Q1 8,880 SF ; Q2 110 CY ; Q3 4 EA
158 - Wall Footings - 10x24" - Q1 516 LF ; Q2 382 CY
206 - Wall Footings - 10x24" - Storm Shelter - Q1 127 LF ; Q2 94 CY
16 - Wall Footings - 3'x12" - Q1 1,684 LF ; Q2 187 CY



1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
CIRCULATION
CITY HALL
POLICE
SHARED
SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	55,143 SF
LEVEL 2	18,826 SF
TOTAL GSF	116,910 SF

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE
CORCORAN POLICE & CITY HALL

ISSUE #	DATE	DESCRIPTION

CERTIFICATION
NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

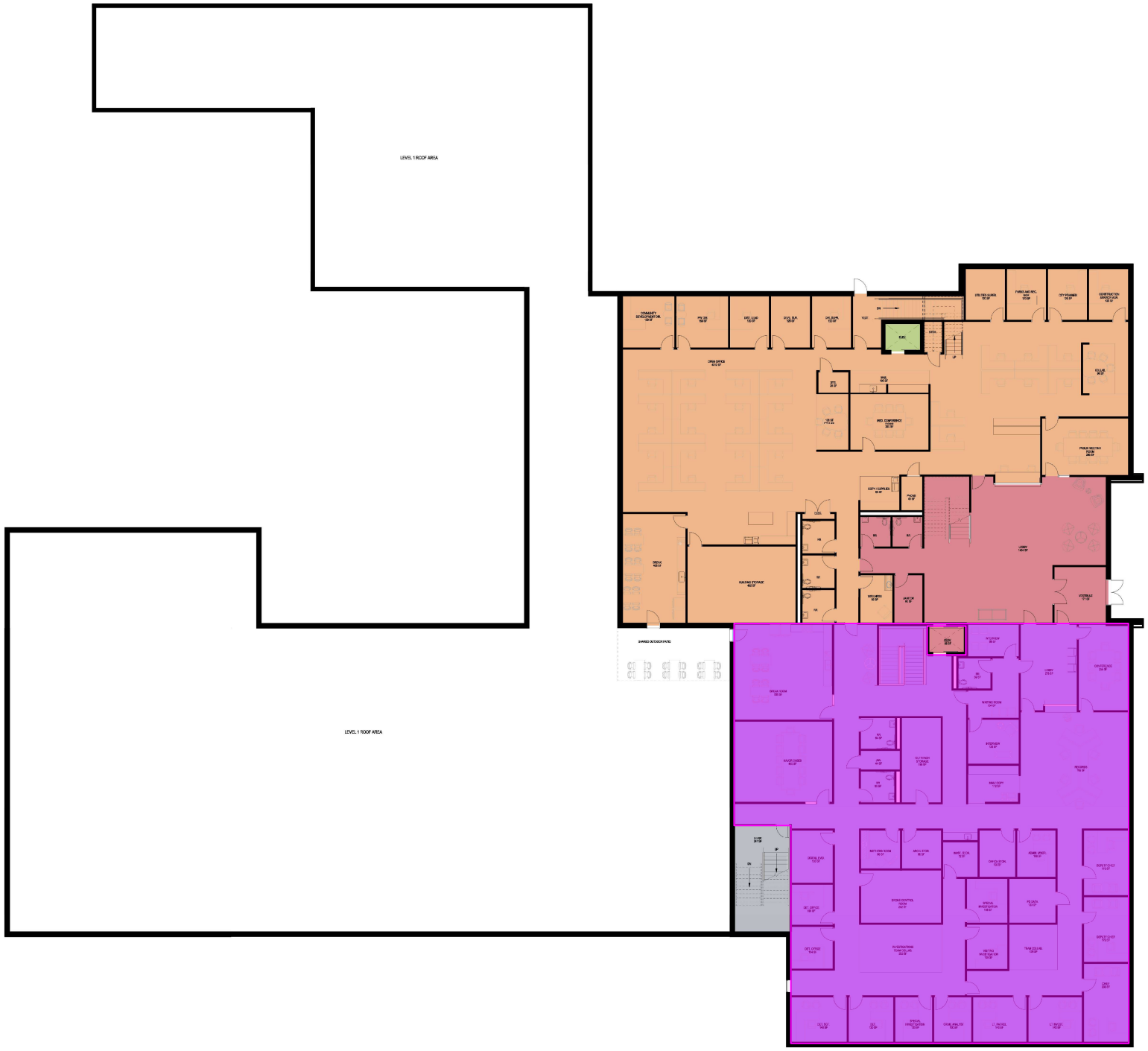
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LOWER LEVEL (GARAGE)

SHEET NUMBER
1

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160 - Floor Structure - Double Tees - Q1 9,068 SF



LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend
- CIRCULATION
- CITY HALL
- POLICE
- PUBLIC
- SHARED

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,841 SF
LEVEL 1	26,142 SF
LEVEL 2	16,829 SF
TOTAL GSF	19,813 SF

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE
CORCORAN POLICE & CITY HALL

ISSUE #	DATE	DESCRIPTION

CERTIFICATION
NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
CONMISSION NUMBER	2747-02

SHEET TITLE
LEVEL 1

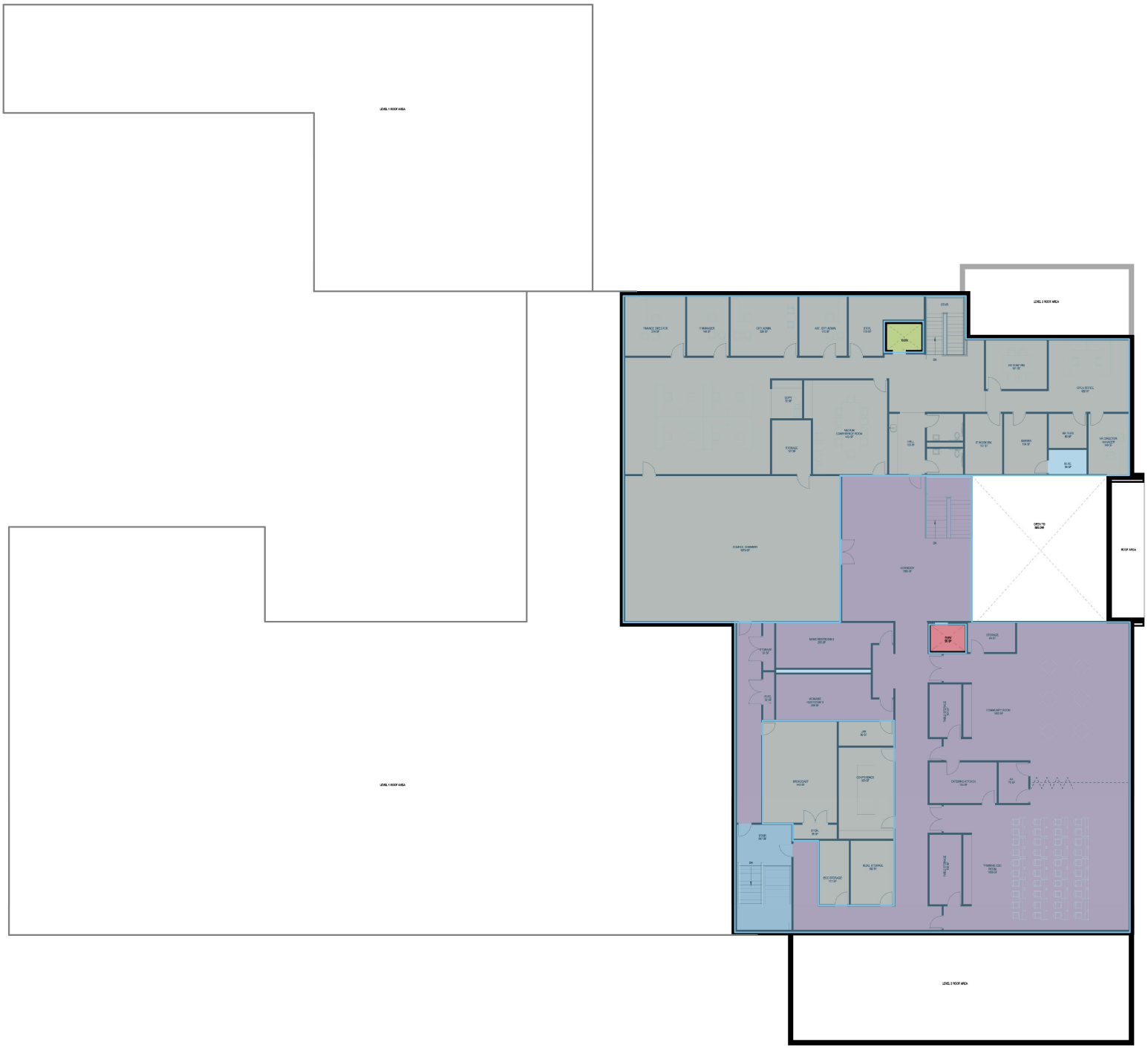
SHEET NUMBER
2

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633

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148 - Floor Structure - Q1 15,299 SF



LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CIRCULATION
- CITY HALL
- PUBLIC
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LOWER LEVEL	42,941 SF
LEVEL 1	30,140 SF
LEVEL 2	16,926 SF
*TOTAL GSF	79,915 SF

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN POLICE & CITY HALL

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

NOT FOR CONSTRUCTION

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CHECKED BY	Checker
CONMISSION NUMBER	2747-02

SHEET TITLE

LEVEL 2

SHEET NUMBER

3

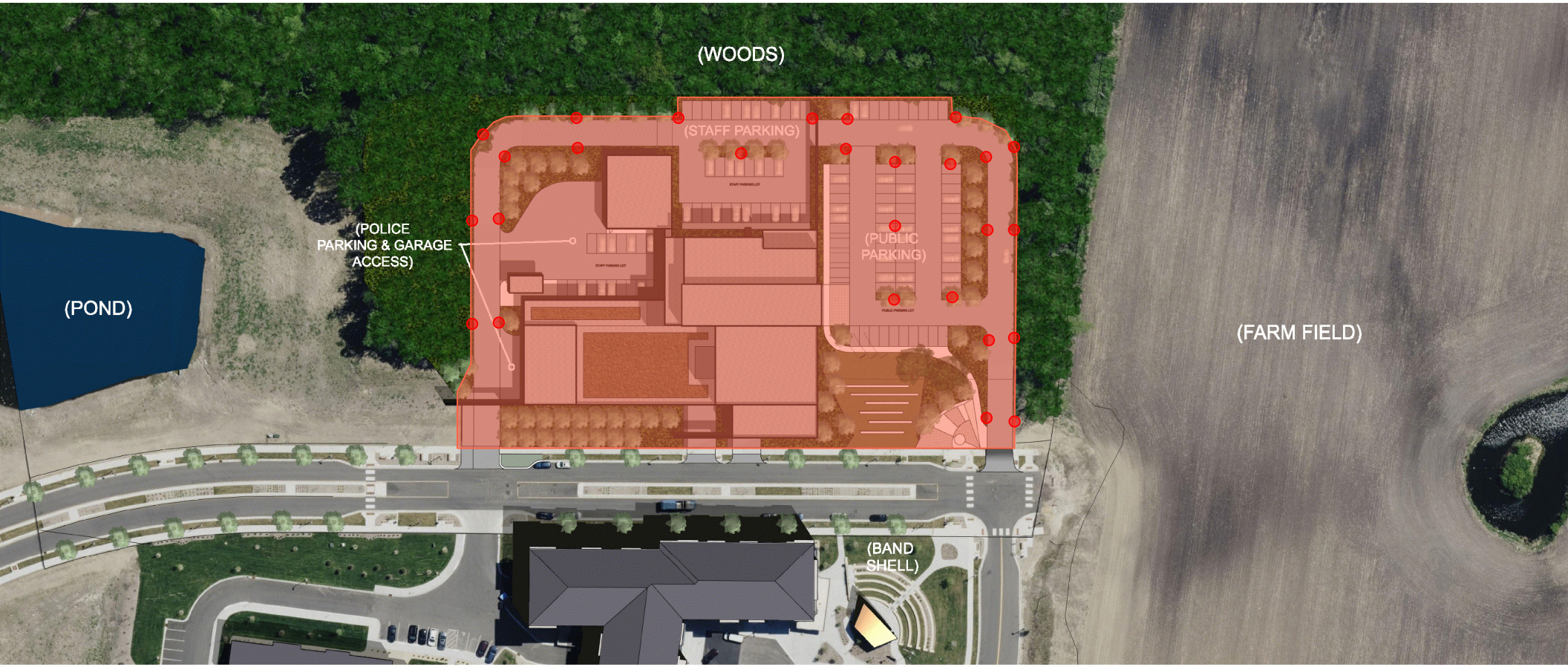
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174 - GSF -Site - Q1 159,659 SF ; Q2 1,637 LF ; Q3 1 EA

200 - Site Lighting - Q1 27 EA

SITE PLAN



184 - Demo - Grub Trees/Foliage - Q1 159,659 SF ; Q2 17,740 SY ; Q3 2,957 CY

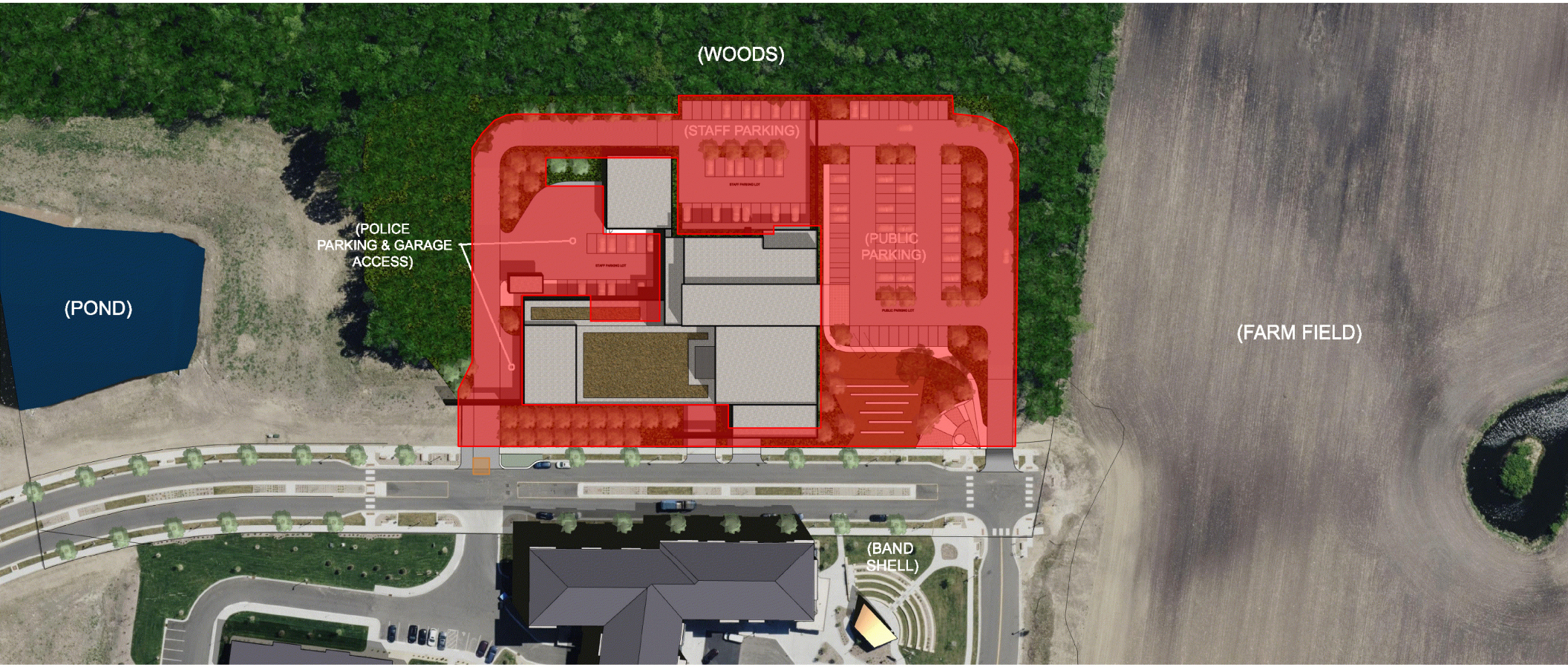
SITE PLAN



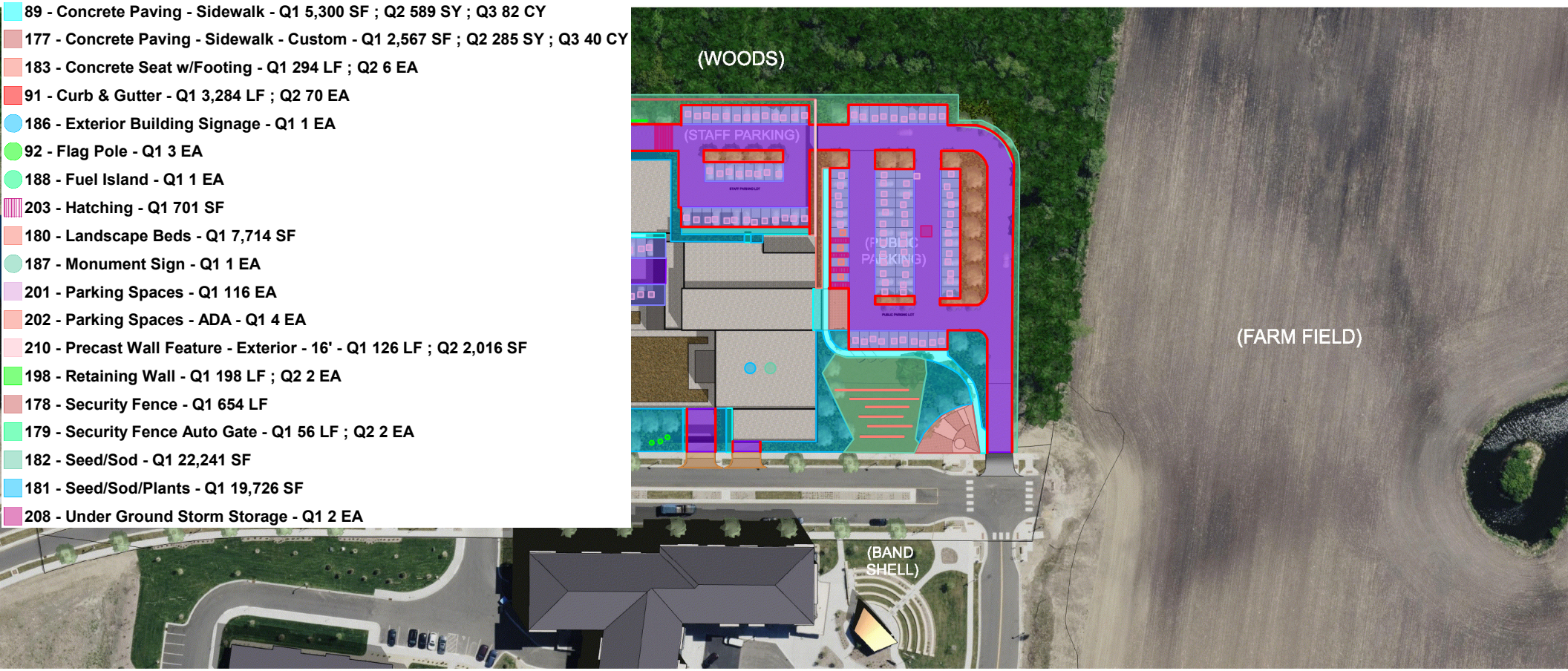
84 - Grading - Q1 116,243 SF ; Q2 12,916 SY

175 - Site Exclusions - Q1 1 EA

SITE PLAN



- 87 - Asphalt Paving - LD - Q1 20,713 SF ; Q2 2,301 SY
- 88 - Asphalt Paving - MD - Q1 51,302 SF ; Q2 5,700 SY
- 176 - Concrete Apron - 8" - Q1 1,602 SF ; Q2 178 SY ; Q3 25 CY
- 89 - Concrete Paving - Sidewalk - Q1 5,300 SF ; Q2 589 SY ; Q3 82 CY
- 177 - Concrete Paving - Sidewalk - Custom - Q1 2,567 SF ; Q2 285 SY ; Q3 40 CY
- 183 - Concrete Seat w/Footing - Q1 294 LF ; Q2 6 EA
- 91 - Curb & Gutter - Q1 3,284 LF ; Q2 70 EA
- 186 - Exterior Building Signage - Q1 1 EA
- 92 - Flag Pole - Q1 3 EA
- 188 - Fuel Island - Q1 1 EA
- 203 - Hatching - Q1 701 SF
- 180 - Landscape Beds - Q1 7,714 SF
- 187 - Monument Sign - Q1 1 EA
- 201 - Parking Spaces - Q1 116 EA
- 202 - Parking Spaces - ADA - Q1 4 EA
- 210 - Precast Wall Feature - Exterior - 16' - Q1 126 LF ; Q2 2,016 SF
- 198 - Retaining Wall - Q1 198 LF ; Q2 2 EA
- 178 - Security Fence - Q1 654 LF
- 179 - Security Fence Auto Gate - Q1 56 LF ; Q2 2 EA
- 182 - Seed/Sod - Q1 22,241 SF
- 181 - Seed/Sod/Plants - Q1 19,726 SF
- 208 - Under Ground Storm Storage - Q1 2 EA



SITE PLAN


(WOODS)
(STAFF PARKING)
(POLICE PARKING & GARAGE ACCESS)
(PUBLIC PARKING)
(POND)
(FARM FIELD)
(BAND SHELL)

CORCORAN HORIZONS
SPRING/SUMMER 2026

Corcoran Civic Campus Public Engagement

The remaining schedule for the Civic Campus Open House events can be found below. Join us in the coming months for one or more of these public engagement opportunities.

OPEN HOUSE GOALS

- Promote Awareness: facility conditions and needed spaces
- Constructive Dialogue: opinions, preferences, and concerns
- Shared Understanding: listen and learn together
- Collaborative Problem Solving: identify and develop best potential solutions

PROJECT GOALS

- Provide a cost-effective and responsible facility solution that addresses long-term operational needs for City Hall and the Police Department.
- Support efficient workflows, modern operations, and flexibility to adapt to future staffing, service, and technology changes.
- Enhance staff health, wellness, safety, and security while maintaining appropriate public access.
- Improve the public experience through clear access, wayfinding, and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.
- Align facility planning with projected community growth and long-term service demands.

For more information on the ongoing Civic Campus project, visit www.corcoranmn.gov – Our Community > Civic Campus Public Engagement.



Civic Campus Survey Notice



Over the past decade, Corcoran's population has grown by more than 30%, and projections indicate this trend will continue. This steady growth has increased demand for essential public services, requiring more staffing, more space, and additional facility maintenance. As a result, City Hall staff and the Corcoran Police Department have outgrown our current facility, making the need for a larger building increasingly urgent.

The City recently held several open house events to gather information for a new civic campus, with more to come, and received valuable feedback from attendees. However, to ensure every resident has a chance to share their thoughts, we will be mailing a survey notice to all households. This is your opportunity to share your thoughts on the proposed civic campus. Please watch for the survey in your mailbox in early April and take a few minutes to complete before the May 4, 2026, deadline. We value your feedback and look forward to hearing from you.

To keep all feedback confidential, survey responses will be collected by Community Perceptions, an independent research firm.

TWO WAYS TO TAKE THIS SURVEY

Online (saves postage expense):

1. Visit www.Survey2000.com or scan the QR code found on your survey notice
2. Enter the individual code you received in the mail
3. Complete the survey



Paper (two options):

1. Complete survey and return to City Hall
2. Complete survey and mail to:
   Community Perceptions
   PO Box 607
   Slinger, WI 53086

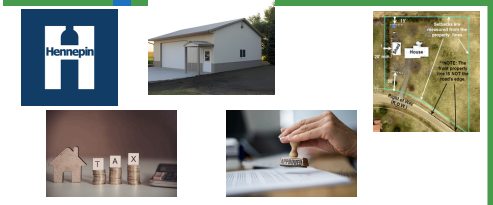
**The survey code can be used only once. To obtain additional surveys for other adults in your household, please call City Hall at 763-420-2288.*

Survey deadline: May 4, 2026

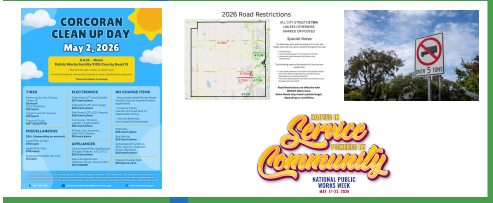
If you need additional support to complete this survey (including a different language), please contact City Hall. Survey results will be reported at a Council meeting and available on our website.

Thank you for taking the time to complete this survey!

Pages 4-5 Property Tax/Construction Services



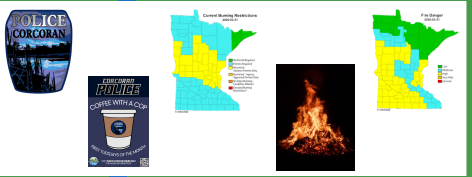
Pages 6-7 Public Works



Pages 8-10 Parks and Recreation



Page 11 Public Safety



Page 12 Elections



Pages 13-14 Community



Page 15 Environmental



Page 16 General Information

City Updates

The Corcoran City Council meets on the second and fourth Thursdays of the month at 7 p.m. at City Hall unless otherwise posted. The following is a recap of a selection of items discussed at meetings since the last newsletter, as well as relevant City updates. A full recap from Council meetings can be found by reviewing the approved City Council minutes at www.corcoranmn.gov — *Our Government > Council > Meetings/Videos/Agenda Packets*.

Recognition
At the February 12, 2026, City Council Meeting:
Natalie Davis McKeown, Community Development Director, was recognized for five years of service with the City of Corcoran.

Recognition
At the February 12, 2026, City Council Meeting:
Tom Anderson, outgoing Elm Creek Watershed Commissioner, was recognized for his service on the Elm Creek Watershed Commission for the past eight years.

Hennepin County Property Assessments
At the February 26, 2026, City Council Meeting:
Joshua Hoogland, Hennepin County Assessor, gave a presentation detailing Hennepin County's assessment process, and responded to questions, in order to improve overall understanding of assessments for Corcoran City Council and Corcoran residents.

Parks and Trails Commission Appointments
At the February 26, 2026, City Council Meeting:
City Council reappointed Phillip Christenson and Gary Erzberger to the Parks and Trails Commission, each for a term expiring February 28, 2029.

Planning Business
At the February 26, 2026, City Council Meeting:
Council adopted Resolution 2026-17 approving a site plan from Josh Montgomery, of Saint Therese of Corcoran, LLC, for Phase Two of the Saint Therese project in Corcoran. The project includes 31 new independent living units, additional community space, and underground garage parking.

Charter Commission Seats Open
The City of Corcoran is now accepting applications for two immediate openings on the Charter Commission.

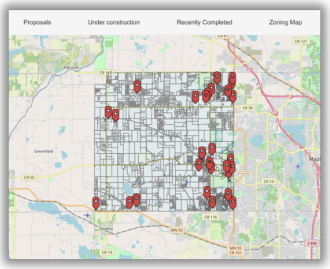
For more information and to apply, visit the link below:
www.corcoranmn.gov/news/what_s_new/commission_seat_open

Hiring Seasonal Elections Specialist
The City of Corcoran is hiring for a Seasonal Elections Specialist. The Elections Specialist will support the City Clerk with various election activities including election administration of local, state, and federal elections for the City of Corcoran.

Learn more and apply by visiting www.corcoranmn.gov – *How Do I? > Apply For > Employment/Volunteer Opportunities > Elections Specialist*

Development Updates
Curious about a construction project in Corcoran? Explore the Development Updates Interactive Map to learn more about current and upcoming development projects throughout the City.

To access the map, visit the Development Updates page on the City's website at www.corcoranmn.gov – *Public Services > Land Use and Development > Development Updates*.



For information and updates, visit the City of Corcoran's website:
www.corcoranmn.gov

Land Use Applications and Final Plats

The Corcoran Planning Commission meets on the first Thursday of the month at 7 p.m. at City Hall unless otherwise posted. The Planning Commission is an advisory board and consists of five regular members, and a City Council liaison that is a non-voting member. The Commission holds public hearings, reviews, and then makes recommendations regarding land use and planning applications to the City Council.

M&J Creekside Interim Use Permit & Site Plan (PID 08-119-23-23-0017) (City File 25-026). Margaret and John Fernandez request approval of a site plan and interim use permit to allow the operation of a wine tasting room at 23020 County Road 30. The operation would consist of wine sales, production, and processing. This item was reviewed by the City Council during the October 23, 2025, regular session. After some discussion, the Council approved the IUP and Site Plan with the conditions that the maximum number of guests be limited to 88, the hours of operation be limited to 12pm-9pm Thursday through Saturday, and 12pm-6pm on Sundays, and additional screening to be provided along the northwest and south sides of the parking lot. The applicants have also requested approval of an after-the-fact variance from the Shoreland Overlay District standards for a structure that was constructed within the minimum setback area from Rush Creek. Council reviewed this item during the February 26, 2026, meeting. The discussion included a recap of the previous approvals for the IUP, and a clarification on the accessory structures that would remain if the variance was approved. After some discussion, the Council approved the requested variance.

Phil's Quality Auto Site Plan & Variance (PID 26-119-23-11-0029) (City File 25-030). Phil's Quality Auto request approval of a Site Plan and Variance to allow the expansion of their parking lot within the minimum front yard setback area at 7590 Commerce Street. This item was reviewed and approved by the City Council during the November 25, 2025, meeting. Following the meeting, the applicant met with staff to discuss the project further. The applicant submitted a request for additional variance from the setback requirements and drive aisle width for paving and expanding the parking areas on the lot. The public hearing for this item was held during the January 6, 2026, Planning Commission meeting. After some discussion, the Commission motioned to recommend approval of the request. This item was approved by the Council on January 22, 2026.

St. Therese Phase 2 Site Plan (PID 24-119-23-32-0004) (City File 25-043). Saint Therese of Corcoran submitted a site plan for phase 2 of their campus, which would consist of 36 additional units at 19800 79th Place. Part of the request included an approval to allow the applicant to utilize the City-owned land on County Road 116 for construction staging. The Planning Commission reviewed this item during the February 5, 2026, meeting. After some discussion, the Planning Commission voted 3:0 to recommend approval of the site plan. The City Council reviewed this item during the February 26, 2026, meeting. The discussion included the applicants satisfying their landscaping requirements off-site on the adjacent parcel along County Road 116, as well as the development of the northern spur of the linear park. The Council voted to approve the Site Plan as presented.

Kariniemi Orchards Preliminary Plat (PID 11-119-23-21-0002) (City File 25-044). Nate Kariniemi submitted a preliminary plat application for a 12-lot subdivision at 20400 County Road 30. This item is complete for City review and is scheduled for the April 2, 2026, Planning Commission meeting.

Springs at Corcoran Preliminary Plat, Preliminary PUD, Rezoning (PID 12-119-23-13-0007) (City File 26-001). Continental 928 Fund, LLC. Request approval of a preliminary plat, preliminary Planned Unit Development (PUD), and rezoning to allow the construction of 294 market-rate rental units at 19330 County Road 30. The site is currently zoned General Mixed-Use. The applicant is requests the site be rezoned to Planned Unit Development (PUD), with an underlying zoning district of GMU. This item is not complete for City review and is not currently scheduled for any upcoming meetings.

Lindberg ADU (PID 21-119-23-23-0001) (City File 26-002). Heidi Lindberg requests approval of a Conditional Use Permit to allow the construction of an. accessory dwelling unit that exceeds 960 sq. ft. and is less than 1,200 sq. ft. at 8301 Strehler Road. This application is complete for City review and is scheduled for the April 2, 2026, Planning Commission meeting.

2026 Corcoran Events Calendar

**Meetings are held in person at City Hall or via an online stream. Visit www.corcoranmn.gov for updates.*

April

2: Planning Commission Meeting - 7 P.M.

9: City Council Meeting - 7 P.M.

16: Parks and Trails Commission Meeting - 7 P.M.

23: City Council Meeting - 7 P.M.

28: Civic Campus Open House - 6 to 7:30 P.M.
at Corcoran Public Works Facility
9100 County Road 19, Corcoran, MN 55357

May

5: Corcoran Clean Up Day - 8 A.M. to Noon
at Corcoran Public Works Facility
9100 County Road 19, Corcoran, MN 55357

6: Civic Campus Open House - 10:30 A.M. to Noon
at Saint Therese of Corcoran
19800 79th Place, Corcoran, MN 55340

7: Planning Commission Meeting - 7 P.M.

14: City Council Work Session Meeting - 5:30 P.M.

14: City Council Meeting - 7 P.M.

21: Parks and Trails Commission Meeting - 7 P.M.

25: City Hall Closed - Memorial Day

28: City Council Meeting - 7 P.M.

June

2: Civic Campus Open House - 6 to 7:30 P.M.
at Hope Community Church
19951 Oswald Farm Rd, Corcoran, MN 55374

4: Planning Commission Meeting - 7 P.M.

11: City Council Work Session Meeting - 5:30 P.M.

11: City Council Meeting - 7 P.M.

18: Parks and Trails Commission Meeting - 7 P.M.

19: City Hall Closed - Juneteenth

25: City Council Meeting - 7 P.M.

Subscribe to Future Council Packets

Visit www.corcoranmn.gov/our_government/council/meeting_information and look for the ***Email Updates*** box. From there, you can enter your email address and follow the prompts.

Property Tax Information

Memo from the Hennepin County Assessor's Office

Hennepin County 2026 Open Book Meetings

Open book meetings are a key component of transparency in the real property assessment process. They provide an opportunity for taxpayers to understand how their property values were determined and allow assessors to deliver high-quality customer service to the residents of Hennepin County.

Open Book Meetings Overview

The Hennepin County Assessor's Office will host seven in-person open book meetings across the county in 2026, as well as one virtual session, for taxpayers who wish to discuss their 2026 assessments. Taxpayers living in a city that offers an open book process may attend any meeting at any location that best fits their schedule.

Meeting dates, times, and locations will be included with the valuation notices mailed in the spring. Each notice will also include an informational insert outlining the available appeal options.

Taxpayers wishing to participate in the virtual meeting will need access to a computer or smartphone and must call ahead to schedule an appointment. A Microsoft Teams link will then be provided for the selected date and time. Appraisers will offer flexible scheduling options to accommodate taxpayers' needs for virtual, face-to-face discussions. Below are the locations, dates, and times of the meetings for 2026.

Location	Date	Time
Richfield City Hall	April 20	4 - 7 P.M.
Plymouth City Hall	April 22	8 A.M. - 7 P.M.
Maple Grove City Hall	April 23	Noon - 7 P.M.
Mound Centennial Building	April 27	4 - 7 P.M.
Edina Fire Station 2	April 28	Noon - 7 P.M.
Virtual	April 29	8 A.M. - 7 P.M.
21st Century Bank Event Center, Rogers	April 29	4 - 7 P.M.
Crystal Community Center	April 30	Noon - 7 P.M.

Taxpayers may also contact their assessor at any time after receiving their valuation notice and before the County Board of Appeal and Equalization (CBAE) appointment deadline on May 20, 2026. Each notice includes the appropriate phone number for reaching the assigned appraiser or assessor. Many questions can be answered—and concerns resolved—through a phone conversation.

Hennepin County Assessor Value Review Process

Hennepin County appraisers will continue to respond promptly to taxpayer inquiries regarding property values. We will conduct in-person valuation and classification reviews. To support this process, we may request relevant documentation from property owners, such as inspection reports or independent appraisals.

In addition to physically inspecting property, we will also utilize all available tools to ensure accurate assessments, including aerial imagery, GIS technology, street-view photography, and sales listing information.

Contact

County Assessor
Joshua Hoogland
(612) 348-8853
joshua.hoogland@hennepin.us

Hennepin County Assessor's Office
300 South 6th Street MC-213
Minneapolis, MN 55487
612-348-3046 | hennepin.us/assessment

How to appeal your value and classification

If the property information on your valuation notice is not correct, you disagree with the values, or have other questions about this notice, you may appeal.

Start with your assessor
Often issues can be resolved by reaching out directly to your assessor. Their number is listed on the valuation notice.

Do you still have concerns? Attend a local meeting
If your issues were not resolved by talking to your assessor, you can either attend a local board of appeal and equalization meeting or continue having an "open book" conversation with assessing staff. Each city chooses which meeting format they prefer (the front of your valuation notice will tell you which option your city has chosen).

Local board of appeal and equalization meetings
Property owners may appear in front of the local board of appeal and equalization to dispute their valuation or classification. The date and time of the meeting is located on your valuation notice.

Open book meetings
During an open book meeting, property owners can address questions about their property valuation and classification directly with assessing staff. (See open book meeting details in the left column of this page)

If you still need help, attend the county meeting
If after attending your local meeting you are still not satisfied, you can attend the county board of appeal and equalization meeting. If your city offers a local board of appeal and equalization meeting, you must attend that meeting before attending the county board of appeal and equalization. This requirement does not apply if your city holds an open book meeting.

Questions
Please call the number on the front of your valuation notice.

See hennepin.us/assessment for more information.

Can I Build An Accessory Structure On My Property?



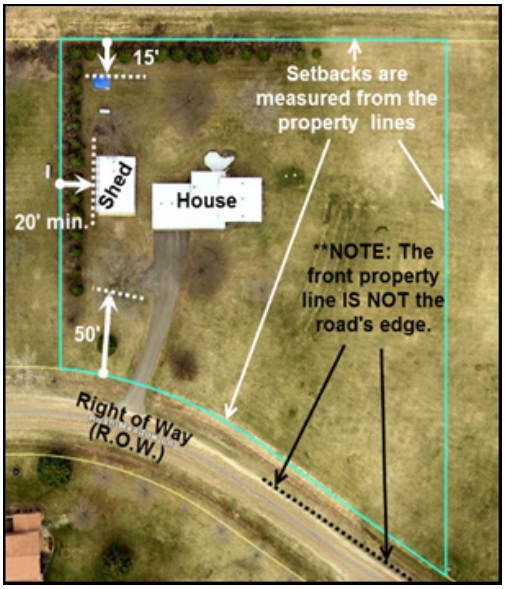
A building permit is required for accessory structures over 200 square feet in size. The maximum size allowed is dependent on your property size. Although overall structure height is a factor, the City of Corcoran also measures the sidewall height. This is the distance measured from the bottom of the eave to the ground. In the front or side yard, there is a ten foot maximum sidewall height; in the rear yard it is 13 feet 6 inch maximum. On properties less than two acres, the finish materials must be of a residential style/type (i.e. no metal standing seam siding/pole barn siding) and the structure must meet all setbacks. *Other regulations may be applicable based on Zoning District. Requirements for size, height, setbacks and architectural standards can be found in the City Zoning Ordinance, Title X, Sec. 1030.020 or by contacting Planning & Zoning.

Accessory structure permit submittal requirements:
- Proposed construction plans illustrating design, materials, and scale
- Certificate of Survey indicating the location of the structure;

*Or site plan, allowing the proposed structure meets all the required setbacks by at least **two** times. Site plan must be drawn to scale and indicate the lot dimensions, the location and ground coverage area of existing structures and the location and area of the proposed structure as well as the setbacks from all property lines.
- Online permit application

Construction plans, illustrating:
- Dimensions of structure
- Overhead and Elevation
- Sidewall and overall height
- Foundation and Footings (size, depth, reinforcement, anchor bolts, etc.)
- Framing including walls, headers, trusses/rafters, etc. (lumber type, size, spacing, specifications, etc.)
- Finish materials (roofing, siding, etc.)

Note: Metal roofing/siding requires a Certificate of Compliance.



Pictured: *Accessory structure setbacks in UR and RR districts in Corcoran.*

Certificate of Survey / Site Plan, drawn to scale indicating:
- Size and location of all existing structures
- Size and location of proposed structure
- Setback from all property lines of proposed and existing structures, including septic sites, wells, wetlands, etc.

To apply for a permit or view additional specific permit type guidance and handouts visit www.corcoranmn.gov – *Public Services > Construction Services & Inspections*. To schedule an inspection or for building code-related questions contact the City's contracted Building Official, Metro West Inspection Services at 763-479-1720. Questions? Contact permits@corcoranmn.gov.

Online Building Permit Submittal



The City of Corcoran requires all building permits to be submitted online making interactions more efficient and convenient. Through the online permit portal, residents and contractors can apply for building, plumbing, mechanical, land disturbance, and utility permits, check permit status and inspection results, and make electronic payments anytime!

The online permit portal requires a one-time account registration for all homeowners and contractors applying for a permit. A step-by-step guide is available online to help with account registration and the online permitting process. To begin the registration process and/or apply for a permit visit www.corcoranmn.gov – *Building Permits*.

Several permit checklists and additional permit information and resources are available online under the Construction Services & Inspections web pages to help with your project. Visit www.corcoranmn.gov – *Public Services > Construction Services & Inspections*.

Metro West Inspection Services is contracted to conduct plan reviews and inspections. For building code questions or to schedule an inspection contact **Metro West at 763-479-1720**.

Most Requested Permit Fees



Reroof or Reside
$91/ea

Windows/Doors (same opening)
$91

Furnace or A/C Unit Replacement
$76/unit

Gas Fireplace
$76

General Plumbing
$51+

Water Heater or Water Softener
$36/unit

**Fees include $1 State Surcharge.*

Seasonal Load Limits and Road Postings

In the spring of each year, Corcoran Public Works follows Minnesota Department of Transportation's (MNDOT) Seasonal Load Limits for road restrictions throughout the city. This involves flagging and posting signs at the entrances of these roads. Due to the City of Corcoran's geographic location, road restrictions begin and end with the Metro Region; however, some roads may remain posted longer. Please follow posted signage for weight limits. The exact dates that seasonal load restrictions go into effect and are removed vary depending on annual temperature variations. Seasonal load limit road restrictions were posted and went into effect March 3, 2026.

All streets (unless otherwise noted or posted), including new development streets, will be restricted and posted at a **maximum five-ton per axle weight limit** during 2026 seasonal load limits. **PLEASE NOTE:** Overweight vehicle permits will NOT be issued except for emergency situations (LP, Septic, Well, etc.), or if agriculturally exempt. Agricultural overweight permits are still required and will be issued at no charge. Overweight Vehicle permit applications can be found at www.corcoranmn.gov — *Public Services > Construction Services and Inspections > Overweight Permits*. For more information or to submit a permit application contact kmeer@corcoranmn.gov.

Special Note:
The following roads will be posted at 4 ton per axle weight limit and may remain posted throughout the year:
Schutte Road
Larkin Road (between County Road 116 and County Road 10)
Hackamore Road (between Old Settlers Road and Butterworth Lane)

The following roads will be posted at 9 ton per axle weight limit:
Larkin Road (between County Road 116 and Old Settlers Road)
Commerce Street, Auger Avenue, and 75th Avenue (Downtown Commercial/Industrial)
Trail Haven Road (between County Road 30 and Grove Nursery Driveway Entrance ONLY)

Visit MNDOT at https://www.dot.state.mn.us/loadlimits/ for additional information.

Why do we have road restrictions?

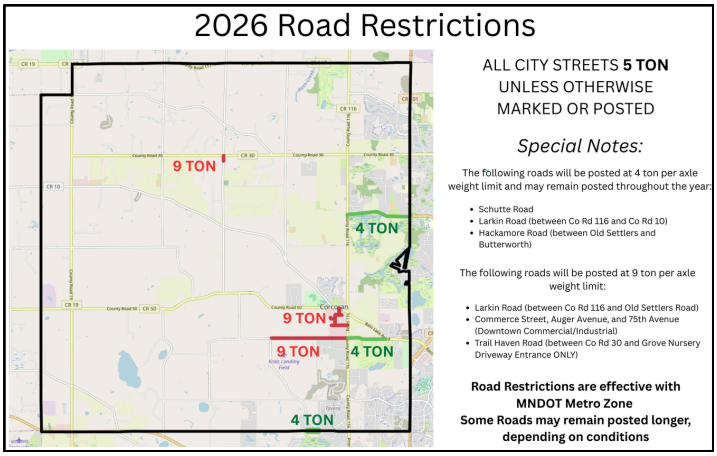
Each year during the spring thaw (typically early-March), State, County, and local agencies impose axle weight restrictions to protect the investment that has been made in their roadways. Restrictions continue until the road surface is again strong enough to carry normal loads (typically mid-May).

A gravel surface is not as strong as a paved surface so it can't carry as much of a load on the weak soils as a paved surface. In order to protect and prolong the service life of the roadways, axle weight restrictions are imposed during the spring thaw every year, when the roadbeds are most susceptible to damage (due to the weakened subgrade).

What causes the damage?

Without adequate support, pavement deflects too much under heavy loads, and cracks or depressions develop. Gravel roads develop soft spots and ruts as vehicle traffic compacts and displaces the over-saturated surface and subgrade. This degradation on both gravel and asphalt roads allows more moisture to penetrate, worsening the cycle until the road fails completely. The amount of damage a road sustains is directly related to the weight of the large trucks and how often it is applied.

Another factor is the amount of weight and number of tires on each axle. Damage increases rapidly with higher axle loads and actually worsens at a faster rate than the load increases. A nine-ton axle load, for example, causes about ten times more damage than a five-ton axle load. Distributing a vehicle's weight and its payload over more axles and tires assists in lightening the load at each point of contact, reducing damage to the road.



National Public Works Week
May 17-23, 2026

(Source: American Public Works Association – https://www.apwa.org/)

The American Public Works Association has announced that the theme for National Public Works Week, taking place from May 17–23, 2026, is "Rooted in Service, Powered by Community". The roots of service run deep in public works. It is what has propelled public works innovations that have helped our communities evolve into places where people can lead lives of purpose and possibility. Some work—like building roads and bridges—is highly visible, while other public works contributions —like maintaining water and sewer systems—are sometimes hidden from view. Together, these efforts form the foundation of thriving communities, reminding us that every project, seen or unseen, powers the connection between service and the people it supports.

The theme "Rooted in Service, Powered by Community" reminds us that public works professionals are motivated to serve the communities that they love and that power them to always do their best. Whether serving as first responders, responding to electricity outages, providing regular waste pickup, or making roads and sidewalks passable after a winter weather event, public works puts service at the forefront for their community.

We would like to honor our Public Works team for their commitment to this year's theme and thank them for their time and dedication to the City of Corcoran.



Corcoran Clean Up Day 2026

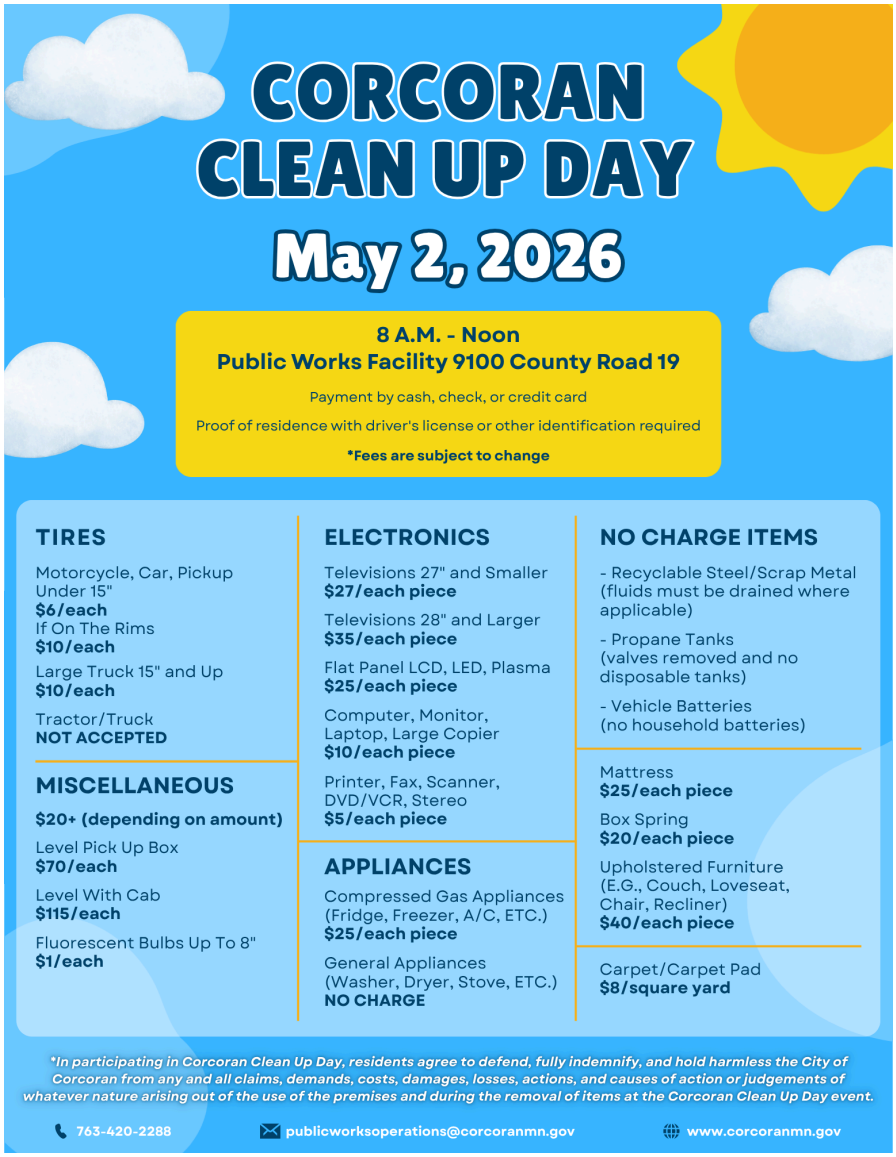
The City of Corcoran's annual Clean Up Day is scheduled for Saturday, May 2, 2026, from 8 a.m. — noon, at the Public Works Facility, 9100 County Road 19, Corcoran, MN.

Materials not accepted: household garbage, paint, chemicals, oil, flammable liquids, disposable propane tanks, or other household hazardous waste materials, needles, sharps, yard and tree waste, and other organic materials.

Hennepin County offers drop-off facilities in Brooklyn Park and Bloomington for recycling and hazardous waste materials disposal. Email environment@hennepin.us, call 612-348-3777, or visit www.hennepin.us/residents/recycling-hazardous-waste/drop-off-facilities for more information.

NOTE: Please be patient as you may experience a short wait.

**You may complete the price list before arrival. This can be found by visiting our website at www.corcoranmn.gov — Public Services > Public Works > Corcoran Clean Up Day 2026. Staff will verify quantities and determine total amount due.*



City of Corcoran Welcomes New Staff

Matthew Gsellmeier



Hi everyone! I started working for the City of Corcoran on January 12 as the Finance Director. Prior to working for Corcoran, I spent 12 years working for the Metropolitan Council, and before that I worked in the private sector for IBM and Target. I also have a bachelor's degree from St. Bonaventure University (BBA in finance) and a master's degree from Villanova (MPA). Outside of work I enjoy spending time with my wife (Missy), our 10-year-old son (Jacob), and our two golden retrievers (Chewie and Tucker). I'm excited to get to know everyone as I learn my new role!

Bryce Haw



Hi! I am Bryce, the new IT Technician for Corcoran. I graduated in 2021 with a degree in computer programming. Shortly after, I started working in IT where I have a strong passion for all things technology; whether I'm at home or in the office, I genuinely enjoy working with tech and problem-solving complex issues as they arise.

Over the last few years, I've focused on gaining as much hands-on experience as possible, and I can't wait to help staff utilize technology to the best of their ability.

In my free time I like to play baseball, softball, golf, and hockey. I play on a town league baseball team and a softball team in the summer with occasional golf thrown in. During the winter, I will be playing outdoor hockey when it's not too cold. I look forward to being part of the team and working with everyone!

Jordan Myhre



Hello! I joined the Corcoran Police Department as a Police Officer in March. I received a bachelor's degree in law enforcement from Minnesota State Mankato. I have been a police officer for the past 12 years with two other Hennepin County Agencies. I have been married to my wife for nine years and we have three beautiful daughters. In my free time, I enjoy going to the lake with my family, hunting, fishing, and playing golf. I am excited about the opportunity to serve as a police officer with the City of Corcoran and look forward to a long career here.

Summer Soccer



Youth soccer is coming back this year after taking 2025 off due to park construction. While some fields are still going to be off limits while we let the grass grow back, we cannot wait to see everyone back at the park for summer soccer nights!

Corcoran residents receive priority registration beginning Monday, April 6, at 8 a.m., through Monday, April 13, at 7:59 a.m. During this window, residents can register using the password "Kick" to begin the process. Non-residents that register during this window will be unregistered and asked to re-register during open registration, which opens on Monday, April 13, at 8 a.m. and runs through Monday, May 25, at 11:59 p.m (or until filled). Registration can be completed at www.corcoranmn.gov – *Public Services > Parks and Recreation*.

The season will run on Tuesdays and Thursdays from early July-August. Volunteer coaches are needed as part of the program – if interested, please be sure to mark that on your child's registration. Volunteer coaches receive one registration refund at the end of the season upon equipment return.

Participants should come prepared with shin guards, socks that cover the shin guards, and a labeled warm-up soccer ball (U6/U8: Size 3; U10/U12: Size 4).

Fall Baseball



Fall baseball is also making a return in 2026 so get ready to hit the field! Corcoran Parks and Recreation offers three youth baseball opportunities designed to help players build skills and learn the game, while having a fun in a supportive environment.

T-ball (ages 4-5) meets Mondays, Coach Pitch (ages 6-7) meets Wednesdays, and Machine Pitch (ages 8-10) meets on Mondays and Wednesdays. All programs take place at Heritage Park (20200 County Road 50). Registration opens Monday, June 15, at 8 a.m. and closes Sunday, August 2, at 11:59 p.m.

Registration can be completed at www.corcoranmn.gov – *Public Services > Parks and Recreation*.

Garden Club



The City of Corcoran has a Garden Club! Filled with local gardening enthusiasts, the Garden Club provides the opportunity to connect with others in the community that enjoy gardening, planting, and sharing tips/tricks! Love to garden or want to learn? Join the City's Garden Club!

Whether you are a seasoned green thumb or just curious about getting started, this is a great opportunity to connect with fellow residents, share tips, and grow something beautiful together.

Visit https://app.seemylegacy.com/community/1278/campaign/5115/overview and fill out the form!

Country Daze Bean Bag Tournament



The City of Corcoran is teaming up with Country Daze again for the annual bean bag tournament! Teams pay $40 to play in this double elimination tournament to win CASH prizes. Cash prizes are determined by number of registered teams. Registration will start on Monday, June 15, at 8 a.m. and closes on Saturday, August 15, at 8 a.m. The tournament is limited to 16 teams so be sure to register early!

For more information or to register, visit www.corcoranmn.gov – *Public Services > Parks and Recreation > Bean Bag Tournament - Country Daze*.

Heritage Park Remaster Project – Update!

We are getting closer to the completion of Heritage Park and the big changes that have occurred! As a reminder, the planned improvements include:

- New (and newly located) farm-themed playground
- Heritage Park Building, which includes a gathering space
- Improved trail connections throughout the park
- Paved main parking lot
- Enhanced field conditions for sports and activities

Work is progressing and anticipated to pick up even more with the warmer months! If you are interested in following along with the project, more information and photos of the progression can be found online at www.corcoranmn.gov – *Public Services > Parks and Recreation > Heritage Park Remaster*.






Field and Park Shelter Rentals Available

Several amenities are available to reserve at Heritage Park (20200 County Road 50) including the open-air pavilion, some ballfields, and the volleyball courts.

Reservations can be placed with a one-week hold, but are confirmed once the reservation agreement, rental fees, and damage deposit are submitted. Corcoran residents also receive a 10% discount on rental fees!

To learn more about renting park facilities, visit www.corcoranmn.gov – *Public Services > Parks and Recreation > Heritage Park*.

At this time, we are not taking reservations for the new park building but will provide more information once it is available for rent.




Weaver Lake Regional Trail

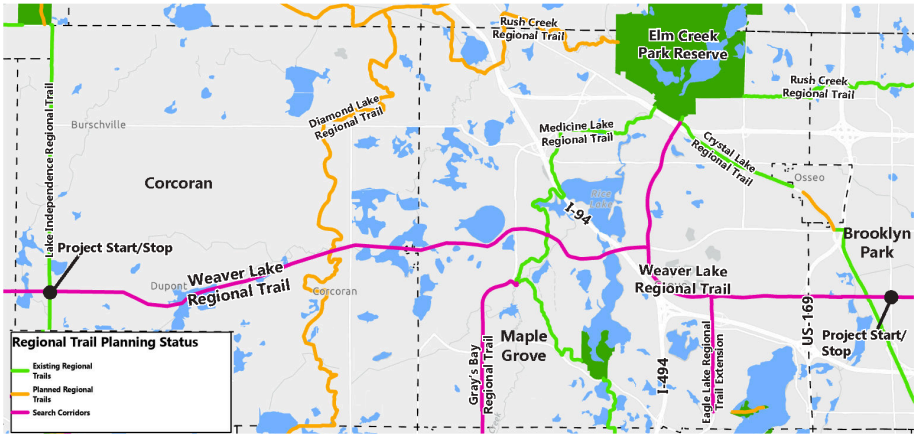
Project Overview

Project Background

Three Rivers Park District is kicking off the Weaver Lake Regional Trail (WLRT) Long-range Plan in spring 2026. The first phase of the WLRT planning process will determine a preferred route that connects the communities of Brooklyn Park, Maple Grove, and Corcoran (see Project Map). Future extensions will be to the West Mississippi River Regional Trail in Brooklyn Park and Lake Rebecca Park Reserve in Greenfield. The WLRT will be a 10-foot-wide, paved, multi-use trail supporting biking, hiking, dog walking, running and in-line skating.

The WLRT preferred route will prioritize high natural resource value (where feasible), local parks or trails, commercial areas, and other planned or existing regional trails. The first phase of the WLRT project will make several connections to north-south regional trails, including the Crystal Lake, Medicine Lake, future Diamond Lake, and Lake Independence Regional Trails.

Project Map | Weaver Lake Regional Trail Search Corridor



Public and City Partner Engagement

Three Rivers will work with city partners to obtain public input and identify the preferred trail route between the future Brooklyn Boulevard Blue Line LRT Station in Brooklyn Park and Lake Independence Regional Trail in Corcoran. Resident and community engagement will kick off in summer 2026 along the corridor and in adjacent communities. The engagement event schedule will be available in early summer 2026 on Three Rivers' Let's Talk website.

Planning Process

Three Rivers will use community and city partner feedback gathered throughout 2026 to determine a preferred route. Three Rivers will then bring forward the WLRT Long-range Plan to public agency partners, Three Rivers' Board of Commissioners, and the Metropolitan Council for approval.

Questions?

Visit the Let's Talk project page at:
www.letstalkthreerivers.org/weaver-lake-regional-trail-long-range-plan

Or reach out to the project manager:
Maggie Heurung, Planner, maggie.heurung@threeriversparks.org

Proposed Timeline

Spring 2026

- Inform cities (i.e., park commissions and city councils) about project
- Work closely with city staff to understand existing conditions and future development for the area
- Create graphics and maps to share with the public for spring/summer engagement

Summer/Fall 2026

- Assess routes and engage residents in Brooklyn Park, Maple Grove, and Corcoran

Winter 2026-2027

- Finalize long-range plan based on public feedback

Spring 2027

- Initiate 30-day public comment period

Summer 2027

- Seek long-range plan approval from City Councils and Park District Board of Commissioners

Rental Dwelling Licenses

Reminder: A Rental Dwelling License is required for property owners renting their houses in Corcoran. This program helps ensure that rental housing is safe, well-maintained, and compliant with applicable City and State codes.

If you currently own a rental property, or are considering converting a home into a rental, please take a moment to review the program requirements and application materials available on the City's website.

To find more information about the Rental Dwelling License Program, visit www.corcoranmn.gov – *Public Services > Rental Dwelling Licenses*.



Public Safety

Corcoran Police Administrative Office

Phone: 763-420-8966
(Only to be used during office hours)

Office Hours

Monday—Wednesday
7:30 a.m. to 4:30 p.m.

Thursday
7:30 a.m. to 7 p.m.

Friday
8 a.m. to noon

Please be advised that the Administrative Office phone line is **not monitored 24/7**. Staff are available to answer calls during **regular business hours**.

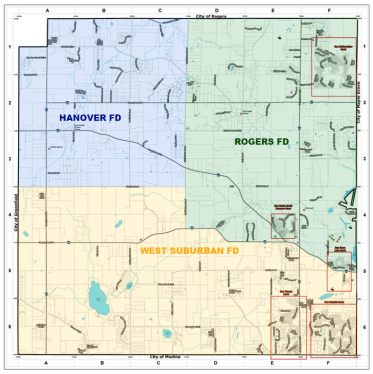
For police services **after hours**, on **evenings or weekends**, please contact the Hennepin County Sheriff's Office (HCSO) non-emergency dispatch at:
952-258-5321

For emergencies requiring immediate police assistance, always call: 9-1-1

Thank you for your cooperation.

Fire Department Information

The City of Corcoran contracts with the West Suburban Fire District (Formerly Loretto), the Rogers Fire Department, and the Hanover Fire Department for fire protection services for Corcoran residents. To view the Corcoran map that includes fire department boundaries visit www.corcoranmn.gov — *Public Services > Fire > Fire Protection Services*.



Coffee With A Cop

Connect with Corcoran's Finest – Coffee, Conversation, and Community.

Join the Corcoran Police Department for a relaxed and friendly meet-and-greet held on the first Tuesday of every month.

Officers will be visiting local restaurants and community spaces to connect with residents—no speeches, no agendas, just a chance to talk, ask questions, share concerns, or simply get to know the men and women who serve our community.

Enjoy some coffee, engage in meaningful conversation, and take part in a few fun giveaways while you are there.

To view our upcoming schedule, visit www.corcoranmn.gov – *Public Services > Police > Coffee With A Cop*.



Please note – dates, times, and locations are subject to change. Please keep an eye on the City website and social media pages for updates.

Who To Call? 911, Non-Emergency, or Administrative Office

Call 911 for Emergencies
Call 911 immediately if there is a situation requiring urgent police, fire, or medical response:
- Medical emergencies – chest pain, heart attack, unconsciousness, stroke symptoms, severe bleeding, head injuries
- Accidents and injuries – car crashes (with or without injuries), serious falls, fires
- Crimes or threats in progress – active or dangerous situations

Call Non-Emergency Dispatch (952-258-5321)
Use this number for situations that require police attention but are not urgent:
- Suspicious activity – unfamiliar person or vehicle lingering for extended periods, possible mail tampering
- Lost or missing property – misplaced items, stolen property reports, lost animals
- Minor disturbances – loud neighbors, barking dogs, non-violent disputes

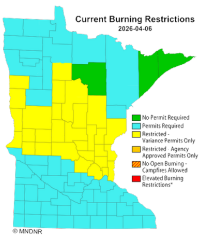
Call the Police Administrative Office
For general questions or follow-up matters:
- Following up on a case
- Requesting a police report
- Questions about permits (burn permits, permit to purchase, etc.)

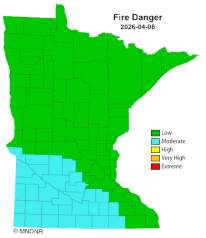
Note: The Administrative Office cannot dispatch officers. All service calls are handled through the Hennepin County Sheriff's Office dispatch. If you call the administrative office for police response, you will be redirected.

When in Doubt
If someone needs immediate help and you are unsure what to do, **call 911**.
Avoid calling 911 for non-emergencies such as minor illnesses, small issues, or general questions.

Spring Burning Restrictions and Fire Danger

The Minnesota Department of Natural Resources produces and updates the burning restrictions and fire danger maps daily. The current burning restrictions map shows where you must have a permit to burn debris like small amounts of dry leaves and brush. The fire danger map is a tool providing a relative measure of burning conditions and wildfire growth potential. The rating takes into account current and preceding weather, fuel types (grasses, brush, timber, and slash), and live and dead fuel moisture.





At the time of this newsletter's production, there is a burning restriction in effect for Hennepin County, but the fire danger remains low. We recommend checking the Minnesota DNR website regularly for updates as spring arrives.

Spring burn restrictions typically begin two weeks after the snow melts and remain in place until summer green-up occurs. To view the most up to date burning restrictions and fire danger from the Minnesota DNR, visit: https://www.dnr.state.mn.us/forestry/fire/firerating_restrictions.html

Elections 2026

Primary Election Dates

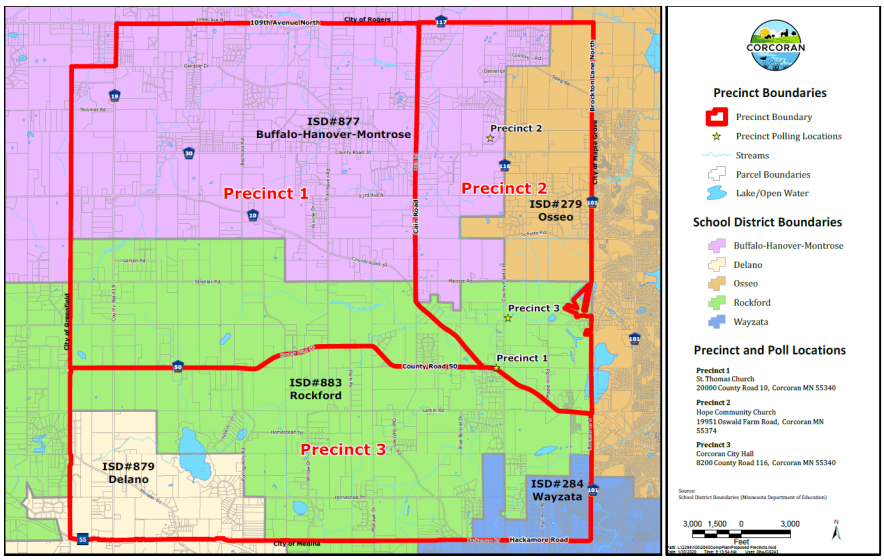
Jun 26: Absentee voting begins (by mail and in person)
July 24: Early voting begins (in person)
Aug 8: City Hall open from 9 a.m. – 3 p.m. for in-person absentee voting
Aug 10: City Hall open until 5 p.m. for in-person absentee voting
Aug 11: **Primary Election Day** – Polls open 7 a.m. – 8 p.m.

General Election

Sept 18: Absentee voting begins (by mail and in person)
Oct 16: Early voting begins (in person)
Oct 31: City Hall open from 9 a.m. – 3 p.m. for in-person absentee voting
Nov 1: City Hall open from 9 a.m. – 3 p.m. for in-person absentee voting
Nov 2: City Hall open until 5 p.m. for in-person voting
Nov 3: **General Election Day** – Polls open 7 a.m. – 8 p.m.

Additional election information is available on the City's website at www.corcoranmn.gov – *Our Government > Elections > Election General Information* or by contacting City Clerk, Deb Johnson, at dkjohnson@corcoranmn.gov or 763-338-9291.

Additional information can also be found by visiting the Minnesota Secretary of State website at the following link: *sos.state.mn.us/elections-voting/*.



Polling Locations:

Precinct 1:
St. Thomas the Apostle Church
20000 County Road 10
Corcoran, MN 55340

Precinct 2:
Hope Community Church
19951 Oswald Farm Road
Corcoran, MN 55374

Precinct 3:
Corcoran City Hall
8200 County Rd. 116
Corcoran, MN 55340

**To find your polling location, visit https://pollfinder.sos.state.mn.us/.*



West Suburban Fire District Pancake Breakfast



Date: April 12, 2026
Time: 8 a.m. to noon
Location: Station 1 — 259 North Medina Street, Loretto, MN 55357

The West Suburban Fire District invites the community to its annual Pancake Breakfast on Sunday, April 12, 2026. This family-friendly event brings together residents from across the district – including Medina, Loretto, Hamel, and Maple Plain — for a morning of great food and community connection. Guests will have the opportunity to meet firefighters, learn about fire safety, and see firsthand the people who serve their communities. Breakfast is $10 for adults, $5 for children, or $25 per family. All are welcome to attend and support their local fire district. Scan the QR code for more event information.

St. Thomas the Apostle Catholic Church Pancake Breakfast



Date: April 19, 2026
Time: 8:30 a.m. to noon
Location: St. Thomas the Apostle – Parish Center Dining Hall
20000 County Road 10, Corcoran, MN 55340

Come for breakfast! Hosted by the St. Thomas Men's Club, with all proceeds going to Youth Ministries. Cost is $8 per person or $20 for families. For more information, visit: www.churchofstthomas.org

Hennepin County Fair

Dates: June 11-13, 2026
Location: Corcoran Lions Park – 7205 County Road 101, Corcoran, MN 55340

Come celebrate 173 years of tradition at the Hennepin County Fair! Join as they honor the Hennepin County Agricultural Society (the governing body of the fair since 1853).

Located at the Corcoran Lions Park, the Hennepin County Fair provides family fun entertainment with carnival rides, games, and much more.

For more information visit: www.hennepincountyfair.com/

Hamel Rodeo

Dates: July 9-12, 2026
Location: Corcoran Lions Park – 7205 County Road 101, Corcoran, MN 55340

Mark your calendars for the 2026 Hamel Rodeo! Come out and enjoy five action-packed performances featuring bareback riding, saddle bronc riding, tie down roping, steer wrestling, team roping, barrel racing, and the spine-tingling Bull Ridin' Bonanza...PLUS a specialty act featuring The One Armed Bandit. For more information visit: www.hamelrodeo.org.

Corcoran Country Daze

Dates: August 14-15, 2026
Location: Corcoran Lions Park – 7205 County Road 101, Corcoran, MN 55340

Country Daze is an annual family favorite event in Corcoran! Mark your calendars for this year's event that will feature concerts on Friday and Saturday night, as well as the popular and free Kid's Day on Saturday from 10 a.m. to 4 p.m.

For more information visit: www.corcorancountrydaze.org.

North Hennepin Pioneer Society

A new event is planned for June of 2026! The North Hennepin Pioneer Society is announcing a three-day Children's Summer Camp at the Burschville School. Please mark your calendars for June 9, 10, and 11, from 9 a.m. - 1 p.m. Expect turn of the century lessons, crafts, games, and dress in period clothing. Call to register at: 763-639-1438. $50 per child. Limited class size of 20 children.



St. John's 2nd Grade, Mr. Koosman in 2014

The NHPS welcomes all who are interested in preserving history to give them a call and attend a meeting. The annual meeting will take place Saturday, April 18, at 9:30 a.m. at Immanuel United Methodist, 10025 Brockton Lane, in Corcoran. Summer meetings are May 19, June 16, and July 21 at 7 p.m. at the Burschville one-room schoolhouse. Finally, save the date for the annual NHPS fundraiser, Summerfest, taking place on Sunday, August 9, on the Burschville schoolhouse grounds.

The Society is continuously seeking historical documents of Corcoran, photographs or items you may have for donation or to copy. They are also seeking voluntary help for the grounds upkeep, building maintenance labor and monetary donations to help with the expenses. The school is open from May to October for schools to visit and tours by appointment. If you know of a school class that would like a field trip to our one-room school, please call us or email. NHPS is a 501 © (3) non-profit organization.

For more information on attending a meeting or becoming a member, please contact:

Bonnie M. at: 763-639-1438
Dale P. at: 763-458-9880
Email: CorcoranSchool1894@gmail.com

Yearly Membership:
$15 per person
$25 per couple

County Roads 19 and 117 Intersection Improvement Project Update

*(Update from **Be Heard Hennepin** (Hennepin County) - https://beheardhennepin.org/county-roads-19-and-117)*





Photo Courtesy of Hennepin County

What We Have Heard So Far
Last summer, more than 350 community members shared their thoughts on the initial design and their experiences at this intersection. Here are the top things that we heard from people:

- Make the intersection safer
- Address safety for people walking and biking
- Ensure larger vehicles (cars with trailers, etc.) can get through
- Consider how to keep people moving

We also learned that most people like the idea of a roundabout.

We have considered all of these wants and ideas and are now ready to share our updated design with you.

What Is Next?
There are two ways to participate right now:

1. Visit us online
See the most up-to-date project information and design, visit: https://beheardhennepin.org/county-roads-19-and-117

2. Join us at our open house
Come and go as you are able.
Thursday, April 23
5:30 – 7 p.m.
Hanover City Hall
11250 5th Street NE, Hanover, MN 55341

Roundabouts
Want to learn about roundabouts, how to use them, and the benefits they provide?
Visit: https://www.dot.state.mn.us/roundabouts/index.html

Corcoran Hydrant Flushing

The City of Corcoran will begin its annual hydrant flushing in the upcoming weeks. This process will be conducted during nighttime hours to minimize disruptions to our residents. Our utilities team will continue flushing through all areas of the city until the project is complete. During the flushing process you may notice some discoloration or other differences to the water. Do not be alarmed, these differences should regulate as flushing concludes.





If flushing has recently occurred in your neighborhood, residents are encouraged to:

- Run water to check for discoloration.
- Check water prior to washing light colored items.

Please keep an eye on the city website and social media for updates on when to expect hydrant flushing to occur in your neighborhood. If any differences persist, please contact utilities@corcoranmn.gov.

Conservation Cover: Coming Soon To A County Road Near You

*(Featured article and image from the Hennepin County **Conservation Connection** February 2026 Newsletter)*

Just north of Corcoran City Hall on County Road 116 are several fields that have been growing corn, soybeans, and other crops every season for decades. But what do you do with a field when it no longer can be farmed? One option is to convert those acres back to what they were before a plow first touched that soil.

These fields, owned by the City of Corcoran, were scheduled to be removed from production. City staff wanted to reduce overall maintenance while providing environmental benefit. City of Corcoran Public Works partnered with Hennepin County staff to design a conservation cover, or native seeding and management plan, that would return a diversity of prairie grasses and plants to the area. After finding a seed mix, conservationists advised city staff on field preparation and seeding methods to ensure that future forage cover is consistent and sustainable.

This return to a mix of deep-rooted plants will help keep soil in place, reduce runoff to a nearby wetland east of the property, and store carbon. Additionally, wildflowers and forbs will provide color throughout the year for passing motorists, as well as habitat and food for pollinators.

Some special care will be required as the new plants get started, but as it grows, it becomes a more stable system. Staff and residents will reap the visual and ecological benefits of a diverse landscape.



Former farm fields prepped and planted with a native prairie seed mix that will germinate in the spring.

Interested in learning more about converting your own landscapes to conservation cover?

Contact: Kevin Ellis, Conservation Specialist
kevin.ellis@hennepin.us, 612-382-3956.

Proper Pet Waste Management

(Source: West Metro Water Alliance – www.westmetrowateralliance.org)

Scoop that poop during the spring thaw!

Spring is coming, which means snow and ice will soon melt and wash into storms drains, carrying pollutants, like pet waste, into nearby bodies of water.



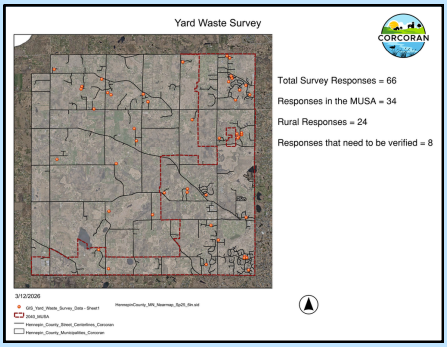
During the spring thaw, pet waste left in yards, sidewalks, or streets, enters our lakes, rivers, and streams without any filtering. This waste adds excess nutrients and harmful bacteria, like E. coli, to the water, decreasing water quality and threatening the health of people, pets, and wildlife.

Picking up your pet waste is a big deal! Not only does it make you a responsible pet owner, but it helps protect water quality and public health. Not to mention, it's the law. Help protect water this spring by making sure all the poop in your yard or neighborhood is picked up as the snow and ice starts to melt!

If you have any questions or would like to know more visit www.westmetrowateralliance.org/pet-waste.

Corcoran Yard Waste Management Survey Results

In an effort to gauge the concern and need for yard waste services within the City of Corcoran, staff created a survey that was distributed to residents via the City website, social media channels, and newsletter. The survey was active between February 2 and February 27, 2026, and was only open to Corcoran residents. The City received a total of 66 responses. A summary of those responses can be found below:



- Approximately 60% of respondents indicated they were "very concerned" or "somewhat concerned" about yard waste management.
- Among those expressing concern, the top themes included:
  - -Lack of disposal options
  - -Convenience and access to disposal options
  - -Cost of services
  - -Currently composting or storing yard waste on their property
  - -No concerns
- A clear majority of respondents do not support a levy to help subsidize a yard waste service. However, a small group expressed interest in a hybrid approach.
- Over 90% of respondents were not willing to pay more than $100 annually for a yard waste service program.
- Approximately 60% of respondents would be willing to drive up to five miles to utilize a yard waste drop-off site.

At the March 26, 2026, City Council Meeting, Council concluded that the implementation of a City-operated yard waste management site is not a viable option at this time, but did provide various yard waste management options for interested residents, which can be found below.

- Manage yard waste on own property
- Utilize the City's burn permit process
- Explore options available through Hennepin County
- Contact licensed waste haulers to inquire about yard waste collection
- Visit other yard waste management sites and pay any applicable visitor fees.

More details on these options, complete survey results, and a map showing the geographical distribution of responses are available on the City's website. Please scan the QR code to the right for more information.

8200 County Road 116
Corcoran, MN 55340

General Information

City of Corcoran
Front Desk — 763-420-2288

Police Department
Front Desk — 763-420-8966

Construction Complaints
(Outside of construction hours)
952-258-5321

City Administrator
Jay Tobin
763-420-2288
jtobin@corcoranmn.gov

City Website
www.corcoranmn.gov

City Council

Tom McKee, Mayor
tmckee@corcoranmn.gov

Michelle Friedrich, Councilor
michelle.friedrich@corcoranmn.gov

Mark Lanterman, Councilor
mlanterman@corcoranmn.gov

Jeremy Nichols, Councilor
jnichols@corcoranmn.gov

Dean Vehrenkamp, Councilor
dvehrenkamp@corcoranmn.gov

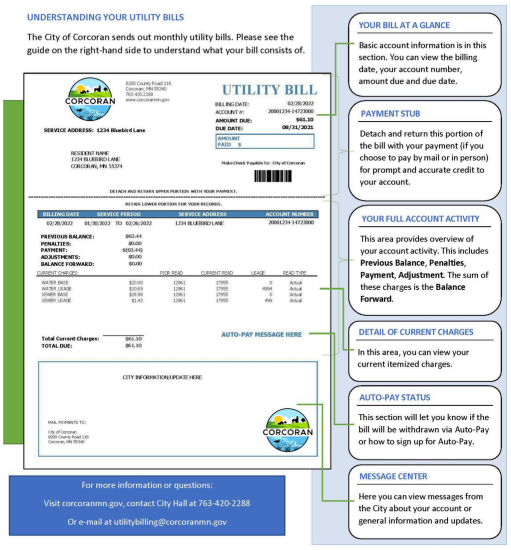
City of Corcoran meetings and agenda packets can be viewed on our website at: www.corcoranmn.gov – *Our Government > Council > Meetings/Videos/Agenda Packets.*

Corcoran News is published quarterly by the City of Corcoran to update residents and businesses on city government news.

Monthly Utility Bills

The city offers online account viewing and e-payment options via www.invoicecloud.com/corcoranmn. You will need your account number in order to access your utility account or pay your bill online. Your account number can be found on the upper right-hand side of your bill. You may also pay via cash or check at City Hall. Residents and business can drop off payments and utility service applications at the front desk during regular business hours.

Visit www.corcoranmn.gov — *Pay Bills* to view, pay or login to your utility billing account. Questions? Contact utilitybilling@corcoranmn.gov or call 763-420-2288 and select Option 1.



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@CorcoranPolice

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City of Corcoran Minnesota

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linkedin.com/company/corcoranmn

CORCORAN HORIZONS
SUMMER/FALL 2026

From the Mayor's Desk

Heritage Park represents one of the most significant community investments in Corcoran's History and will provide opportunities for recreation, gathering, and community events for generations to come.



Please join us on July 23, to celebrate the ribbon cutting of our state-of-the-art agricultural themed playground! Explore the Diamond Lake Regional Trail segment along the northern and western park boundary. Come see the athletic field improvements, the expanded and paved parking lot, and the new park building as it is on its way to completion soon. Intentional planning has also ensured the necessary infrastructure has been installed so we are prepared to add a splash pad and pickleball courts as future park improvements when park dedication funding is available for the next phase.



As we continue investing in Corcoran's future, I would also like to thank the significant number of residents who participated in the City's recent community facilities survey. Your strong response provided valuable feedback on City services, public safety, future facility planning, parks, and community priorities. Resident input is critical to helping the City Council make informed decisions, and we appreciate everyone who took the time to share their thoughts. The survey results showed continued support for planning ahead and investing responsibly in the facilities and infrastructure needed to serve our growing community.

Night to Unite is an annual event and wonderful reminder that one of Corcoran's greatest strengths is the strong sense of community that exists throughout our city. It is a great opportunity for Residents to connect with your neighbors, City Staff, and Council! Celebrate in your neighborhood on Tuesday, August 4, and if there is not one already planned, consider being the host of your neighborhood's party by registering here: https://app.seemylegacy.com/community/1278/campaign/9387/overview

Everyone is also welcome to join us at the city-wide party at the Public Works Facility from 5-9 p.m., featuring an evening filled with family-friendly activities, various food and drink options, community connections, and opportunities to meet local public safety personnel, City staff, and community organizations. In addition, we will also be hosting our final Civic Campus Open House at the city-wide party from 6-7:30 p.m. This is a perfect opportunity for residents to share valuable feedback, learn more about the Civic Campus project, and explore the City's vision for its facilities today and for years to come. Staff will be available at this time and throughout the evening, providing residents with the opportunity to meet with them, ask questions, and learn more about current City projects and initiatives.

As one of Minnesota's fastest-growing communities, we remain committed to planning thoughtfully, maintaining exceptional public safety services, and preserving the quality of life that makes Corcoran such a special place to live.

Thank you for your continued engagement and support. Together, we are building a strong future for our community!

Take care,



Tom McKee
Mayor
City of Corcoran
tmckee@corcoranmn.gov

Consumer Confidence Report Water Quality

Annually, the City must publish a report on its water quality called the Consumer Confidence Report. More information about the City's water supply, including the 2025 Maple Grove Water Quality Report and the 2025 Corcoran Drinking Water Reports can be found on our website at www.corcoranmn.gov as well as on **page 7** of this newsletter.

**Paper copies available at Corcoran City Hall.*



Yard Waste Drop Off Site

Maple Grove Yard Waste Site
10300 Maple Grove Parkway
Maple Grove, MN 55369
763-420-4886
info@mgyardwaste.com

Maple Grove Yardwaste Site

Open without charge to residents of: Maple Grove, Brooklyn Center, Brooklyn Park, Dayton, Champlin, New Hope, Crystal, and Rogers (with permit).

You must have a valid picture ID. Just moved? Bring your old ID with your closing documents or a current utility bill.

Site is also open to all other residents and commercial customers for a fee. Payment accepted: credit card. Cash NOT accepted at this time. Price list can be found at the link below:
www.mgyardwaste.com/fees

Open Dates and Hours
Open April 1 – November 30
Monday - Saturday 8 a.m.-7 p.m.
Sunday 11 a.m.-7 p.m.

Closed: Easter Sunday, Memorial Day, Independence Day, Labor Day, and Thanksgiving.

For more information, visit:
www.mgyardwaste.com

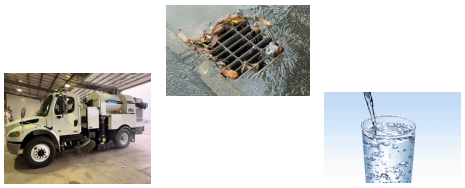
Pages 4-5 City News/Elections



Page 6 Construction Services



Page 7 Public Works



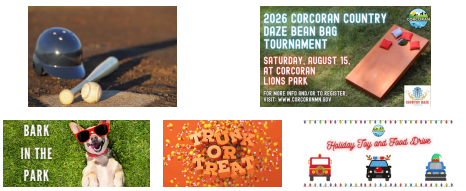
Page 8 Public Safety



Pages 9-10 Night to Unite



Page 11 Parks & Recreation



Pages 12-15 Community/Environmental



Page 16 General Information

City Updates

The Corcoran City Council meets on the second and fourth Thursdays of the month at 7 p.m. at City Hall unless otherwise posted. The following is a recap of a selection of items discussed at meetings since the last newsletter, as well as relevant City updates. A full recap from Council meetings can be found by reviewing the approved City Council minutes at www.corcoranmn.gov.

Planning Commission Appointment
At the March 26, 2026, City Council Meeting:
City Council appointed Aydin Scherber to the Planning Commission for a term expiring February 28, 2029.

Recognition
At the May 14, 2026, City Council Meeting:
City Council adopted Resolution 2026-40 recognizing National Public Works Week, which took place May 17-23, 2026, and the Public Works Department Staff.

Liquor License Renewals
At the May 14, 2026, City Council Meeting:
City Council adopted Resolution 2026-38 approving the renewal of liquor licenses within the City of Corcoran for the following establishments: Stanchion Bar, Inc., Mama G's Operations LLC, Pheasant Acres Golf Club, Shamrock Golf Operations LLC, and Saint Therese of Corcoran, LLC.

Tobacco License Renewals
At the May 14, 2026, City Council Meeting:
City Council adopted Resolution 2026-39 approving the renewal of tobacco licenses within the City of Corcoran for the following establishments: Corcoran Crossroads Market, Mama G's, and The Original Tom Thumb.

Absentee Ballot Board & In-Person Voting for 2026 Election Cycle
At the May 28, 2026, City Council Meeting:
The City Council adopted Resolution 2026-44 establishing an Absentee Ballot Board and approved an 18-day period for in-person voting for the 2026 Election Cycle. Legislation was passed on May 15, 2026, and signed by Governor Walz on May 18, 2026, allowing municipalities to choose a shorter in-person early voting period, permitting cities to conduct either 18 days of in-person early voting or the full 46 days of in-person absentee voting.

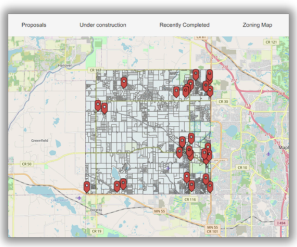
Civic Campus City-Wide Survey Results
At the May 28, 2026, City Council Meeting:
Scott Girard, of Community Perceptions, presented the results of the city-wide survey which was sent out to gather feedback regarding the Civic Campus project. To watch a recap of the results that were presented at that meeting and/or to view a hard copy report of the results, visit our website at www.corcoranmn.gov.

Legislative Update
At the June 11, 2026, City Council Meeting:
Minnesota State Representative, Kristin Robbins, presented a legislative update regarding the state's legislative session that recently ended. To watch this presentation, visit our website at www.corcoranmn.gov.

City Code Update
At the June 11, 2026, City Council Meeting:
City Clerk, Deb Johnson, demonstrated Municode, the City's new online code hosting platform. This upgrade will make it significantly easier for residents to access and navigate the City Code. To view the City Code, visit our website at www.corcoranmn.gov.

Development Updates
Curious about a construction project in Corcoran? Explore the Development Updates Interactive Map to learn more about current and upcoming development projects throughout the City.

To access the map, visit the Development Updates page on the City's website at www.corcoranmn.gov.



For information and updates, visit the City of Corcoran's website:
www.corcoranmn.gov

Land Use Applications and Final Plats

The Corcoran Planning Commission meets on the first Thursday of the month at 7 p.m. at City Hall unless otherwise posted. The Planning Commission is an advisory board and consists of five regular members, and a City Council liaison that is a non-voting member. The Commission holds public hearings, reviews, and then makes recommendations regarding land use and planning applications to the City Council.

St. Therese Phase 2 Site Plan (PID 24-119-23-32-0004) (City File 25-043). Saint Therese of Corcoran submitted a site plan for phase 2 of their campus, which would consist of 36 additional units at 19800 79th Place. Part of the request included an approval to allow the applicant to utilize the City-owned land on County Road 116 for construction staging. The Planning Commission reviewed this item during the February 5, 2026, meeting. After some discussion, the Planning Commission voted 3:0 to recommend approval of the site plan. The City Council reviewed this item during the February 26, 2026, meeting. The discussion included the applicants satisfying their landscaping requirements off-site on the adjacent parcel along County Road 116, as well as the development of the northern spur of the linear park. The Council voted to approve the Site Plan as presented.

Kariniemi Orchards Preliminary Plat (PID 11-119-23-21-0002) (City File 25-044). Nate Kariniemi submitted a preliminary plat application for a 12-lot subdivision at 20400 County Road 30. The Planning Commission reviewed this item during the April 2, 2026, Planning Commission meeting. After some discussion, the Planning Commission motioned to recommend approval of the preliminary plat. City Council reviewed this item at the May 28, 2026, City Council meeting. After discussing the alternative trail alignments, the City Council voted to approve the preliminary plat with the trail alignment abutting the nearby wetlands.

Springs at Corcoran Preliminary Plat, Preliminary PUD, Rezoning (PID 12-119- 23-13-0007) (City File 26-001). Continental 928 Fund, LLC. Request approval of a preliminary plat, preliminary Planned Unit Development (PUD), and rezoning to allow the construction of 294 market-rate rental units and portions of a trail at 19330 County Road 30. The site is currently zoned General Mixed-Use. The applicant is requests the site be rezoned to Planned Unit Development (PUD), with an underlying zoning district of GMU. The public hearing for this item was scheduled for the June 4, 2026, Planning Commission meeting. However, additional information was being prepared by the applicant that would not be available ahead of said meeting. The Commission tabled the public hearing to the next Planning Commission meeting on Tuesday, July 7, 2026.

Brockton Business Park Phase 2 (PID 01-119-23-14-0004) (City File 26-006). Hemple Development requests approval of phase 2 of their Light Industrial Development, "Brockton Business Park". The second phase would construct the eastern building, which consists of 252,120 square feet of office/warehouse space. This item was approved by the Council during the April 23, 2026, City Council meeting.

3019 Addition Preliminary Plat, Rezoning, Comprehensive Plan Amendment (PID 07- 119-23-14-0003) (City File 26-011). Craig Scherber & Associates Inc. request approval of a preliminary plat, a comprehensive plan amendment, and a rezoning to allow the development of the "3019 Addition", which would consist of 7 rural commercial lots at PID 07-119-23-14-0003. This application is being reviewed for completeness and is not currently scheduled for any upcoming meetings.

Lost Loon Site Plan (PID 26-119-23-12-0013) (City File 26-012). Lost Loon LLC requests approval of a site plan to allow the development of an indoor cannabis cultivation facility at 20120 Auger Avenue. This application is being reviewed for completeness and is not currently scheduled for any upcoming meetings.

Oswald Business Park Concept Plan (PID 12-119-23-23-0001) (City File 26-013). Hemple Development is seeking Council feedback on a concept plan for a multibuilding employment campus with a total footprint of 583,000 square feet at 19510 County Road 30. This application is being reviewed for completeness and is not currently scheduled for any upcoming meetings.

2026 Corcoran Events Calendar

**Meetings are held in person at City Hall or via an online stream. Visit www.corcoranmn.gov for updates.*

July

3: City Hall Closed - Independence Day (Observed)

7: Planning Commission Meeting - 7 P.M.

9: City Council Work Session Meeting - 5:30 P.M.

9: City Council Meeting - 7 P.M.

16: Parks and Trails Commission Meeting - 7 P.M.

23: City Council Work Session – Heritage Park Playground Ribbon Cutting Ceremony - 5:30 P.M.
at Heritage Park
20200 County Road 50, Corcoran, MN 55340

23: City Council Meeting - 7 P.M.

August

4: Night to Unite - 5 to 9 P.M.
at Corcoran Public Works Facility
9100 County Road 19, Corcoran, MN 55357

4: Civic Campus Open House - 6 to 7:30 P.M.
at Corcoran Public Works Facility
9100 County Road 19, Corcoran, MN 55357

6: Planning Commission Meeting - 7 P.M.

11: Primary Election Day - 7 A.M. to 8 P.M.

13: City Council Work Session Meeting - 5:30 P.M.

13: City Council Meeting - 7 P.M.

20: Parks and Trails Commission Meeting - 7 P.M.

27: City Council Meeting - 7 P.M.

September

3: Planning Commission Meeting - 7 P.M.

7: City Hall Closed - Labor Day

10: City Council Work Session Meeting - 5:30 P.M.

10: City Council Meeting - 7 P.M.

11: Bark in the Park - 3 to 6 P.M.
at Heritage Park
20200 County Road 50, Corcoran, MN 55340

17: Parks and Trails Commission Meeting - 7 P.M.

24: City Council Meeting - 7 P.M.

Subscribe to Future Council Packets: Visit www.corcoranmn.gov

Corcoran Civic Campus Project Important Dates

The City would like to thank everyone who has made it out to one of our Civic Campus Open House events this year. These open houses have been and continue to be a perfect opportunity for residents to share valuable feedback, learn more about the civic campus project, and explore the City's vision for its facilities today and for years to come. We still have one open house remaining, taking place at Night to Unite, as well as several other important meeting and discussion dates coming up in the future. See the schedule below if you would like to attend a meeting and learn more about the Corcoran Civic Campus project.

July 9, 2026, at 7 p.m. | Civic Campus Discussion of Schematic Design
Corcoran City Council Meeting at Corcoran City Hall (8200 County Road 116)

July 23, 2026, at 7 p.m. | Civic Campus Discussion of Schematic Design
Corcoran City Council Meeting at Corcoran City Hall (8200 County Road 116)

August 4, 2026, from 6 to 7:30 p.m. | Civic Campus Schematic Design Reveal -- Open Discussion (No Formal Presentation)
Corcoran Night to Unite 2026 at the Corcoran Public Works Facility (9100 County Road 19)

August 13, 2026, at 5:30 p.m. | Civic Campus Work Session Meeting
Corcoran City Council Work Session at Corcoran City Hall (8200 County Road 116)

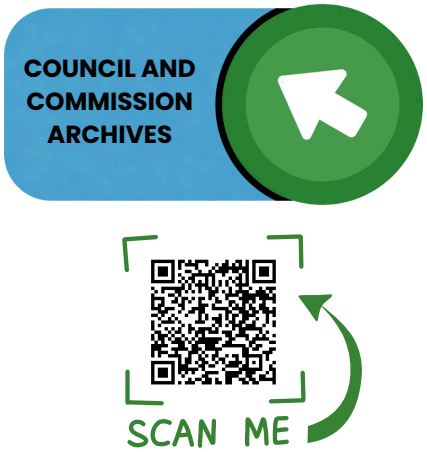
August 13, 2026, at 7 p.m. | Public Hearing for Civic Campus Bond
Corcoran City Council Meeting at Corcoran City Hall (8200 County Road 116)

For more information, visit www.corcoranmn.gov.



City of Corcoran Council and Commission Archives

The City of Corcoran now has a new way for residents to view archived City Council and Commission materials. To view archived Agenda Packets, Minutes, Resolutions, or Ordinances from past City Council, Charter Commission, Planning Commission, or Parks and Trails Commission meetings, click on the button below or scan the QR code. This will bring you to a weblink where you will be able to navigate through each governing body or advisory board. You can also navigate to this weblink from our website by visiting www.corcoranmn.gov.



Development Construction Hours

Development construction is occurring in various parts of the City and throughout the year. Loud and unusual noises associated with construction activities are permitted in Corcoran during the following times:

Monday-Friday
7 a.m. – 7 p.m.

Weekends and Federal Holidays
8 a.m. – 4 p.m.

If you hear loud or unusual construction activity outside these hours, please call complaints into the non-emergency police line at 952-258-5321.



City of Corcoran Welcomes New Staff

Amelia Zdechlik



Hello! I joined the City of Corcoran as the Program Coordinator in May, and I am excited to contribute to this community. I am a current student at the College of Saint Benedict and Saint John's University studying communications, marketing, and psychology. I love to see families enjoy events and activities, especially outdoors in our beautiful parks. I have worked in Parks and Recreation positions for five years and am happy to continue in the area! In my free time I like to be outside and spend time with my dog. I am eager to work for the City of Corcoran this summer!



Elections 2026

Primary Election Dates

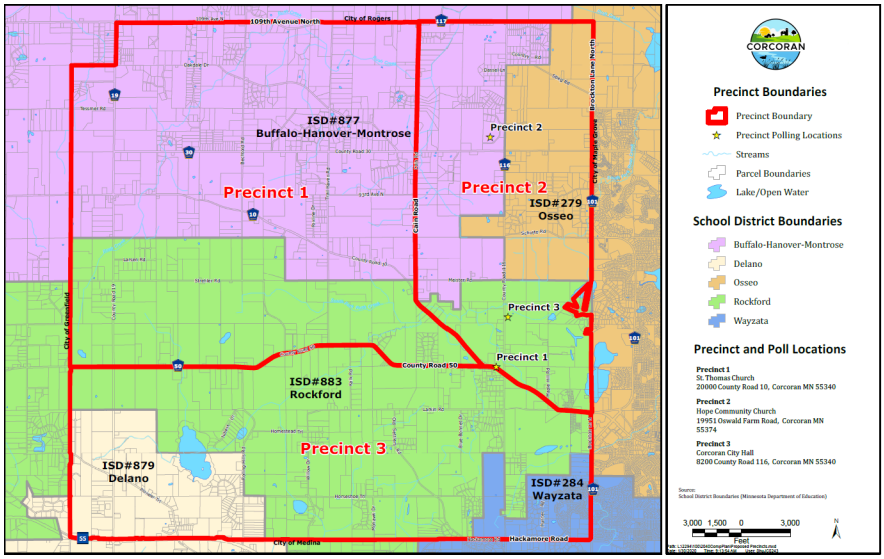
Jun 26: Absentee voting begins (by mail)
July 24: Early voting begins (in person at City Hall)
Aug 8: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Aug 10: City Hall open until 5 p.m. for in-person early voting
Aug 11: **Primary Election Day** – Polls open 7 a.m. – 8 p.m.

General Election

Sept 18: Absentee voting begins (by mail)
Oct 16: Early voting begins (in person at City Hall)
Oct 24: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Oct 31: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Nov 1: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Nov 2: City Hall open until 5 p.m. for in-person voting
Nov 3: **General Election Day** – Polls open 7 a.m. – 8 p.m.

Additional election information is available on the City's website at www.corcoranmn.gov or by contacting City Clerk, Deb Johnson, at dkjohnson@corcoranmn.gov or 763-338-9291.

Additional information can also be found by visiting the Minnesota Secretary of State website at the following link: *sos.state.mn.us/elections-voting/*.



Polling Locations:

Precinct 1:
St. Thomas the Apostle Church
20000 County Road 10
Corcoran, MN 55340

Precinct 2:
Hope Community Church
19951 Oswald Farm Road
Corcoran, MN 55374

Precinct 3:
Corcoran City Hall
8200 County Road 116
Corcoran, MN 55340

**To find your polling location, visit https://pollfinder.sos.state.mn.us/.*

Election Registration Information

Voter Registration is required prior to casting your ballot. To register, complete a Minnesota Voter Registration Application by mail, in person, or online at mnvotes.org. You may also register on Election Day at your polling place with required information to prove your residency.

To register, you must be:

- A U.S. citizen.
- At least 18 years old on Election Day.
- A resident of Minnesota for 20 days.
- Not currently incarcerated for a felony conviction.
- You can vote while under guardianship unless a judge specifically has revoked your right to vote.
- You cannot vote if a court has ruled that you are legally incompetent.

**If you have moved, changed names, or have not voted within four years, you must update your registration by completing a new registration application.*

League Of Women Voters Of Lake Minnetonka Plymouth Area Candidate Forum

Mark your calendars! The League of Women Voters of Lake Minnetonka Plymouth Area will be hosting a Corcoran City Council Forum on September 21, 2026. The purpose of the forum is to give Corcoran voters an opportunity to hear City Council candidates discuss the issue important to them. All candidates will be invited to participate. LWV candidate forums are hosted by experienced moderators and follow the nonpartisan, unbiased and impartial format established by the League of Women Voters Minnesota. These events are free and open to the public.

The City of Corcoran will have two Council seats on the ballot and this will be a perfect opportunity to hear from the candidates seeking to fill those seats. See below for more details and keep an eye on our website www.corcoranmn.gov for any additional updates.

City of Corcoran City Council Forum (hosted by LWVLMPA)

Date: September 21, 2026
Location: Hope Community Church (19951 Oswald Farm Road)
Time: 7-8:30 p.m.

Planning a Project? Don't Forget Your Land Disturbance Permit

The City of Corcoran would like to remind residents and contractors that a Land Disturbance Permit is required before starting any land-disturbing activity. This requirement is in accordance with City Ordinance, Chapter 54.

What Counts as Land Disturbance?
A "land disturbing activity" is broadly defined and includes any work that changes the existing soil cover, whether vegetated or not. This may include:

- Clearing, stripping, or grubbing
- Excavating, filling, or grading
- Logging or material storage
- Construction of any structure



Grading, Filling, and Driveway Work
If your project involves grading or filling, you will need to obtain a grading permit. Even routine property improvements often require at least a basic permit, so it is important to check before getting started.

If you are planning to install a new driveway or make modifications to an existing one—such as widening, relocating, or changing its configuration—you will need a land disturbance permit. Driveways are limited to a maximum width of 24 feet, and a secondary access may be considered on a case-by-case basis.



You do not need a permit for paving or resurfacing an existing driveway, unless your project involves altering the grade within the right-of-way or modifying the culvert.

Note: For access to county roads or highways, Hennepin County is the road authority. Apply for permit at:
www.hennepin.us/business/licenses-permits/road-permits

Escrow Requirement
Most land disturbance and grading permits also require a cash escrow. This is a refundable deposit held by the City until the project is completed and permanent erosion control measures (such as vegetation) have been successfully established.

- Minimum escrow: $1,000
- May increase depending on project size or complexity

What You Will Need to Apply
To submit a Land Disturbance & Grading Permit application, you will need:

✔️ Land Disturbance Supplement
✔️ Grading Plan
✔️ Apply for permit at:
www.corcoranmn.gov



Need Help or Have Questions?
There are very few exemptions, so it is always a good idea to check with the City before beginning your project.

Contact: permits@corcoranmn.gov

Learn more or apply for permit at: www.corcoranmn.gov

Online Building Permit Submittal



The City of Corcoran requires all building permits to be submitted online making interactions more efficient and convenient. Through the online permit portal, residents and contractors can apply for building, plumbing, mechanical, land disturbance, and utility permits, check permit status and inspection results, and make electronic payments anytime!

The online permit portal requires a one-time account registration for all homeowners and contractors applying for a permit. A step-by-step guide is available online to help with account registration and the online permitting process. To begin the registration process and/or apply for a permit visit www.corcoranmn.gov.

Several permit checklists and additional permit information and resources are available online under the Construction Services & Inspections web pages to help with your project. Visit www.corcoranmn.gov.

Metro West Inspection Services is contracted to conduct plan reviews and inspections. For building code questions or to schedule an inspection contact **Metro West at 763-479-1720**.

Most Requested Permit Fees



Reroof or Reside
$91/ea

Windows/Doors (same opening)
$91

Furnace or A/C Unit Replacement
$76/unit

Gas Fireplace
$76

General Plumbing
$51+

Water Heater or Water Softener
$36/unit

**Fees include $1 State Surcharge.*

Street Sweeping in Corcoran: What Residents Need to Know

Starting in 2026, residents may notice a new piece of equipment on Corcoran streets. The City of Corcoran has purchased a regenerative air street sweeper with grant funding assistance from the Elm Creek Watershed Management Commission.

Public Works staff recently completed a two-day hands-on training certification program covering street sweeper operations and maintenance.

This investment will help the City meet stormwater management requirements for our MS4 (Municipal Separate Storm Sewer System) permit, protect local waterways, maintain cleaner streets, and improve public safety.

Regular street sweeping removes leaves, sand, litter, and other debris from roadways, helping to:

- Reduce pollutants entering storm drains, lakes, rivers, and streams
- Improve drainage and reduce the risk of localized flooding
- Reduce the buildup of leaves and debris during the fall season
- Improve safety for motorists, bicyclists, and pedestrians
- Enhance the appearance of neighborhoods and business districts

Corcoran plans to sweep streets twice each year—once in the spring and once in mid-to-late fall. Service priorities include major roadways, paved residential streets with curb and gutter, and paved roads with ditches as time allows.

As neighborhood landscaping matures and more trees are established, street sweeping will play an increasingly important role in protecting infrastructure and maintaining community appearance.



Additional information will be posted on the City's website and social media channels when street sweeping is scheduled to begin.

For any inquiries, please contact Lauren Letsche, Engineering Development Superintendent, at llestche@corcoranmn.gov.

Preventing Illicit Discharge

Sources: https://www.epa.gov/system/files/documents/2021-11/bmp-illicit-discharge-detection-and-elimination-program-development.pdf & https://stormwater.pca.state.mn.us/mcm_3_illicit_discharge_detection_and_elimination

What can we do to prevent illicit discharge? The first step is to understand exactly what illicit discharge is. Illicit discharges generally include any discharge into a municipal separate storm sewer system (MS4) permitted storm drain that does not consist entirely of stormwater. Illicit discharges are a problem because, unlike wastewater that flows to a treatment plant, stormwater generally flows to waterways without any additional treatment. Illicit discharges can contain pathogens, nutrients and various toxic chemicals. Common examples of illicit discharges include concrete or paint washout, waste from restaurants and mechanics, trash, and sewage.

In Minnesota, our storm sewer systems carry water directly to our lakes, rivers, and wetlands. This water does not go to a treatment plant before entering our surface water. To maintain fishable, swimmable, and drinkable water and prevent pollution from entering our waterbodies, only stormwater should enter a storm sewer system. If anything else, such as oil, chemicals, or sediment, enters the system it is usually an illicit discharge.



We have the chance to help protect our lakes, rivers, and wetlands by avoiding illicit discharge ourselves and reporting any observed illicit discharge when possible. To report illicit discharge in Corcoran, visit our MS4 webpage on our website at www.corcoranmn.gov.

Corcoran Consumer Confidence Report

Water Quality Report
The Bass Lake Crossing, Bass Lake Crossing South, Cook Lake Highlands, Ravinia, Rush Creek Reserve, Tavera, and Woodland Hills neighborhoods in Corcoran connect to the Maple Grove water supply (PWS-#1270075). Amberly, Bellwether, Hope Meadows neighborhoods, and the Northeast Industrial area connect to the Corcoran water system (PWS- #1270080). Per the requirement of the United States Environmental Agency particular to the city, random samplings are conducted of lead and copper levels in residential water supplies. Every month, the City of Corcoran takes 70 sample tests in various locations to ensure safe drinking water. In addition, the Minnesota Health Department performs a complete system test every eighteen months. To date, all test results comply with the recommended guidelines set by this agency. In fact, the water meets or exceeds the State requirement of the Safe Drinking Water Act. We continually strive to adopt new and better methods for delivering the best quality drinking water to our residents.

To request a copy of any of the reports included below, please email City Clerk, Deb Johnson, at dkjohnson@corcoranmn.gov.

Visit our website at www.corcoranmn.gov or click on the links below to view either the recent City of Corcoran Drinking Water Reports and/or the most recent City of Maple Grove Water Quality Report:

2025 NE Corcoran Drinking Water Report

2025 SE Corcoran Drinking Water Report

Maple Grove Water Quality Report



I-94 West Chamber of Commerce Awards

The I-94 West Chamber of Commerce hosted its 2026 First Responders Appreciation Luncheon on Tuesday, May 19, 2026, honoring dedicated first responders for their service and sacrifice. Recognized at the event were local police officers, firefighters, EMS personnel, dispatchers, and first responders from communities across the northwest Twin Cities region.

The Corcoran Police Department is proud to recognize Officers Dani Hoffman and Josh Lawson, who received awards this year for their exceptional courage, selflessness, and dedication to duty.



Both officers were honored for their willingness to place themselves in immediate danger to protect and preserve life. During a critical incident, Officers Hoffman and Lawson entered a smoke-filled, burning residence in an effort to locate and rescue occupants facing extreme danger. Their actions reflect the highest standards of public service, bravery, and commitment to the community they serve.

We extend our gratitude to Officers Hoffman and Lawson for their unwavering service and commitment to public safety within our community. Congratulations on receiving these well-deserved awards!



City Burn Permit Process Update

The City of Corcoran burn permit process is changing. Residents planning to obtain a burn permit should review the updated application and approval procedures below:

1. Obtain a burn permit application online at: www.corcoranmn.gov

2. Applications may also be picked up at the Corcoran Police Department during business hours:
- Monday – Thursday: 7:30 a.m. – 4:30 p.m.
- Friday: 7:30 a.m. – noon

3. Return the completed application to the Corcoran Police Department:
- In person during business hours
- Or by email using the address listed on the application

4. Payment must be received before a permit will be issued:
- Accepted forms of payment: check, cash, or credit card
- Payments may be made in person, by mail, or by phone

5. Applications will be reviewed and either approved or denied.

6. A burn permit is not valid until an approved permit number has been issued and applied to the permit.

7. Pricing will remain the same
- $10 for one month
- $50 for six months

Please plan ahead when applying for burn permits. Permits will not be issued during non-business hours, evenings, or weekends. Applications require a 24–48-hour approval timeframe.

For additional information, please visit: www.corcoranmn.gov



Coffee With A Cop

Connect with Corcoran's Finest – Coffee, Conversation, and Community.

Join the Corcoran Police Department for a relaxed and friendly meet-and-greet held on the first Tuesday of every month.

Officers will be visiting local restaurants and community spaces to connect with residents—no speeches, no agendas, just a chance to talk, ask questions, share concerns, or simply get to know the men and women who serve our community.

Enjoy some coffee, engage in meaningful conversation, and take part in a few fun giveaways while you are there.

To view our upcoming schedule, visit www.corcoranmn.gov.

Please note – dates, times, and locations are subject to change. Please keep an eye on the City website and social media pages for updates.



Corcoran Police Administrative Office

Phone: 763-420-8966
(Only to be used during office hours)

Office Hours

Monday – Thursday
7:30 a.m. to 4:30 p.m.

Friday
7:30 a.m. to noon

Please be advised that the Administrative Office phone line is **not monitored 24/7**. Staff are available to answer calls during **regular business hours**.

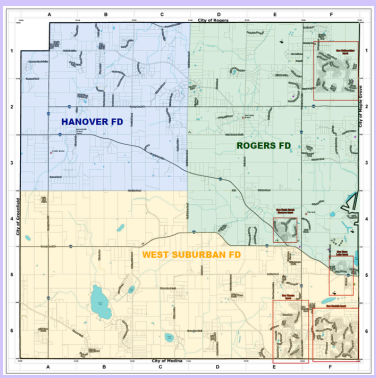
For police services **after hours, on evenings, or weekends**, please contact the Hennepin County Sheriff's Office (HCSO) non-emergency dispatch at: **952-258-5321**

For emergencies requiring immediate police assistance, always call: 9-1-1

Thank you for your cooperation.

Fire Department Information

The City of Corcoran contracts with the West Suburban Fire District, the Rogers Fire Department, and the Hanover Fire Department for fire protection services for Corcoran residents. To view the Corcoran map that includes fire department boundaries visit www.corcoranmn.gov.





Night to Unite! is a nationwide event designed to strengthen neighborhood and community relationships. The Corcoran Police Department encourages participation in this celebration of community, crime prevention, and strong police/community partnerships. Come to the City-Wide Party or host your own!

Neighborhood Parties
You can get involved by organizing a party for your neighborhood and registering the party online at www.corcoranmn.gov. Be sure to register early to receive a party planning box – registration ends on July 21! Neighborhood parties may include anything from large cook-outs with games and prizes to small gatherings with root beer floats. Not sure how to start planning your neighborhood party? The City of Corcoran website has many handy links for starting points and helpful materials!

Remember, a strong community makes for a safe community. Everything we do to strengthen the ties among neighbors of all ages, backgrounds, and lifestyles makes our present and future much brighter. Celebrating Night to Unite! with the Corcoran Police Department and your neighbors is a positive way to build and nurture our community by starting, quite literally, in your own back (or front) yard.

City-Wide Party
Join us on Tuesday, August 4, from 5 to 9 p.m. for a night of fun filled with food, ice cream, bounce houses, firetrucks, and prizes at the City-Wide Party taking place at the Public Works building - 9100 County Road 19, Corcoran, MN 55357.

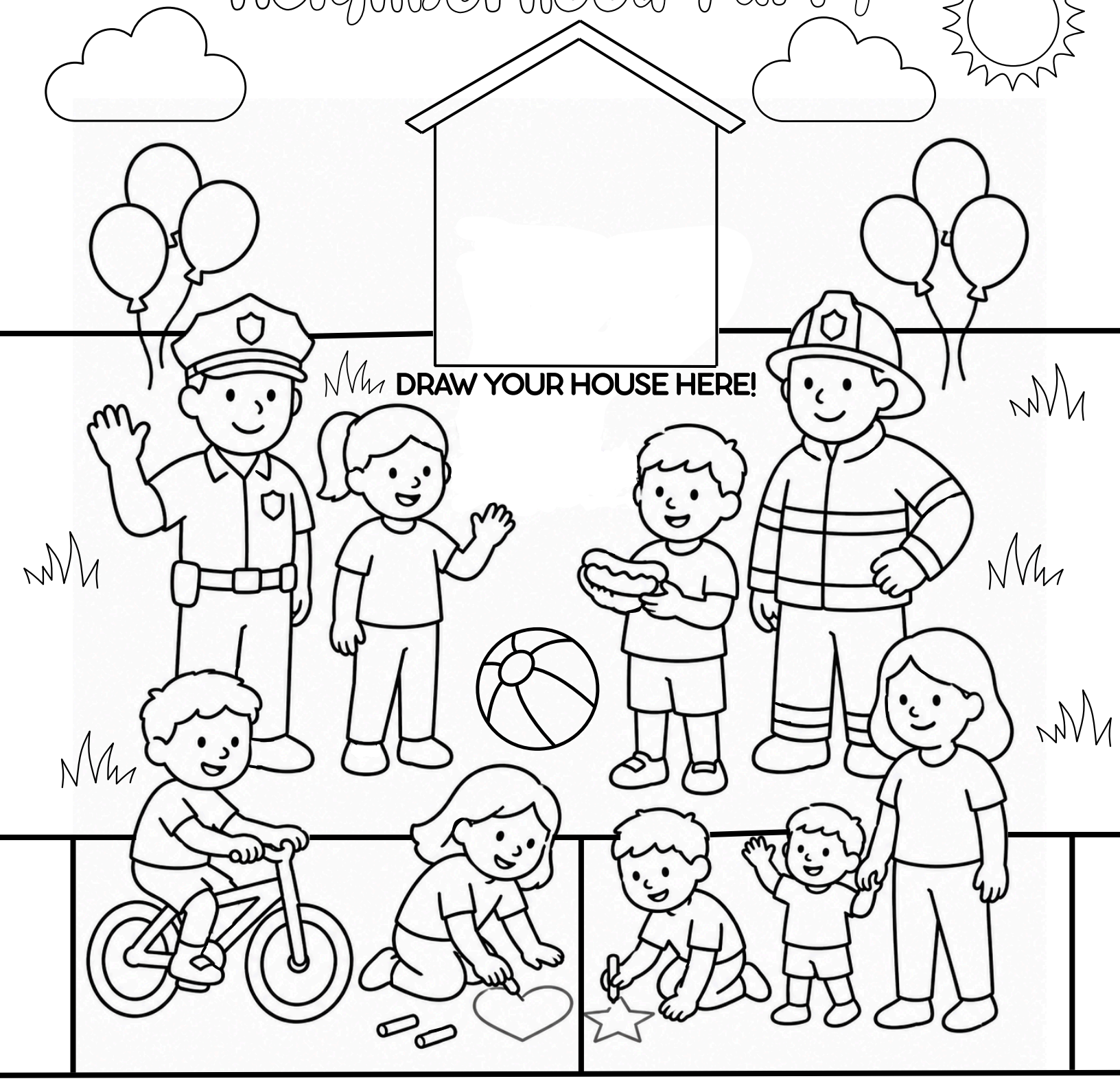
Night to Unite Coloring Contest
We are once again hosting the Night to Unite Coloring Contest. If interested in participating, you can find the Night to Unite coloring contest sheet on **page 10**.

Additional entry coloring sheets can be picked up at Corcoran City Hall/Police Department, the Corcoran Police Department Facebook page, or printed from the City of Corcoran website by visiting www.corcoranmn.gov.

All entries submitted by August 4 will be reviewed and winners will be notified via email during the week of August 10-14.

NIGHT TO UNITE

neighborhood party



Child's name _____ Age _____ Email _____

Parent's name _____ Address _____

Phone number _____

Coloring pages must be turned in to Amy (AFadden@corcoranmn.gov) or to the Police Department (8200 County Road 116) by 8/4/2026

Parks and Recreation

Fall Baseball

Fall baseball is returning! Registration opened June 15, and will close on Sunday, August 2, at 11:59 p.m. (or until filled). Bats, balls, and helmets will be provided. Kids should bring their own gloves and water bottles.



Registration will be available for t-ball (4-5 years old), coach pitch (6-7 years old), and machine pitch (8-10 years old). T-ball takes place on Monday nights, coach pitch on Wednesday nights, and machine pitch on Monday and Wednesday nights. The season runs approximately five weeks from mid-late August through the end of September, with no games or practices on Labor Day. Volunteer coaches are needed. If you are interested, be sure to mark that on your child's registration. Volunteer coaches receive one registration refund, per team coached, at the end of the season.

Registration can be completed at www.corcoranmn.gov.

Country Daze Bean Bag Tournament



The City of Corcoran and the NW Area Jaycees will be teaming up to run the annual doubles bean bag tournament this year at Corcoran Country Daze! The tournament will take place on Saturday, August 15, with check-in beginning at 11 a.m. and games beginning at noon. Teams will pay $40 to play in this double elimination tournament to win CASH prizes. Registration will close on Thursday, August 13, at 11:59 p.m.

For more information or to register, visit www.corcoranmn.gov.

Bark in the Park



Join us for Bark in the Park 2026 at Heritage Park on Friday, September 11, from 3-6 p.m. Local businesses, nonprofits, and community organizations are invited to be part of "Sniff Street", our interactive vendor area featuring dog-friendly activities, giveaways, and community engagement. Registration for "Sniff Street" closes on August 30. More information and registration for "Sniff Street" can be found on the City's website at www.corcoranmn.gov.

Trunk or Treat



Get ready for a new Halloween tradition in the community! The City of Corcoran is excited to host its first-ever Trunk or Treat event at Heritage Park on October 29. Families are invited to enjoy a fun, safe, and festive evening of trick-or-treating, creative displays, and community connections at the park.

Local businesses, nonprofits, organizations, and community groups are encouraged to join the fun by hosting a decorated trunk or themed space and handing out candy or small goodies to attendees.

Whether you are looking to participate or attend with family and friends, this new event is sure to be a spooktacular evening for all ages. More event details and participation information will be available on the City's website at www.corcoranmn.gov, closer to the event date.

Holiday Toy and Food Drive



Keep an eye out for more information regarding the 2026 Holiday Toy and Food Drive taking place on Tuesday, December 8. The City of Corcoran is host to a show of holiday cheer in the community, alongside many partner agencies, collecting unwrapped toys and non-perishables. More information about how your neighborhood could be on the route will be available on the City's website soon!

Hamel Rodeo

Dates: July 9-12, 2026
Location: Corcoran Lions Park – 7205 County Road 101, Corcoran, MN 55340

Mark your calendars for the 2026 Hamel Rodeo! Come out and enjoy five action-packed performances featuring bareback riding, saddle bronc riding, tie down roping, steer wrestling, team roping, barrel racing, and the spine-tingling Bull Ridin' Bonanza...PLUS a specialty act featuring The One Armed Bandit. For more information visit: www.hamelrodeo.org.



Corcoran Country Daze

Dates: August 14-15, 2026
Location: Corcoran Lions Park – 7205 County Road 101, Corcoran, MN 55340

Country Daze is an annual family favorite event in Corcoran! Mark your calendars for this year's event that will feature concerts on Friday and Saturday night, as well as the popular and free Kid's Day on Saturday from 10 a.m. to 4 p.m.

For more information visit: www.corcorancountrydaze.org.





Corcoran Lions Events

Sponsored by the Corcoran Lions — All events located at Corcoran Lions Park. For more information visit: www.corcoranlions.org.

2026 Fall NTPA Tractor Pull
August 29, 2026

Gates Open: 5:30 p.m.
Tractor Pull Begins: 7 p.m.

Cost:
FREE (Kids Ages 12 and Under)
$20.00 (13 Years and Older)
FREE Parking
CASH Only



2026 Fall Demo Derby
September 12, 2026

Gates Open: 5:30 p.m.
Demo Derby Begins: 7 p.m.

Cost:
FREE (Kids Ages 12 and Under)
$20.00 (13 Years and Older)
FREE Parking
CASH Only



St. Thomas the Apostle Events

Raise the Roof Fundraiser

Dates: July 9-11, 2026
Location: The Stanchion Bar (Outdoors) (20037 County Road 10)
Time:
Thursday, 6-11 p.m.
Friday, 7 p.m.-1 a.m.
Saturday, 11 a.m.-1 a.m.

For more information, visit: www.churchofstthomas.org/events-1/rtr26



St. Thomas Parish Festival and Turkey Dinner

Date: August 16, 2026
Location: St. Thomas the Apostle (20000 County Road 10)
Time: 11:30 a.m.-4 p.m.

Join in a day of family fun that includes a turkey dinner, DJ music, kids' area, inflatables, face painting, bingo, lawn games, beer tent, bake sale, farmer's market, silent auction, cash drawing, and much more!

For more information, visit: www.churchofstthomas.org/parish-festival



Corcoran Lions Scholarship Award Ceremony

The Corcoran Lions held the 38th Annual Scholarship Award Ceremony at Hope Community Church on May 5. Since 1989, the Corcoran Lions have given 1,019 scholarships to students that live in our community, totaling $656,450. This year we had 15 recipients: Three from Buffalo High School, one from Heritage Christian Academy, three from Maple Grove High School, one from Providence Academy, two from Rogers High School, one from Wayzata High School, and four from West Lutheran High School.

Dean Vehrenkamp, City of Corcoran Councilor, was the MC for the evening. This was his second year and he did a fantastic job! Special guest Jay Tobin, Corcoran City Administrator, was also in attendance. It was nice to see all the support for the Lion's Scholarship Program.

Congratulations to all the 2026 Scholarships recipients! When you come home, or before you leave, you are always welcome to volunteer at any event at the Corcoran Lions Park.

The Corcoran Lions also presented Avery Lowe, from Buffalo High School, with the Community Service Scholarship for her community service in Corcoran. Avery understands the importance of giving back to her community. Her grandfather was a member of the Lions organization in Pierz, Minnesota, and brought her to help with their events. This explains why Avery has been such familiar face volunteering for the last four years at Corcoran Lions Park events. Avery also volunteered for Night to Unite and the Holiday Toy Drive. Congratulations Avery! Thank you for having such a positive influence on our Corcoran community!



Pictured (not in order):

Dean Vehrenkamp – City of Corcoran Councilor
Jerry Cain – Corcoran Lion
Danielle Billin – Buffalo High School
Avery Lowe – Buffalo High School
Kayla Heinz (not pictured) – Buffalo High School
Morgan Robberstad – Heritage Christian Academy
Luke Bottema – Maple Grove Senior High School
Maggie Howell – Maple Grove Senior High School
Abby Palmer – Maple Grove Senior High School
Mark Engstrom – Providence Academy
Dave Poppler – Corcoran Lions President
Jay Tobin – Corcoran City Administrator



Pictured (not in order):

Dean Vehrenkamp – City of Corcoran Councilor
Jerry Cain – Corcoran Lion
Emri Hickmann - Rogers High School
Sydney Sand – Rogers High School
Emma Cassidy – Wayzata High School
Jordan Hagemann – West Lutheran High School
Lily Johnson – West Lutheran High School
Eleanor Rolf (not pictured) – West Lutheran High School
Sabrina Vetsch – West Lutheran High School
Dave Poppler – Corcoran Lions President
Jay Tobin – Corcoran City Administrator



Pictured (left to right):

Dean Vehrenkamp – City of Corcoran Councilor
Jerry Cain – Corcoran Lion & Chairman of Scholarships
Avery Lowe – Community Service Award Winner (Buffalo High School)
Dave Poppler – Corcoran Lions President
Jay Tobin – Corcoran City Administrator

The Lion's Club is an organization that services and helps build communities through events, donations, and assistance. The Lions make donations to many organizations in the community, which include the Police Department, Fire Fighters, and City Hall. Their goal is to encourage new members to join, build friendships, and promote events held at the Corcoran Lions Park. If you are interested in becoming a Lions Member, email: jerryjcain@gmail.com or stop by one of their meetings held at the Corcoran Lions Park at 7 p.m. on the first and third Tuesday of each month.

North Hennepin Pioneer Society Summerfest 2026

Mark your calendars for August 9, 2026, for the North Hennepin Pioneer Society Annual Summerfest at the Burschville School. Welcome back for their third year, BSQ's BBQ – Bryan Swanson "Pitmaster", food service truck at the event! To think, it has been 132 years since the One-Room School opened for students and 31 years of Summerfest fun.

The Pioneer Society invites alumni, family, friends, and people interested in local history to Summerfest. The Society will host the event with help from area businesses. The school will be open to visitors and will feature many outdoor activities. Featured activities will be entertainment by Rod Cerar, free face painting by Encore Entertainment, kids' games, door and raffle prizes, antique cars from a local club, flea market, plus the famous BSQ's BBQ food wagon.

Funds collected at Summerfest help keep up the expenses of insurance, painting, utilities, maintenance, and lawn mowing. Last Fall, 2025, the exterior of the school and outbuildings were freshened up with white and green paint by Dyreson Painting. In 2024-2025, many exterior projects were completed at the school. Help from the community keeps the school open for students to experience life in an original one-room school setting. The Society is grateful for the support and could not do what they do without YOU!

The Society is continuously seeking historical documents, photographs, or items you may have for donation or to copy. They are also seeking voluntary help for the grounds upkeep, building maintenance labor, and monetary donations to help with the expenses. NHPS is a 501 ©(3) non-profit organization.

Interested in becoming a member? Yearly Membership is: $15 per person, $25 per couple. Please call Bonnie at: 763-639-1438 or Dale P. at: 763-458-9880 for more information or email: CorcoranSchool1894@gmail.com.



West Suburban Fire District Open Houses

Station 2 Open House

Date: September 19, 2026
Location: Station 2 - Hamel (92 Hamel Road, Hamel, MN)
Time: 3-8 p.m.

Join the West Suburban Fire District for an afternoon/evening of fun! This open house will feature an opportunity to meet your firefighters, hot dog and chips, fire truck rides, bounce house, spray house, and a raffle.



For more information on the West Suburban Fire District, visit: www.westsuburbanfire.org.

Station 3 Open House

Date: October 3, 2026
Location: Station 3 - Maple Plain (1645 Pioneer Avenue, Maple Plain, MN)
Time: 4-8 p.m.

Join the West Suburban Fire District for an afternoon/evening of fun! This open house will feature an opportunity to meet your firefighters, steak dinner, fire truck rides, bounce house, live burn trailer, and a silent auction.



For more information on the West Suburban Fire District, visit: www.westsuburbanfire.org.

Shoulak BreastFest Music Festivals 2026

Date: September 26, 2026
Location: Corcoran (check the Shoulak BreastFest website at www.shoubf.com for more details)
Time: 2-7 p.m.

Come out and enjoy the 16th annual Shoulak BreastFest Music Festivals on Saturday, September 26, 2026!

The event will feature:
- Live Music
- Silent Auction
- Kids Zone
- Charitable Partners
- Food & Drinks
- Marketplace Activities

Shoulak BreastFest Music Festivals is a local nonprofit organization that raises funds, awareness, support, and research for other local breast cancer charities in the Twin Cities area through musical events and auctions!

MAKE IT A FAMILY PLAY-DATE! Enjoy tractor rides, farm vibes, and fresh air with family and friends!

The Shoulak family founded Shoulak BreastFest Music Festivals in 2011 after Judy Shoulak was diagnosed with breast cancer. They have 501(c)3 status and continue to share their event donations with their six Charitable Partners.

More information: visit www.shoubf.com or scan the QR code.

Wetland Buffers

What is a Wetland Buffer?

A wetland buffer is an un-mowed vegetated area adjacent to a wetland that protects the wetland from the harmful effects of nearby development. These buffers provide the initial filtering and natural treatment of sediment and other pollutants from runoff of rainwater and snow melt. Buffers can also be used to link wetlands and provide a natural connector for wildlife to move safely from one habitat to another. Studies by the Minnesota Pollution Control Agency show that buffers are critical to protecting and restoring water quality and healthy aquatic life, natural stream functions, and aquatic habitats. In addition, healthy buffers can add aesthetic value to the landscape around the city.

What activity is allowed in the Wetland Buffer?

Wetland buffers are intended to have as little interference as possible. To ensure that the buffers function optimally, it is essential to minimize all human interference. Homeowners should avoid the following activities in the buffer areas:



Mowing and Cutting Plants:
Refrain from mowing or cutting plants within the buffer areas. Regular mowing and cutting damages the native vegetation that is vital to the filtering process and habitat protection of wildlife. Letting plants grow naturally helps maintain the ecological balance and functionality of the buffer.

Dumping Yard Waste:
Do not dump yard waste, such as grass clippings, leaves, branches, garden debris, or pet waste in the buffer areas. Yard waste can introduce excess nutrients, such as nitrogen and phosphorus, which may lead to water pollution of the wetland. Always use designated yard waste bins for disposal.

Removal of Plants
Avoid removing plants, including weeds, from the buffer areas unless directed by a wetland specialist. Even plants that may seem undesirable play a role in the ecosystem. Removing vegetation can disrupt these functions and destabilize the buffer.

Environmental

Storm Water Pollution Prevention Public Information Session

August 4, 2026 | at Corcoran Night to Unite | at Corcoran Public Works Facility (9100 County Road 19)

The Public Works Department conducts a required public informational session on our SWPPP (Storm Water Pollution Prevention Program) annually. This year it will be held August 4, 2026, during the Night to Unite event held at the City of Corcoran Public Works Facility from 5 - 9 p.m. The City of Corcoran has developed a SWPPP plan in response to Federal and State regulations concerning the quality of water entering streams, rivers, and lakes from storm water drainage systems. At this event, the public will have the opportunity to ask questions and give input and comments on the SWPPP.

Hennepin County Urban Forestry Campaign

Help Hennepin County plant one million trees with 1, 2, Tree

Every tree planted means prettier neighborhoods, cooler yards, and healthier communities. Hennepin County is over halfway to its climate-action goal of planting one million trees by 2030. Every tree gets us closer, and the best part is, you can help make it happen! It is easy as 1, 2, Tree.

1. Pick the right tree for you
2. Plant the tree
3. Take care of the tree

Find a tree selection quiz, helpful videos, and links to resources at HennepinTrees.org. It is that easy!



Aquatic Invasive Species Prevention Actions For Boating Season

*(Featured article and image from the Hennepin County **Conservation Connection** May 2026 Newsletter)*

With 200 lakes, 640 miles of streams, three major rivers, 45,000 acres of wetlands, and 50 public water accesses, there are so many opportunities to enjoy being on and around water in Hennepin County. That means it takes everyone to help keep our lakes clean and healthy by preventing the spread of aquatic invasive species.

Remember to take these steps when moving boats and other equipment this summer:

- **Clean** off any plants, animals, and mud from your prop, boat, trailer, and equipment.
- **Drain** the motor, bilge, live well, and other water-containing devices. This includes draining water out of canoes and kayaks.
  Be sure to keep your drain plug(s) out unless you are on the water.
- **Dry** everything for a minimum of five days or towel-dry to make sure organisms cannot survive.
- **Dispose** of unwanted bait in a designated area or trash, not in the water. Drain bait bucket water on vegetation or in designated can or area, not hard surfaces.



Join Over 1,000 Fellow Lake Lovers And Pledge To Prevent The Spread Of Aquatic Invasive Species

We all love spending time on lakes, whether boating, paddling, swimming, fishing, or relaxing by the water. Together we can help protect these special places.

Lake Pledge (https://www.lakepledge.com/) is an easy, family-friendly way to learn how to prevent the spread of aquatic invasive species. Watch short videos that highlight common lake and river activities and how to protect Minnesota waters, take the free pledge, and support healthier lakes.

8200 County Road 116
Corcoran, MN 55340

General Information

City of Corcoran
Front Desk — 763-420-2288

Police Department
Front Desk — 763-420-8966

Construction Complaints
(Outside of construction hours)
952-258-5321

City Administrator
Jay Tobin
763-420-2288
jtobin@corcoranmn.gov

City Website
www.corcoranmn.gov

City Council

Tom McKee, Mayor
tmckee@corcoranmn.gov

Michelle Friedrich, Councilor
michelle.friedrich@corcoranmn.gov

Mark Lanterman, Councilor
mlanterman@corcoranmn.gov

Jeremy Nichols, Councilor
jnichols@corcoranmn.gov

Dean Vehrenkamp, Councilor
dvehrenkamp@corcoranmn.gov

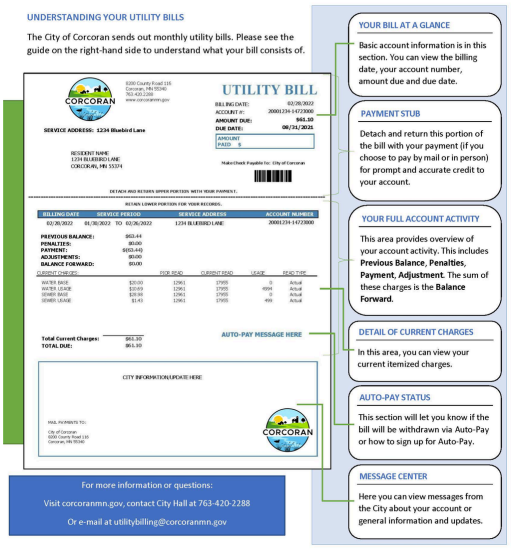
City of Corcoran meetings and agenda packets can be viewed on our website at: www.corcoranmn.gov.

Corcoran Horizons is published quarterly by the City of Corcoran to update residents and businesses on city government news.

Monthly Utility Bills

The city offers online account viewing and e-payment options via www.invoicecloud.com/corcoranmn. You will need your account number in order to access your utility account or pay your bill online. Your account number can be found on the upper right-hand side of your bill. You may also pay via cash or check at City Hall. Residents and business can drop off payments and utility service applications at the front desk during regular business hours.

Visit www.corcoranmn.gov to view, pay, or login to your utility billing account. Questions? Contact utilitybilling@corcoranmn.gov or call 763-420-2288 and select Option 1.



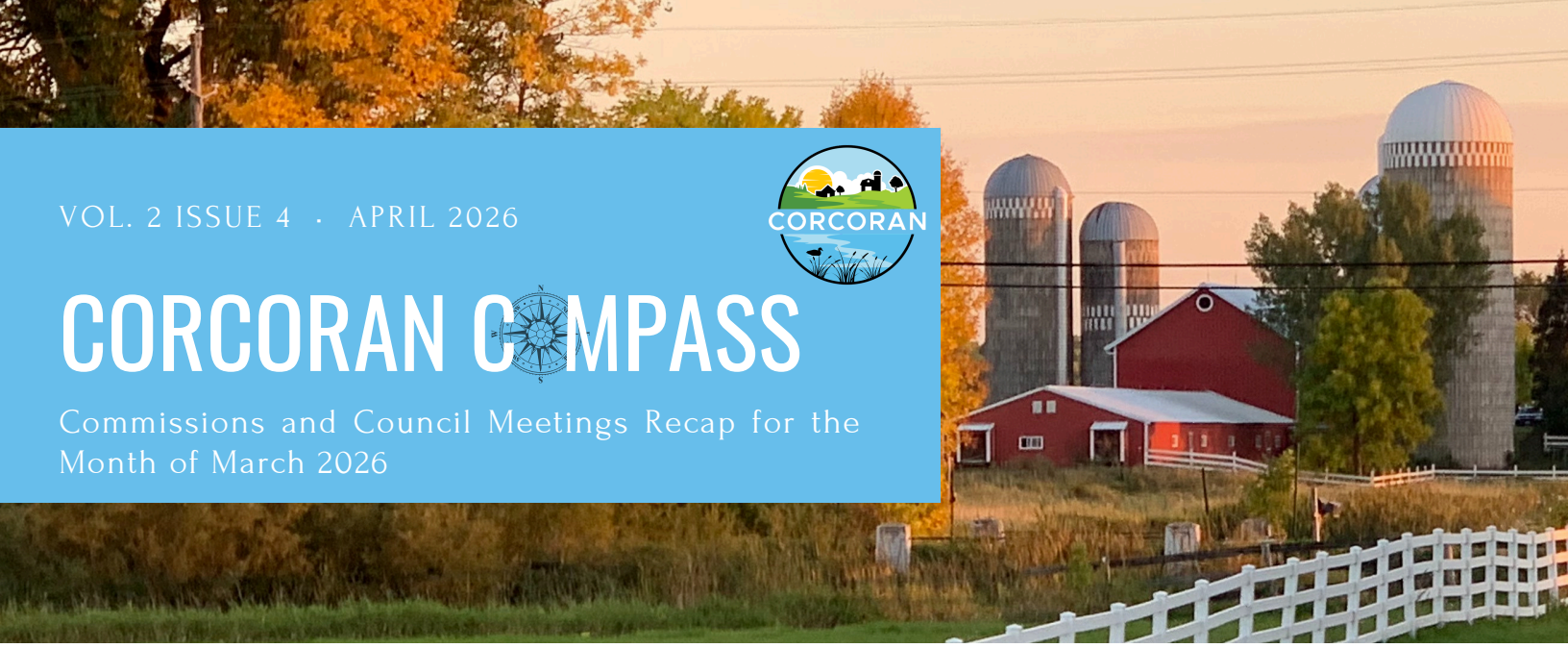
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VOL. 2 ISSUE 4 · APRIL 2026

CORCORAN COMPASS

Commissions and Council Meetings Recap for the Month of March 2026

Planning Commission Update

The Planning Commission meeting originally scheduled for March 5, 2026, was canceled.

Parks and Trails Commission Update

At the March 19, 2026, Parks and Trails Commission Meeting:
Chair Phil Christenson and Vice Chair Gary Erzberger were elected to another one-year term as Chair and Vice Chair of the Parks and Trails Commission respectively.

The City Council and the Parks & Trails Commission held a joint work session on March 12, 2026, where Three Rivers Park District and HKGi staff came to present on their respective topics. During the work session, staff perceived next steps for the Parks and Trails Plan as examining current parks and setting priority of completion. During the March 19, 2026, meeting, the Commission further discussed park development priorities and provided feedback to staff to help develop the Parks and Trails Plan in conjunction with HKGi.

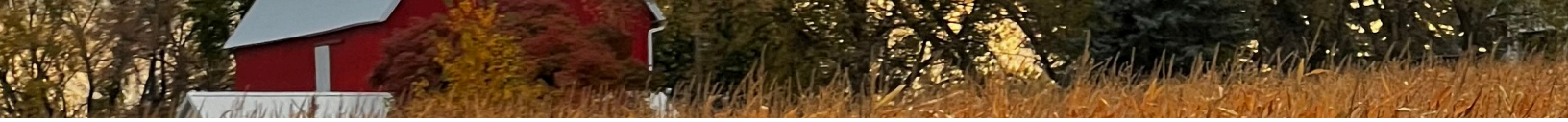
New Business included City file 25-044 Kariniemi Orchards Preliminary Plat. The Commission gave recommendations on placement of the proposed trail for the project. The Commission tabled Commissioner Training to a future meeting.

City Council Update

At the March 12, 2026, joint Work Session Meeting with the Parks and Trails Commission:
Marge Beard, Three Rivers Park District Commissioner, introduced herself to council. Maggie Herung, planner for Three Rivers Park District, followed and gave a report to Council and the Parks and Trails Commission regarding the Three Rivers Park District long-range plan for the Weaver Lake Regional Trail. The trail is proposed to run east-west, span 20 miles, and would be a multi-phase/year initiative. This was intended to be a kickoff meeting for Three Rivers Park District to present initial plans and hear feedback from the Commission. Possible adoption of the long-range plan is proposed for Summer 2027.

Wayfinding & Parks and Trails Plan
Gabrielle Grinde, HKGi, gave a report to Council and the Parks and Trails Commission on planning and design services proposed to the City in the development of a Parks, Trails, and Open Spaces Wayfinding Plan.

Council recommended that the Parks and Trails Commission provide their perspective on prioritizing what park areas to work on first as part of the Parks and Trails Plan.



City Council Update Continued

At the March 12, 2026, City Council Meeting:
The City Council approved the following consent items: adopted Resolution 2026-21 approving the temporary on-sale liquor licenses for the Corcoran Lions for three events they will be hosting at Corcoran Lions Park this year, adopted Resolution 2026-13 accepting the donation of a historic park map for Heritage Park from the Meister family, and approved a proposal from HKGi in the amount of $7,500 to develop a Parks, Trails, and Open Spaces Wayfinding Plan.

In Unfinished Business: City Administrator, Jay Tobin, presented the Collective Bargaining Agreement with LELS Local #615 to Council. The Council then voted 5:0 to approve the Collective Bargaining Agreement with LELS Local #615.

At the March 26, 2026, City Council Meeting:
The City Council approved the following consent items: adopted Resolution 2026-25 approving the appointment of Amelia Zdechlik as Program Coordinator for the City of Corcoran, adopted Resolution 2026-24 approving a charitable gambling permit to St. John's Lutheran Church effective April 25, 2026, adopted Resolution 2026-23 approving a temporary on-sale liquor license for the Hennepin County Agricultural Society for the Hennepin County Fair on June 11-13, 2026, adopted Resolution 2026-22, which declares the City of Corcoran's opposition to bills HF3895 / SF 4123, known as the "Starter Homes Act", because, despite revisions from prior years, it continues to preempt local zoning authority and impose state-mandated land use outcomes that are inconsistent with locally adopted planning, infrastructure coordination, and community engagement. Council also accepted the resignation of Parks and Trails Commissioner, Seamus Walsh, and authorized staff to advertise the resulting vacancy for the remainder term, ending February 28, 2028.

In Planning Business: staff presented a report to Council regarding a concept plan on behalf of Lost Loon LLC, a proposed cannabis cultivator, at 20120 Auger Avenue, Corcoran, MN 55340. One of the applicants, Bradley Avarden, appeared before Council to answer questions and receive feedback.

In Unfinished Business: Public Works Director/City Engineer, Kevin Mattson, presented results to Council from a recent yard waste survey conducted by staff and gathered feedback on how to proceed regarding yard waste in Corcoran. Council determined that a yard waste site in Corcoran was not a viable option at this time, but other options were discussed for residents interested in yard waste disposal.

In New Business: Mayor McKee, Councilor Friedrich, and Planning Commissioner Brummond recommended Aydin Scherber be appointed to the open Planning Commission seat for a term ending February 28, 2029. Upon recommendation, Council adopted Resolution 2026-26 appointing Scherber to the Planning Commission for a term ending February 28, 2029.



Civic Campus Survey Notice

The City will be mailing a survey notice to all households in mid-April. Please watch for it in your mailbox and take a few minutes to share your thoughts on the proposed civic campus, either online or by paper, before the May 4, 2026, deadline. Your feedback is important and will remain confidential. Thank you for taking the time to complete this survey!

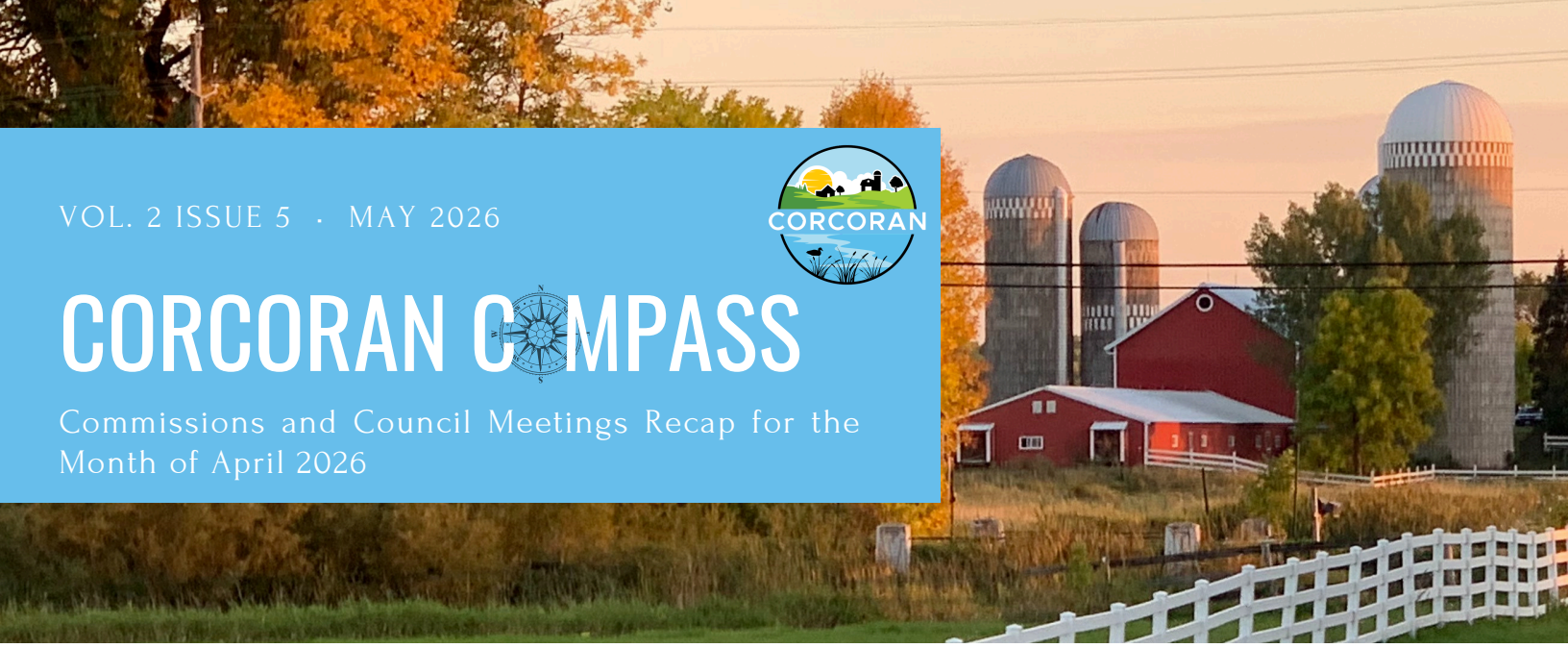
Events Calendar

April 9:
City Council Meeting
7 P.M. (City Hall)

April 16:
Parks and Trails Commission Meeting
7 P.M. (City Hall)

April 23
City Council Meeting
7 P.M. (City Hall)

April 28
Corcoran Civic Campus Open House
6 - 7:30 P.M. at Corcoran Public Works Facility (9100 County Road 19)



VOL. 2 ISSUE 5 · MAY 2026

CORCORAN COMPASS

Commissions and Council Meetings Recap for the Month of April 2026

Planning Commission Update

At the April 2, 2026, Planning Commission Meeting:

New Business included:

Site Plan Amendment and Variances for Landscaping at Red Barn Pet Retreat (City File 24- 007): The applicant, Daniel Benjamin, submitted a request for a Site Plan amendment and two Variances related to landscaping standards for rock mulch and the use of non-native species in the Northeast District for his business, Red Barn Pet Retreat. The Commission recommended denial of both variances 4-0 and was referred to the City Council.

Ulfers Garage CUP (City File No. 26-003): John Ulfers, the applicant, requested approval of a conditional use permit (CUP) to allow an accessory structure with sidewalls that would exceed the limit of 10 feet in the side yard on the applicant's property. The Commission recommended approval 4-0 with additional coniferous landscaping to the south and east of the garage and was referred to the City Council.

Wiseman Garage CUP (City File No. 26-004): Allan Dorney Construction MN Inc, on behalf of the applicant, requested approval of a conditional use permit (CUP) to allow an accessory structure with sidewalls that that would exceed the limit of 10 feet in the front yard on the applicant's property. The Commission recommended approval 4-0 and was referred to the City Council.

Lindberg ADU CUP (City File No. 26-002): Heidi Lindberg, the applicant, requested approval of a conditional use permit (CUP) to allow an accessory dwelling unit (ADU) on her property that would exceed 960 square feet. The Commission recommended approval 4-0 and was referred to the City Council.

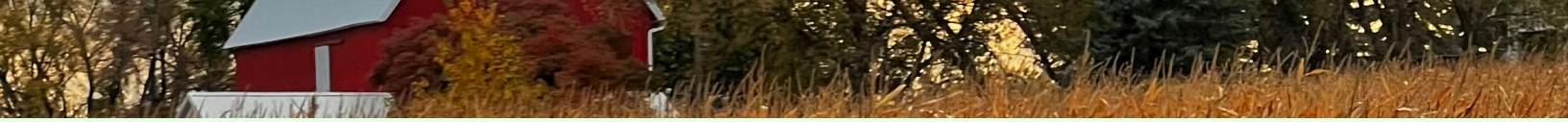
Kariniemi Orchards Preliminary Plat (City File No. 25-044): The applicant, Olipa, LLC, requested approval of the "Kariniemi Orchards" development, which would allow the creation of seven single-family lots on the farmland surrounding 20400 County Road 30. The Commission recommended approval 4-0 and was referred to the City Council.

Parks and Trails Commission Update

At the April 16, 2026, Parks and Trails Commission Meeting:

The Parks and Trails Commission had Commissioner Training. Once per year, staff provide training for the Parks and Trails Commission. Commissioners reviewed the roles, responsibilities, and expectations of the Parks and Trails Commission, as well as the policies and planning documents that guide park and trail development within the City.

New Business included that the Public Works team had identified two project components on the eastern parcel of Heritage Park that are eligible for grant funding through the Hennepin County Youth Activity Grant in the Fall of 2026. The Commission recommended approval 5-0 to apply for the grant and was referred to the City Council.



City Council Update

At the April 9, 2026, City Council Meeting:

The City Council approved the following consent items: adopted Resolution 2026-29, recognizing and accepting 2026 Quarter One Heritage Park donations by way of the See My Legacy initiative, in the amount of $2,506, authorized staff to conduct Police Officer hiring processes and extend up to two full-time traditional or ICPOET Police Officer job offers with lateral entry considerations as appropriate, approved the plans and specifications and authorized bids for the Old Settlers Road and Horseshoe Trail improvements project, and adopted Resolution 2026-28 establishing Municipal State Aid designations for the following streets, adding them to the City's Municipal State Aid system under the provisions of Minnesota Law: Bechtold Road from CSAH 30 to Oakdale Drive (MSA Street) - 0.83 miles, Oakdale Drive from Trail Haven Road (MSA Street) to CSAH 30 - 0.97 miles, and Cain Road from CSAH 30 to County Road 117 (109th Avenue North) - 1.51 miles.

In Unfinished Business: Council adopted Resolution 2026-31 authorizing engagement of professional services contract for completion of work through the schematic design phase of the civic campus project.

At the April 23, 2026, City Council Meeting:

The City Council approved the following consent items: authorized a waiver for amplified sound for The Stanchion Bar for July 9-11, 2026, for post-Hamel Rodeo events and adopted Resolution 2026-37 approving the sponsoring of the Northwest Trails Development Association to acquire DNR funding for the 2026-2027 season and approving the Grant Administration Agreement.

CIVIC CAMPUS OPEN HOUSE

2026 SCHEDULE



June 2
Hope Community Church
6–7:30 p.m.

August 4
Corcoran Public Works Facility at Corcoran Night to Unite 2026
6–7:30 p.m.

763-420-2288 **www.corcoranmn.gov**

Corcoran Civic Campus Project

The remaining schedule for the Civic Campus Open House events can be found above. Join us in the coming months for one or both of these public engagement opportunities.

SCAN ME

OPEN HOUSE GOALS

Promote Awareness, Constructive Dialogue, Shared Understanding, Collaborative Problem Solving

PROJECT GOALS

- Provide a cost-effective and responsible facility solution that addresses long-term operational needs for City Hall and the Police Department.
- Support efficient workflows, modern operations, and flexibility to adapt to future staffing, service, and technology changes.
- Enhance staff health, wellness, safety, and security while maintaining appropriate public access.
- Improve the public experience through clear access, wayfinding, and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.
- Align facility planning with projected community growth and long-term service demands.

For more information on the ongoing Civic Campus project, scan the QR code above or visit www.corcoranmn.gov – *Our Community > Civic Campus Public Engagement*.

Events Calendar

May 7:
Planning Commission Meeting
7 P.M. (City Hall)

May 14:
City Council Work Session Meeting
5:30 P.M. (City Hall)

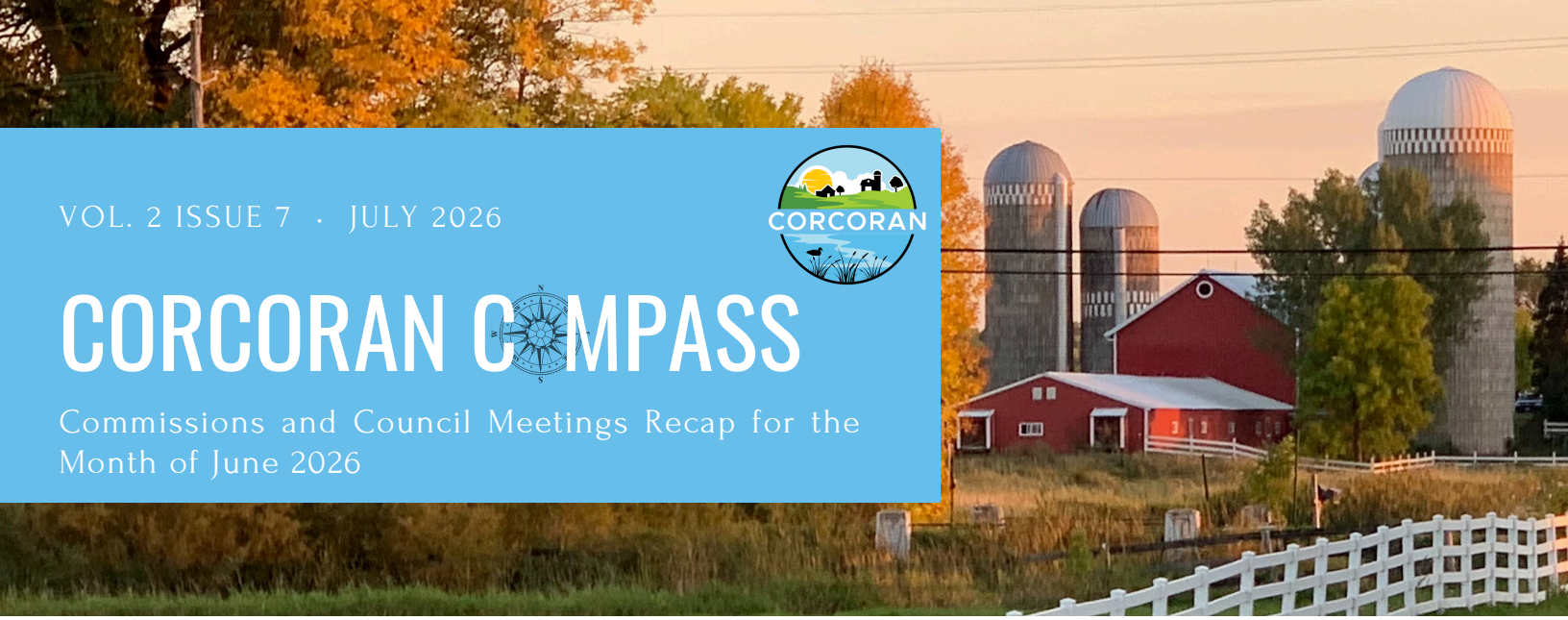
May 14:
City Council Meeting
7 P.M. (City Hall)

May 21:
Parks and Trails Commission Meeting
7 P.M. (City Hall)

May 25:
Offices Closed – Memorial Day

May 28:
City Council Meeting
7 P.M. (City Hall)

June 2:
Corcoran Civic Campus Open House
6 - 7:30 P.M. at Hope Community Church
(19951 Oswald Farm Road)



VOL. 2 ISSUE 7 · JULY 2026

CORCORAN COMPASS

Commissions and Council Meetings Recap for the Month of June 2026

Planning Commission Update

At the June 4, 2026, Planning Commission Meeting:

New Business Included:

Springs at Corcoran Preliminary Plat, Rezoning, Preliminary PUD: The Planning Commission was originally scheduled to hold a public hearing and review this item at the June 4, 2026, meeting. However, additional information was needed from the applicant to conduct a thorough analysis of the request. This information was not prepared in time for the June 4, 2026, meeting. Discussions with the applicant are ongoing, and the applicant intends to have all necessary information provided for a future Planning Commission meeting.

Parks and Trails Commission Update

At the June 18, 2026, Parks and Trails Commission Meeting:

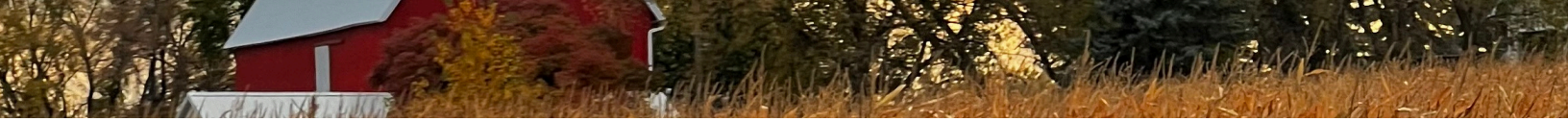
Unfinished Business included:

Wayfinding Policy and Signage Concepts: During the January 15, 2026, Parks and Trails Commission meeting, a draft Wayfinding Policy was presented with intention to establish a consistent and cohesive signage system throughout the City of Corcoran's parks, trails, and open spaces. The policy was developed to improve user experience by identifying park entrances, amenities, and regulations while ensuring signage aligns with City branding, accessibility requirements, and applicable codes. The project scope included development of sign concepts, one Parks and Trails Commission review, and one City Council review. The concepts presented represent the next step in refining the Wayfinding Policy and establishing a consistent visual identity for the City's parks and trail system. Commissioners provided preferences, concerns, and suggested modifications during the discussion. The Commission recommended approval of the preferred signage (6-0) and was referred to City Council for the July 9, 2026 meeting.

City Council Update

At the June 3, 2026, Special Session City Council Meeting:

City Council approved the City Administrator Performance Evaluation Proposal from Local Government ReEnvisioned. Council also discussed the Hennepin County property assessment process and City Administrator Tobin will be reaching out to Hennepin County Commissioner (District 7), Kevin Anderson, to request that he presents more information and an update to Council at a future date.



City Council Update Continued

At the June 11, 2026, City Council Meeting:

State Representative, Kristin Robbins, presented an update on the end of the Minnesota legislative session to City Council. City Clerk Johnson demonstrated Municode, the City's new online code hosting platform. This upgrade will make it significantly easier for residents to access and navigate the City Code. To view the City Code, visit our website at www.corcoranmn.gov.

The City Council approved the following consent items: approved the 2026-2029 Computer Integration Technologies (CIT) Contract for IT managed services, saving the City approximately $73,000 per year. Approved the City of Corcoran Artificial Intelligence (AI) Policy, outlining the principles and guidelines for the use of AI platforms within the City's operations. Adopted Resolution 2026-46 approving a temporary on-sale liquor license to St. Thomas the Apostle Catholic Church for their annual Parish Festival taking place on August 16, 2026.

At the June 12, 2026, Special Session City Council Work Session Meeting:

As part of the Civic Campus Project Study, members of City Council and Staff toured Chanhassen City Hall and New Hope City Hall, then returned to Corcoran City Hall to discuss their observations, including the strengths and areas for improvement of each city hall toured.

At the June 25, 2026, City Council Meeting:





Josh Lawson, Corcoran Police Officer, was recognized for his five years of dedicated service to the City and its residents. Additionally, Corcoran Police Officers, Dani Hoffman and Josh Lawson were recognized for their contributions to the community. Both Officers were presented with the I-94 West Chamber of Commerce First Responders award at an appreciation luncheon in May. Officers Hoffman and Lawson received the awards for their exceptional courage, selflessness, dedication to duty, and willingness to place themselves in immediate danger to protect and preserve life. During a critical incident, Officers Hoffman and Lawson entered a smoke-filled, burning residence in an effort to locate and rescue occupants facing extreme danger. Their actions reflect the highest standards of public service, bravery, and commitment to the community they serve. We extend our gratitude to Officers Hoffman and Lawson for their unwavering service and commitment to public safety within our community. Congratulations on receiving these well-deserved awards!

The City Council approved the following consent items: adopted Resolution 2026-47 approving the appointment of the following Public Works positions: Gary Lieder as Seasonal Maintenance Worker, effective May 4, 2026, Thomas Lieder as Seasonal Maintenance Worker, effective May 4, 2026, and William Rice as Operations Maintenance Worker effective July 6, 2026. Adopted Resolution 2026-49 appointing Election Judges for the 2026 election cycle. Adopted Resolution 2026-50 recognizing electronic records as the official records copy for data retention purposes. Authorized a waiver for amplified sound for the Hamel Rodeo at Corcoran Lions Park until 12 a.m. for July 9-12. Authorized a waiver for amplified sound for Corcoran Country Daze at Corcoran Lions Park until 12 a.m. for August 14-15. Adopted Resolution 2026-52 appointing Jared Gray as a Part-Time Police Officer, effective July 8, 2026.

CITY OF CORCORAN IMPORTANT ELECTION DATES

VOTE 2026

PRIMARY ELECTION DATES

Jun 26: Absentee voting begins (by mail)
July 24: Early voting begins (in person at City Hall)
Aug 8: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Aug 10: City Hall open until 5 p.m. for in-person early voting
Aug 11: Primary Election Day – Polls open 7 a.m. – 8 p.m.

GENERAL ELECTION DATES

Sept 18: Absentee voting begins (by mail)
Oct 16: Early voting begins (in person at City Hall)
Oct 24: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Oct 31: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Nov 1: City Hall open from 9 a.m. – 3 p.m. for in-person early voting
Nov 2: City Hall open until 5 p.m. for in-person voting
Nov 3: General Election Day – Polls open 7 a.m. – 8 p.m.

More election information can be found on the City website at www.corcoranmn.gov or by scanning the QR code to the right.

SCAN ME

Events Calendar

July 3:
Offices Closed - Independence Day (Observed)

July 7:
Planning Commission Meeting
7 P.M. (City Hall)

July 9:
City Council Work Session Meeting
5:30 P.M. (City Hall)

July 9:
City Council Meeting
7 P.M. (City Hall)

July 16:
Parks and Trails Commission Meeting
7 P.M. (City Hall)

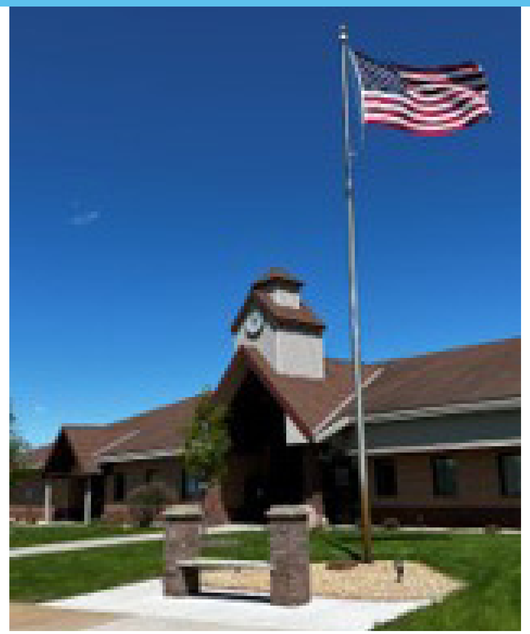
July 23:
City Council Work Session – Heritage Park Playground Ribbon Cutting Ceremony
5:30 P.M. (Heritage Park - 20200 County Road 50, Corcoran, MN 55340)

July 23:
City Council Meeting
7 P.M. (City Hall)

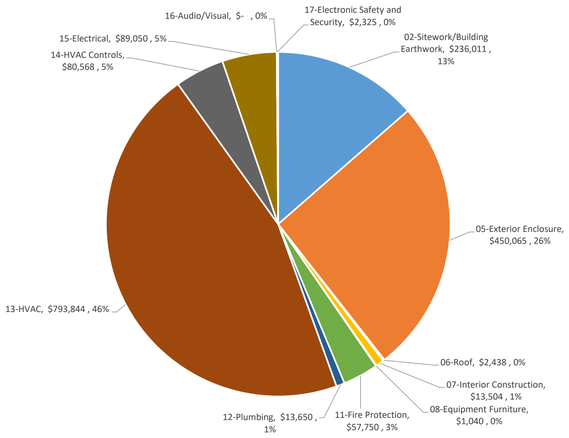
August 4:
Night to Unite
5 to 9 P.M. (Corcoran Public Works Facility - 9100 County Road 19, Corcoran, MN 55357)

August 4:
Civic Campus Open House at Night to Unite
6 to 7:30 P.M. (Corcoran Public Works Facility - 9100 County Road 19, Corcoran, MN 55357)

CITY HALL AND POLICE DEPARTMENT FACILITY CONDITION ASSESSMENT



City Hall and Police Department
1994-Present
(Community Room 1994-2021)



- $2M-$3M maintenance
  - Settled gap/crack hazards
  - Windows/Door Replacements
  - Roof Soffit
  - Fire Protection: Fire Panel and Suppression
  - HVAC: system at end of life
    - Zoning & duct issues
    - Automated controls needed
- Maintenance wouldn't resolve space needs
- Can't add-on to current facility

02-SITEWORK/BUILDING EARTHWORK

- West end of building has large gap between the sidewalk and building, trip hazard requires repair
- Sidewalk at multiple locations showing heaving and caulking issues requires spot repairs

05-EXTERIOR ENCLOSURE

- Windows throughout the building approaching replacement age require pane and seal replacement
- Multiple doors in poor condition require replacement with ADA-compliant hardware
- Step-cracking at west end of building to be repaired, structural study maybe required

06-ROOF

- Minor soffit repair

11-FIRE PROTECTION

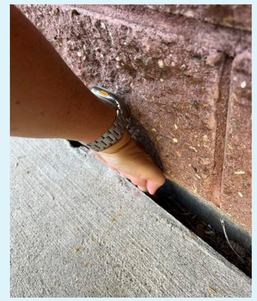
- Fire panel due for replacement
- Fire suppression system recommended in critical areas of building: PD evidence storage and Data Rooms
- Costs currently being held outside of 10-year plan

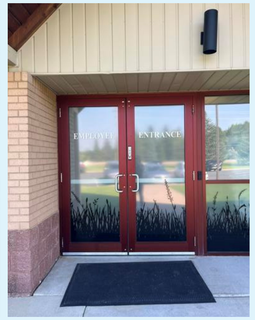
13-HVAC

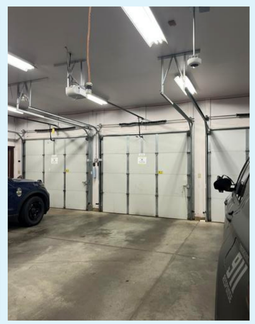
- Garage Ventilation Improvements recommended
- Heat Pumps at end of life, replacement recommended – R410A refrigerant
- HVAC Zoning throughout facility is an issue. Requires additional heat pumps and remapping of zones with changing of duct work – may require a heavier remodel to achieve this

14-HVAC CONTROLS

- Recommended to install a Building Automation System to better control, monitor and make changes to the HVAC system along with sustainability advantages. Currently the building is controlled by local thermostats






WHY STAYING ISN'T GOING TO WORK

The Challenge Isn't Just Age — It's Capacity

CORCORAN CITY HALL HAS THREE SEPARATE PROBLEMS

1 UNDERSIZED FOR TODAY'S WORKFORCE

43 staff today.

Built for ~ 25 staff.

52,208 SF SPACE DEFICIT TODAY and growing.

2 AGING & EXPENSIVE TO MAINTAIN

Built in the mid-1990s.

Major building systems are approaching end of life.

Significant investment required just to keep current.

3 CANNOT EASILY EXPAND INTO A MODERN CAMPUS

The site and building were designed for a much smaller organization.

Expansion on this site is limited and cost-prohibitive.

Even after investing several million dollars, you would still have a building originally designed 30 years ago for a much smaller organization.

IT DOES NOT SOLVE THE SPACE SHORTAGE.

WHAT IT COSTS TO "STAY" IN THE EXISTING BUILDING

Modernization needed just to maintain what we have

Fire Sprinkler Retrofit	$175K - $250K
Fire Alarm Replacement	$75K - $150K
HVAC Replacement	$700K - $1.1M
Electrical Upgrades	$300K - $600K
Roof Replacement (if due)	$300K - $500K
Interior Renovation	$700K - $1.4M
ADA Improvements	$200K - $350K
Security, Access Control, IT	$250K - $500K
Architectural/Engineering, Permits, Contingency	$500K - $900K

TOTAL INVESTMENT TO STAY

$3.2M – $5.8M

Depending on existing building conditions.

AND YOU STILL HAVE THE SAME PROBLEMS:

- ✗ Same space shortage
- ✗ Same layout limitations
- ✗ Same aging building
- ✗ Limited ability to serve the community long-term

IF WE USE "TEMPORARY" BUILDINGS (MODULAR TRAILERS)

It's expensive, disruptive, and only a short term solution



TYPICAL INSTALLED COSTS TODAY

- 6,000 - 8,000 SF of modular offices
- Foundations and utility connections
- ADA-complaint access
- Fiber/data/security integration
- Parking and site improvements

INSTALLED COST:

$1.2M – $2.8M

ONGOING REALITY

Split campus reduces collaboration

High ongoing maintenance costs

5–15 year solution at best

Lease costs add up over time

THE BOTTOM LINE

Pouring millions into an undersized, aging building—or adding temporary trailers—doesn't solve today's needs or prepare Corcoran for the future.

CORCORAN DESERVES A SOLUTION THAT:

- ✓ Meets today's space needs
- ✓ Supports long-term growth
- ✓ Provides efficient, modern service delivery
- ✓ Creates one connected civic campus

INVEST IN A FUTURE THAT WORKS

A new civic campus is the only solution that addresses our needs today and for generations to come.

PROJECT NEED | CITY HALL

- The facility lacks capacity to accommodate additional staff and the number of current staff that can work in the office at one time.
- Poor operational flow and adjacencies between the welcome desk, workroom, and staff offices reduce efficiency.
- Limited meeting and collaboration spaces: Few private or flexible spaces for staff or public meetings.
- Acoustic and comfort issues exist within the open office environment due to the number of staff working in the space impacting staff productivity. The HVAC system has poor control and zoning creating an uncomfortable indoor environment.
- Security deficiencies include the absence of ballistic-resistant protection at the council dais and welcome desk, and circulation / adjacencies that are not ideal.
- Storage constraints: Insufficient space for records, equipment, and supplies. (leveraging offsite and mobile storage by necessity that is unprotected and lacks climate control).







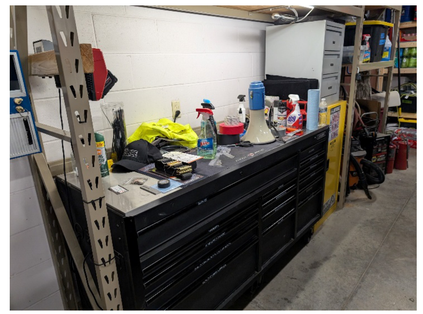
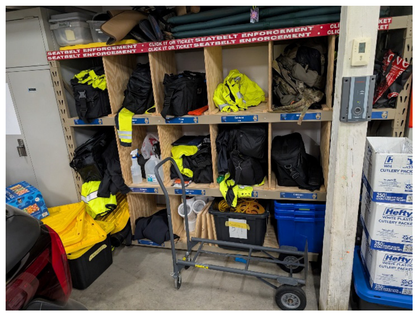



PROJECT NEED | POLICE DEPT

- There is no room for additional staff regarding office space or support functions
- Locker rooms are at capacity and do not have adequate ventilation; no changing bench
- Only one restroom is available for staff causing issues at shift change; this restroom also is used by detainees placing staff at risk
- Booking area is drastically undersized placing staff at risk in the event of a combative detainee
- Reception/records area is drastically undersized for the number of staff utilizing the space; lack of ballistic resistance places staff at risk
- Public reception counter is open to police operations creating issues with CJIS compliance and placing staff at risk
- Evidence processing area does not have a hand sink or eyewash; adding evidence pass-thru lockers would uphold chain-of-custody
- Weapon cleaning area does not have proper ventilation to prevent lead and chemical exposure
- Limited storage available for equipment and supplies
- Facility does not provide space to support officer training and wellness goals such as a decompression, physical fitness, defensive tactical, simulator, or gun range
- Four stall garage is not adequate for size of fleet requiring expensive equipment to be stored outside







PROJECT GOALS

- Provide a cost-effective and responsible facility solution that addresses long-term operational needs for City Hall and the Police Department.
- Support efficient workflows, modern operations, and flexibility to adapt to future staffing, service, and technology changes.
- Enhance staff health, wellness, safety, and security while maintaining appropriate public access.
- Improve the public experience through clear access, wayfinding, and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.
- Align facility planning with projected community growth and long-term service demands.

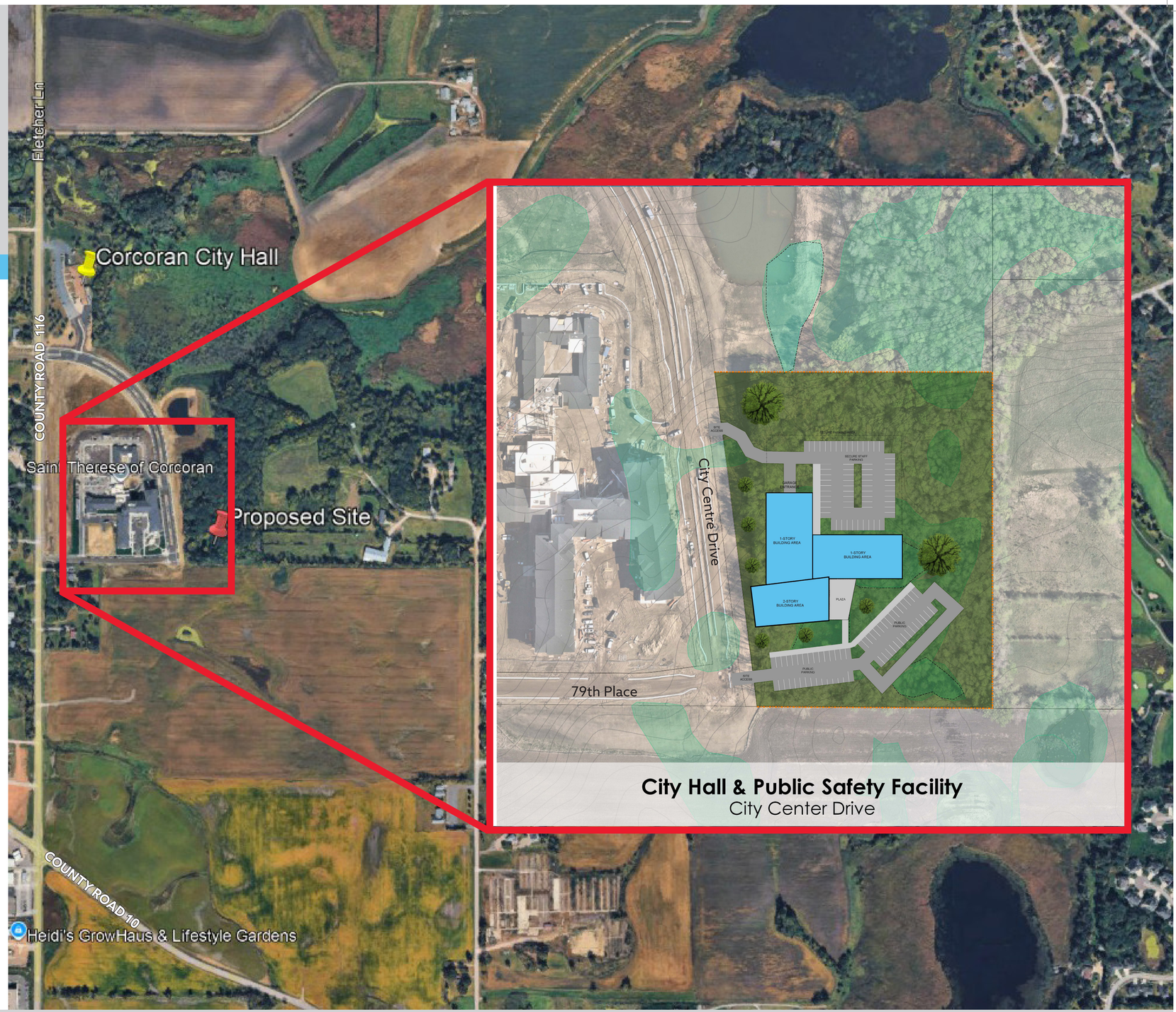
CONCEPT PLAN

WHY DOES CORCORAN NEED A NEW CITY HALL & PUBLIC SAFETY FACILITY?

- Insufficient space today (40%+ less than needed)
- $3M+ building repairs needed, doesn't resolve space needs
- Cannot expand at current site due to site restrictions

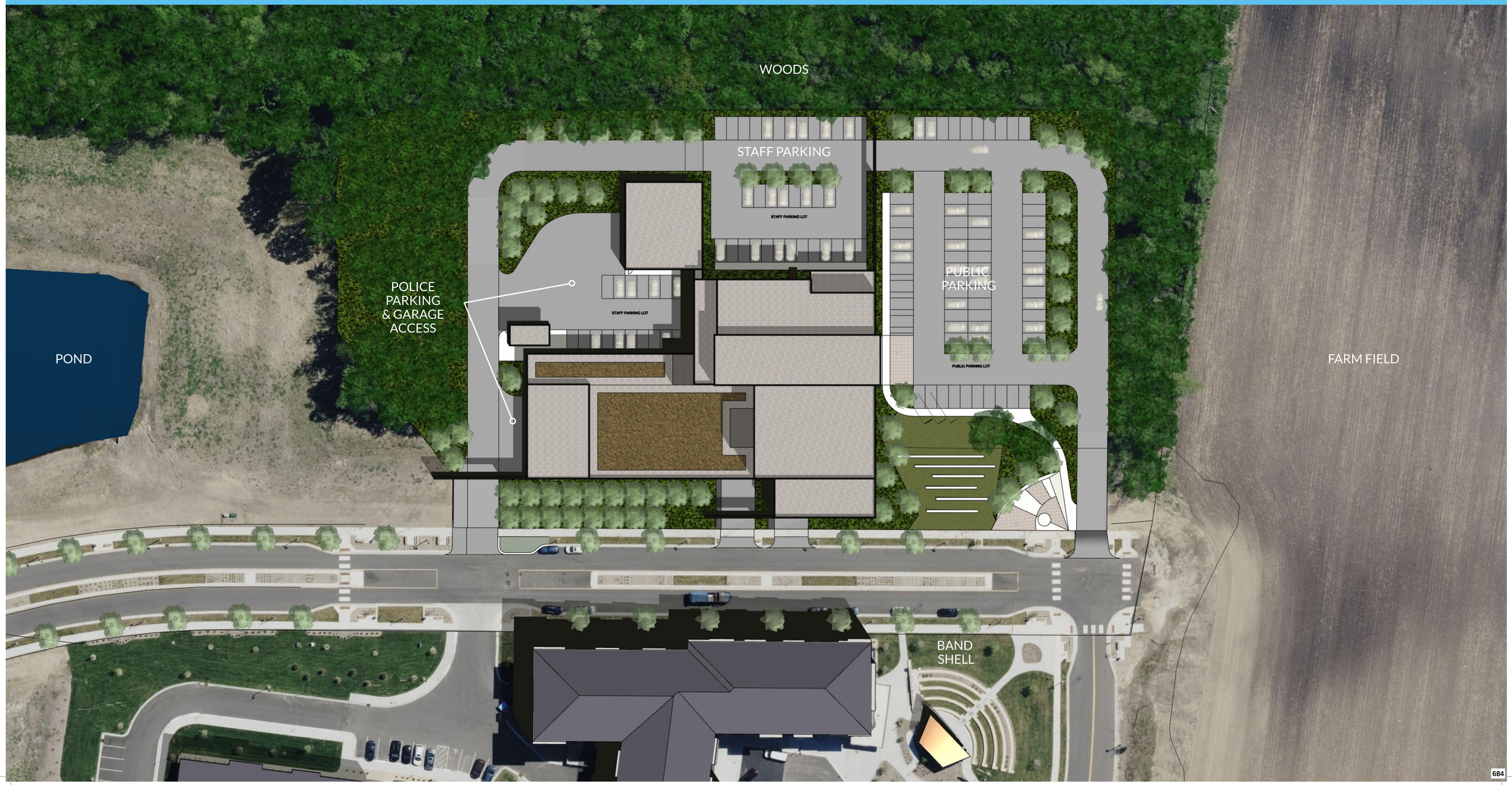
WHY IS CITY CENTER DRIVE THE PROPOSED SITE?

1) City Center Drive Site: SAVES $6M+
    - City owns land = saves $4M+ Land Acquisition
    - Site infrastructure already in place:
        = saves $1M+ Roads/Turn Lanes
        = saves $1M+ Trunkline/Utilities
2) Aligns with long-range plans for a City Center as Community Hub
3) City Center Drive Site: ample space for expansion



BKV GROUP | CORCORAN

SITE PLAN


WOODS
STAFF PARKING
STAFF PARKING LOT
POLICE
PARKING
& GARAGE
ACCESS
PUBLIC
PARKING
PUBLIC PARKING LOT
POND
FARM FIELD
BAND
SHELL

RENDERINGS | DESIGN VISION









FLOOR PLAN | LOWER LEVEL

THE NEED

Support efficient operations through optimized workflows and flexible spaces that can adapt to future staffing, service, and technology needs.

THE SOLUTION

The design will improve operational efficiency by aligning spaces with how staff work today while remaining flexible enough to meet the community's evolving needs for decades to come.

Investing in a flexible, durable facility ensures the City can continue providing high-quality services while maximizing the long-term value of every taxpayer dollar.



















FLOOR PLAN | LEVEL 1

THE NEED

Enhance staff health, wellness, safety, and security while maintaining appropriate public access.

THE SOLUTION

Provide a safe, healthy, and secure work environment that supports employee well-being while balancing the City's commitment to accessible public services.

The new facility will incorporate modern safety and security measures that protect staff, visitors, and sensitive operations while creating welcoming public areas that are easy to navigate.

Thoughtful design will promote employee well-being through healthy indoor environments, natural light, and ergonomic workspaces, while enhancing safety with secure circulation, controlled access, and clear separation of public and staff areas.



FLOOR PLAN | LEVEL 2

THE NEED

Improve the public experience through clear access and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.

THE SOLUTION

Creating a civic campus that is inviting, accessible, and representative of the community it serves. The new City Hall and Police Station swill provide convenient public access, and spaces that make interactions with City government straightforward and comfortable.

Public meeting rooms, gathering spaces, and outdoor amenities can support civic engagement, community events, and everyday use beyond traditional business hours.

The site's design will reflect the City's identity and values while incorporating landscaping, accessibility, parking, pedestrian connections, and other amenities that enhance the overall visitor experience.

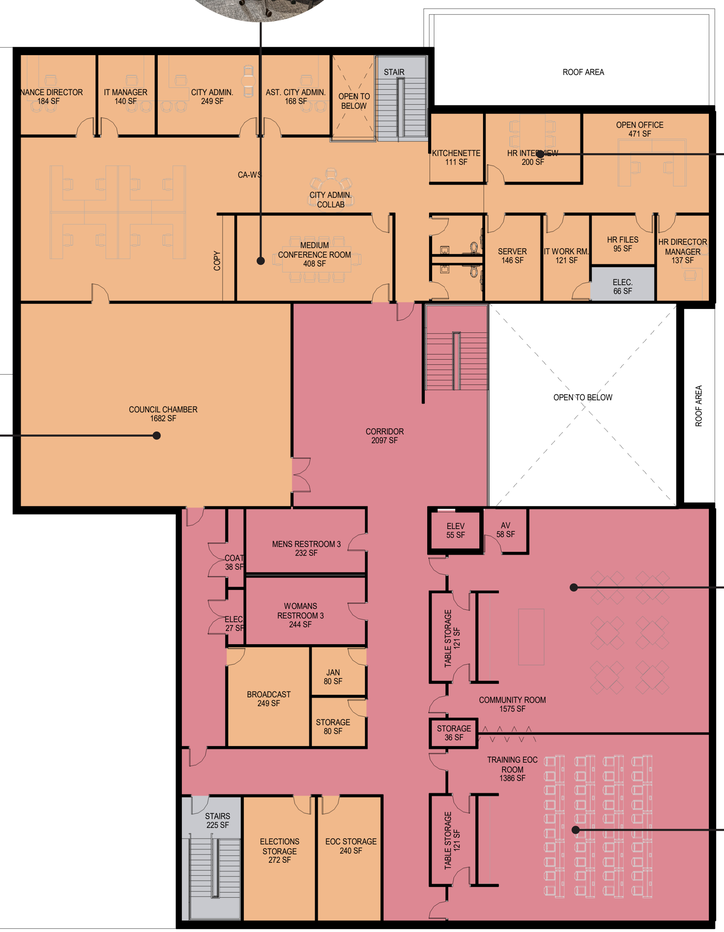






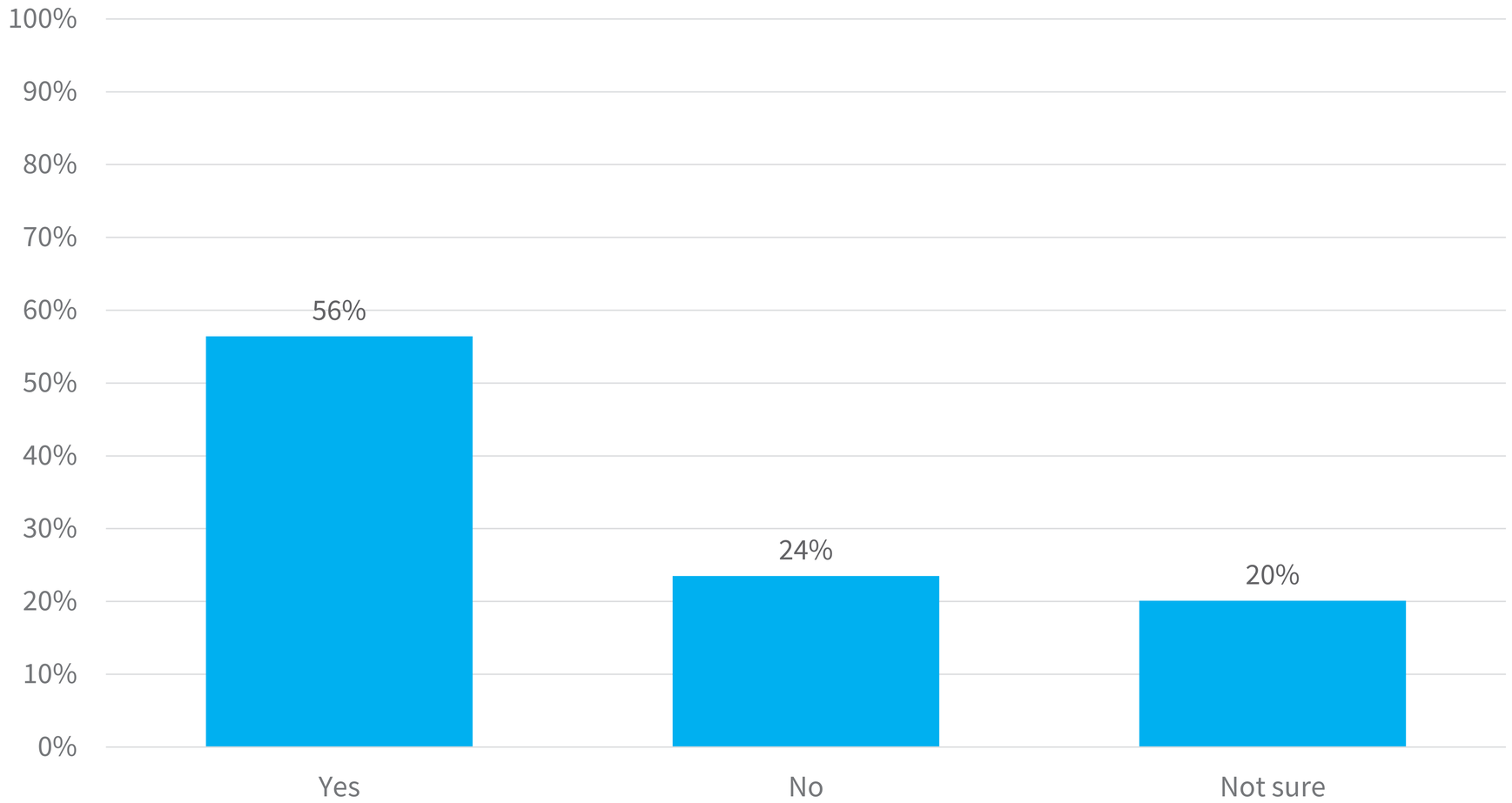






SURVEY RESULTS

Would you support the City building a new City Hall and Police Department facility?



56%
YES

24%
NO

20%
NOT SURE

RENDERINGS | DESIGN VISION









RENDERINGS | DESIGN VISION









Maxfield Research & Consulting

Breaking Ground since 1983





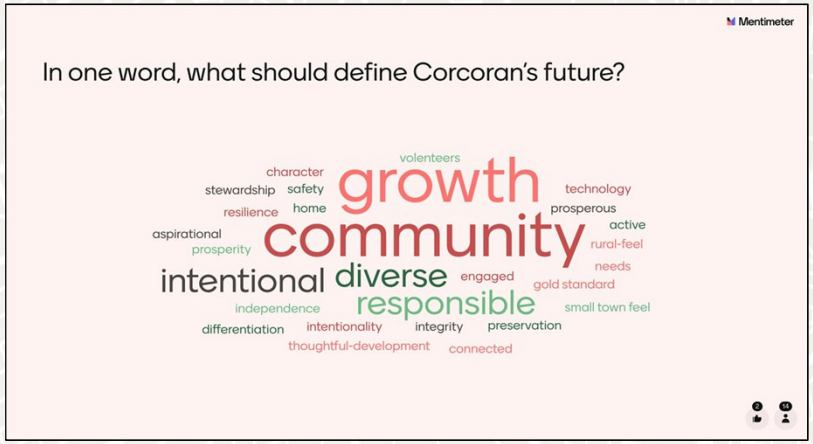


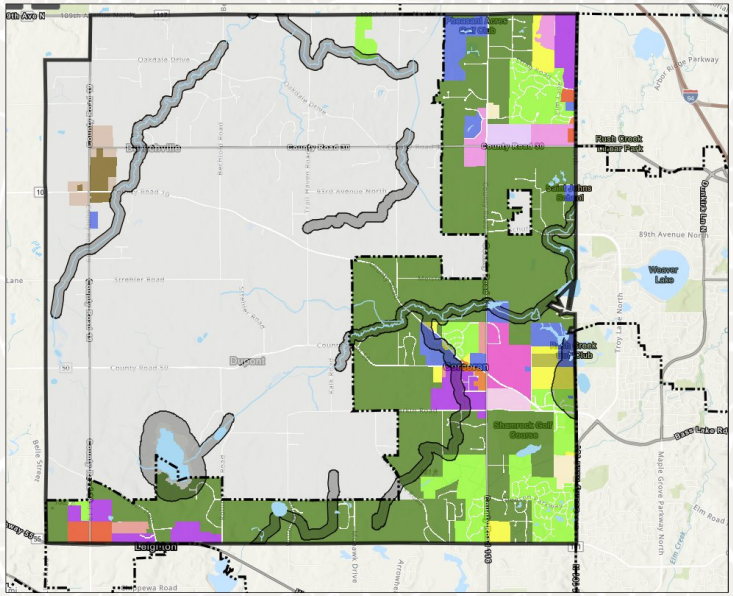
Corcoran Economic Development Strategy
City Council Workshop Session

May 14, 2026

Agenda

1. Highlight Key Findings To Date (Growth, Valuation, Budget)
2. Fiscal Impact Assessment (Preliminary Findings)
3. Competitive Position (Strengths, Weaknesses, Challenges)
4. Key Development Nodes (Strategic Actions)
5. Preparing for the Next Wave (2050 Land Use/MUSA Extension)
6. Input and Discussion

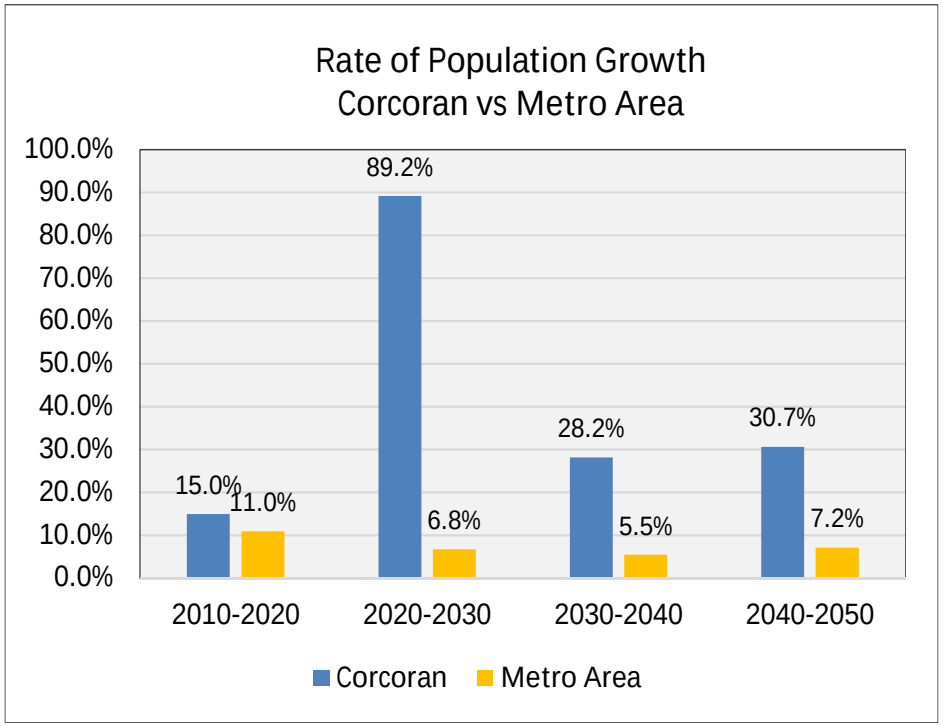


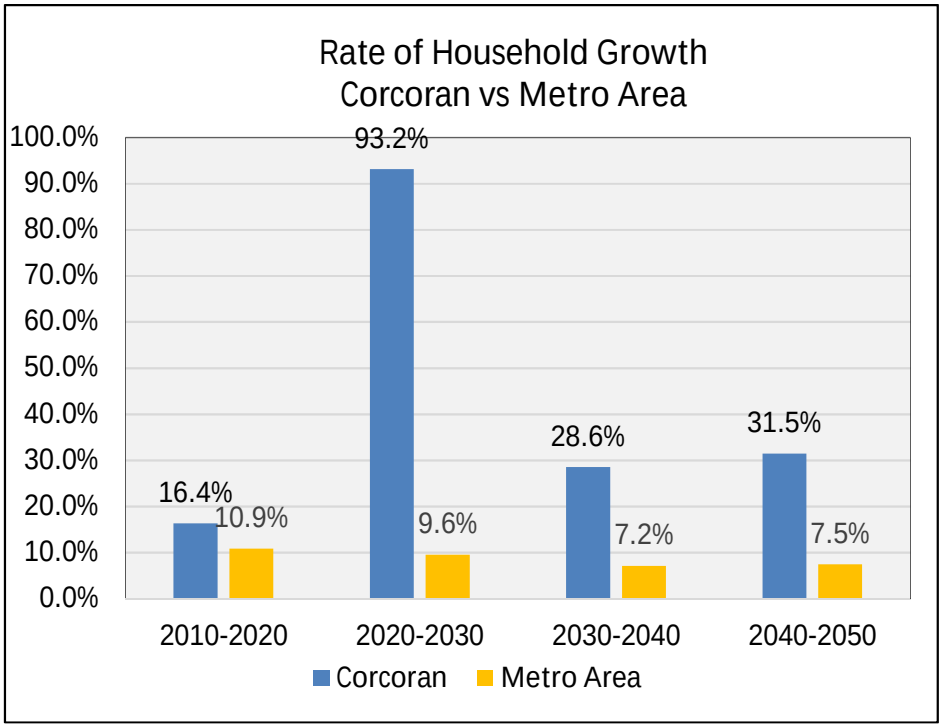


Economic Development – Midwest Community Strategies

1. Consumers prioritizing experiences, community environment and livability (Residential development demonstrates this).
2. Businesses taking a broader view when evaluating where to invest and grow. Paying attention to housing availability, quality of life and amenities. (Corcoran can promote this).
3. Managing growth thoughtfully must be a priority. Infrastructure, transportation and commercial development must continue to evolve alongside residential development while preserving the quality of life that residents value.
4. Public-Private Partnership (tools in the tool box); how can Corcoran avail itself of third-party resources to assist in attracting specific types of development (county, region, state)

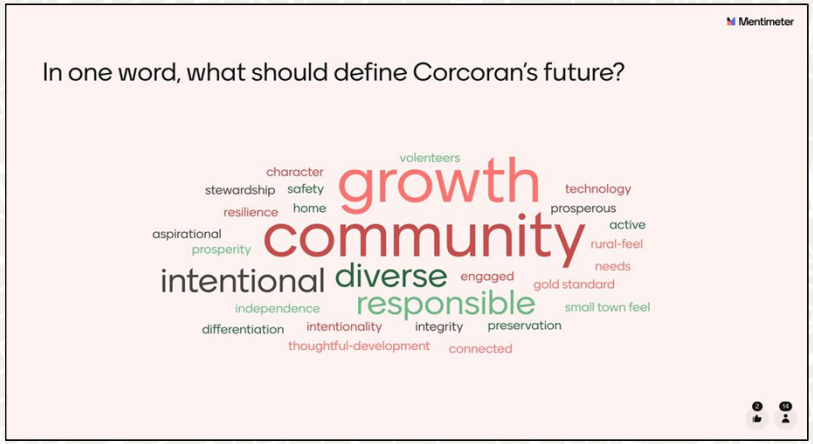
Corcoran's Growth Trajectory

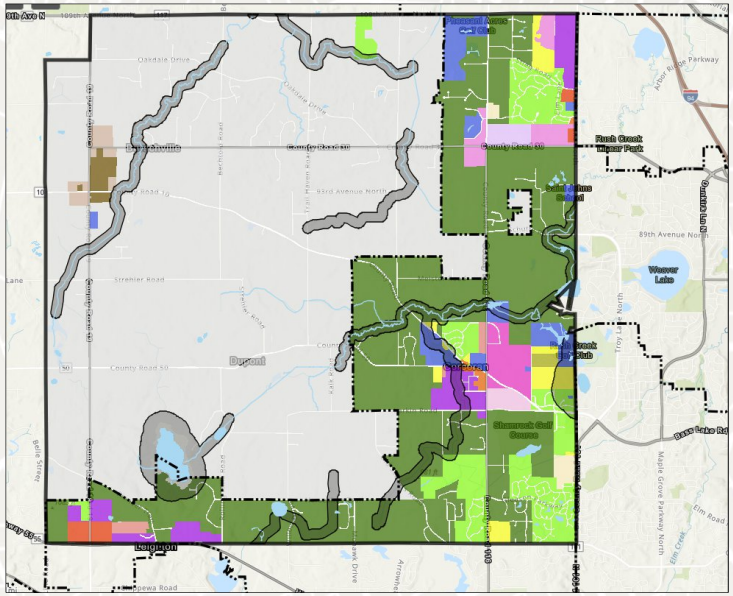




Sector Valuations (Residential, Commercial, Industrial)

1. Median Home Price (MLS) - $634,000 (2026)
2. Land/Acre (Estimates)
   a. Residential - $50,000-$100,000/acre
   b. Non-Residential - $200,000/acre



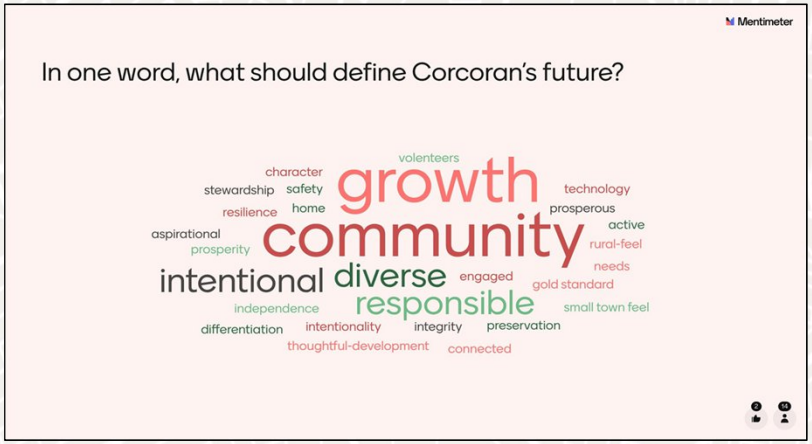


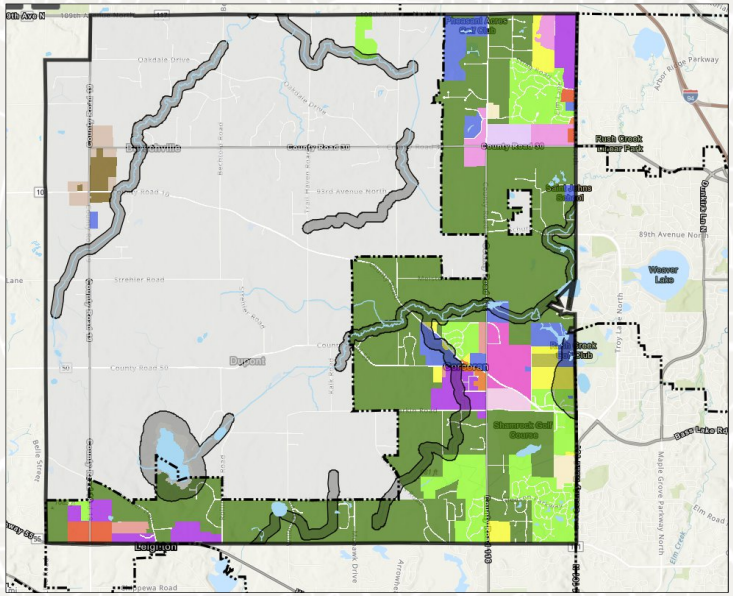
Budget Considerations

1. The ability to retain and attract community investment including desired types is highly competitive and directly related to service levels and city infrastructure
2. Diversifying development to include commercial, institutional and industrial provides significant advantages in several ways.
   a. Greater proximity to jobs, services, resources
   b. Diversification of the tax base to moderate tax impacts and reduce growth in operating costs.
   c. Mitigates risk from legislative changes in tax policy and market impacts
3. Cities that do not invest in or defer maintaining or increasing service levels required for growth will be less competitive
   a. Investors/developers are increasingly focused on placing investment in communities that have a demonstrated capacity to provide quality services and infrastructure.
   b. Non-residential development frequently identifies development target areas based on population characteristics (income, education level, jobs skills, age). Cororan can promote this based on its geographic location.
   c. Infrastructure including streets, water, sewer, storm water control that is in place or staged for construction reduces risk to development and long-term additional costs.

Fiscal Impact Analysis – Preliminary Findings

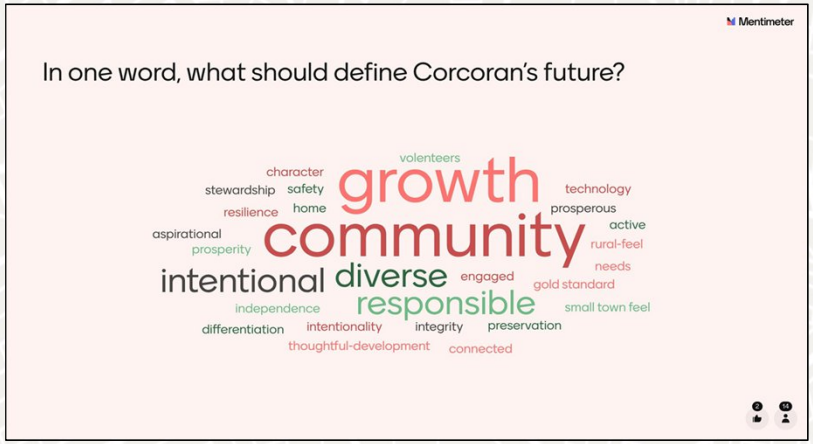
1. Residential Development pays a lower tax rate, especially for single-family, but service usage is higher than for non-residential development
2. Calculations
   a. Cost of Community Services (COCS) (Residential/Non-Residential)
   b. Per Capita Multiplier (Residential only)
   c. Examples
3. Can become part of the annual Budgeting Process
4. Can guide Land Use Planning and Economic Development Strategies

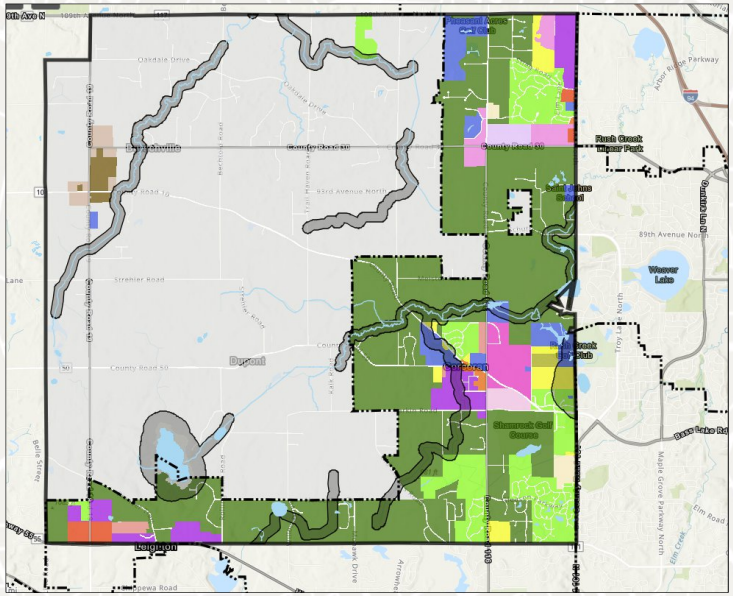




Competitive Position – Northwest Metro

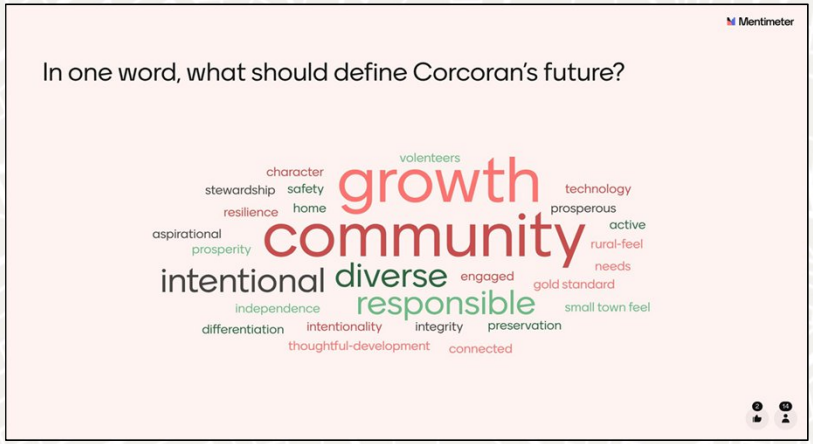
1. Land Available for Development but constrained by large amount of agricultural land that is not within the MUSA
2. High Quality of Life
3. Need for Redevelopment/Focused Development at Key Development Nodes (Strategic Actions)
4. Adding rooftops but new retail development is currently focused on adjacent cities (how to increase awareness)

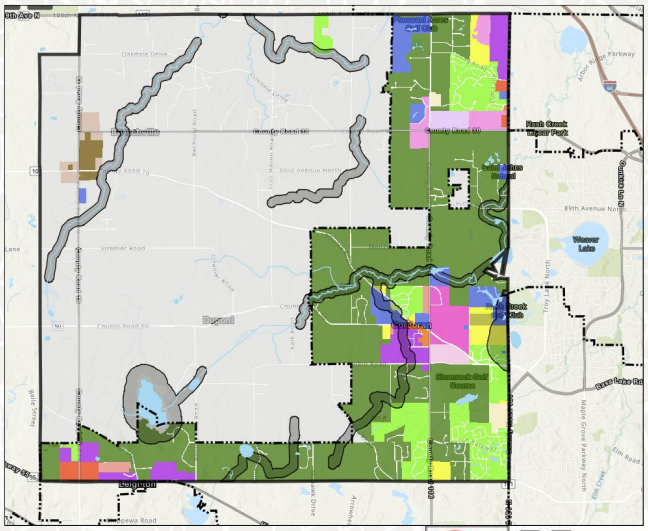




Key Development Nodes – Strategic Actions

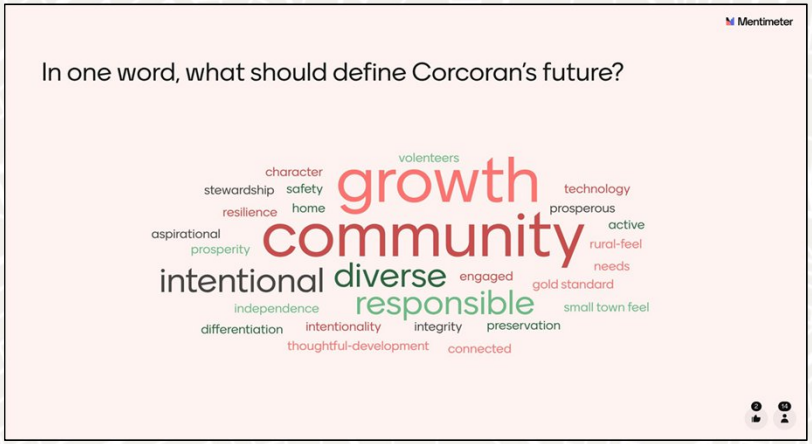
1. Review and analyze options for redevelopment, rezoning and/or re-guiding of some properties.
2. What are the best options for redevelopment/development and how to accomplish?
3. What uses can be attracted to particular nodes that do not need direct major arterial access? Would those uses be complimentary with existing uses or in conflict?
4. What land parcels are currently ripe for development and how to promote those.

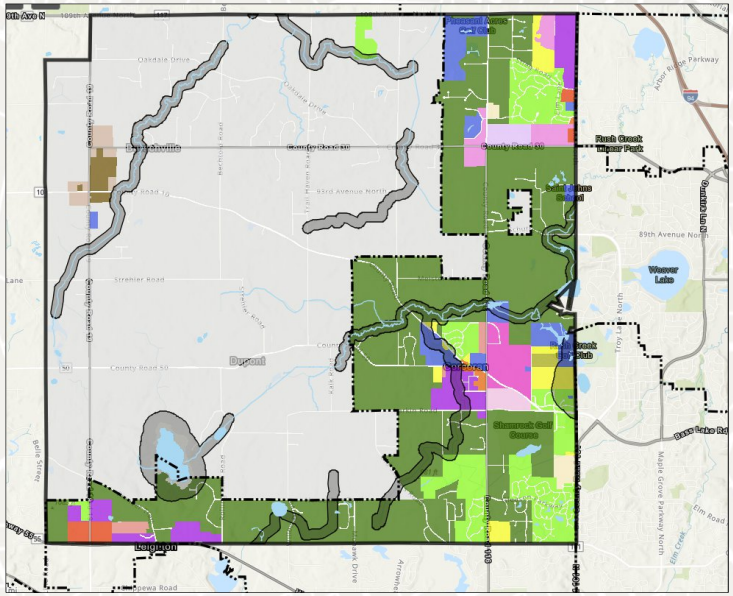




Preparing for the Next Wave – 2050 Land Use

1. Current focus will be on land within the MUSA and strategic use of current resources
2. Thoughtful development and expansion of resources to diversify and grow responsibly (greater focus on non-residential development and how to attract in the short-term)





Outlook

FW: Delay cost questions

From Jay Tobin <jtobin@corcoranmn.gov>

Date Thu 8/27/2026 3:59 PM

Cc Kevin Mattson <kmattson@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Nalisha Williams <NWilliams@corcoranmn.gov>; Matt Gottschalk <mgottschalk@corcoranmn.gov>; Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Ryan Burns <rburns@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>; Phillips, Mike <mike.phillips@krausanderson.com>; mhealy@bkvgroup.com <mhealy@bkvgroup.com>; Fiorini, Gina A. <gina.fiorini@kutakrock.com>; Omdal, Tammy <tomdal@northlandsecurities.com>

4 attachments (7 MB)

Lanterman Civic_Campus_Memo_Aug21.docx; Mortenson Cost Index - MPLS Q1 2026.pdf; RLB Quarterly Construction Cost Report - Q2 2026.pdf; Council_Member_information_follow_up_request_and_responses_to_Council ref July 28.pdf;

Mayor and Council -
While I was out of the office this past week Council Member Lanterman submitted the attached August 21 memorandum identifying 13 additional information requests related to the Civic Campus project. As requested, staff has consolidated the information to provide it to the full Council so the same information is available to Council and the public in advance of the continued hearing. Below is my best effort with the limited time I had today after returning to the office today.

Staff has coordinated the questions with the appropriate members of the City's professional team. The responses below identify the source of the information wherever possible and distinguish between current estimates, established Council parameters, professional guidance, and matters that remain policy decisions for the Council.

One important point applies throughout: the project remains in schematic design (30%). Final design (100%) has not been completed, the project has not been bid, and no construction contract has been awarded establishing a final project cost. Current cost figures are estimates of the developing schematic design which will come to Council on September 10, 2026. This means that budget parameters, and planning assumptions will continue to be refined through design, bidding, procurement, and contracting for this phase and should expect to continue to be refined throughout the remaining 70% of necessary planning.

1. Reconciled Project Number
Request: Reconcile the $50 million not-to-exceed amount referenced in the cost-of-delay response with the $46 million current project budget referenced in the companion August 20 response.
Response: The figures describe different stages of the project and should have been more clearly distinguished in the August 20 responses.
The $50 million figure was the earlier Council-established project ceiling used during Civic Campus discussions. The funding concept associated with that ceiling included up to $40 million in CIP bonding and approximately $10 million in planned Water and Sewer participation. That $50 million ceiling was also the basis used when the 4-6% annual construction escalation illustration was discussed with Council.

As schematic design progressed, Council subsequently directed the project team to work within a $46 million total project budget. The $46 million figure is therefore the current Council-directed project budget. The $50 million figure was the earlier ceiling and the basis for the previously discussed escalation illustration.

Neither figure is a final contracted project cost. Schematic design remains underway, the project has not been bid, and no construction contract has been awarded establishing a fixed price. Current project costs remain estimates and projections that will continue to be refined as design advances.

Until pricing is established through bidding, procurement, and contracting, the project remains exposed to construction-market changes. Construction escalation in the 4-6% annual range has been discussed with Council, and Kraus-Anderson's current estimate carries a 6% escalation allowance. Current market information provided by Kraus-Anderson also supports an escalation range of approximately 3.5-6% or higher depending on market and project conditions. Accordingly, the earlier $50 million ceiling and the current $46 million budget should not be interpreted as two competing statements of a final project cost. They are planning parameters developed at different stages of an ongoing design and estimating process.

Sources: Council direction; August 13 Council materials; August 20 staff responses; Kraus-Anderson August 2026 schematic-design estimate; Mortenson Q1 2026 Cost Index; RLB Q2 2026 Quarterly Construction Cost Report.

2. Hard Costs, Soft Costs, Escalation, and Estimate Accuracy

Request: Provide the current hard-cost/soft-cost split, Kraus-Anderson's escalation rate and basis, and the expected accuracy range of the current estimate.

Response: Kraus-Anderson provided the following information based on its most recent estimate using BKV's preliminary schematic-design estimate set dated August 3, 2026:

Cost Component	Current Estimate
Prime Contractor Costs	$32,792,329
Design Contingency (8%)	$2,623,386
Escalation (6%)	$2,124,943
Construction Contingency (5%)	$1,877,033
General Conditions	$750,000
Total Hard Construction Costs	$40,167,691
Estimated Owner/Soft Costs	$7,478,904

Kraus-Anderson notes that owner/soft costs will fluctuate based on final scope and project duration. KA does not attempt to predict the low bid. Its estimating objective is to estimate the average of bids received on bid day, and KA advises that this process typically allows for approximately +/-5% variance between the estimate and bid-day results.

KA's current estimate carries 6% construction escalation. KA also supplied two current external market sources. Mortenson reports a 6.24% year-over-year increase in Minneapolis nonresidential construction costs for Q1 2026. Rider Levett Bucknall reports a 4.82% annual increase for Minneapolis between April 2025 and April 2026. Based on these sources, KA advised that an escalation assumption of approximately 3.5-6% or higher can reasonably be supported depending on timing, market conditions, and project type.

The previously referenced $250,000 per month was a simple illustration using the upper end of the previously discussed range against the then-$50 million project ceiling. It was not a separate Kraus-Anderson estimate that a particular month of delay would necessarily increase project cost by exactly $250,000.

Sources: Kraus Anderson input; Mortenson, Minneapolis Q1 2026 Cost Index; Rider Levett Bucknall, Q2 2026 Quarterly Construction Cost Report.

3. Bond Term, Recommended Term, and Useful-Life Basis

Request: Identify the term permitted by Resolution 2026-58, the term recommended, and the useful-life basis for a 30-year financing term.

Response: Bond counsel has confirmed that the maximum term permitted for the proposed CIP Bonds is 30 years from the date of issuance.

Resolution 2026-58 provides preliminary approval for issuance of General Obligation Capital Improvement Plan Bonds under Minnesota Statutes, section 475.521. Section 475.521 does not establish an independent maturity limitation, but incorporates the applicable provisions of Minnesota Statutes, chapter 475. Under section 475.54, subdivision 1, the general rule requires the final maturity to occur no later than 30 years from the date of issuance. Bond counsel has confirmed that the statutory exceptions allowing terms of up to 40 years do not apply to these Bonds.

The 20-year period referenced in the BKV Facilities Needs Assessment is a space-planning horizon, not the expected useful life of the building. Bond counsel understands from the architect that newly constructed municipal buildings of this type commonly can remain serviceable for up to approximately 50 years with appropriate maintenance and repairs. The possibility that additional space may be needed after the 20-year planning horizon does not mean the structure reaches the end of its useful life at 20 years.

Bond counsel does not recommend a specific financing term. Its role is to advise regarding legal validity and statutory authority. The actual financing term selected within the legal maximum is a financing and policy decision for the City, informed by Northland Securities and Council direction.

Sources: Resolution 2026-58; Minn. Stat. sections 475.521 and 475.54; Kutak Rock LLP bond counsel guidance; BKV Facilities Needs Assessment.

4. CIP Resolution Date and Construction Critical Path

Request: Identify whether the date of CIP approval is on the construction critical path and, if so, where.

Response: Kraus-Anderson advises that its current estimate anticipates design completion in 2027 and construction commencing in spring 2028. KA also indicated that determining whether a particular Council resolution date itself sits on the construction critical path is not solely a construction estimating question.

The current record supports two separate conclusions. First, construction escalation is a real project-cost consideration while the project remains uncontracted. Second, the record does not establish that every month of Council delay automatically moves the bid date or adds a fixed monthly amount to the project.

Accordingly, the previously discussed monthly escalation calculation should be understood as an illustration of the potential effect of annual construction inflation over time, not as a representation that every calendar month or every Council continuance necessarily creates an identical incremental project cost. The actual effect of a specific delay depends on whether it ultimately changes design, procurement, bidding, or construction milestones.

Sources: Kraus-Anderson August 2026 response; current project schedule and estimating assumptions.

5. Garage Square Footage, Cost, and Reduced Version

Request: Confirm total garage-related square footage and cost and identify savings from a reduced version.

Response: Kraus-Anderson's current estimate identifies the following program areas:

Program Area	Square Feet	Estimated Cost
Public Safety Field Operations & Training	17,962 SF	$6,306,912
Utilities Garages	7,147 SF	$2,399,746
Combined	25,109 SF	$8,706,658

It is important not to characterize all 17,962 SF of Public Safety Field Operations & Training as vehicle-storage garage. The category includes operational and training functions in addition to vehicle-related space.
Kraus-Anderson has advised that it cannot accurately calculate savings from a "reduced version" without first identifying the specific spaces or functions to be removed. A reliable reduced-scope estimate therefore requires a defined alternative rather than simply applying an average cost per square foot across the building.

Sources: Kraus-Anderson input; BKV preliminary schematic-design estimate set dated August 3, 2026.

6. Approximately $10 Million in Water and Sewer Participation
Request: Provide the itemization behind the approximately $10 million in planned Water and Sewer participation.
Response: The approximately $10 million in planned Water and Sewer participation is not based solely on the square footage of the Utility garage. Utility participation is intended to reflect project costs appropriately allocable to Water and Sewer operations, which may include dedicated Utility space and eligible portions of shared or supporting infrastructure.

The amount remains a planned funding allocation subject to refinement as the design and project cost allocations advance. The final allocation will need to identify the costs assigned to Water and Sewer and the basis for those allocations.

Sources: City staff financing assumptions; project cost estimate.

7. 10-Year Versus 20-Year Comparison
Request: Identify the dollar basis, discount treatment, and escalation rate used in the 10-year versus 20-year comparison and rerun the comparison against the current project budget.
Response: The earlier comparison provided to Council identified approximately $42.9 million for the 10-year alternative, plus approximately $8.3 million for future expansion, compared with approximately $48.5 million for the 20-year alternative. Those figures were developed at an earlier stage of project planning and should not be treated as current bid estimates.

Since that analysis, schematic design has advanced, space has been consolidated, and the Council-directed project budget has been refined. BKV's March 2026 Space Program identified a 10-year proposed need of 79,549 SF and a 20-year proposed need of 88,934 SF. Kraus-Anderson reports that the current August 3 schematic design is approximately 78,901 SF - 648 SF below the earlier 10-year proposed program. KA/BKV attribute this reduction to shared-use space and subsequent programming work with departments and administration.

The existing record does not establish that the earlier $8.3 million future-expansion figure was prepared as a discounted present-value comparison, nor does the information currently available support simply rerunning that earlier analysis by substituting the current $46 million budget. Doing so would combine estimates developed at different stages and under different design assumptions.

A current apples-to-apples 10-year versus 20-year financial comparison would require the project team to define two comparable designs and estimate both under the same scope, escalation, timing, and financing assumptions. No such updated paired estimate is presently available.

Sources: July 28 staff response; BKV March 2026 Space Program; BKV August 3 preliminary schematic design; Kraus-Anderson input.

8. Priced Smaller Building

Request: Provide a priced smaller building before the hearing, or state whether one is being prepared.

Response: No separately priced additional reduced-scope alternative is currently available. The current schematic already reflects significant programming reduction and shared-use decisions. KA reports the current design at approximately 78,901 SF, compared with BKV's March 2026 10-year proposed need of 79,549 SF and 20-year proposed need of 88,934 SF. Further reduction is possible as a policy direction, but a meaningful cost estimate requires defining what function is removed or reduced. That analysis should also identify where or how the removed function would be provided, any operational consequence, whether the function would need to be constructed later, the future cost of doing so, and any effect upon Utility participation or outside funding eligibility.

Kraus-Anderson has advised that it would need the parameters of a reduced alternative before it could accurately price one. If Council desires development and pricing of a specific additional reduced-scope alternative, that direction should define the scope to be evaluated so BKV and Kraus-Anderson can prepare an equivalent comparison.

Sources: BKV Space Program; BKV August 3 schematic design; Kraus-Anderson input.

9. Tax Impact Over the Financing Term

Request: Provide the tax impact for all years of the actual financing term, including a cumulative household total.

Response: The July 27 Northland analysis modeled tax impacts through Pay 2033 and assumed a 30-year CIP bond term. It did not provide individual-property tax projections for every year of the full modeled 30-year term or a cumulative household total over that period.

The requested full-term household analysis is therefore not contained in the existing materials. There are also significant limitations to projecting the tax impact on an individual property decades into the future because property values, City tax capacity, development growth, debt structure, other levies, legislative changes, and future Council decisions are not known.

The six-year Northland analysis should be read as a modeled scenario based on stated assumptions rather than a promise of the tax impact on a particular property for the life of the debt. A 30-year cumulative household total would necessarily compound assumptions well beyond the period for which the City can reasonably predict individual property values and tax capacity.

Sources: Northland Securities July 27, 2026 tax-impact analysis.

10. Source of the $323 Household Figure

Request: Identify which analysis produced the $323 annual impact communicated to residents.

Response: Further work is necessary to properly respond to this question. The $323 figure does not appear in the July 27 Northland analysis referenced in the earlier staff response. The July 27 analysis instead shows different modeled first-year impacts, including approximately $300 for a $595,000 median-value property under the 5% growth scenario.

Accordingly, the July 27 analysis should not be identified as the source of the $323 figure. The $323 amount came from an earlier project tax-impact calculation used in preparing the City's Civic Campus mailer. The two calculations were prepared at different points and with different assumptions as the project financing analysis was refined.

For purposes of current Council consideration, the July 27 Northland analysis is the more recent financing analysis and should be relied upon together with its stated assumptions rather than substituting the earlier $323 mailer figure for the updated scenarios.

Sources: Civic Campus mailer; Northland Securities July 27, 2026 tax-impact analysis; still working to fully identify the prior project tax-impact calculation used for the mailer.

11. Corrected Information Regarding Voters and Petition Timing

Request: Provide corrected information regarding voter eligibility and petition dates/process and determine whether a second Citywide mailer is required.

Response: The City's prior mailer used the term "residents." The applicable CIP statute instead uses the term "voters." Staff previously identified that distinction and committed to clarifying it.

The City Attorney advises that a second mailed notice is not legally required to address the terminology. The clarification can appropriately be provided at the public hearing and through other City communication channels before commencement of the 30-day petition period. Whether Council wishes to direct a second Citywide mailer is a policy decision for the Council.

Regarding dates, the City Attorney advises that the stated August 13 public hearing date was not erroneous. It was the properly noticed hearing date, the hearing commenced on that date, and it was subsequently continued. Additional legal notice of the continued hearing is not required.

The original mailer also stated that the petition deadline would be 30 days after the public hearing and included September 14 as the anticipated deadline based upon the original hearing schedule. Because the hearing was continued and Council has not yet taken the action that would begin the petition period, that anticipated date has changed. The public should be informed that the actual 30-day petition period begins following completion of the hearing and the applicable Council action, whenever that occurs.

Counsel's recommendation is that updated and accurate information be provided as the statutory process proceeds. A second Citywide mailer is not legally required; however, staff will implement additional mailed communication if directed by the Council.

Sources: City Attorney guidance; City Clerk; original Civic Campus mailer; applicable Minnesota statutes.

12. City Clerk Verification Standard for "Voters"

Request: State the verification standard the City Clerk will apply to determine whether petition signers qualify as "voters."

Response: The CIP Act provides that Corcoran "voters" may sign a petition but does not further define "voter." It does not expressly require that a signer already be a registered voter.

The City Clerk is Corcoran's election and filing official and is responsible for determining whether a petition and its signatures satisfy applicable requirements. The Clerk will use Minnesota Rules 8205.1050 and 8201.1010, the Statewide Voter Registration System, and Hennepin County property records as part of the verification process.

Based on City Attorney guidance, Corcoran registered voters may sign the petition. An otherwise eligible Corcoran voter who is not presently registered may also be accepted if sufficient information is provided for the Clerk to verify eligibility to vote, including residency, age, and other applicable qualifications. An unregistered signer may therefore require additional verification that would not ordinarily be necessary for an already registered voter.

The ultimate determination regarding the validity of individual signatures rests with the City Clerk as the City's filing official.

Sources: City Attorney guidance; City Clerk; Minn. Rules 8205.1050 and 8201.1010; applicable CIP statute.

13. July 28 and July 29 Materials

Request: Attach the July 28 and July 29 materials previously referenced in staff responses.
Response: The July 28 staff information and July 29 Kraus-Anderson material should be included with this response so Council and the public have the underlying information available in the same record.
Those materials should be read together with the more recent August schematic-design information and Kraus-Anderson responses because the project has continued to advance since July.

Sources: Email thread regarding July 28, 2026 staff information and July 29, 2026 Kraus-Anderson information.

Closing
I hope this provides a clear and complete response to the information requested based on the materials currently available. Where a final number has not yet been established, I have tried to state that directly rather than present an estimate as a fixed commitment. The project remains in schematic design, and the information will continue to be refined as the design, financing, and statutory process move forward.

Thanks,
Jay

CORCORAN
Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Friday, August 21, 2026 1:45 PM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Matt Gottschalk <mgottschalk@corcoranmn.gov>; Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Kevin Mattson <kmattson@corcoranmn.gov>; Tom McKee <tmckee@corcoranmn.gov>; Nalisha Williams <NWilliams@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>
Subject: Re: Delay cost questions

Jay,

Thank you for both responses Thursday evening. Two things stand out and I want to say them first. On the cost-of-delay figure you told me plainly there is no document behind it, that the calculation was yours, and you showed the arithmetic. I said a straight answer would be a complete answer and I meant it — that question is closed. And on “residents” versus “voters,” you identified the error yourself and committed to correcting it without being pushed. Both handled right.

The attached memo works through what remains. It's detailed because the numbers are, but the short version is five things:

— The two responses use different project totals. The 9:07 email calculates on a $50M not-to-exceed; the 9:08 email says $46M is current. One minute apart, same list.

— The proposed 79,373 GSF equals the 20-year City Hall/Police space need (71,927) plus the Utility garage (7,300), within 146 square feet. The consolidation the response describes is Utility storage that isn't being built.

— The same figures price a smaller building. A 10-year program plus the same garage is about 5,800 SF less — roughly $3.4 million. The reduced-scope option I've asked for since July 23 appears constructible from documents the City already holds.

— The bonds are modeled at thirty years, not twenty. No public communication I'm aware of has said so, and the building is sized to a 20-year need.

— The July 27 tax analysis covers six years of that thirty. Across those six the median-value figure runs $300 to $584, totaling $2,855 — against $323 annually, which implies $1,938.

On where this stands: four of the six questions I asked on August 17 came back with a rationale for the answer rather than the answer, and three of those four were first raised on July 23.

Thirteen specific requests are listed on the first page of the memo. Most belong to BKV, Kraus-Anderson, or bond counsel rather than to you. I'd ask for written responses by end of day Monday, August 24, so they can be read rather than handed out at the dais — and if something can't be produced by then, saying so is a complete answer.

Please share this and the memo with the Mayor and Council, and include both in the August 27 packet alongside your two responses. I'm sending it six days ahead so nothing here is a surprise on the 27th.

Mark Lanterman
Council Member, City of Corcoran

From: Jay Tobin <jtobin@corcoranmn.gov>
Sent: Thursday, August 20, 2026 9:07 PM
Cc: Matt Gottschalk <mgottschalk@corcoranmn.gov>; Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Kevin Mattson <kmattson@corcoranmn.gov>; Nalisha Williams <NWilliams@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>
Subject: FW: Delay cost questions

Mayor and Council,

Council Member Lanterman submitted the questions below regarding the cost-of-delay figure discussed at the August 13 meeting. I am sharing the response with the full Council, with the understanding that it will be included with the materials for the continued August 27 public hearing.

1. What document is the $250,000 per month figure drawn from?

There is not a separate document stating $250,000 per month. The figure was not new to the August 13 meeting, however. I presented the same calculation during the June 25 Council meeting at approximately 2:30:30 as part of the Civic Campus discussion.

2. Does it represent construction cost escalation, increased financing cost, or something else — and what project total is it applied to?

The figure represents potential construction cost escalation, not financing cost.

Construction cost escalation has been discussed with Council several times during the Civic Campus process. At the May 28 meeting, the Civic Campus presentation used 4% annual construction cost growth in comparing the 10- and 20-year options. At the June 25 meeting, I specifically discussed the $50M not-to-exceed project, the 4–6% annual escalation range, and calculated that as approximately $166,000 to $250,000 per month in potential future cost associated with delay. The 4–6% annual escalation range was discussed again at the July 9 and July 23 Council meetings. On August 13, I referenced the upper end of that same previously discussed range.

The calculation was based on the Council-established $50M not-to-exceed project amount, consisting of up to $40M in bonding and approximately $10M in planned Water and Sewer participation. Schematic design and cost refinement have continued within that ceiling, and the current project budget reflected in the August 13 materials is below the $50M maximum.

3. Did it come from BKV, a construction manager, Northland Securities, or bond counsel, or was it developed in-house?

The $250,000 calculation was mine and based on simple math using the previously discussed 4–6% construction escalation range and the established $50M not-to-exceed project amount. At 6%, $50M equates to $3M annually, or $250,000 per month.

It was not a financing estimate from Northland Securities or bond counsel.

4. How should this be squared with the staff report language regarding delayed issuance and Option 2?

The staff report addresses Council's discretion regarding when and how bonds may be issued and the options available to Council as part of the statutory process. My comment addressed potential construction cost escalation associated with delaying the project.

Those are separate considerations. Council having discretion regarding the timing of bond issuance or directing staff to return with additional information does not mean there is no potential construction cost associated with project delay.

The later August 13 discussion regarding noticing addressed a separate question — the immediate costs and requirements associated with re-noticing a public hearing.

I hope this provides the requested clarification and a clear record of the basis for the figure discussed on August 13.
Thanks,
Jay

Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Monday, August 17, 2026 1:19 PM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Tom McKee <tmckee@corcoranmn.gov>
Subject: Delay cost questions

Jay,

Thanks for the work that went into the August 13 packet, and for getting the Planning Commission review turned around so quickly — having it on the 18th with findings back to Council on the 27th is a good result for everyone.

I have one thing I'd like your help with before the 27th. During Jeremy's comments on the referral, you supplied a cost-of-delay figure:

> **[54:03] Nichols:** "My primary concern on this point is, as we delay the project, we increase the cost —"
> **[54:12] Tobin:** "$250,000 per month."
> **[54:15] Nichols:** "So if we add essentially a million dollars every quarter of delay, we would really want to see a lot of value, to the tune of a quarter million dollars a month, from whatever we would hear from Planning Commission."

Jeremy took the number as given and reasoned from it, which is a sensible thing to do when it comes from the City Administrator. That's most of why I'm asking: within about ten seconds the figure moved from an aside into a member's stated basis for how to vote, and it isn't anywhere in the written record.

I went back through the staff report you prepared for that item looking for it, and I couldn't find the figure or anything underlying it. What I did find reads to me as pointing the other way:

- "The City may issue bonds in one or more series or delay issuance during the life of the Plan, provided the total principal amount does not exceed the authorized maximum."
- "Adoption of the Capital Improvement Plan and Resolution No. 2026-58 does not authorize the issuance of bonds or create an immediate financial obligation."
- "The actual amount and timing of any bond issuance will be determined following completion of design, refinement of project costs, consideration of utility participation and available federal funding, and compliance with all statutory requirements…"

The report also offered Option 2 — conduct the hearing and direct staff to return with additional information or revisions — without a cost consequence attached to it.

Later, at 1:02:15, when the question came back around to what continuing the hearing would actually cost, the answer was about noticing rather than escalation:

> "…If we didn't hold it, we would have to publish another public hearing date, and there's significant costs associated with that, as well as communication

> requirements. And so by opening it now and closing it, you forego significant costs to the city…"

Those read to me as two different kinds of cost, and neither one is in the packet. Four questions:

1. What document is the $250,000 per month figure drawn from? If you can point me to it, that's all I need.
2. Does it represent construction cost escalation, increased financing cost, or something else — and what project total is it applied to?
3. Did it come from BKV, a construction manager, Northland Securities, or bond counsel, or was it developed in-house?
4. How should I square it with the staff report language above, which treats delayed issuance as a normal feature of the Plan and presents Option 2 without a cost attached?

If there isn't a document behind the figure, just say so — that's a complete answer and I'll take it at face value. I'm not looking to relitigate the vote. My concern is narrower: a number that size shapes how the Council and the public weigh the decision, and if it's sound it ought to be in the written record where everyone can see it and use it.

If you can get me something in writing by August 20, it can go into the August 27 packet. Happy to talk it through by phone first if that's easier.

Thanks,
Mark Lanterman
Council Member, City of Corcoran

COST INDEX
MINNEAPOLIS Q1 2026

Mortenson

Nonresidential Construction Costs Continue to Moderate as Planning Activity Shows Renewed Momentum

Key Cost Drivers

Metal and energy-related costs remain elevated, driven by tariffs, geopolitical events, and demand for steel, copper, aluminum, and petroleum-based products.

Large-scale data center and manufacturing investment continues to tighten regional labor markets, procurement capacity, and availability of critical materials.

Electrical and power-distribution constraints, including long equipment lead times, continue to impact project schedules, procurement strategies, and cost certainty.

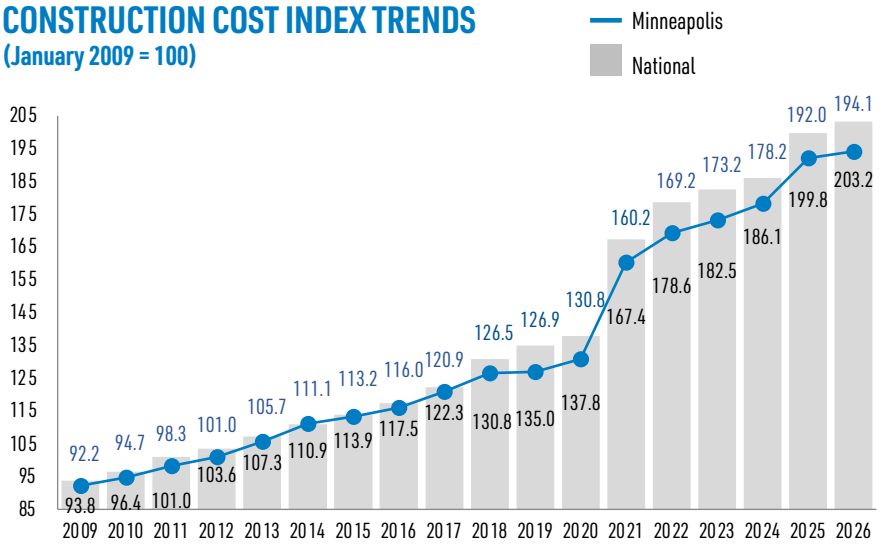
Nonresidential construction conditions remained generally stable through the first quarter of 2026, though **cost escalation and procurement conditions continued to vary significantly by market and project type**. While broader supply chains have improved relative to prior years, elevated metal pricing and continued demand tied to power, electrification, and data center expansion are **sustaining pressure on select material categories and equipment availability.**

Market activity remains uneven across regions, with strong demand in large-scale infrastructure, manufacturing, and data center construction, and softer conditions in portions of the commercial and institutional pipeline. **Planning activity remains elevated across key sectors**, though momentum continues to vary by asset class.

Quarterly Cost Movement

Construction input costs moved unevenly this quarter: trade partner work rose +1.8% and tracked materials were up +1.7%. **Over the past year, materials (+7.0%) and trade partner work (+6.6%) all increased.** While escalation persists, cost movement continues to vary by market, trade, and project type.

CONSTRUCTION COST INDEX TRENDS
(January 2009 = 100)



For a more specific update or questions regarding this report, please contact:



Frank Kosmach
Chief Estimator
763.287.5641
frank.kosmach@mortenson.com



Troy Blizzard
Vice President General Manager
763.287.5595
troy.blizzard@mortenson.com

NATIONAL SNAPSHOT
2026 Nonresidential Construction Costs

Market	Q1 % Change	YoY % Change
Minneapolis	+1.10%	+6.24%
National	+1.69%	+6.77%
Chicago	+1.53%	+5.67%
Denver	+2.44%	+10.37%
Milwaukee	+2.19%	+10.32%
Phoenix	+1.97%	+7.05%
Portland	+0.86%	+2.55%
Salt Lake City	+3.38%	+9.75%
Seattle	+0.56%	+4.15%

COST INDEX
MINNEAPOLIS Q1 2026

Mortenson

Regional Market Activity

Construction activity across regions remained uneven in Q1, with **large-scale data center and advanced manufacturing projects driving labor demand, pricing, and procurement conditions** in select markets.

At the same time, several regions reported increasingly competitive bidding environments as trade partners pursued a more limited pool of conventional commercial and institutional work. While overall labor availability and supply chain conditions have largely stabilized, **localized constraints persist in specialized trades and steel and electrical scopes.**

Transportation & Supply Chain Conditions

Entering Q2, **transportation and supply chain networks remain adaptable and more resilient** than in prior years, allowing markets to better absorb disruptions and pricing volatility. **Trucking costs continue to trend upward** due to operating cost inflation and localized capacity constraints, while **ocean freight is adjusting to longer transit routes and elevated fuel costs** amid ongoing geopolitical disruptions.

More broadly, **tariffs and energy-related cost pressures continue to impact key materials**–particularly steel, copper, aluminum, and electrical infrastructure. Lead times have improved across most materials, though long-lead electrical and power distribution components remain constrained in several markets.

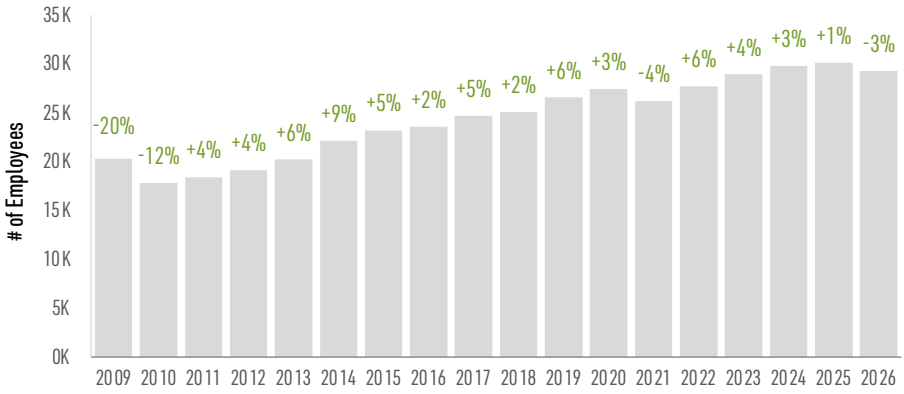
Quarterly material cost increases were driven largely by metal-related scopes, tied to steel markets and tariff exposure. Key increases include metal stair fabrication (+4.5%), steel framing and stair erection (+4.1%), structural steel and metal decking (+3.8%), fire protection systems (+2.8%), and plumbing (+2.7%).

Momentum Builds Across Planning and Starts

Broader indicators show renewed momentum entering Q2 2026, with **construction starts up 13% in March**, driven by continued strength in nonresidential activity (Dodge Construction Network).

"A few strong categories overcame slight weakness in all the others in March," explained Dodge Construction Network Chief Economist Eric Gaus. "The commercial segment shows the most strength with **12-month growth for all sub-categories except warehousing."**

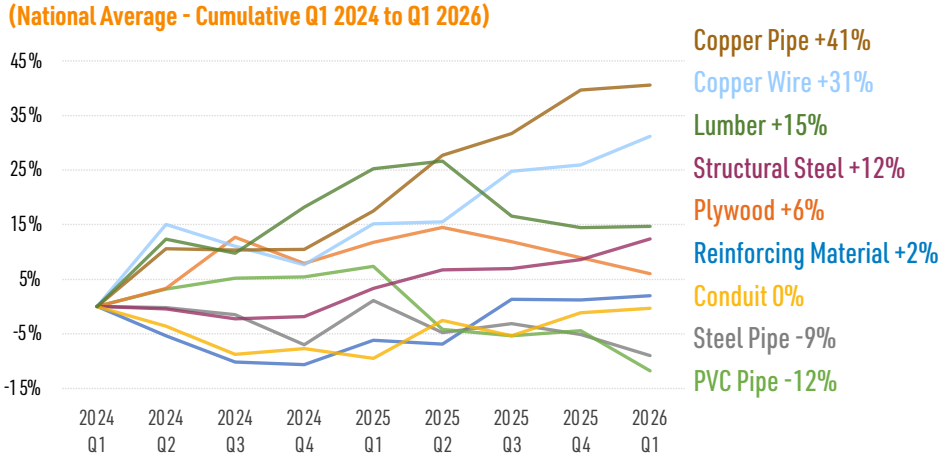
MINNESOTA CONSTRUCTION EMPLOYMENT
(Average Monthly Employment in 2026 and YoY % Change)



Construction employment in Minnesota averaged 29,300 workers in the first quarter of 2026–a 3% decrease compared to the same period in 2025. Despite regional labor pressures, workforce conditions are stabilizing overall.

Source: Bureau of Labor Statistics, Minnesota - Construction of Buildings

MATERIAL PRICING CHANGES
(National Average - Cumulative Q1 2024 to Q1 2026)



In 2026, global supply chains are becoming more resilient and adaptable, helping markets better absorb disruptions. Despite improving lead times, key construction cost pressures include elevated metal prices, tariffs, energy-related pressures, and long-lead electrical and power distribution equipment.

COST INDEX
MINNEAPOLIS Q1 2026

Mortenson

Construction Activity Strengthens

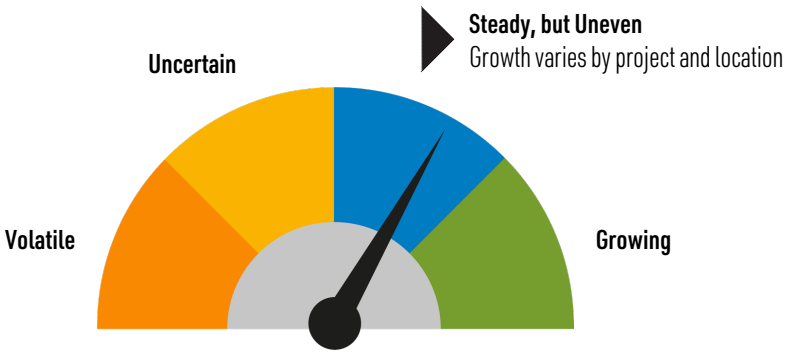
Construction starts are rising, with strong planning activity across key sectors, indicating continued project advancement.

↑ 13% Construction Starts
Dodge Construction Network, March 2026

Data Centers | Healthcare | Energy | Infrastructure

→ **Design Activity Signals Growth Later in 2026**
The AIA/Deltek Architectural Billings Index **neared positive territory for the first time in nearly three years,** signaling a potentially stronger project pipeline later in 2026.

Nonresidential Construction Outlook: Where the Market Stands in 2026



The Mortenson Construction Cost Index reflects a construction market that remains **active, competitive, and increasingly shaped by project-specific conditions** as the industry moves through the second quarter of 2026. While select material categories–particularly metals, electrical infrastructure, and energy-related inputs–continue to face elevated pricing pressure, **broader supply chain performance and labor availability have largely stabilized** compared to prior years. At the same time, competitive bidding conditions persist across many regions, even as localized pressure intensifies in markets driven by large-scale data center and infrastructure investment.

Forward-looking indicators continue to trend positively, with planning activity, construction starts, and architectural billings showing early signs of renewed momentum. Taken together, these conditions point to a construction environment where **outcomes are increasingly determined by how and where projects advance.** Early planning, disciplined procurement strategy, and market-specific coordination remain critical to managing risk and positioning for opportunity.

VIEW THE FULL CONSTRUCTION COST INDEX

Mortenson tracks and reports on eight metropolitan areas in the U.S. including Chicago, Denver, Milwaukee, Minneapolis, Phoenix, Portland, Salt Lake City and Seattle. The Mortenson Construction Cost Index is calculated quarterly by pricing representative non-residential construction projects in various metropolitan areas. It is part of a portfolio of industry insights and market studies provided by Mortenson.

For nationwide construction cost index data visit: www.mortenson.com/cost-index



RLB Rider Levett Bucknall

2026 Second Quarter

QUARTERLY CONSTRUCTION COST REPORT

716



AT A GLANCE

NORTH AMERICA | Q2 2026

Paul Brussow
President
North America

A Market Focused on Steady Progress

Periods of rapid growth are often followed by moments of adjustment. For the construction industry, the second quarter of 2026 appears to be one of those moments; less about slowing down and more about settling into a sustainable pace.

Rather than a uniform shift across the board, current data reflects a healthy realignment of market activity. Specialized sectors continue to drive robust investment, with data centers, infrastructure developments, healthcare, and education showing exceptional strength. For example, a surge in data center projects has successfully boosted the national construction backlog indicator to 8.8 months, providing a solid, forward-looking runway of work for commercial and industrial contractors.

This steady performance is mirrored across our geographic regions. While certain metropolitan hubs continue to experience vibrant annual cost growth, led by Honolulu at 5.93%, Phoenix at 5.30%, and Miami at 4.99%, other major cities are establishing an incredibly stable baseline, including Chicago at 1.42% and Dallas at 3.88%. In Canada, Alberta's energy sector continues to thrive, driving major project investment and significant momentum in non-residential construction over the last few years. Meanwhile, Ontario's market remains resilient, bolstered by a 16% increase in public-sector spending on major infrastructure projects such as the Darlington Small Modular Reactor.

The national construction cost index rose to 288.58 this quarter, up from 285.47 in the first quarter. Escalation continues to move closer to a consistent, manageable quarterly increase of approximately 1%; a pacing that offers developers a somewhat predictable environment for budgeting and long-term capital planning compared to the volatile spikes of the past few years. However, true predictability remains relative, as nothing is completely definite given the fluid nature of current global economics, geopolitical conflicts, and shifting tariff policies.

While this consistency allows for more reliable projections, the industry continues to adapt to evolving global logistics. Current supply-side considerations are primarily centered around transportation and fuel costs rather than broader material or labor shortages. The redirection of global shipping lanes has introduced some upward pressure on energy prices and freight transit; a development that requires careful monitoring to prevent localized container delays down the road. Even with these factors, contractors across all size categories maintain an overwhelmingly positive sentiment and express high confidence in the construction industry's outlook.

In a market defined by regional variation, project success relies on utilizing precise, hyper-local intelligence rather than broad national averages. By incorporating proactive project controls, optimizing procurement strategies early, and modeling for localized energy and transport trends, owners and developers can confidently advance their pipelines and secure budget certainty throughout the project lifecycle.

NATIONAL CONSTRUCTION COST INDEX

Welcome to the second quarter 2026 issue of the RLB Quarterly Cost Report! This issue contains data current to mid-Q2 2026.



Date	NCCI
Q2 2023	251.34
Q3 2023	255.24
Q4 2023	258.62
Q1 2024	262.00
Q2 2024	264.94
Q3 2024	267.77
Q4 2024	270.75
Q1 2025	273.41
Q2 2025	276.51
Q3 2025	279.82
Q4 2025	282.64
Q1 2026	285.47
Q2 2026	**288.58**

$2,172.4 billion

According to the U.S. Department of Commerce, construction-put-in-place during April 2026 was estimated at a seasonally adjusted annual rate of $2,172.4 billion which is

0.4% Above

the March estimate of $2,164.5 billion, and

0.9% Above

the April 2025 estimate of $2,153.4 billion.

The National Construction Cost Index shows the changing cost of construction between April 2023 and April 2026, relative to a base of 100 in April 2001. Index recalibrated as of April 2011.

FEATURE PROJECT

MOUNTAIN VIEW, CALIFORNIA



THE SEVENS: 777 WEST MIDDLEFIELD RESIDENTIAL PROJECT

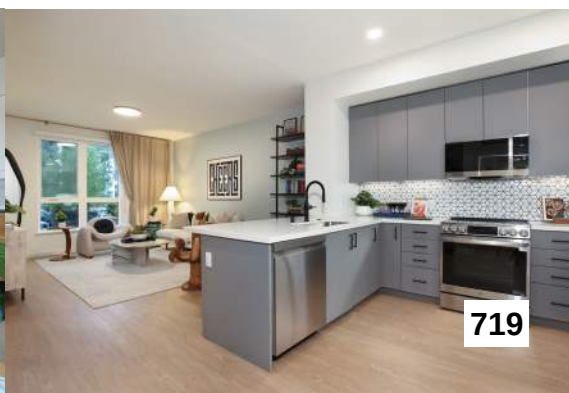
Located in the heart of Silicon Valley, The Sevens is a large-scale residential development addressing California's housing shortage while creating a vibrant, connected community. The award-winning, nearly 10-acre project delivers 716 apartment units across three five-story buildings, integrating landscaped courtyards, open space, and pedestrian-friendly paseos. Its design carefully balances density with neighborhood context, creating a cohesive, amenity-rich environment that supports both social interaction and everyday living.

Strategically positioned near major employment hubs and transit, the development provides a mix of market-rate and affordable housing. With two levels of subterranean parking totaling approximately 878 spaces and a GreenPoint Platinum certification, the project reflects a strong commitment to sustainability through environmentally responsible design and preservation of heritage trees.

Rider Levett Bucknall provided cost estimating and management services from early preconstruction through completion, supporting an international client in their first U.S. development. RLB guided procurement, budgeting, and reporting while navigating challenges including the pandemic, inflation, and material cost volatility. Through proactive cost control and continuous performance monitoring, RLB maintained budget certainty, with a final variance of just 1.6%, while keeping the project on schedule.

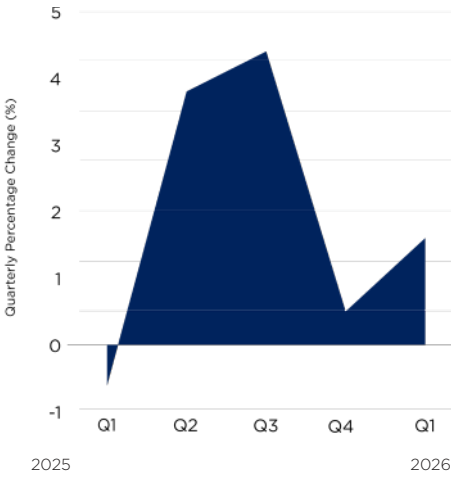
RLB's combination of global expertise and local market knowledge was key to delivering this complex development, helping set a benchmark for quality, sustainability, and community-focused design in the Bay Area.



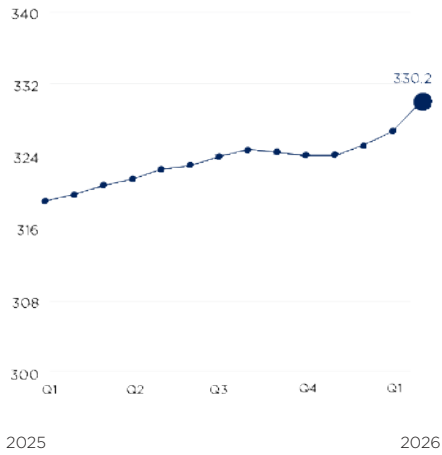


KEY STATISTICS

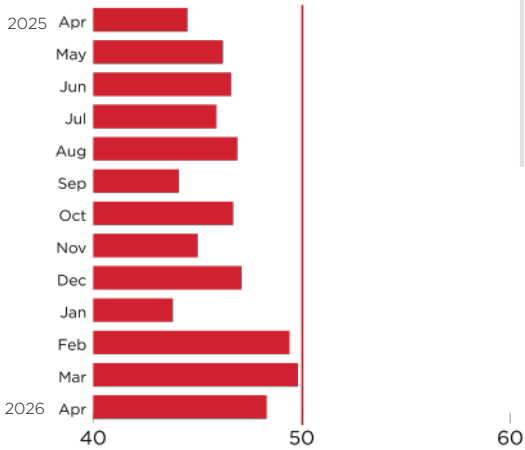
Gross Domestic Product* (GDP)



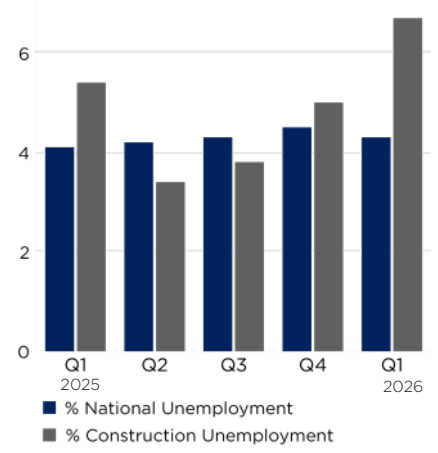
Consumer Price Index (CPI)



Architectural Billings



Unemployment Comparison

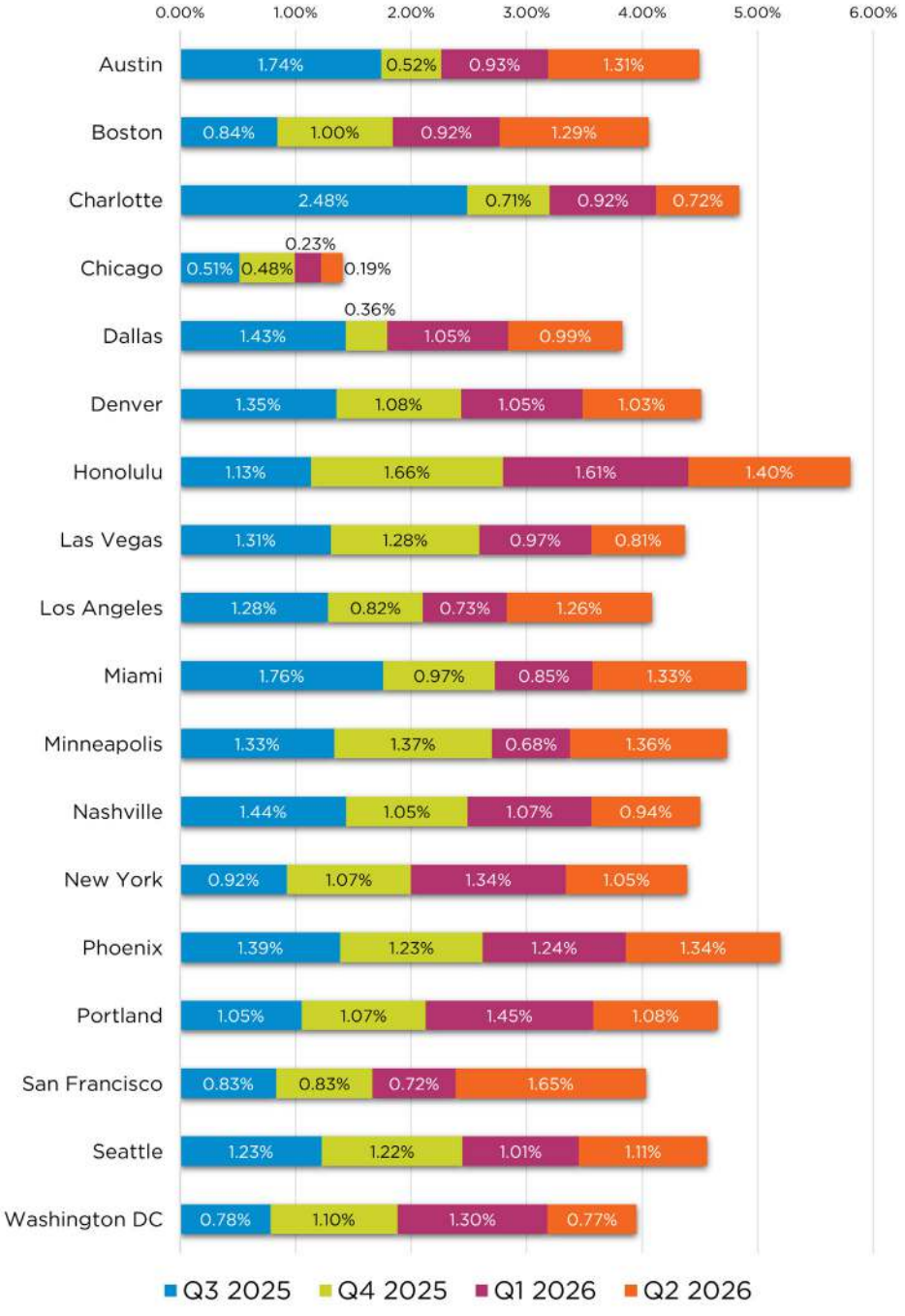


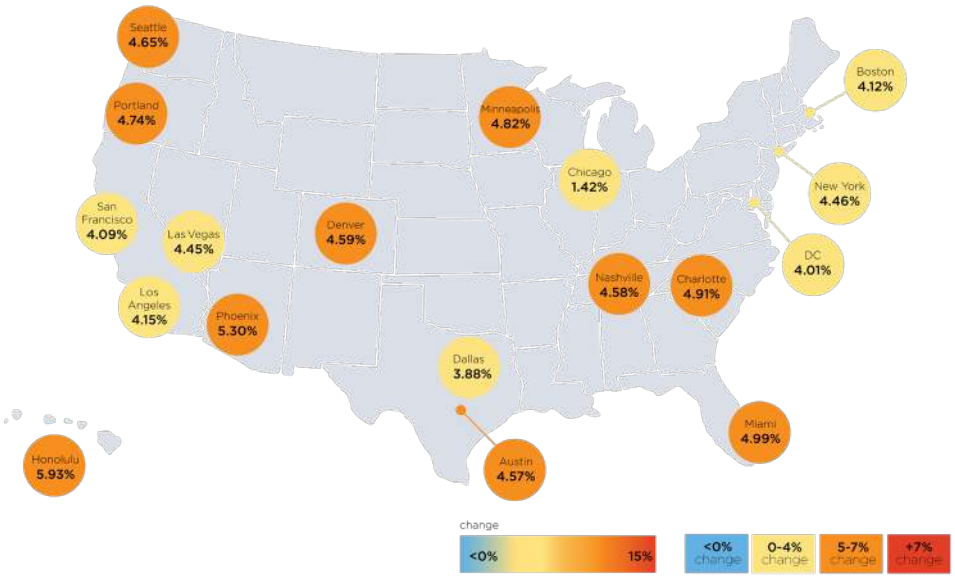
GDP represented in percent change from the preceding quarter, seasonally adjusted at annual rates. CPI figures represent the monthly value at the end of the quarter. ABI is derived from a monthly American Institute of Architects survey of architectural firms of their work on the boards, reported at the end of the period. Construction Put-in-Place figures represent total value of construction dollars in billions spent at a seasonally adjusted annual rate taken at the end of each quarter. General Unemployment rates are based on the total population 16 years and older. Construction Unemployment rates represent only the percent of experienced private wage and salary workers in the construction industry 16 years and older. National unemployment rates are seasonally adjusted, reflecting the average of a three-month period.

* Adjustments made to GDP based on amended changes from the Bureau of Economic Analysis.

Sources: U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, American Institute of Architects.

COMPARATIVE COST INDEX

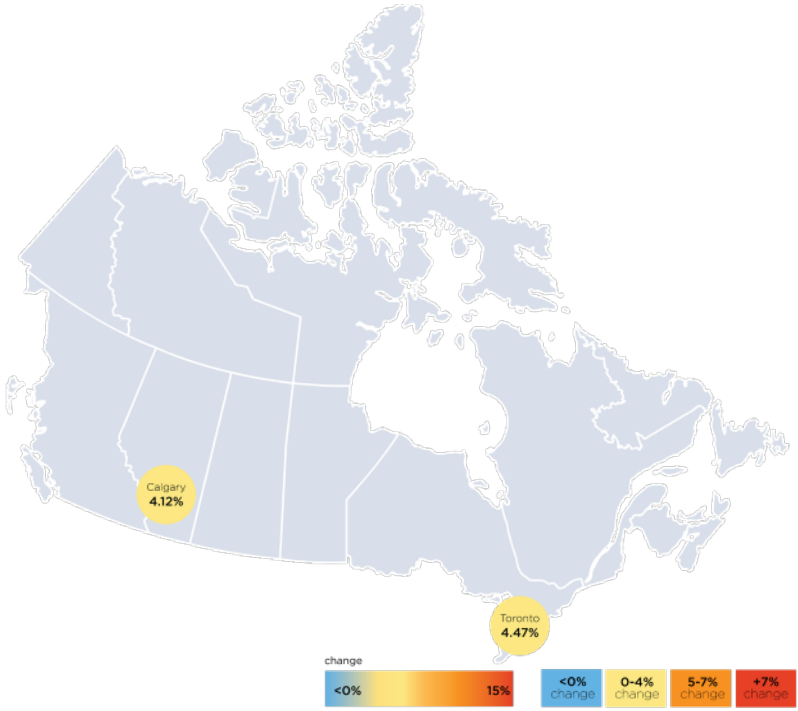




City	April 2025	July 2025	October 2025	January 2026	April 2026	Annual % Change
Austin	19,560	19,901	20,004	20,189	20,453	4.57%
Boston	32,346	32,619	32,944	33,249	33,677	4.12%
Charlotte	19,576	20,062	20,206	20,392	20,538	4.91%
Chicago	33,697	33,870	34,032	34,109	34,174	1.42%
Dallas	19,922	20,207	20,280	20,492	20,695	3.88%
Denver	20,274	20,549	20,771	20,989	21,205	4.59%
Honolulu	32,798	33,170	33,721	34,262	34,743	5.93%
Las Vegas	20,069	20,331	20,592	20,791	20,961	4.45%
Los Angeles	29,265	29,640	29,884	30,100	30,480	4.15%
Miami	20,121	20,475	20,673	20,848	21,126	4.99%
Minneapolis	23,566	23,881	24,207	24,370	24,702	4.82%
Nashville	19,999	20,286	20,499	20,719	20,914	4.58%
New York	37,085	37,428	37,830	38,337	38,738	4.46%
Phoenix	20,942	21,232	21,494	21,760	22,052	5.30%
Portland	23,589	23,837	24,093	24,442	24,706	4.74%
San Francisco	36,916	37,223	37,533	37,803	38,426	4.09%
Seattle	26,703	27,030	27,360	27,635	27,943	4.65%
Washington, DC	29,796	30,029	30,359	30,753	30,990	4.01%

Comparative Cost Map Indicates percentage change between April 2025 to April 2026.

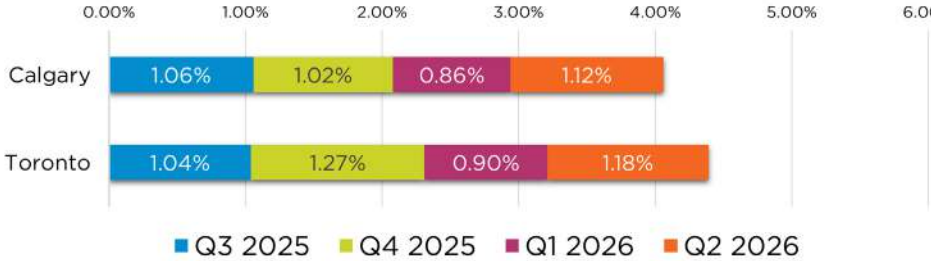
COMPARATIVE COST INDEX



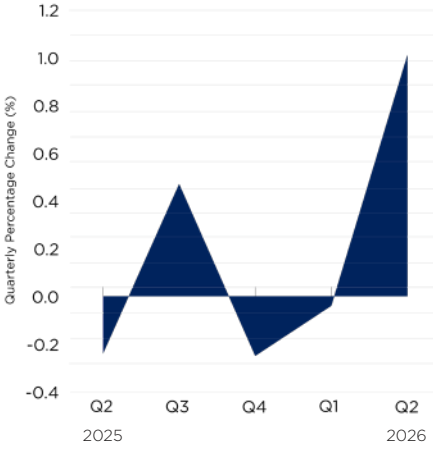
City	April 2025	July 2025	October 2025	January 2026	April 2026	Annual % Change
• Calgary	27,882	28,178	28,465	28,709	29,031	4.12%
• Toronto	36,995	37,379	37,853	38,196	38,648	4.47%

Alberta's economy is outperforming the rest of Canada, with growth now projected at 2.7% this year, up from an earlier forecast of 2%, driven largely by higher energy prices following the Middle East conflict. Elevated oil prices have boosted energy sector confidence and production, while also strengthening the province's fiscal position. However, benefits are unevenly distributed outside the energy sector, with housing starts declining from a peak of 55,000 to 47,000 annually. Despite this, annual figures are expected to remain well above pre-pandemic levels, particularly for single-family homes. On the non-residential side, major project investment is surging, with non-residential construction up 22% year over year, and this momentum is expected to continue even if energy prices soften. At the end of Q1 2026, Alberta's capital projects under construction totaled over $78.9 billion, an increase from $73.3 billion the previous year. The industrial sector led with 39.0% of projects, followed by infrastructure at 20.2%. The oil and gas and institutional sectors accounted for 8.6% each, while the residential, Tourism/Recreation, and Mixed-Use sectors contributed approximately $4.4 billion each. The growth in these projects is expected to bolster employment and real GDP in 2026 and beyond.

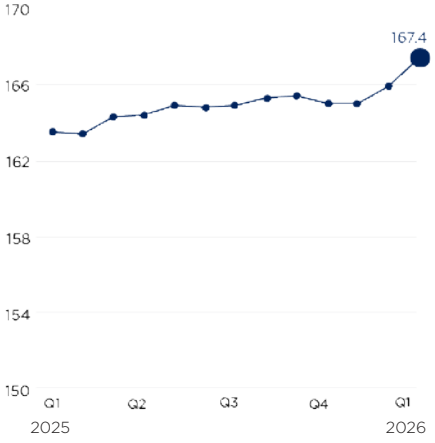
Ontario's industrial, commercial, and institutional (ICI) building permits reached $2.38 billion at the end of Q1 2026, driven largely by industrial construction, with Toronto contributing about 83% of the value. Although ICI permit values decreased by 9% from Q4 2025, they exceeded Q1 2025 levels. Toronto's values fell by 2.5%, while Hamilton saw a 118% increase to $274 million, largely due to commercial projects. Industrial construction made up around 48% of total permit value. The outlook for Ontario's ICI market in 2026 is positive, supported by a 6% rise in project investment, despite challenges with uncertainty and labor availability, which have eased somewhat recently. Homebuilding in Ontario is anticipated to remain modest this year due to low housing demand, reflected in the GTA's pre-construction sales reaching multi-year lows. However, non-residential investments are expected to stabilize construction in 2026, bolstered by a 16% increase in public sector spending driven by projects like the Darlington Small Modular Reactor.



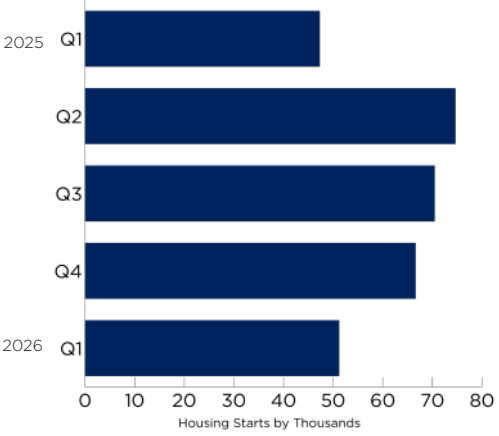
KEY STATISTICS



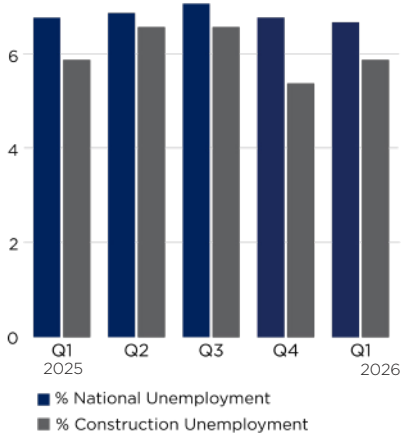
Gross Domestic Product* (GDP)



Consumer Price Index (CPI)



Housing Starts



Unemployment Comparison



INDICATIVE CONSTRUCTION COSTS

	OFFICES				RETAIL SHOPPING				HOTELS				HOSPITAL	
	PRIME		SECONDARY		CENTER		STRIP		5 STAR		3 STAR		GENERAL	
LOCATION	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
USA														
Austin	255	425	165	230	205	335	195	260	430	590	305	450	480	680
Boston	460	725	285	425	250	400	175	280	500	850	350	575	625	1200
Charlotte	360	600	260	360	215	360	200	285	475	650	330	435	710	985
Chicago	355	580	215	350	220	465	170	280	530	810	385	515	455	925
Dallas	260	435	160	235	210	345	195	265	440	605	310	455	485	695
Denver	350	575	250	350	235	385	235	350	485	720	350	525	700	1000
Honolulu	395	665	255	385	315	635	295	485	755	910	435	685	585	980
Las Vegas	285	505	205	270	180	685	165	370	450	830	265	455	570	680
Los Angeles	275	415	215	305	195	405	160	235	440	685	315	420	705	1070
Miami	260	445	170	240	215	350	185	285	470	630	325	430	505	715
Minneapolis	430	700	300	430	245	430	245	330	555	760	395	575	845	1215
Nashville	370	610	265	370	215	370	200	290	480	660	335	445	725	1000
New York	425	985	245	610	365	730	385	775	530	795	385	530	655	1000
Phoenix	270	465	180	245	220	370	130	215	435	675	230	350	530	745
Portland	350	450	325	425	325	425	300	375	575	750	450	650	1050	1350
San Francisco	460	800	360	600	350	715	360	720	580	1100	430	660	785	1500
Seattle	380	675	250	350	280	455	215	340	495	750	350	495	665	940
Washington, D.C.	350	580	240	380	190	340	155	255	445	690	290	455	535	950
Canada														
Calgary	300	450	255	305	250	340	150	220	325	505	245	280	730	990
Toronto	315	515	265	370	240	500	195	250	450	835	275	325	660	1025

ABC CONSTRUCTION BACKLOG INDICATOR

The chart on the adjacent page shows the average construction backlog in months, by quarter, as represented by the Associated Builders and Contractors, Inc. Construction Backlog Indicator (CBI).

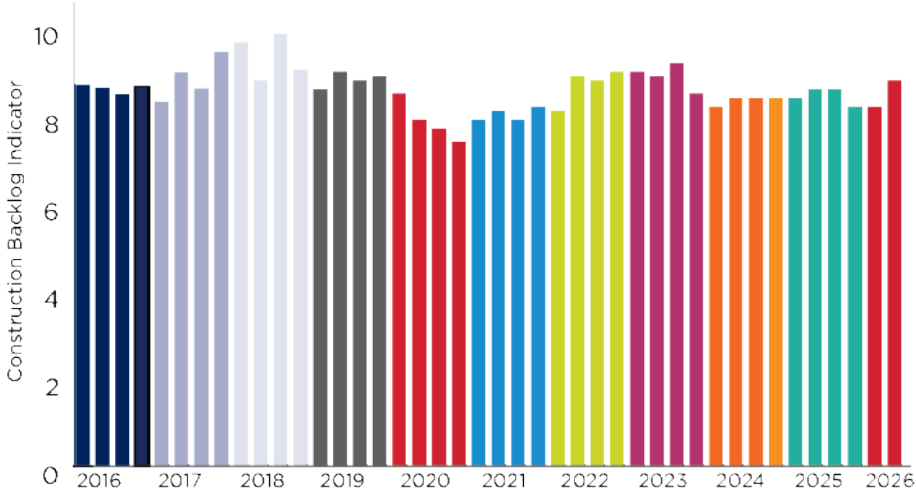
The CBI is a national economic indicator that reflects the amount of work that will be performed by commercial and industrial contractors in the months ahead. This national economic data set offers a level of specificity focused on the U.S. commercial and institutional, industrial, and infrastructure construction industries.

The indicator rose to 8.8 months in Q2 2026, up 0.2 months from Q2 2025. The construction industry's backlog surge is largely driven by data center projects, but the benefits are unevenly distributed. Large contractors with over $100M in annual revenue are far more likely to be involved in data center work (42%) than smaller firms (7%), and those working on data centers enjoy significantly longer backlogs (12.2 months vs. 8.3 months), highlighting a growing divide within the sector.

Contractors across all size categories continue to express confidence in the construction industry's outlook, even in the face of several potential headwinds. Notwithstanding varying levels of project backlogs, challenges such as sluggish construction spending, rising oil prices, and increasing materials costs have failed to dampen the positive sentiment among contractors.

The data in the chart below represents estimates of current building costs in each respective market. Costs may vary as a consequence of factors such as site conditions, climatic conditions, standards of specification, market conditions, etc. Values of U.S. locations represent hard construction costs based on U.S. dollars per square foot of gross floor area, while values of Canadian locations represent hard construction costs based on Canadian dollars per square foot.

INDUSTRIAL		PARKING				RESIDENTIAL				EDUCATION					
WAREHOUSE		GROUND		BASEMENT		MULTI-FAMILY		SINGLE-FAMILY		ELEMENTARY		HIGH SCHOOL		UNIVERSITY	
LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
75	150	115	195	165	265	185	275	195	520	280	395	315	480	425	655
135	225	120	175	150	200	290	390	300	450	635	750	700	850	700	950
130	210	130	215	190	290	215	365	240	480	335	490	410	635	650	725
155	245	105	155	170	290	220	490	285	570	320	480	375	515	450	910
75	150	115	195	165	270	190	280	200	525	285	405	320	485	435	670
140	225	125	200	175	280	225	400	265	500	375	525	400	625	650	900
155	300	190	245	215	325	310	520	345	645	585	960	605	820	745	1090
80	175	80	110	105	205	215	510	250	505	465	580	550	755	720	950
145	225	120	150	170	230	270	440	240	420	420	550	360	635	525	715
80	155	125	200	175	290	190	290	200	540	295	415	325	505	445	685
155	240	155	245	215	335	245	435	280	565	400	575	485	740	790	1090
135	210	135	215	190	295	215	375	245	485	340	495	420	645	660	740
150	245	120	215	175	255	255	500	365	730	565	710	610	785	600	860
85	165	60	120	95	175	200	295	210	570	300	435	345	530	465	710
275	350	275	325	300	375	350	450	305	450	600	750	750	1000	800	1050
150	255	130	210	250	350	420	700	350	650	700	1000	750	1250	750	1300
190	260	145	210	220	315	290	495	270	420	460	690	395	690	610	830
135	220	75	100	90	160	220	370	275	405	400	610	415	625	500	760
115	180	95	130	100	160	220	305	330	480	275	375	280	385	360	545
145	205	135	180	175	240	270	340	335	665	290	360	290	385	330	595



If you have questions or for more information, please contact us.

AUSTIN
Phone: +1 512 325 3966
E-mail: AUS@us.rlb.com
Contact: Melissa Jones

BOSTON
Phone: +1 617 737 9339
E-mail: BOS@us.rlb.com
Contact: Michael O'Reilly

CALGARY
Phone: +1 403 571 0505
E-mail: YYC@ca.rlb.com
Contact: Himanshu Bhagat

CHARLOTTE
Phone: +1 336 926 2550
E-mail: CLT@us.rlb.com
Contact: Matthew Rizzo

CHICAGO
Phone: +1 312 819 4250
E-mail: ORD@us.rlb.com
Contact: Warren Todd

DALLAS
Phone: +1 808 383 7944
E-mail: DFW@us.rlb.com
Contact: Kevin Mitchell

DENVER
Phone: +1 720 904 1480
E-mail: DEN@us.rlb.com
Contact: Jordan Miller

HILO
Phone: +1 808 934 7953
E-mail: ITO@us.rlb.com
Contact: Wrindy Damo

HONOLULU
Phone: +1 808 521 2641
E-mail: HNL@us.rlb.com
Contact: Erin Kirihara
Cassie Idehara

KANSAS CITY
Phone: +1 808 383 5244
E-mail: MCI@us.rlb.com
Contact: Paul Brussow

KONA
Phone: +1 808 883 3379
E-mail: KOA@us.rlb.com
Contact: Wrindy Damo

LAS VEGAS
Phone: +1 702 227 8818
E-mail: LAS@us.rlb.com
Contact: Kevin Mitchell

LOS ANGELES
Phone: +1 213 689 1103
E-mail: LAX@us.rlb.com
Contact: TJ McNulty

MAUI
Phone: +1 808 875 1945
E-mail: OGG@us.rlb.com
Contact: Paul Belshoff

MIAMI
Phone: +1 305 924 6531
E-mail: MIA@us.rlb.com
Contact: Charles O'Loughlin

MINNEAPOLIS
Phone: +1 480 349 1280
E-mail: MSP@us.rlb.com
Contact: Jesse Zunke

NASHVILLE
Phone: +1 615 739 2254
E-mail: BNA@us.rlb.com
Contact: Chris Willis

NEW YORK
Phone: +1 646 821 4788
E-mail: NYC@us.rlb.com
Contact: David Eivers

ORLANDO
Phone: +1 602 443 4848
Email: MCO@us.rlb.com
Contact: Michael Godoy

PHOENIX
Phone: +1 602 443 4848
E-mail: PHX@us.rlb.com
Contact: Paul Brussow
Scott Macpherson
John Jozwick
Scott Sumners
Joel Brown

PORTLAND
Phone: +1 503 226 2730
E-mail: PDX@us.rlb.com
Contact: Daniel Junge

SAN FRANCISCO
Phone: +1 415 362 2613
E-mail: SFO@us.rlb.com
Contact: Brian Schroth

SEATTLE
Phone: +1 206 441 8872
E-mail: SEA@us.rlb.com
Contact: Scott Macpherson

SAINT LUCIA
Phone: +1 758 452 2125
E-mail: UVF@us.rlb.com
Contact: David Piper

TORONTO
Phone: +1 905 827 8218
E-mail: YYZ@us.rlb.com
Contact: Himanshu Bhagat
Franco Lora

TUCSON
Phone: +1 520 777 7581
E-mail: TUS@us.rlb.com
Contact: Josh Marks

WASHINGTON, DC
Phone: +1 410 740 1671
E-mail: DCA@us.rlb.com
Contact: Paraic Morrissey

AMERICAS ALLIANCE

BOGOTÁ, COLOMBIA
Phone: +1 602 443 4848
E-mail: info@us.rlb.com
Contact: Paul Brussow

MEXICO CITY, MEXICO
Phone: +1 602 443 4848
E-mail: info@us.rlb.com
Contact: Paul Brussow

VITÓRIA, BRAZIL
Phone: +1 602 443 4848
E-mail: info@us.rlb.com
Contact: Paul Brussow

Jay Tobin

Subject: FW: Follow-up on information requests

Mayor and Council,

Council Member Lanterman submitted the questions below as follow-up to items discussed at the July 23 meeting. I am sharing the questions and staff's responses with the full Council so everyone has the same information in advance of the reconvened August 27 public hearing and will include this in the council packet.

Several of these topics have previously been presented or addressed. Following the July 23 discussion, additional written information was provided to Council on July 28, with technical and cost information from Kraus-Anderson on July 29. Where information has already been provided, I have referenced that work rather than recreate it.

It is also important to be clear about what is before Council on August 27. Council is not approving a final building design or construction contract. Council is considering the Capital Improvement Plan and authorization of up to $40 million in CIP bonds. Schematic design remains underway.
The August 13 Council materials identify a 78,000 GSF maximum and $46 million not-to-exceed project budget as the current project parameters. The design team continues to refine the schematic and costs to achieve those limits.

Funding
The $40 million bond authorization should not be viewed in isolation. The funding strategy includes approximately $10 million in planned Water and Sewer participation for eligible project costs, along with significant State and federal funding efforts intended to reduce reliance on property taxes.

The City submitted three Community Project Funding (CPF) requests totaling approximately $18.6 million and a separate $2 million Congressionally Directed Spending (CDS) request.

On July 31, the City was notified that all three CPF projects were included on the House Appropriations Committee's list of approved projects in draft appropriations legislation, totaling $2.55 million:

- $1.8 million – Corcoran Public Safety Facilities
- $250,000 – Corcoran Multi-Agency Skills Training and Emergency Response Facility
- $500,000 – Indoor and Outdoor Facilities and Equipment

These remain subject to congressional action and enactment.

Separately, Senator Klobuchar's office notified the City that its $2 million CDS request for the Emergency Operations Center and Interoperable Communications Systems was submitted to the Senate Appropriations Committee for funding consideration. That request has not been awarded and remains subject to the federal appropriations process.

These federal requests are tied to specific project purposes and components. The Public Safety request includes evidence processing, secure detainee processing and emergency vehicle/fleet storage. The Multi-Agency request includes the EOC, training environments, indoor range, K-9 and

related regional public-safety infrastructure. The Community Spaces request supports civic gathering, collaboration and outdoor community uses.

The City also pursued approximately $10 million in State funding. We were disappointed those requests did not receive funding, particularly given strong support from approximately a dozen other cities and public agencies.

This funding context matters when discussing scope. Removing a component does not necessarily produce an equivalent reduction in property-tax-supported cost. We also have to consider Utility eligibility, federal funding, operational impacts and the future cost of providing the function elsewhere.

1. Reduced-scope option

Council has previously received information regarding smaller and alternative facility programs, including information provided following the July 23 meeting and additional cost information from Kraus-Anderson on July 29.

The current schematic itself reflects considerable refinement and consolidation. Any further reduced-scope analysis needs to identify more than square footage or gross construction savings. It should identify what function is being removed, where that function goes, what it will cost now or later, and what effect the change has on Utility and outside funding.

2. 10-year versus 20-year facility

This comparison has previously been provided. The July 28 response identified the prior 10-year option at approximately $42.9 million, plus approximately $8.3 million for future expansion, for a total of approximately $51.2 million, compared with approximately $48.5 million for the 20-year alternative.

There is also an important distinction between the earlier Space Needs Study and today's integrated schematic design.

BKV's City Hall and Police Space Needs Study identified approximately 58,510 GSF for current needs, 66,246 GSF at 10 years, and 71,927 GSF at 20 years. These were space-needs estimates, not a building design, and they did not include the separately studied operational needs of Utilities.

The separate Municipal Services Space Needs Study identified, among other Utility needs, approximately 15,919 SF of conditioned Utility vehicle/equipment storage at 10 years and 20,716 SF at 20+ years.

For context, the 71,927 SF City Hall/Police 20-year need plus 20,716 SF of separately identified Utility vehicle/equipment storage alone represents 92,643 SF of separately identified needs. That is not a proposed building size—the current design integrates and shares functions that were studied separately—but it illustrates the scale of the needs being consolidated.

That integration is what the design team has been working to accomplish. The August 12 schematic integrates City Hall, Police, selected Utility operations and shared functions into approximately 79,373 GSF. Schematic design remains underway, and the team continues to refine the plan to achieve the 78,000 GSF project limit.

In that context, comparing the current integrated Civic Campus directly to the 71,927-square-foot City Hall/Police Space Needs Study is not an equivalent comparison.

3. Garage

The garage question was also followed up on after July 23, with additional technical and cost information provided by Kraus-Anderson on July 29.

The garage should not be viewed simply as conventional parking. It supports essential Police and Utility operations. The August 12 schematic includes approximately 7,300 square feet of dedicated Utility garage space. By comparison, the Municipal Services Space Needs Study identified approximately 15,919 SF of conditioned Utility vehicle/equipment storage at 10 years and 20,716 SF at 20+ years.

The current schematic therefore incorporates only a portion of the identified long-term Utility need. This space supports Water and Sewer vehicles, equipment, storage and year-round operations and is directly related to the approximately $10 million in planned Water and Sewer participation for eligible project costs.

Reducing this space cannot be evaluated solely as a construction-cost savings. We also need to identify what operational need is displaced, where and at what cost it will be accommodated, and what effect the change has on eligible Water and Sewer participation.

The same applies to Police operational space. The City's federal Public Safety request specifically identified emergency vehicle garage and fleet storage as part of the public-safety infrastructure need.

4. Tax impact

Council has received multiple financing and tax-impact analyses from Northland, including the updated July 27 analysis evaluating different net-tax-capacity growth assumptions that was incorporated into the August 13 Council materials.

The Council-directed mailer identified the projected impact on a median-value home as $323 annually beginning with taxes payable in 2028 and noted that future impacts will change with City tax capacity and property valuation.

As with project cost, the tax analysis should distinguish the maximum $40 million bond authorization from the overall project funding strategy, including Utility and outside funding.

5. Petition requirements

The City has already provided public information regarding the reverse-referendum process through the Council-directed Civic Campus mailer reviewed at the July 9 meeting and reported as completed and mailed at the July 23 meeting. Staff specifically noted during the July 9 discussion that the mailer was being finalized to meet Council's direction.

The mailer identified the applicable statute, 5% threshold, required 254 signatures based upon 5,070 votes cast in the 2024 general election, filing with the City Clerk, and the timeline then applicable to the August 13 hearing.

Because the public hearing was opened August 13 and continued to August 27, the petition period has not yet begun. This response is being included in the August 27 Council packet so the applicable statutory requirements are clear before Council acts and before any petition period begins.

As staff has previously advised Council, the City's appropriate role is to provide factual information regarding the applicable statutory process and administer any petition submitted in accordance with law. The City should not provide individualized legal advice regarding preparation of a petition or whether a particular petition or signature satisfies the statutory requirements.

6. Voters versus residents

The applicable statute uses the term "voters." The Council-directed mailer inadvertently used the term "residents" when describing who may participate in the petition process. To clarify the record, "voters" is the applicable statutory standard.

This clarification is being provided in the public Council packet before Council considers action on August 27 and before any petition period begins. Staff will also make this clarification on the record when the public hearing reconvenes on August 27.

Any petition ultimately submitted will be reviewed by the City Clerk in accordance with applicable law.

This also reflects why staff recommended that the City's public information reference the applicable statutes and allow the statutory language to control. The City can provide factual information regarding the process, deadlines and filing requirements without providing individualized legal advice concerning whether a prospective signer, signature or petition satisfies the law.

The goal is to ensure Council and the public have a clear and consistent record of what has already been evaluated and provided, what is currently known, and what decision is actually before Council on August 27.

Respectfully,
Jay

Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Monday, August 17, 2026 1:47 PM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Tom McKee <tmckee@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>
Subject: Follow-up on information requests

Jay,

Following up on the requests I raised at the July 23 meeting so we have answers in hand before the August 27 public hearing on Resolution 2026-58. Since the 27th is when Council considers preliminary approval of up to $40 million in CIP bonds, this is the information I'd want in front of us to make that decision — and, where noted, in front of residents before their reverse-referendum window opens. I've numbered them so they're easy to take one at a time.

Scope and cost

1. Priced reduced-scope option. On July 23 I asked that Council see a priced smaller option before we act. With the design coming in around $46 million against the $50 million not-to-exceed, and the bond authorization now set for August 27, is a reduced-scope alternative being prepared? If not, can one be provided before the hearing so Council can weigh it against the current design?

2. 10-year vs. 20-year facility. Our community survey gave residents a choice between a 10-year and a 20-year facility, and we designed the 20-year. What would the 10-year version cost, and what is the difference between the two?

3. Garage. The lower level shows roughly 19,000 square feet of garage — about a quarter of the building. Can you confirm that figure, what it costs, and what a reduced-size version would save?

Tax impact

4. Full 20-year tax impact. Please provide, and publish for residents, the complete tax impact on a median-value home — the first-year figure, the annual escalation, and the cumulative 20-year total. The mailer disclosed only the $323 first-year number. I'd like Council to have the underlying model and residents to have the full picture before the reverse-referendum window opens.

Petition information

5. Petition requirements. Ahead of the 30-day reverse-referendum period that begins if Council adopts the resolution, please publish the plain requirements for a valid petition: who may sign, what each signature line must contain, and the City Clerk's address, hours, and whether a petition form exists.

6. Voters vs. residents. The mailer states the petition requires signatures of "residents," while § 475.521 and the August 13 staff report both refer to voters. Please confirm which standard the Clerk will apply in verifying signatures, since the two are not the same set and the distinction determines whether a signature counts.

I'd appreciate written responses in advance of the August 27 meeting. Happy to discuss any of these directly if that's easier.

Thank you,

Mark

From: Jay Tobin
Cc: Matthew Gsellmeier; Matt Gottschalk; Nalisha Williams; Natalie Davis; Kevin Mattson; Joe Pavey; Deb Johnson
Bcc: Tom McKee; Dean Vehrenkamp; Mark Lanterman; Michelle Friedrich; Jeremy Nichols
Subject: FW: Questions. Please share with Council
Date: Wednesday, July 29, 2026 3:47:00 PM
Attachments: image001.png

Mayor and Council –

Refinement of 30% schematic design continues – below are questions received which BKV and Kraus Anderson have responded to in **RED**.

As we continue to refine – this week we have continued to further synchronize/deconflict the spaces (this week focused on the utilities and police department operations identifying some missed pinch points that added some space (i.e. the mat room was too narrow and would be dangerous), as well as increase to Elections Storage as Council Member requested) = 4,000 square foot increase from 78,000 to 82,000 square feet in present DRAFT. **I believe it's prudent to strive to keep building footprint to max of 78,000 square foot and to work within that**...please remember that schematic design is the roughly 30% strategic solution – which allows us to get to bottom line numbers – and details will continue to be worked out over many more discussions and revisions as we do fine tuning for how to best fully optimize use of the space throughout the life cycle ahead of us.

Please let me know if you have further questions.

Respectfully-
Jay

CORCORAN
Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Wednesday, July 29, 2026 10:13 AM
To: Jay Tobin <jtobin@corcoranmn.gov>
Cc: Tom McKee <tmckee@corcoranmn.gov>
Subject: Re: Questions. Please share with Council

Please share with Council.

Thanks Jay,

Thanks for sending the underlying documents — going back through the November assessment answered part of what I was after.

Two things worth surfacing for Council. On 10-year vs. 20-year: the refined ~78,000 sq ft design is nearly identical to the 10-year program originally scoped at ~77,600 sq ft, so it looks like we've pulled the 20-year building down to roughly the 10-year footprint while still meeting the longer horizon. If that's the right read, it's a good story for residents — I'd just like to confirm it and get a rough sense of what a purpose-built 10-year option would cost today versus the ~$46 million we're carrying.

- ***It is my understanding that the square footage presented at the most recent City Council meeting was approximately 78,000 SF. However, based on BKV's meeting with the City earlier this week, the proposed changes have increased the program by approximately 4,000 SF, resulting in a total programmed area of approximately 82,000 SF.***

- ***Based on our previous concept estimates, the anticipated total project cost – including contingencies, escalation, general conditions, soft costs, and all other project-related expenses – was approximately $575 per square foot. At 82,000 SF, this equates to an estimated total project cost of approximately $47.15M.***

On the garage: the assessment already shows the fleet garage at ~20,100 net sq ft for the 10-year need versus ~26,400 for the 20-year. I'd like that delta priced — what the smaller version saves, weighed against the Water and Sewer Fund contribution and the utility operations the space supports. I understand those funds come with strings; I'd just like Council to see the tradeoff explicitly.

- ***Based on the current programmed square footage of 22,500 SF (Police Department = 14,000 SF | Utilities = 8,500 SF) and an anticipated construction cost of $250 per square foot, the estimated construction cost, as currently designed, is $5.625M.***

- ***Using the revised square footage identified in the email above, the estimated construction cost would be approximately $5.025M at 20,100 SF and approximately $6.60M at 26,400 SF. This represents a potential cost variance of approximately $1.575M, depending on the final programmed square footage.***

This isn't about revisiting the 20-year direction — I just want us able to say we put the alternatives side by side before the August 13 vote. Rough ranges would be plenty. Your

recommendation to hold final funding decisions until the federal picture clears makes good sense to me.

Thanks as always for the work.

Best,
Mark

From: Jay Tobin <jtobin@corcoranmn.gov>
Sent: Tuesday, July 28, 2026 5:49 PM
Subject: FW: Questions. Please share with Council

Mayor and Council,

At Council Member Lanterman's request, I'm sharing his email and my response with the full Council. For additional context, I've attached the following documents:

- November 2025 Facility Needs Assessment
- Community Survey
- Current Schematic Floor Plans

As reflected in the attached Facility Needs Assessment and Community Survey, both 10-year and 20-year facility programs were developed, evaluated, and presented to the Council and the community before the project advanced. The survey identified an estimated project cost of **$42.9 million** for the 10-year option, with an estimated **$8.3 million** future expansion (total **$51.2 million**), and **$48.5 million** for the 20-year option.

Following that process, the Council directed staff to proceed with the 20-year planning horizon.

Since then, staff and BKV have worked collaboratively to refine the building program. This was not a value engineering exercise or an effort to reduce scope. Rather, the focus has been on maximizing multi-use spaces wherever practical, eliminating unnecessary duplication, and ensuring that each programmed space serves a critical operational purpose. Through that collaborative effort, the current schematic design has been refined to approximately **78,000 gross square feet** while remaining projected to meet the City's 20-year operational space needs. The current estimate is approximately **$38.2 million in construction costs** and **$46 million in total project costs**, below the original planning estimate for the 20-year program.

With respect to the garage, it is an operational component of the project, not simply a parking structure. It is programmed to support both Police Department and Public Utilities operations, including fleet, equipment, and operational support functions. Approximately **$10 million** of the current funding plan is anticipated to come from the Water and Sewer Funds. To appropriately utilize those funds, the project must directly support utility operations, and the Public Utilities program—including the garage and related operational spaces—was developed accordingly.

Staff also continues to pursue external funding opportunities that could further reduce the City's financing obligation. We are awaiting clarification from the federal government regarding **$2 million in Congressionally Directed Spending (CDS)** for the Emergency Operations Center and up to **$18.6 million in Community Project Funding (CPF)** requests supporting community spaces, public safety facilities, and regional emergency response and training functions. As with all federal funding opportunities, these requests remain contingent upon congressional appropriations and are not guaranteed.

Recognizing that uncertainty, my recommendation is that, following the **August 13 public meeting** and Council's **not-to-exceed bonding decision**, and after the **September 14 conclusion of the reverse referendum period**, the City pause any final Civic Campus funding decisions until there is greater clarity regarding the federal budget. Any federal funding ultimately awarded would reduce the City's current **not-to-exceed $36 million** Civic Campus bonding authorization.

Finally, Council Member Lanterman is correct that several images included in the presentation were precedent images intended to illustrate architectural character and design concepts rather than depict the Corcoran project. We'll make that distinction clearer in future presentations.

Please let me know if you have any questions.
Respectfully,
Jay

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From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Friday, July 24, 2026 3:44 PM
To: Jay Tobin <jtobin@corcoranmn.gov>; Tom McKee <tmckee@corcoranmn.gov>

Subject: Questions. Please share with Council

Hi Jay,

Thanks again for the schematic design update last night — I know these meetings are a lot, and I appreciate how you and staff walked everyone through it. At the meeting I asked BKV a couple of questions, and I wanted to put them in writing so we have them down and can get the answers back to Council.

First, our survey offered residents a choice between a 10-year and a 20-year facility, and we landed on the 20-year design. Any sense of what the 10-year version would run and what the differences are? It'd help to be able to show folks what the other option actually looks like.

Second, the lower-level garage is roughly 19,000 square feet — about a quarter of the building. Could we get that priced on its own, along with what a smaller version might save? Totally understand the case for building ahead of growth; I'd just love to be able to weigh it separately.

One small thing while I'm at it — a couple of the renderings on the design-studies slide show a Texas flag and what looks like Texas landscaping. I'm guessing those are reference or precedent images from other projects, but could you confirm which images in the deck are Corcoran-specific design versus inspiration? I just want to be clear on that when residents ask.

Really what I'm hoping for is to give Council a priced, right-sized option to look at before the August 13 vote. Would that be doable on that timeline? Even a rough range and a sense of when you could have more would be a big help.

More than happy to hop on a call if that's easier. Thanks again for all your work on this — it's appreciated.

Best,
Mark

From:	Jay Tobin
Bcc:	Tom McKee; Mark Lanterman; Michelle Friedrich; Dean Vehrenkamp; Jeremy Nichols
Subject:	FW: Questions. Please share with Council
Date:	Tuesday, July 28, 2026 5:49:00 PM
Attachments:	25-1113_Corcoran Council Work Session.pdf image001.png Spring 2026 City of Corcoran Community Survey - Draft 10.pdf 26-0724_Corcoran SD Progress Floor Plans.pdf

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From: Mark Lanterman <mlanterman@corcoranmn.gov>
Sent: Friday, July 24, 2026 3:44 PM
To: Jay Tobin <jtobin@corcoranmn.gov>; Tom McKee <tmckee@corcoranmn.gov>
Subject: Questions. Please share with Council

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More than happy to hop on a call if that's easier. Thanks again for all your work on this — it's appreciated.

Best,
Mark

Outlook

City Hall Bonding Support

From Drivas Katherine <kaidyddd@gmail.com>
Date Wed 8/26/2026 3:08 PM
To Deb Johnson <dkjohnson@corcoranmn.gov>

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

I wish to comment in support the current proposal to seek bonding for a new Corcoran Civic Center. My name is Katherine Drivas and I reside at 6747 Olde Sturbridge Dr. I have lived in Corcoran for 39 years. Over time I have attended sessions for various comprehensive plans, commission, and city council meetings. I have also spoken with city employees and council members and worked to resolve questions and situations in my neighborhood. Since September of 2020 and my retirement from active employment, I set aside Thursday evenings to virtually or in person attend every council and commission meeting unless I was traveling in a different time zone. Prior to the last six years I thought I had a good understanding of our local government and the tasks at hand to run Corcoran. Weekly listening and more intense engagement has deepened my understanding and allowed me to better evaluate what is happening as Corcoran grows.

From an historical perspective I have seen the difference having a city police department brings to the community. At one point, services were provided by the sheriff's department. Competent and adequate, but they did not know Corcoran and its residents on a more community service level. One sheriff's call to our neighborhood for vandalism included a statement of I didn't know that there were homes back here or when theft occurred the officer didn't realize how you could easily move to a different road through a field. A full-time dedicated police force knows the city and its residents is much safer for all. The Corcoran Police force needs adequate, modern facilities to house equipment, (an investment made by the city), provide a full range of services in a timely and efficient manner, and allow the officers and support staff to train and maintain skills at the highest level. The proposed facility, though seems over the top now, will quickly be utilized as Corcoran grows.

Corcoran is more than just a police force. Over the 39 years I have lived here, the city staff has expanded from a few "jack of all trades" employees wearing many hats and many outside consulting firms supporting services in Corcoran to building departments and raising up services from within. These actions have strengthened the city and now provide easier access to services. Somethings have not changed (and I hope that they never will) for example the Public Works Department knows that after a major windstorm to send someone to check on the status of the Olde Sturbridge neighborhood—is the road clear of trees and debris enough to allow emergency vehicles in and out as well as space for fire fighters to set up a pond for fighting a fire in the neighborhood and adjoining woods. They also are aware of our road conditions and the challenges the underlying roadbed presents in maintaining the road.

I have been impressed and very thankful that planning and development now has moved in-house. While the previous consulting arrangements were adequate, I now have observed that development has taken on a much more community focused and collaborative track. Corcoran has so many natural and manmade roadblocks for development, from known wetlands and those that seem to just pop-up overnight, to the impossible clay that forces underground water to move in unpredictable ways, to the lack of sewer and water (partially remedied, but still dependent of adjoining cities whims in some areas) and finally the lack of adequate roads to support development. While some residents say Corcoran should wait for the commercial development to come in to raise the tax base before committing to bonding for a new build, I can say that I have heard the same refrain for the last 39 years and only now has more development started. I attribute that to the work of the planning and development department in the city. I see that the proposals coming from developers are more focused and tailored to the unique situations found in Corcoran. They are Corcoran lead and less developer lead. In order to continue this trend, the staff needs to grow and have the physical space to meet with and recruit the type of development Corcoran needs to grow. I am particularly pleased to see some of the senior developments expand within the Rockford School District boundaries adding to the tax base without adding additional students!

I know that many residents are concerned about raising taxes, but if Corcoran doesn't forge ahead with a new campus now, one that allows room for adequate police and city services, we as a city will once again be racing to catch up, particularly in the planning area. Also as the city grows, more will be expected of city services. Programming for parks and recreation to build community across the five school districts and isolated residential developments is one of my concerns. While I am not thrilled with the physical location of the new campus because of the loss of trees (too

bad that area to the west with the dead trees is, naturally wetlands) and some parts of the design of the building, especially locating city services and community spaces on the second floor with step and only one elevator), securing the bonding before building costs and interest rates go up even more is, in my eyes most important. Corcoran needs to build for the future now and control its own growth by providing adequate space for the community and city staff to collaborate and lead the city forward.

Katherie Drivas

Outlook

FW: 8/27 City Council Meeting: Corcoran Civic Campus Project

From Jay Tobin <jtobin@corcoranmn.gov>
Date Thu 8/27/2026 3:09 PM
Cc Matt Gottschalk <mgottschalk@corcoranmn.gov>; Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Kevin Mattson <kmattson@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Nalisha Williams <NWilliams@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>

Mayor and Council –

Council Member Nichols has asked me to share his response below to the resident.

And we plan to have the City Clerk will file for the record.

Respectfully –
Jay

CORCORAN
Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Jeremy Nichols <jnichols@corcoranmn.gov>
Sent: Thursday, August 27, 2026 6:13 AM
To: Cindi Broekemeier <capotaracb@gmail.com>
Cc: Jay Tobin <jtobin@corcoranmn.gov>
Subject: Re: 8/27 City Council Meeting: Corcoran Civic Campus Project

Good morning Ms. Broekemeir,

Thank you for introducing yourself, and welcome to Corcoran. I am glad to hear that you and your family are enjoying Rush Creek Reserve and the community. I also appreciate your kind words and your thoughtful perspective from having lived through periods of rapid growth in both Chanhassen and Rosemount. Those comparisons are helpful because Corcoran is now facing many of the same questions about when and how to add municipal infrastructure as the community grows.

I do want to clarify one important point regarding a referendum. For this type of Capital Improvement Plan bond financing, state law does not allow the City Council simply to decide to place the bond issuance on the ballot for an advisory or binding vote. The statutory process instead requires the Council to approve the bonds, after which residents have the ability to petition for a reverse referendum if the required number of signatures is obtained within the statutory period. In other

words, this is not a matter of the Council preferring to keep the question off the ballot; the process is prescribed by state law.

I do agree with you that we need to look beyond the immediate project and understand how the rest of the Civic Campus fits together over time. That includes the eventual fire station and the public meeting and gathering needs of the community. Where I am more cautious is the conclusion that constructing everything at once will necessarily be less expensive. There are certainly efficiencies from building once—mobilization, design coordination, and avoiding future construction inflation are real considerations. But there is also a cost to borrowing millions of dollars today for space that may not be needed for another 10 or 20 years. Those dollars accrue interest immediately, and the tax burden falls on today's smaller tax base rather than the larger tax base that future growth is expected to create.

That is why I have been pushing the City to evaluate this from a 30- to 50-year life-cycle perspective rather than simply comparing today's construction estimates. The goal should be to build the right amount of capacity at the right time. If an additional component costs relatively little to construct now and would be substantially more expensive to add later, building it today may make sense. Conversely, if we can defer millions of dollars of construction for a decade without compromising operations and allow future residents and development that create the need for that capacity to share in paying for it, that may produce a lower overall tax burden. I do not think either "build everything now" or "build as little as possible" should be the predetermined answer; the numbers should drive that decision.

I appreciate that you recognize the underlying facilities need. My focus throughout this process has been making sure we solve that problem without overbuilding. Corcoran needs facilities that allow police, fire, elections, permitting, public meetings, and the other essential functions of the City to operate safely and effectively, but our obligation is to provide that infrastructure as prudently as possible. I will continue asking whether each component is needed now, whether it can reasonably be deferred, what it costs over its useful life, and which approach produces the lowest long-term tax burden while maintaining the level of service residents expect. Thank you again for taking the time to write and for engaging thoughtfully in the discussion.

Best regards,

Jeremy Nichols

> On Aug 25, 2026, at 10:28 AM, Cindi Broekemeier <capotaracb@gmail.com> wrote:
>
> Hi Jeremy,
>
> Let me first introduce myself. I moved to Corcoran in July 2025 from nearby Maple Grove, and I live in the Rush Creek Reserve neighborhood. I love my neighborhood and Corcoran!
>
> Thank you for serving on the Council.
>
> I appreciate your efforts at the August 13th Corcoran City Council meeting, including fiscal responsibility. I believe the Corcoran Civic Campus Project's - Capital Improvement Plan (CIP) bonds' issuance needs to be voted on by eligible Corcoran voters.

I understand the challenges the Council and Corcoran staff are encountering as a growing community. I built a new construction home & lived in Chanhassen in the late 1990s, and I did the same in Rosemount in the 2000s. Both communities were growing and have become significantly larger cities in the past few decades. After I moved from those cities, and as their populations continued to grow, they built larger city services' buildings.

I ask you to continue serving Corcoran residents, like me, by moving the Project's funding to a vote by eligible Corcoran voters, and the voters will decide the impact on the city and our property tax bills.

I also ask you to consider the full Project's scope, including a new fire station and public meeting & gathering spaces, to be included in this funding request. Asking once and at today's building costs will be more cost-effective for the city and us residents.

Please let me know if you have any questions.

Outlook

FW: proposed new city hall and police department project

From Jay Tobin <jtobin@corcoranmn.gov>
Date Thu 8/27/2026 3:08 PM
Cc Matt Gottschalk <mgottschalk@corcoranmn.gov>; Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Nalisha Williams <NWilliams@corcoranmn.gov>; Kevin Mattson <kmattson@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>

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Respectfully –
Jay

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Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

From: Jeremy Nichols <jnichols@corcoranmn.gov>
Sent: Thursday, August 27, 2026 6:40 AM
To: Cindy Bye <cydbye@gmail.com>
Cc: Jay Tobin <jtobin@corcoranmn.gov>
Subject: Re: proposed new city hall and police department project

Ms. Bye,

Thank you for taking the time to write and for expressing your concerns so clearly. I agree that a project of this magnitude demands careful scrutiny. My objective throughout this process has not been to build the largest facility Corcoran can afford, but to determine what the City legitimately needs and which solution produces the lowest reasonable tax burden over the next 30 to 50 years. That includes questioning the size and timing of the project, evaluating phasing, and comparing the cost of building certain components now against deferring them until they are needed.

I do want to clarify several of the figures in your email. The approximately 8,500 population figure is already outdated. The U.S. Census Bureau estimated Corcoran's population at 9,269 as of July 2025, an increase of nearly 50% since the 2020 census. The Metropolitan Council separately estimated Corcoran's 2025 population at 9,577. Based on the number of homes added since those estimates were prepared, the City believes our current population has passed 10,000, although that will not become an official census figure for some time. Corcoran remains a relatively small city, but it has

added roughly half its 2020 population in only five years. The median household-income figure you cited is accurate, but household income by itself does not describe the City's tax base, the distribution of the tax burden, or the expanding service demands associated with that growth.

The property-tax figures also need some clarification. If the 30% figure refers to the City levy, 30.11% was the preliminary maximum established during the budget process, not the final increase. On December 11, the Council adopted the 2026 budget and final tax levy, with the levy increase reduced to 16.97%. https://public.corcoranmn.gov/WebLink/DocView.aspx?id=178925&dbid=0&repo=Corcoran&cr=1

The City's presentation estimated that the City portion of property taxes on a median-value home of approximately $542,000 would increase by about $240 for the year, or approximately $20 per month. A levy increase also does not translate directly into the same percentage increase on each homeowner's bill because new construction expanding the tax base, changes in individual property values, and the levies imposed by the county, school districts, watershed districts, and other jurisdictions all affect the final amount. The preliminary maximum levy for next year has not been set yet. The Civic Campus debt is a real additional obligation that must be presented transparently, but it should be evaluated using its estimated annual household impact rather than adding together percentages that measure different things.

The Rogers comparison is also not an apples-to-apples comparison. The approximately $20–21 million Rogers figure appears to have come from an earlier proposal for a 36,000-square-foot police and public-safety facility, rather than the combined project Rogers is currently constructing. On its Civic Campus project webpage, Rogers lists a May 2026 construction estimate of approximately $37.9 million and a total project estimate of approximately $42.9 million for its combined City Hall and Police campus. Rogers subsequently approved its final construction package, but its webpage has not yet updated the overall project estimate. Rogers reports a population above 18,000, so it is larger than Corcoran, but it is not more than twice Corcoran's likely current population. Its commercial tax base is certainly an advantage, but its current project cost is much closer to Corcoran's than the comparison in your email suggests.

You are correct that the North Metro Regional Public Safety Training Facility exists in Maple Grove and that Plymouth is one of its major partners. However, its existence does not mean it is a practical alternative for Corcoran. The cost of using that facility and its limited scheduling availability prevent Corcoran and many surrounding departments from conducting training in a manner that works operationally while maintaining adequate police coverage. In fact, 15 regional law-enforcement partner agencies are supporting Corcoran's request for state funding because they face many of the same cost and availability constraints. The proposed Corcoran facility is therefore not intended simply to duplicate an adequately available service; it would address a documented regional shortage and provide training capacity that Corcoran and its partner agencies cannot reliably or affordably obtain today. It is also intended to allow for external funding to defray the project cost and allow future savings through rental income. Because the facility would provide a regional benefit, securing state funding is also important to avoid placing the full cost on Corcoran taxpayers.

I also understand your concern about the public survey. I would not treat one survey as proof that residents broadly support every component or the full cost of the project. The survey was one part of a longer process that began with a formal space-needs assessment in 2018 and again in 2025 and has included professional facility analysis, public meetings, open houses, alternative sites, multiple building

configurations, phasing options, and ongoing Council review. Alternatives considered have included renovating or expanding the existing facilities, leasing space, using remote or distributed work, and building on City-owned land. The existing site is severely constrained by wetlands, suitable commercial or industrial space is not available within Corcoran, and many police, evidence, election, records, meeting, and public-safety functions cannot be handled remotely.

I share your concern that government facilities should be functional and appropriately modest. At the same time, describing particular components as "luxury" does not tell us whether they are operationally necessary or cost-effective over the building's useful life. More than half of the proposed space serves police and public-safety functions, with requirements for secure evidence, detainee handling, equipment, records, training, and controlled employee and vehicle access. Each significant component should be justified according to the service it supports, what a less expensive alternative would cost, and whether omitting it today would create a larger expense later.

Corcoran does have a legitimate facilities problem that must be addressed, but recognizing that need does not require accepting every proposed feature or cost. My responsibility is to continue testing the assumptions, eliminating unnecessary space, comparing regional and shared-service alternatives, and determining whether phasing can reduce the burden on today's taxpayers without creating a more expensive problem for future residents. I appreciate your raising these concerns and will continue approaching the decision with the fiscal scrutiny that an investment of this size requires.

Best regards,
Jeremy Nichols

> On Aug 26, 2026, at 1:19 PM, Cindy Bye <cydbye@gmail.com> wrote:
>
> Thank you for taking the time to read my email. As a resident of Corcoran, I am writing to express my strong opposition to the proposed $50+ million city hall and police department facility. Moving forward with a project of this scale represents a significant misjudgment of fiscal responsibility to our taxpayers.
>
> Corcoran has approximately 8,500 residents with a median household income around $133,500. Our property taxes increased roughly 30% last year, with another 20–30% increase projected for next year—all before factoring in the debt service for this massive facility. Expecting a small residential tax base to absorb a $50+ million project under these economic conditions places an unreasonable burden on homeowners and risks pricing residents out of our community.
>
> Having worked as a state auditor and as a private-sector tax specialist, I understand the importance of making prudent, value-driven decisions with public funds. In my professional experience, public entities function effectively with functional, modest facilities rather than luxury accommodations.
>
> I also have significant concerns regarding the process and scope:
>
> Survey Options & Public Input: The claim that residents broadly favor this project is misleading. The community survey presented an "all-or-nothing" approach without offering practical alternatives, smaller phases, or lower-cost options.
>
> Comparable Municipal Projects: Surrounding communities have handled growth much more conservatively. For instance, Rogers recently built a new city hall for

approximately $20 million—a city with more than twice our population and a substantial commercial tax base to help shoulder the cost.

Redundant Police Facilities: While our police department certainly needs adequate working space, building a dedicated training facility and indoor firing range is an unnecessary expense. The City of Maple Grove recently opened a regional training facility designed for surrounding communities to utilize. Neighboring cities like Plymouth are taking advantage of regional partnerships—Corcoran should be exploring shared-services agreements instead of building duplicate infrastructure from scratch.

I urge the council to slow this process down, reject the current $50+ million proposal, and direct staff to bring forward realistic, scaled-down alternatives that meet essential municipal needs without overburdening taxpayers.

Thank you for your time, service, and consideration.

Outlook

FW: Municipal Building

From Jay Tobin <jtobin@corcoranmn.gov>
Date Thu 8/27/2026 3:14 PM
Cc Matt Gottschalk <mgottschalk@corcoranmn.gov>; Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Kevin Mattson <kmattson@corcoranmn.gov>; Nalisha Williams <NWilliams@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>; john.thames <john.thames@carsoncs.net>

Mayor and Council –

Council Member Nichols and I both responded to Ms. Geris and I share the email exchange below with the resident.

And we plan to have the City Clerk file for the record.

Respectfully –
Jay

Jay Tobin
City Administrator
Direct: 763-400-7030 | Main: 763-420-2288
Email: jtobin@corcoranmn.gov
www.corcoranmn.gov

On Aug 18, 2026, at 12:38 PM, Jay Tobin <jtobin@corcoranmn.gov> wrote:

Ms. Geris,

Thank you for reaching out and for your emphasis on fiscal responsibility, stewardship, and transparency.

One important piece of context is that the City is not proposing a $60 million municipal building. The broader Civic Campus addresses multiple facility, public safety, utilities, infrastructure, and operational needs.

As City Administrator, my role is to carry out the direction of the City Council and support our staff in providing the services our residents expect. An important part of that responsibility is pursuing every reasonable funding source to address the significant issues we are experiencing while keeping the impact on taxpayers at the forefront.

Approximately $10 million is planned to support the civic campus project from Water and Sewer utilities, and the City also submitted requests for $10 million in State bonding and $20.6 million in federal funding. While those outside requests are not guaranteed, we see

actively pursuing opportunities as an important part of responsible stewardship in our effort to reduce the amount ultimately borne locally.

I also want to address your call for transparency. The City has made a sustained effort to bring this discussion to residents. From January through August, we held seven public engagement opportunities at different times and different locations around the community, each promoted through our quarterly newsletters and monthly updates. The City also mailed every household notice of those open house engagement opportunities, conducted a mailed community survey, produced four project videos on YouTube, provided regular updates across our social media platforms—with additional help sharing information by *The Corcoran Gazette* Facebook group—and mailed and published notice of the present public hearing. The project has also been discussed or updated publicly at Council meetings throughout the year.

That outreach is intentional. A decision of this significance should not occur without residents having opportunities to learn, ask questions, provide input, and follow the process.

Our responsibility as staff is to help Council find and implement a responsible long-term solution that serves the community while remaining mindful of those who will pay for it. Stewardship, transparency, and service to residents continue to guide that work.

Thank you for taking the time to engage in the process.

Jay Tobin

<image001.png>

-----Original Message-----
From: Jeremy Nichols <jnichols@corcoranmn.gov>
Sent: Tuesday, August 18, 2026 6:52 AM
To: Joyce Geris <jgeris1231@yahoo.com>
Cc: Jay Tobin <jtobin@corcoranmn.gov>
Subject: Re: Municipal Building

Ms. Geris,

Thank you for taking the time to write and share your concerns. I agree with the basic principle behind your message: a project of this magnitude deserves rigorous scrutiny, particularly when residents are already facing higher costs in many areas of their lives. As a Council member, I view our responsibility as finding the solution that provides the services the community needs while imposing the lowest reasonable long-term burden on taxpayers. That has been a major focus of my questions throughout this process, including whether the proposed facility is appropriately sized, whether portions can be deferred, and whether there are less expensive alternatives.

The need for additional space itself has been developing for many years. Corcoran has grown substantially while City Hall and the Police Department continue to operate from facilities designed for a much smaller community. The issue is not simply office space. The current buildings have significant limitations involving police evidence storage, officer training, secure areas for detainees, records and election equipment, public meetings, and basic work space. More than half of the

proposed facility is related to police and public-safety functions, many of which require secure physical space and cannot be addressed through remote work or conventional office arrangements.

I also agree strongly that alternatives need to be considered before making an investment like this, and they have been. The City looked at continuing to use and expand the current facilities, renovating them, leasing space elsewhere, and constructing a new facility. Expanding the existing City Hall is particularly difficult because of the wetlands immediately surrounding the property, and undertaking a major reconstruction while continuing to operate City and police services there would create additional challenges. Leasing was also considered, but there simply is not suitable available commercial or industrial space within Corcoran capable of accommodating these functions. Remote and hybrid work can help with some administrative positions, but they do not solve the physical requirements of police operations, evidence and records storage, elections, public meetings, or other services that must occur on site.

One of the reasons this discussion has taken time is that I do not believe the right question is simply, "What building could we construct?" The better question is, "What approach produces the lowest life-cycle cost for residents?" That means weighing what we build today against what can responsibly be deferred, the cost of borrowing, future construction costs, operational efficiency, and the likelihood that the City will have to add space later. For example, we have specifically examined options that would construct enough capacity for approximately the next ten years and defer additional space until it is actually needed. In a growing community, that can reduce the amount taxpayers must finance today and shift future costs to a larger future tax base. At the same time, we have to compare that against the additional cost and disruption of building a second phase later. Those are precisely the kinds of tradeoffs I believe the Council should be evaluating rather than simply choosing the largest possible facility.

I also think population alone can be a misleading way to evaluate a municipal facility. What matters is the level and type of services the City must provide and the infrastructure required to provide them safely and efficiently. The policy of having our own police department creates facilities requirements, as do the non-discretionary requirements to maintain roads, host elections, supply water and sewer functions, manage stormwater, and maintain a park system.
Corcoran is still a relatively small city, but it has been growing rapidly, and our revenue base has also grown substantially (14% annual CAGR over the past 5 years). That does not mean we should spend simply because revenues are growing; in fact, I believe growth makes it particularly important to avoid building infrastructure prematurely. Development should help pay for the services and infrastructure it creates, and we should build additional capacity when it is economically justified rather than simply assuming continued growth will cover the cost.

Facility costs are not easy to value when we think of them as someone else's workspace. But for us as residents, they are the necessary condition for a safe and pleasant community. We need to be creative and prudent and not over build, and that is why this multi-year process (initiated in 2018) has carefully evaluated potential options with the aim of achieving the lowest overall tax burden over the long haul that is commensurate with the quality of life residents expect: to have police who respond to calls in a timely fashion and treat residents with respect, to maintain safe streets and reliable snow removal during Minnesota winters, to ensure parks, trails, and public spaces are clean, safe, and accessible for families, to process permits, elections, and other civic functions efficiently and securely, to enforce codes and rental limitations in a fair and consistent manner that protects neighborhood livability, and to maintain essential infrastructure such as water, sewer, and roads in a way that supports both current residents and future growth.

I share your affordability concerns, personally living in a school district that just passed a $600 million bond referendum. I appreciate your call for transparency and fiscal responsibility, because I think those are exactly the standards this project should be held to. I do not view concerns about a large project as unreasonable, and I have raised many of the same questions during the process. At

the same time, after looking closely at the condition and limitations of the existing facilities, I do believe there is a legitimate problem that needs to be addressed, and while you may only recently be getting engaged in the process, please understand that all the concerns you have guided us as we have made decisions throughout the process to this point.

My goal is to make sure that whatever solution we ultimately select is appropriately sized, provides the public-safety and City services residents need, and represents the best long-term value for taxpayers. I appreciate you taking the time to engage with us on that decision.

Best regards,
Jeremy Nichols

> On Aug 17, 2026, at 7:34 PM, Joyce Geris <jgeris1231@yahoo.com> wrote:
>
> I am compelled to voice my considerable apprehension regarding the prospective development of a new municipal building, especially given the reported financial projections that could approach or even surpass $60 million. For a community of Corcoran's modest size, with a population comfortably below 10,000, an expenditure of this magnitude raises significant concerns about fiscal responsibility and the judicious allocation of taxpayer funds. Even a fraction of this cost, say $30 million, would still represent a substantial and potentially unwarranted burden on our local economy.
>
> In the current economic climate, where residents are already managing rising costs and economic uncertainties, it is paramount that our municipal government prioritizes prudent financial management. Committing to such a colossal capital project demands rigorous scrutiny and a comprehensive exploration of all viable, cost-effective alternatives before any final decision is reached.
>
> Let us prioritize smart, sustainable investment that truly benefits the entire community, rather than embarking on a project that risks imposing undue financial strain for generations to come. I urge the City Council to deeply reconsider the scope and necessity of this proposed new building and to commit to a transparent process of exploring all fiscally responsible solutions.

STATEMENT IN SUPPORT OF CIVIC CAMPUS PROJECT

Loren and Carole Evenrud
7952 Walnut Lane
Corcoran, MN 55340

As five-year Senior Residents of the Rush Creek Reserve, we strongly support the visionary Civic Campus Project Plan and bonding initiative under discussion. Our decision to live in Corcoran was influenced by the progressive management of sprawling growth and the enviable distinction as *the safest* city Minnesota.

Corcoran is at a tipping point today and the timing is right to advance the "walkable city" plan. In 1970, forward thinkers in Jonathan, MN bravely advanced the concept of a *human scaled* community. After fifty years, over six thousand residents now enjoy easy "walkable" access to schools, churches, and shopping. However, it is important to note that the Jonathan HOA mode of governance has been deemed by some as problematic and many feel that the standard city form of government such as the Corcoran model is superior.

When Patrick B. Corcoran and Michael Petnode found treaty land available in 1851, they opened the area for settlement, and they found the prairie-oak savanna soils to be suitable for grain, hay, and mixed livestock production. The Corcoran landscape provided wetlands, springs, and small creeks that today feed the Elm Creek Watershed that provides the backdrop for the Civic Center Campus Plan.

With the development of Corcoran Amira; Suite Living; Rush Creek KinderCare; the St. Thomas Catholic Church Expansion and Campus; the Cook Lake Reserve, the time is right for bonding approval.

Finally, it is essential that the Corcoran Police Department expands to provide state-of-the art public safety services to the rapidly expanding Corcoran community. The Corcoran Police Department is the core of government functionality: fast emergency response, joint powers coordination, transparent delivery of safety services, and positive public relations.

We stand ready to support the visionary civic campus project.

Outlook

Fw: I DO NOT Support the Proposed New City Hall Facility

From Mark Lanterman <mlanterman@corcoranmn.gov>
Date Thu 8/27/2026 3:01 PM
To Jay Tobin <jtobin@corcoranmn.gov>; Tom McKee <tmckee@corcoranmn.gov>
Cc Matthew Gsellmeier <mgsellmeier@corcoranmn.gov>; Matt Gottschalk <mgottschalk@corcoranmn.gov>; Natalie Davis <ndavis@corcoranmn.gov>; Kevin Mattson <kmattson@corcoranmn.gov>; Deb Johnson <dkjohnson@corcoranmn.gov>

Please share with council.

From: Michael Peppin <mike.peppin@gmail.com>
Sent: Thursday, August 27, 2026 1:59 PM
To: Mark Lanterman <mlanterman@corcoranmn.gov>
Subject: I DO NOT Support the Proposed New City Hall Facility

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

My name is Michael Peppin and I live at 20030 79th Avenue. I attended the city council meeting 2 weeks ago and I want to thank you for voting against the proposed new facility. I'm sending this email to say that I also oppose the construction of the proposed new city hall facilities. The reasons that I strongly oppose this facility are listed below:

1. Corcoran's property taxes are already among the highest in the state.
2. The $50 million estimated cost is outrageous! In comparison the St Thomas the Apostle Catholic church is building a large new church for $8 million.
3. The tax burden will be almost entirely forced upon residential homeowners. Since Corcoran is surrounded by county roads with no easy access to state highways or freeways, there will be very little commercial or industrial development in the foreseeable future.
4. There will be little or no direct benefit to residential homeowners who are paying for this facility. If the city was proposing investments that would benefit the residential taxpayer such as a community center, schools, or parks and trails, that would be a different story.
5. The current city hall facilities are comparable to neighboring cities that have a larger population, namely Rogers and Dayton.
6. The city of Rogers is currently building a new city hall, but the estimated cost of the new facility is much less than the proposed Corcoran cost of $50 million. In comparison, Rogers also a population (17,626) 84% higher that Corcoran (9,577) and also has 80% more households than Corcoran (6,279 versus 3,494. Rogers also has a significant commercial and industrial tax base while Cocoran has virtually none.

For these reasons I strongly oppose the new facility. I urge you to continue to vote against this project.

Sincerely,

Michael Peppin

763-567-1501

CITY OF CORCORAN, MINNESOTA

RESOLUTION NO. 2026-58

RESOLUTION ADOPTING A CAPITAL IMPROVEMENT PLAN AND PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS THEREUNDER

BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota (the "City") as follows:

Section 1. Background.

1.01. Pursuant to Minnesota Statutes, Section 475.521, as amended (the "Act"), cities are authorized to adopt a capital improvement plan and carry out programs for the financing of capital improvements.

1.02. The City has caused to be prepared a five (5) year capital improvement plan for the years 2026 through 2030 (the "Capital Improvement Plan").

1.03 Pursuant to Minnesota Statutes, Section 462.356, subdivision 2, the Planning Commission reviewed the Capital Improvement Plan and on September 3, 2026 issued written findings to the City Council that the capital improvements proposed therein are compliant with the City's comprehensive plan.

1.04. On the date hereof, the City Council held a public hearing, after publication in the City's official newspaper of a notice of public hearing at least ten (10) days but no more than twenty-eight (28) days before the date of the hearing, on the Capital Improvement Plan and the issuance of one or more series of general obligation bonds thereunder (the "Bonds") in a maximum principal amount of $40,000,000 to finance various capital improvements, including without limitation the construction and equipping of a civic campus building containing a city hall and public safety facility in the City (the "Capital Improvements").

1.05. In considering the Capital Improvement Plan, the City Council has considered for each project and for the overall Capital Improvement Plan:

1. the condition of the City's existing infrastructure, including the projected need for repair and replacement;
2. the likely demand for the improvement;
3. the estimated cost of the improvement;
4. the available public resources;
5. the level of overlapping debt in the City;
6. the relative benefits and costs of alternative uses of the funds;
7. operating costs of the proposed improvements; and
8. alternatives for providing services more efficiently through shared facilities with other local government units.

Section 2. Capital Improvement Plan.

2.01. The Capital Improvement Plan is hereby approved. The City Council finds that the Capital Improvement Plan will provide for certain capital improvements which serve the interests of the City as a whole.

2.02. City staff are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the Capital Improvement Plan in accordance with any applicable laws and regulations.

2.03. The City gives preliminary approval to the issuance of the Bonds in the maximum principal amount of $40,000,000; provided that if a petition requesting a vote on issuance of the Bonds, signed by voters equal to five percent (5%) of the votes cast in the last municipal general election, is filed with the City Clerk within thirty (30) days of the date hereof, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

Section 3. Miscellaneous.

3.01. City staff are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the intent of this resolution in accordance with the Act.

3.02. The Mayor and City Administrator are authorized and directed to execute and deliver any agreements, certificates or other documents that the City determines are necessary to implement this resolution.

3.03. This resolution shall be in full force and effect following its approval.

Approved by the City Council of the City of Corcoran, Minnesota this 24th day of September, 2026.

_____
Mayor

ATTEST:

_____
City Administrator

www.corcoranmn.gov

MEMORANDUM OF FINDINGS

To: Corcoran City Council
From: Corcoran Planning Commission
Date: September 4, 2026
Re: Civic Campus Capital Improvement – Comprehensive Plan Compliance
Property: PID 24-119-23-23-0004

Purpose

Pursuant to Minnesota Statutes Section 462.356, Subdivision 2, the Planning Commission reviewed the proposed Civic Campus capital improvement to determine whether the proposed improvement and its location are consistent with the City's adopted 2040 Comprehensive Plan.

The proposed capital improvement consists of a new Civic Campus, including City Hall and a Public Safety facility, proposed on approximately 3.67 acres of the existing City-owned property located east of City Center Drive and St. Therese. The Planning Commission's review is limited to Comprehensive Plan consistency. Detailed site design will be reviewed separately through the applicable development review process should the project proceed.

Findings

Based upon review of the City's 2040 Comprehensive Plan, the August 18, 2026 Planning Commission staff report and supporting materials, and discussion at the Planning Commission meeting, the Planning Commission makes the following findings:

1. Future Land Use.
The proposed Civic Campus location is guided Mixed Use on the City's adopted 2040 Future Land Use Map. The Comprehensive Plan provides flexibility within the Mixed Use designation and specifically states that not all mixed-use developments are required to incorporate residential uses.

2. Town Center Vision.
The proposed Civic Campus is located within the Town Center identified by the Comprehensive Plan and Southeast District Plan. The Comprehensive Plan identifies City Hall as the northern boundary of the Town Center and expressly identifies mixed use, public/semi-public, and mixed residential uses as uses within the Town Center. The Town Center is also envisioned to include accessible destinations, gathering opportunities, and a unified public realm. The proposed Civic Campus would continue and expand an existing

civic function within the Town Center and provide municipal services in an area where public/semi-public uses are expressly contemplated.

3. Implementing Zoning District.
The Comprehensive Plan identifies the Downtown Mixed Use zoning district as an implementing district for the Mixed Use land use designation. The proposed Civic Campus location is zoned Downtown Mixed Use, within which Civic Buildings, including City Hall, libraries, and fire stations, are permitted uses pursuant to Section 1040.130, Subdivision 4(D), of the Zoning Ordinance. While zoning compliance is not the standard for review under Minnesota Statutes Section 462.356, the implementing zoning regulations further support the conclusion that civic uses are contemplated within the Town Center.

4. Southeast District Plan.
The Southeast District Plan and Design Guidelines include a conceptual plan depicting the proposed Civic Campus area as Parks/Open Space. This conceptual depiction did not amend the City's official Future Land Use Map, and the subsequently adopted 2040 Comprehensive Plan continues to guide the property Mixed Use. The Southeast District Plan is intended to establish basic parameters, describe preferences, and illustrate design intent and recognizes that multiple solutions may satisfy the objectives of the Plan. The Southeast District Plan also contemplated future community-serving facilities within the Town Center. Accordingly, the conceptual Parks/Open Space depiction does not preclude the proposed Civic Campus or render it inconsistent with the adopted Comprehensive Plan.

5. Natural Resources.
The Comprehensive Plan identifies natural resources on and surrounding the proposed Civic Campus location and establishes policies supporting protection of wetlands, woodlands, natural topography, open space, and other sensitive features. More detailed site investigation conducted since adoption of the Comprehensive Plan, including a 2026 tree survey, indicates that portions of the wooded area proposed to be affected are of lower quality than suggested by the earlier Natural Resource Inventory.

The presence of natural resources does not change the property's Mixed Use designation or preclude development of the property. If the project proceeds, the City intends to work with existing topography, minimize disturbance where feasible, preserve higher-quality trees and natural areas where practicable, and provide replacement plantings. Detailed grading, tree preservation and replacement, wetland impacts, landscaping, stormwater management, and other site-specific environmental considerations will be evaluated as part of subsequent site plan review.

6. Public Infrastructure and Community Services.
The proposed Civic Campus is located within the Metropolitan Urban Service Area and within the utility staging area identified by the 2040 Comprehensive Plan for the first phase of urban

utility service. Locating the Civic Campus within the City's planned urban growth area, near existing municipal utilities and within the Town Center, is consistent with Comprehensive Plan policies supporting coordinated infrastructure expansion, land use growth, and expansion of community services as orderly development occurs.

7. Future Site Design.
The Comprehensive Plan includes policies and objectives related to pedestrian-oriented development, walkability, accessible destinations, public spaces, natural resource preservation, and the overall character of the Town Center. These policies will continue to guide the project as detailed design proceeds. The Planning Commission's present review does not constitute approval of a detailed site plan. Building and parking placement, pedestrian and trail connections, grading, landscaping, stormwater management, architecture, tree preservation and replacement, and compliance with applicable performance and design standards will be evaluated through the required site plan review process if the project proceeds.

Conclusion

Based upon the findings above, the Planning Commission finds that the proposed Civic Campus capital improvement and its proposed location are compliant with the City's adopted 2040 Comprehensive Plan.

These written findings are hereby forwarded to the Corcoran City Council pursuant to Minnesota Statutes Section 462.356, Subdivision 2.

Planning Commission Action:
Motion by Commissioner Kozicky, seconded by Commissioner Scherber, to approve the Memorandum of Findings and forward the Planning Commission's written findings to the City Council.

Vote: 4 Ayes; 0 Nays; 0 Abstain; 1 Absent

Corine L. Brumund

Planning Commission Chair

Date: 9/4/2026

City of Corcoran, Minnesota

Overview of Capital Improvement Plan

September 24, 2026

What is the public hearing about?
Approval of Capital Improvement Plan (CIP)

- The City is proposing to build a new City Hall and Police Station
- To fund a portion of the cost, the City plans to issue up to $40 million in CIP Bonds
- Minnesota law requires a public hearing before bonds like these (CIP Bonds) can be issued
- Public hearing — is the publics opportunity to ask questions and share comments

What is a Capital Improvement Plan (CIP)?

Plan is required for the City to finance municipal facilities

- A Capital Improvement Plan (CIP) is a formal document that:
  - ✓ Identifies major **facility needs** over a 5-year period (2026–2030)
  - ✓ Matches those needs with funding sources
  - ✓ Ensures spending is planned, transparent, and cost-effective
- Minnesota law (Section 475.521) allows cities to fund certain facilities — like city halls and public safety buildings — through a CIP without a full public referendum, unless residents petition for one

Why Does Corcoran Need a New Facility?

Current City Hall was built in 1994. A lot has changed.

Then (1994)	Now (2026)
Smaller population	Population has grown **over 200%**
Adequate space	**~40% less space** than currently needed
Modern building	Settled cracks, aging windows/doors, outdated HVAC

When is the Right Time to Invest?

How do cities generally think about large capital investments

- **Deferred maintenance has a cost**. Waiting doesn't make the need go away — it typically makes the project more expensive. Construction costs, interest rates, and land values rarely decrease over time.
- **The "never a perfect time" reality**. Every capital investment competes with other priorities. The question isn't whether to invest, but whether the need is real and the financing is responsible.
- **Affordability is relative to timing**. Borrowing today at a known rate and finance plan, with a growing tax base, may be more affordable than borrowing in 5 years at a higher rate with greater urgency.
- **The cost of inaction**. Continuing to operate in an inadequate facility has real costs — staff inefficiency, safety risks, deferred maintenance on the existing building, and reputational impact on recruiting.

What are the Facility Needs?

A professional Facility Needs Assessment (Nov 2025) found:

- Police staff are using **trailers for storage** — no room for training or private offices
- Office spaces are used by **2–3 more people than they were designed for**
- The facility **lacks modern safety and confidentiality features** required for a police department
- An additional **75,032 square feet** is needed to serve the community for the next 20 years
- **Expanding at the current site is not feasible** due to property restrictions

What is the City Proposing to Build?

A new Civic Campus: City Hall + Public Safety Facility

- Proposed project will provide:
  - A modern, welcoming City Hall for residents to access city services
  - A fully equipped Police Station with proper training, storage, and safety features
  - Adequate meeting space for staff and the public
  - A facility designed to serve Corcoran for the next 20+ years
- Estimated Total Project Cost to be Financed with CIP Bonds is **$40 million**
- City is working to **secure other sources of funding** for the project

How Does the CIP Bonds work?

General Obligation Capital Improvement Plan (CIP) Bonds

- City will issue CIP Bonds — essentially a long-term loan — of up to $40 million
- Bonds will be repaid over 25–30 years
- Repayment comes from property taxes
- City's full faith and credit backs the bonds — the strongest possible security for bondholders, which helps secure the lowest possible interest rate
- Why bonds and not cash reserves? The City does not have sufficient reserves to fund a project of this size. Bonding is the most cost-effective option available.

What Other Funding Sources will be Needed?

City is working to secure other funding sources

- City may issue general obligation revenue bonds to finance costs of the project that benefit the enterprise funds (water and sewer funds)
  - Long range finance plans for the enterprise funds includes anticipated costs to pay a portion of the project if determined by the City Council
- City may accept federal or state grants that may be appropriated for the project

What Impact will CIP Bonds have on City Taxes?

The impact depends on property values and how fast the City's tax base grows

- Three scenarios for impact on Median Valued Home ($595,000) were modeled based on different scenarios for annual growth in the City's Net Tax Capacity (NTC):

Growth Scenario	Peak Annual Impact in Future ($)	Peak Annual Impact in Today's ($)
5% NTC Growth	~$584/year (Pay 2032)	~$489/year
10% NTC Growth	~$442/year (Pay 2032)	~$370/year
14% NTC Growth	~$356/year (Pay 2032)	~$298/year

A few important notes:

- Tax impacts **begin in Pay 2028** (no impact in 2026 or 2027)
- The faster Corcoran's tax base grows, the **lower the impact per property**

These are estimates for planning purposes only, based on bond rates as of July 2026.

Is the City Borrowing within Its Limits?

Yes — the City is within legal limits

Minnesota law sets strict caps on municipal debt. Here's how Corcoran measures up:

Statutory Debt Limit (3% of estimated market value)

- ✓ Maximum allowed: $67,643,352
- ✓ Current debt: $8,025,000
- ✓ After new bonds: Well within the limit

CIP Annual Debt Service Limit (0.16% of market value)

- ✓ Maximum allowed per year: $3,607,645
- ✓ Estimated peak annual payment: ~$3,056,735
- ✓ Within the limit

The City's credit rating is Aa2 — a strong rating, helping secure favorable interest rates for taxpayers

What About Shared Facilities?

City explored it – here's what was found

City actively looks for opportunities to **share services and reduce costs**. For example:

- Corcoran already shares fire services with Hanover, Rogers, and the West Suburban Fire District

However, for a City Hall and Police Station, sharing is not practical or cost-effective because:

- These facilities serve the public and staff on a daily, ongoing basis
- Police operations require confidentiality, security, and dedicated space
- The nature of municipal services makes co-location with other governments impractical

The Process: What Happens Next?

Here's where the city is at and what comes next:

- ❑ Facility Needs Assessment Completed (Nov 2025)
- ❑ CIP Prepared
- ❑ Public Hearing Notice Published
- ❑ PUBLIC HEARING — Tonight, September 24, 2026
- ❑ City Council Vote to Approve CIP (requires 3/5 majority)
- ❑ 30-Day Petition Window Opens
- ❑ Bond Sale (late 2026 or 2027)
- ❑ Construction Begins

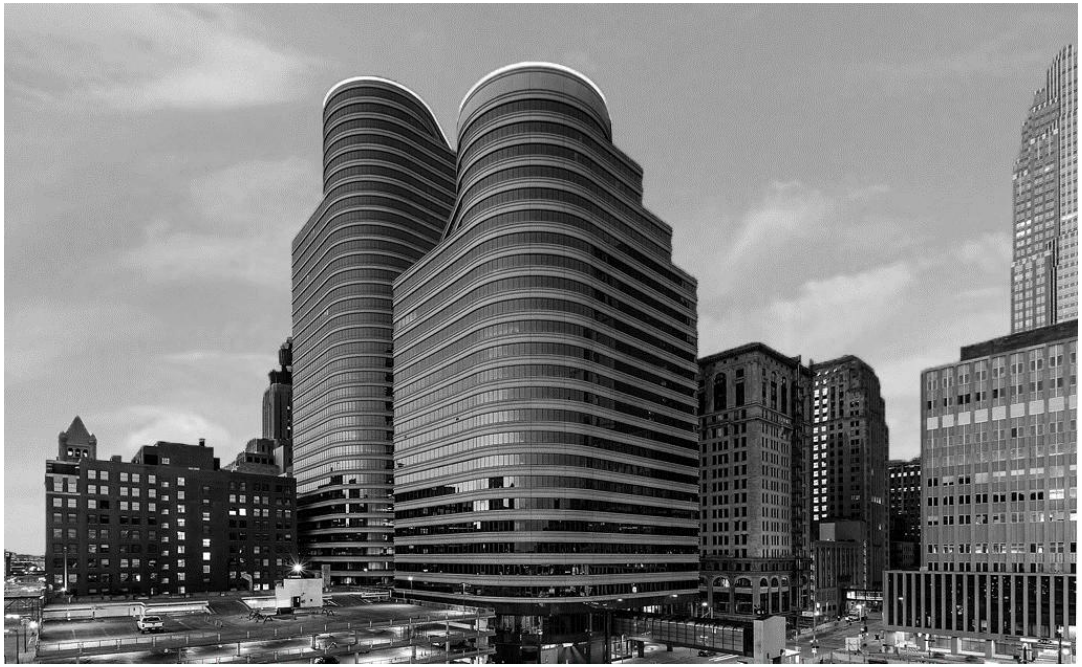
The Reverse Referendum — Right to Petition If residents equal to at least **5% of votes cast in the last general election** sign a petition within **30 days** of tonight's hearing, the bonds **cannot be issued without a public vote**.

Thank You

Northland Securities, Inc.
150 South 5th Street, Suite 3300
Minneapolis, Minnesota 55402
800-851-2920
www.northlandsecurities.com/public_finance

Member FINRA and SIPC
Registered with SEC and MSRB

Tammy Omdal
Managing Director
Dir: 612-851-4964
tomdal@northlandsecurities.com



City of Corcoran
Civic Campus Schematic Design Update

September 10, 2026 | Council Meeting

BKV GROUP | KA

AGENDA

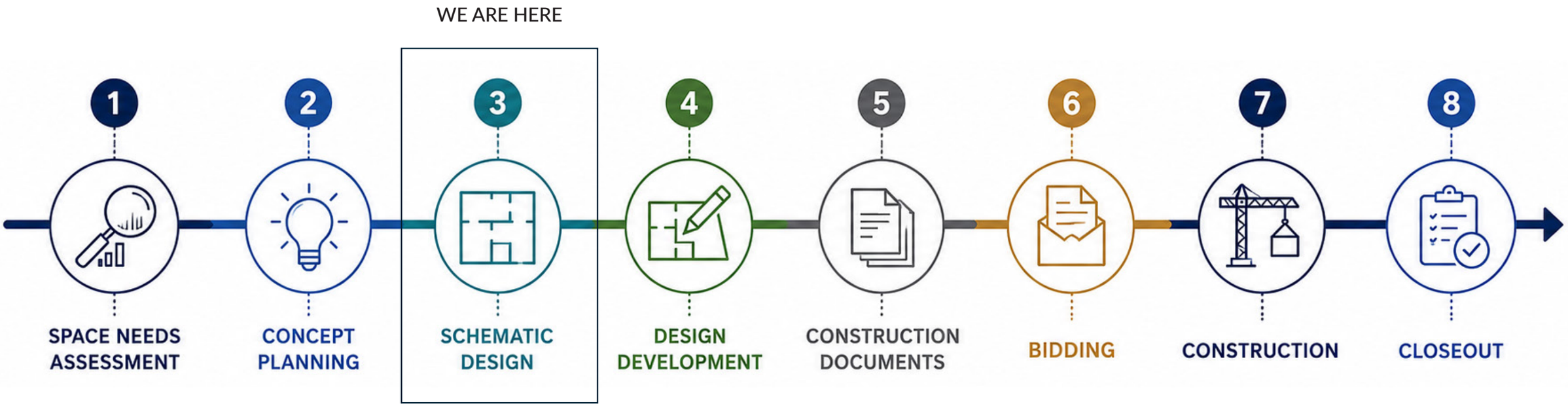
Schematic Design Phase Progress

Next Steps

Discussion



PROJECT TIMELINE



SPACE NEEDS ASSESSMENT

- Overall projected 20-year space needs is 85,500 gsf
- Project’s current design is at 78,000 gsf
- Efficiencies and space reductions have been identified by staff and the design team to align project scope within established budget

DESIGN PROGRESS

SITE PLAN


(WOODS)
(STAFF PARKING)
(POLICE
PARKING & GARAGE
ACCESS)
(PUBLIC
PARKING)
(PUBLIC
ENTRY)
(POND)
(FARM FIELD)
(BAND
SHELL)

FLOOR PLAN | LOWER LEVEL

THE NEED

Support efficient operations through optimized workflows and flexible spaces that can adapt to future staffing, service, and technology needs.

THE SOLUTION

The design will improve operational efficiency by aligning spaces with how staff work today while remaining flexible enough to meet the community's evolving needs for decades to come.

Investing in a flexible, durable facility ensures the City can continue providing high-quality services while maximizing the long-term value of every taxpayer dollar.



















FLOOR PLAN | LEVEL 1

THE NEED

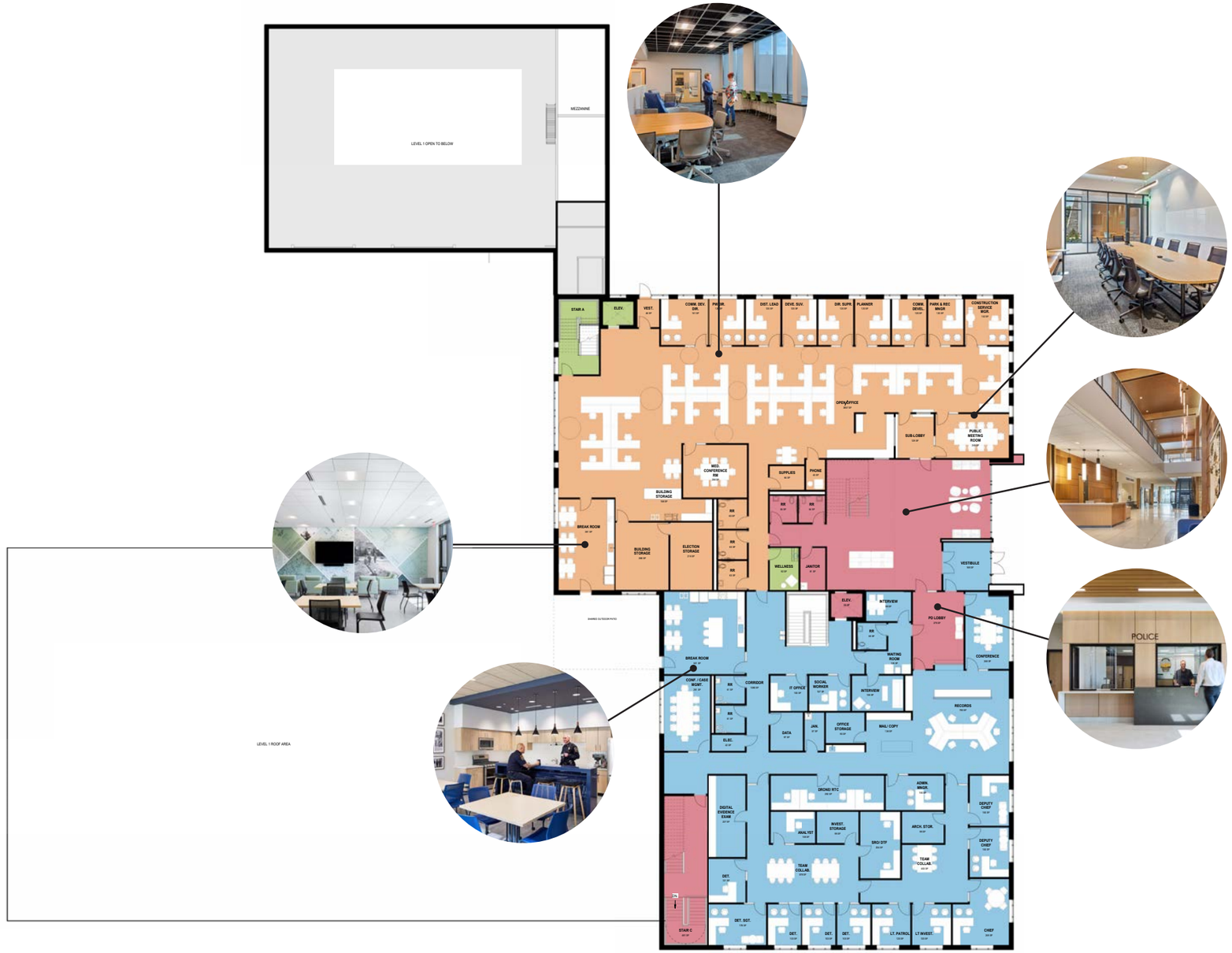
Enhance staff health, wellness, safety, and security while maintaining appropriate public access.

THE SOLUTION

Provide a safe, healthy, and secure work environment that supports employee well-being while balancing the City's commitment to accessible public services.

The new facility will incorporate modern safety and security measures that protect staff, visitors, and sensitive operations while creating welcoming public areas that are easy to navigate.

Thoughtful design will promote employee well-being through healthy indoor environments, natural light, and ergonomic workspaces, while enhancing safety with secure circulation, controlled access, and clear separation of public and staff areas.



FLOOR PLAN | LEVEL 2

THE NEED

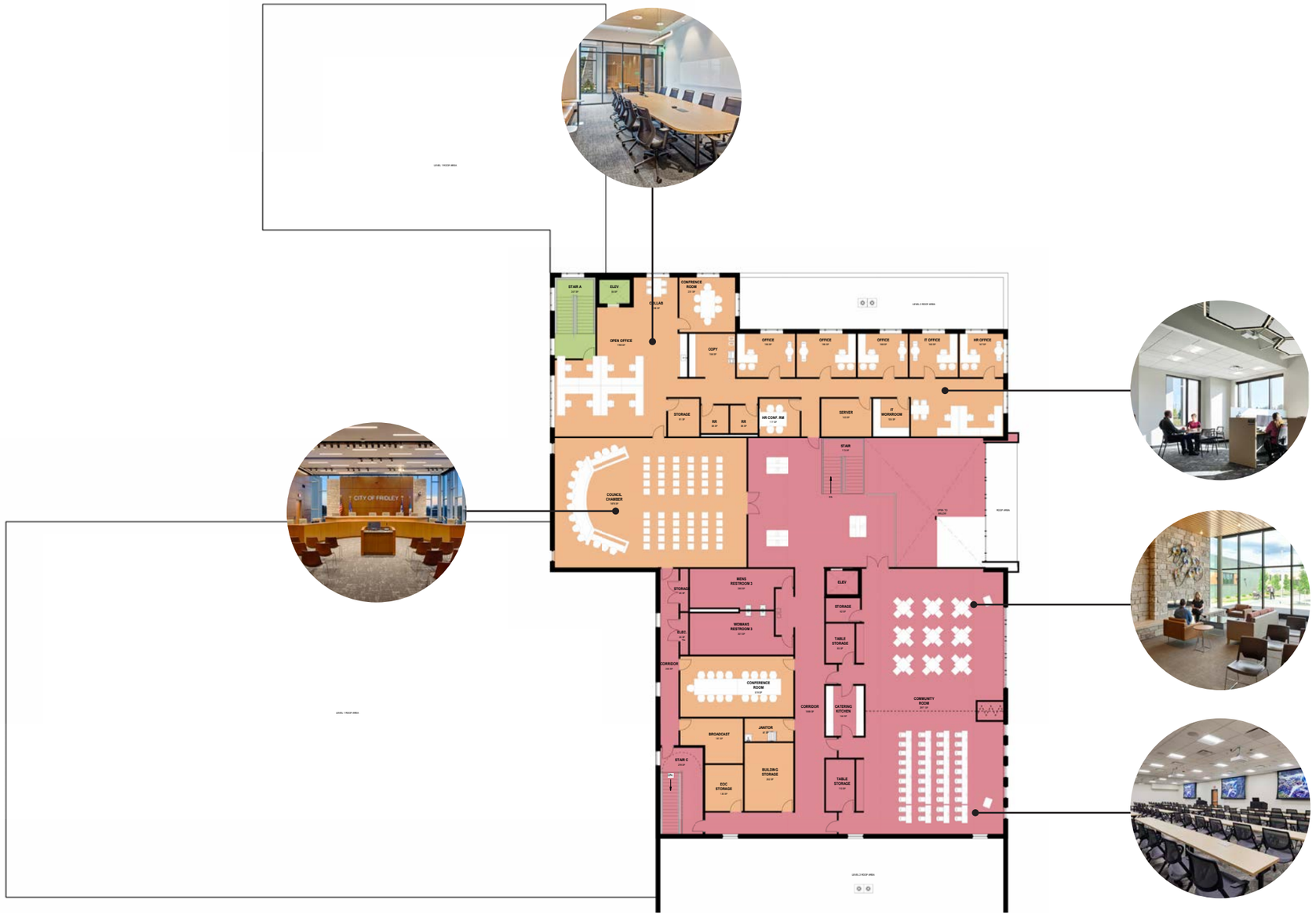
Improve the public experience through clear access and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.

THE SOLUTION

Creating a civic campus that is inviting, accessible, and representative of the community it serves. The new City Hall and Police Station swill provide convenient public access, and spaces that make interactions with City government straightforward and comfortable.

Public meeting rooms, gathering spaces, and outdoor amenities can support civic engagement, community events, and everyday use beyond traditional business hours.

The site's design will reflect the City's identity and values while incorporating landscaping, accessibility, parking, pedestrian connections, and other amenities that enhance the overall visitor experience.



VISIONING IMAGES | MATERIALS & RURAL ELEMENTS

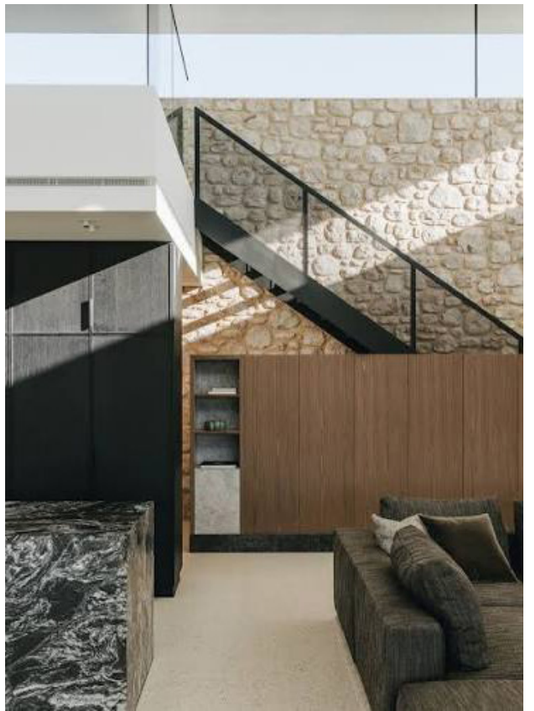














AXON VIEWS



(LOOKING NE)



(LOOKING SE)



(LOOKING SW)



(LOOKING NW)

EXTERIOR RENDERING | DESIGN VISION



EXTERIOR RENDERING | DESIGN VISION









EXTERIOR RENDERING | DESIGN VISION









INTERIOR/EXTERIOR RENDERING | DESIGN VISION









EXTERIOR RENDERING | DESIGN VISION



COST ESTIMATE

OVERALL PROJECT BUDGET

Corcoran - City Hall and Police Department

City of Corcoran

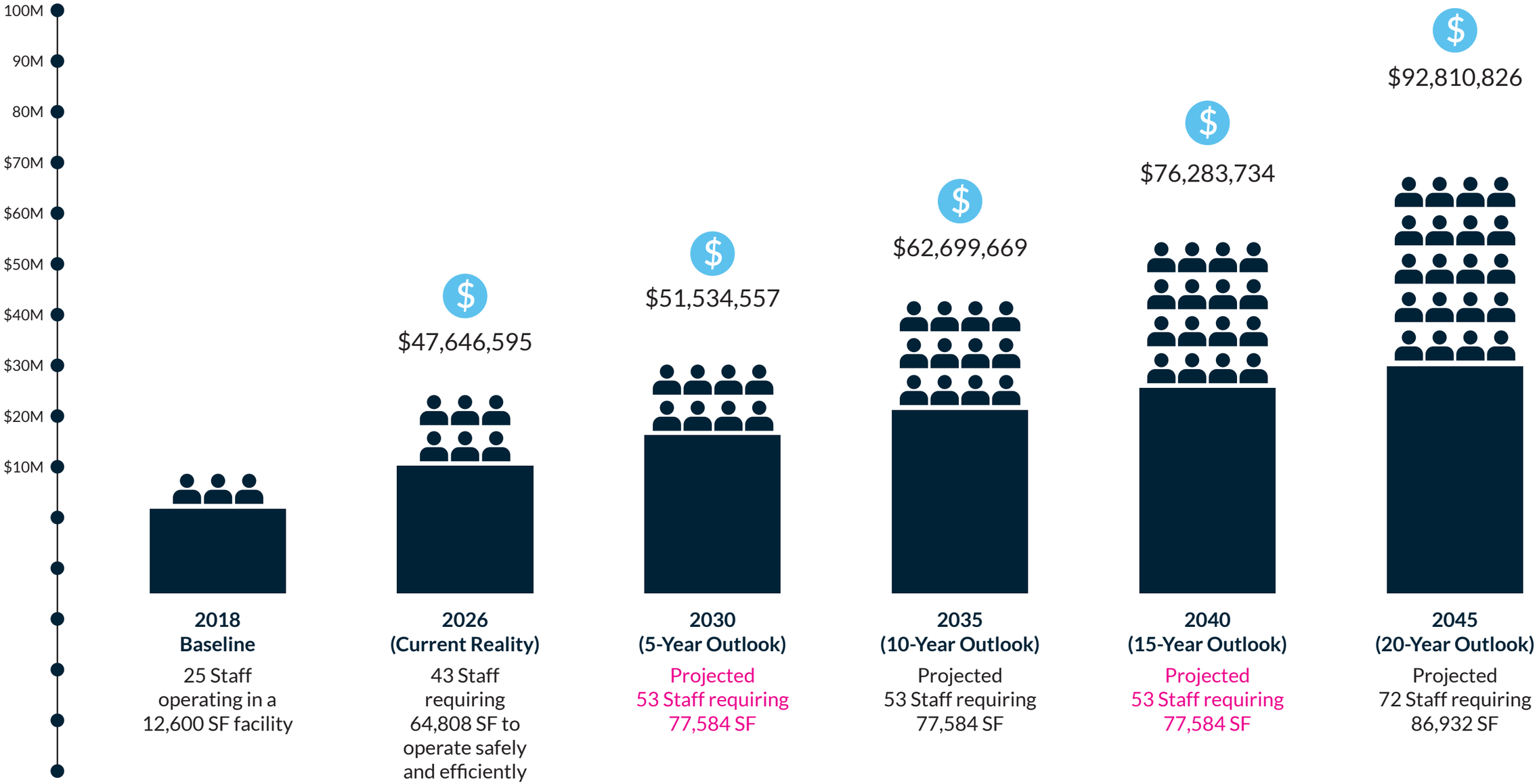
9/9/2026

	Corcoran - City Hall & Police Department		Corcoran - City Hall & Police Department	
Description	**Revised Space Needs Programming**	**Preliminary SD Estimate Update**	**Current Overall Budget**	
Update Date	03/29/26	09/09/26	09/09/26	Place Date in Update Column, Column K will autofill
PROJECT REVENUE / FUNDING		X	DO NOT MODIFY	Mark w/ "X" to specify which update carries forward
TOTAL PROJECT REVENUE	**$0.00**	**$0.00**	**$0.00**	
Project Revenue Proportions	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*Estimate Update / Current Overall Budget*
PROJECT AREA BREAKDOWN				
City Hall	*13,876*	*17,087*	*17,087*	*BVK Preliminary SD Estimate Set - 2026.8.3*
Public Safety - Admin/Ops	*36,633*	*22,781*	*22,781*	
City Hall / Public Safety - Shared	*8,740*	*13,924*	*13,924*	
Public Safety Field Operations & Training	*29,686*	*17,962*	*17,962*	
Utilities Garages		*7,147*		
Total GSF	*88,935*	*78,901*	*78,901*	
Site Area (Acres)	*Assumed 3-4*	*3.67*	*3.67*	
CONSTRUCTION COSTS				
Site	$2,849,478	$4,575,329	$4,575,329	Preliminary SD Estimate
New Construction	$33,532,659		$0	
City Hall		$6,250,701	$6,250,701	
Public Safety - Admin/Ops		$6,657,532	$6,657,532	
City Hall / Public Safety - Shared		$6,602,109	$6,602,109	
Public Safety Field Operations & Training		$6,306,912	$6,306,912	
Utitlities Garages		$2,399,746	$2,399,746	
Value Engineering / Outstanding Scopes of Work			$0	See CCHPD VM Worksheet
Design Contingency	$2,910,571	$2,623,386	$2,623,386	Concept Estimate | SD = 8%
Escalation	$1,571,708	$2,124,943	$2,124,943	Concept Estimate = 4% | SD = 6% (Spring 2028 Const. Start)
Total Bid Day	$40,864,416	$37,540,658	$37,540,658	
Construction Contingency				
Remaining Contingency	$2,043,221	$1,877,033	$1,877,033	5% of 'Total Bid Day'
Pending Changer Orders			$0	PCO Log Totals
Executed Change Orders			$0	Executed Change Orders
General Conditions	$560,000	$750,000	$750,000	Assumes a 24-month Project Schedule
CONSTRUCTION COSTS SUBTOTAL	**$43,467,637**	**$40,167,691**	**$40,167,691**	
Construction Cost / GSF	$489	$509	$509	Construction Costs Subtotal / Total GSF
Percent Construction Cost	83%	84%	84%	Construction Costs Subtotal / Total Project Cost
SOFT COSTS	**$8,693,527**			**Eqaul to 20% of Const. Costs Subtotal**
Design Fees and Reimbursable				
Construction Management Services & Fee				
Permits, Plan Reviews & Fees				
Utilities - Connections				
Pre-Construction Surveys & Studies				
Testing & Inspections				
Bidding, Legal, Finance & Misc.				
City Purchase Orders				
FF&E Expenses				
SOFT COSTS SUBTOTAL	**$8,693,527**	**$7,478,904**	**$7,478,904**	
Soft Costs / SF	*$98*	*$95*	*$95*	
Percent Soft Costs	*17%*	*16%*	*16%*	
TOTAL PROJECT COSTS	**$52,161,165**	**$47,646,595**	**$47,646,595**	**Construction Costs + Soft Costs**
Project Cost / GSF	*$587*	*$604*	*$604*	*Total Project Cost / Total GSF*

COMPARABLE PROJECT COSTS

PROJECT NAME	SQUARE FOOTAGE	2028 COST (INFL. ADJ.)
City Hall Projects		
Chanassen Civic Campus (2024)	40,945	$866
Oakdale Police & City Hall (2026)	74,903	$518
Otsego City Hall (2024)	26,337	$710
Average		$698
Public Safety Projects		
Crystal Police Dept. (2021)	53,281	$454
Rosemount Police Dept. (2023)	48,718	$512
White Bear Lake Police/Fire Dept. (2022)	42,152	$513
Woodbury Public Safety (2025)	128,615	$419
Average		$475
Combined City Hall & Public Safety Average		$586
Corcoran - Current Preliminary Schematic Design Estimate *Adj. for Spring 2028 Construction Start*		$604

PROJECTED GROWTH & COST ESCALATION



2018
Baseline

25 Staff
operating in a
12,600 SF facility

2026
(Current Reality)

43 Staff
requiring
64,808 SF to
operate safely
and efficiently

2030
(5-Year Outlook)

Projected
53 Staff requiring
77,584 SF

2035
(10-Year Outlook)

Projected
53 Staff requiring
77,584 SF

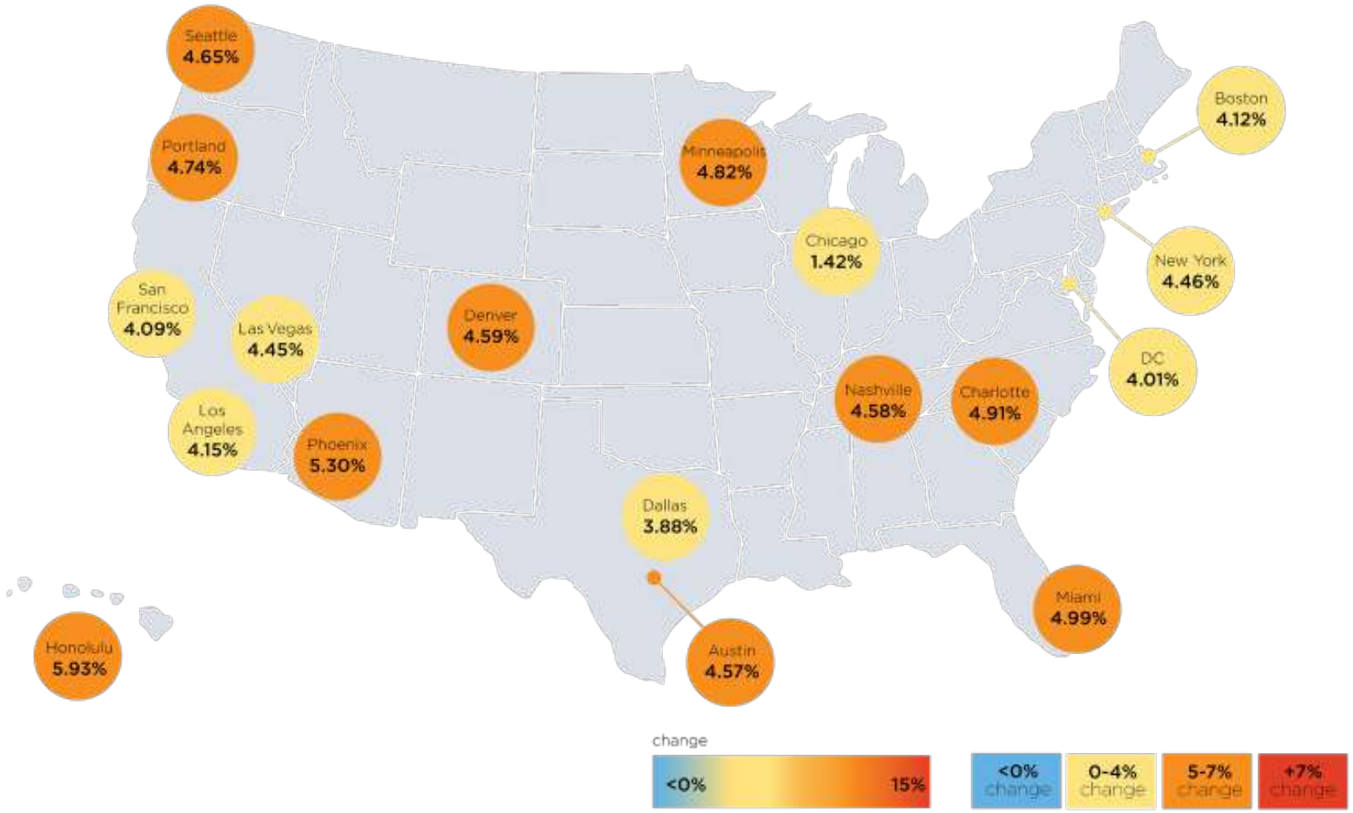
2040
(15-Year Outlook)

Projected
53 Staff requiring
77,584 SF

2045
(20-Year Outlook)

Projected
72 Staff requiring
86,932 SF

REGIONAL CONSTRUCTION COST ESCALATION





NEXT STEPS

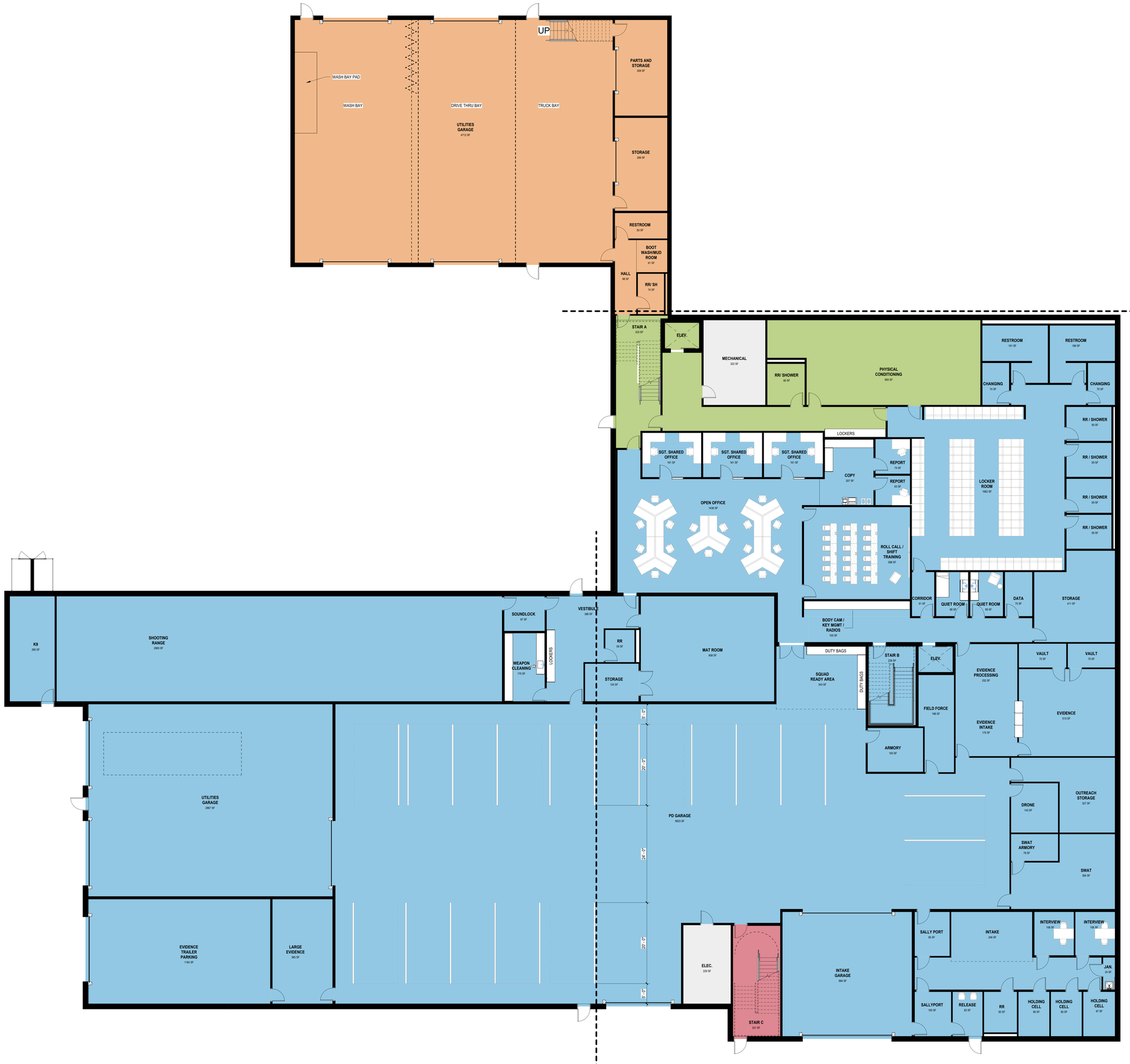
NEXT STEPS

- Identify funding source
- Determine implementation schedule
- Proceed with Design Development Phase of Planning

By creating a welcoming and functional civic destination, the City strengthens public trust, encourages community involvement, and demonstrates responsible investment in infrastructure that will serve residents for generations.



thank you



Department Legend

- CITY HALL
- PUBLIC
- PUBLIC SAFETY
- SHARED
- SUPPORT

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	42,317 SF
LEVEL 2	19,550 SF
LEVEL 3	16,103 SF
TOTAL GSF	77,969 SF

1/1 LOWER LEVEL - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION

803

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK, MG, JH
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

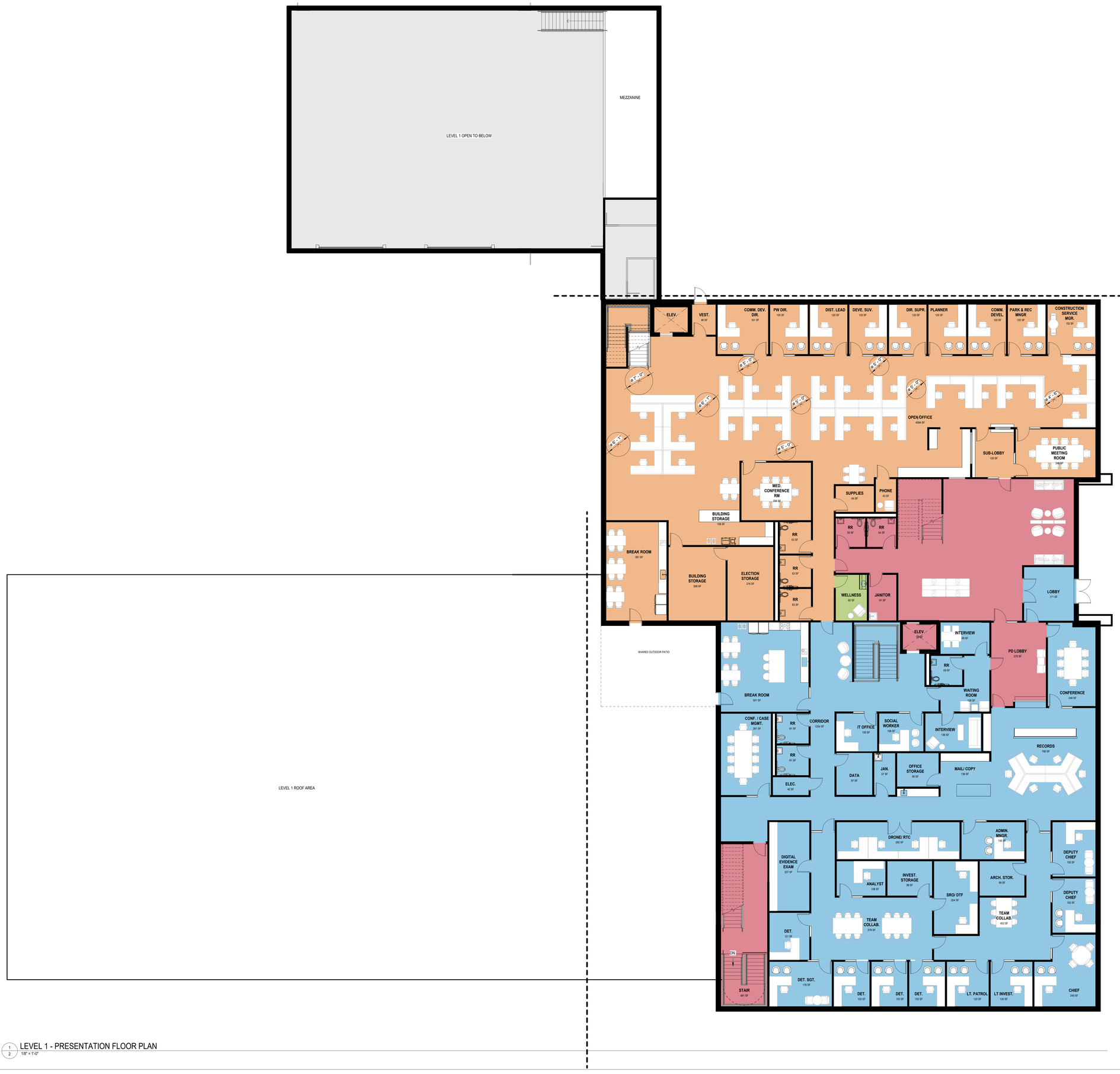
LEVEL 1 - DEPARTMENT & FURNITURE PLAN

SHEET NUMBER

1

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1 2 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CITY HALL
- PUBLIC
- PUBLIC SAFETY
- SHARED

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	42,317 SF
LEVEL 2	19,550 SF
LEVEL 3	16,103 SF
TOTAL GSF	77,969 SF

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DRAWN BY	AK, MG, JH
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

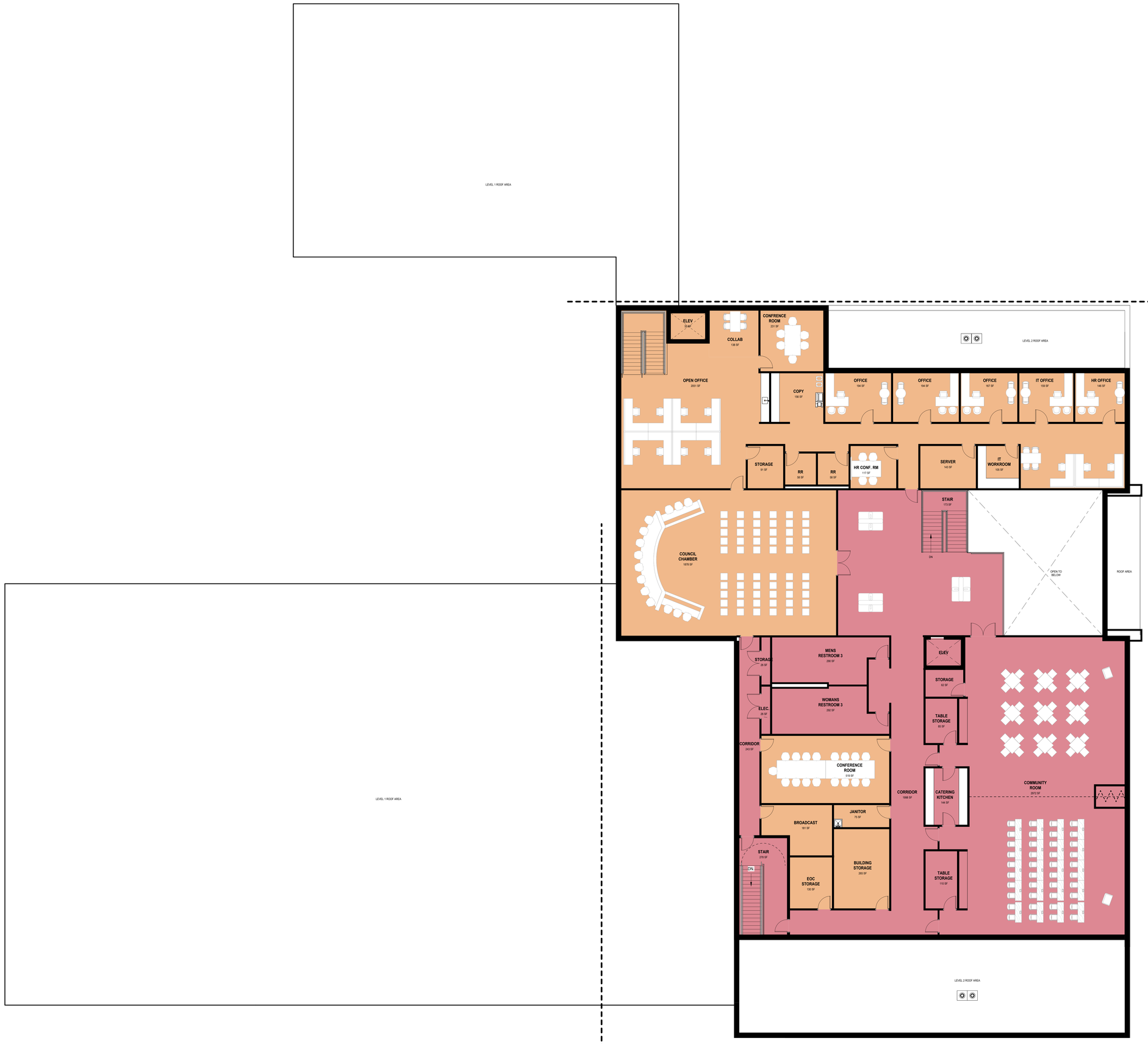
LEVEL 2 - DEPARTMENT & FURNITURE PLAN

SHEET NUMBER

2

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1/3 LEVEL 2 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

Department Legend

- CITY HALL
- PUBLIC

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	42,317 SF
LEVEL 2	19,550 SF
LEVEL 3	16,103 SF
TOTAL GSF	77,969 SF

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION

805

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK, MG, JH
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

LEVEL 3 - DEPARTMENT & FURNITURE PLAN

SHEET NUMBER

3

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2026 through 2030

Five-Year Capital Improvement Plan for the

City of Corcoran, Minnesota

Adopted September 24, 2026

City of Corcoran, Minnesota

Five-Year Capital Improvement Plan

2026 through 2030

I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute (Section 475.521, referred to herein as the "CIP Act") that allows cities to issue municipal bonds under a capital improvement plan without the usual referendum requirement (except for the so-called "reverse referendum" described in Section III). The CIP Act applies to capital improvements consisting of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality and town halls and libraries to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term "capital improvement" refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City will be financed through other means and are not governed by this plan.

As part of the authorization process to issue capital improvement plan bonds, the CIP Act requires municipalities to prepare a five-year capital improvement plan that includes information specified in the statute, and different than the information that municipalities often provide in a more detailed "budget CIP." This document, therefore, is the "bond CIP" intended to supplement the "budget CIP" to meet the specific requirements of the CIP Act.

II. PURPOSE

A capital improvement is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of 5 years or more. For the purposes of the CIP Act, capital improvements do not include light rail transit or related activities, parks, roads/bridges, administrative buildings other than city or town hall, or land for those facilities. A Capital Improvement Plan (CIP) is a document designed to anticipate Capital Improvement expenditures and schedule them

over a five-year period so that they may be undertaken in the most efficient and cost-effective manner possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Corcoran (the "City") believes the capital improvement process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical public assets, preservation of public assets, and sound fiscal management. In these financially difficult times, good planning is essential for the wise and prudent use of limited financial resources.

III. THE CAPITAL IMPROVEMENT PLANNING PROCESS

The process begins with analysis of the City's five-year capital improvement needs and funding sources. The City may solicit input from citizens and other governmental units at an early stage, if desired.

The City Council then directs staff or consultants to prepare a plan that sets forth the estimated schedule, timing and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and the sources of revenue for the improvement. The City Council then holds a public hearing on the CIP, with notice published not more than 30 days and not less than ten days before the hearing. The City Council may either approve the CIP immediately after the hearing or based on input may make revisions and approve the CIP at a later meeting.

The City Council must approve the issuance of CIP bonds by a 3/5ths vote of its membership. However, the bonds are subject to a so-called "reverse referendum." If a petition signed by voters equal to at least 5% of the votes cast in the City in last general election is filed with the City Clerk within 30 days after the public hearing regarding the bonds, the bonds may not be issued unless approved by the voters (by a majority of those voting on the question). Further, the maximum debt service in any year on all outstanding CIP Bonds is 0.16% of the estimated market value of property in the City, using the

estimated market value for the taxes-payable year in which the bonds are issued.

After the CIP has been approved and bonds have been authorized, the City works with its municipal advisor to prepare a bond sale and repayment schedule. Assuming no petition for a referendum is filed, the bonds are sold, and when proceeds from the sale of the bonds (and any other identified revenue sources) become available, the expenditures for specified capital improvements can be made.

In subsequent years, the process is repeated as expenditures are completed and as new needs arise. Capital improvement planning looks five or more years into the future from the date of the CIP. The City Council, using the process outlined in this CIP, may review this CIP annually or biannually, taking into account proposed expenditures, making priority decisions and seeking funding for those expenditures it deems necessary for the City.

IV. PROJECT(S) SUMMARY

The capital improvements contemplated to be financed through issuance of general obligation capital improvement plan bonds (referred to as the "CIP Bonds") in the five-year period of this plan (2026 through 2030) is the construction and equipping of a civic campus building containing a city hall and public safety facility (the "Project"). The CIP Bonds are proposed to be issued in 2026 in a principal amount not to exceed $40,000,000. At this time, the City does not anticipate any other capital improvements contemplated to be financed through the issuance of capital improvement plan bonds in years 2027 through 2030.

The CIP Act requires the City Council to consider eight factors in preparing the CIP:

1. Condition of the City's existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.

7. Operating costs of the proposed improvements.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to the Project through issuance of CIP Bonds. The findings are as follows:

Conditions of City Infrastructure and Need for the Project

The current City Hall that houses city staff and public safety staff was constructed in 1994. BKV Group completed a Facility Needs Assessment Study on November 3, 2025 (the "Study") which assessed the condition of the current facility. The Study shows that the current facility requires repairs to address settled gap and crack hazards, replacement of windows and doors, and improved HVAC and fire protection systems. Even if those repairs are made, the current City Hall has approximately 40% less space than needed to meet current staffing and operational needs and lacks space for public and staff meetings. Since 1994, the population of the City has grown by over 200% and its facility space needs have increased as well. The current City Hall is not expected to have the capacity to meet future city and public safety staffing needs. Currently, public safety staff use trailers and equipment for storage, do not have sufficient onsite space for training, have office space utilized by 2-3 more people than intended, and lack sufficient safety and confidentiality features necessary for a modern police force. Space constraints are expected to increase as the City and staffing levels grow within the next 20 years. According to the Study, to meet the projected long-term growth of the City over the next twenty years, an additional 75,032 square feet is required to provide facilities for city and public safety staff. The police department needs more space and a more modern facility to deal with the increased need for services due to a wide range of societal and caseload changes. Expansion at the current site of City Hall is not feasible due to restrictions on the current City Hall property.

Demand for Project

The City has been considering the Project since 2025. The Project will be used by the public, City staff, and public safety staff on a daily basis. As described in the previous section, the current city hall does not include enough space for current city and public safety staff. The Project is needed to help support the long-term operational needs for City Hall and the Police Department and to

help improve the public experience by providing welcoming and safe space for the public to access city services.

Estimated Cost of the Project

The City estimates the cost of the Project to be financed with the CIP Bonds to be $40,000,000, including the cost of financing. The City may amend this CIP or pursue other financing options for later phases, if any, of the Project or other municipal buildings in accordance with the Act. The City does not currently have any immediate plans for additional financing under this CIP Plan.

Availability of Public Resources

The City does not have sufficient cash reserves on hand to finance construction of the Project without issuing bonds. The CIP Bonds for the Project will be paid with ad valorem property taxes. The CIP Bonds will be secured by the City's full faith and credit.

Relative Costs and Benefits of Alternative Uses of the Funds

The City has explored alternative options to finance the Project and finds that the issuance of CIP Bonds is the most cost-effective option for the City among the other limited options available for the Project. The issuance of general obligation bonds provides the lowest-cost borrowing option for the City.

Operating Costs of the Proposed Project

It is expected that ongoing operating expenses of the new City Hall and Public Safety facility will increase due to a larger facility. However, a decrease in repairs and maintenance costs and utility costs to new, more efficient construction will offset some of the increased costs.

Options for Shared Facilities with Other Cities or Local Government

The City seeks opportunities to share governmental services with other local government entities when appropriate. In particular, the City currently shares contracts for fire services with Hanover, Rogers, and West Suburban Fire District. However, in this instance the City does not find that it is effective or cost efficient to share its public safety building or city hall with other

governmental entities due to the nature of the municipal facility and the services provided therein.

Level of Overlapping Debt

As of August 2, 2026, the level of overlapping debt in the City is depicted in the table below:

Issuer	*2025/2026 Tax Capacity Value*[(1)]	*2025/2026 Tax Capacity Value in City*[(1)]	*Percentage Applicable in City*	*Outstanding General Obligation Debt*[(2)]	*Taxpayers' Share of Debt*
Hennepin County	$2,885,601,120	24,227,434	0.84%	1,222,750,000	$10,271,100
ISD No. 279, Osseo	311,792,688	3,698,405	1.19	396,880,000	4,722,872
ISD No. 284, Wayzata	253,511,796	6,160,535	2.43	159,805,000	3,883,262
ISD No. 877, Buffalo	75,488,861	5,451,022	7.22	61,785,000	4,460,877
ISD No. 879, Delano	39,594,358	1,650,621	4.17	47,110,000	1,964,487
ISD No. 883, Rockford	23,559,924	7,266,851	30.84	18,575,000	5,728,530
Metropolitan Council	6,503,726,905	24,227,434	0.37	12,100,000[(3)]	44,770
Metro Transit	5,665,367,373	24,227,434	0.43	223,650,000[(4)]	961,695
Three Rivers Park District	2,121,317,192	24,227,434	1.14	52,925,000	603,345
Hennepin Co. RR Authority	2,885,601,120	24,227,434	0.84	71,980,000	604,632
				Total Indirect Debt:	$ 33,245,570

V. FINANCING THE CAPITAL IMPROVEMENT PLAN

The total principal amount for the CIP Bonds is not to exceed $40,000,000. This amount represents the maximum principal amount of CIP Bonds that may be issued under this plan. Principal and interest on the CIP Bonds will be paid through ad valorem property taxes over the term of the CIP Bonds, further shown in **Appendix A**.

In the financing of the CIP, two significant statutory limitations apply.

(1) Tax Capacity Value is after tax increment deduction and fiscal disparity adjustments.

(2) As of July 2, 2026.

(3) Metropolitan Council has $12,100,000 of general obligation debt outstanding as of December 31, 2025. This debt is payable from ad valorem taxes levied on all taxable property within the Metropolitan Taxing District. This amount excludes $1,122,348,000 of general obligation debt payable from wastewater and sewer revenues, and lease agreements.

(4) Metropolitan Transit has $223,650,000 of property tax supported general obligation debt outstanding as of December 31, 2025. Transit debt is issued by the Metropolitan Council for public transit operations and is payable from ad valorem taxes levied on all taxable property within the Metropolitan Transit District. This amount excludes $181,410,000 of general obligation debt payable from revenues.

1. Under Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's estimated market value for the municipality. In the City, the 2025/2026 estimated market value is $2,254,778,400. Therefore, the total amount of outstanding debt cannot exceed $67,643,352. As of August 2, 2026, the City has $8,025,000 subject to the legal debt limit. Consequently, issuance of the CIP Bonds will be well within the overall statutory debt limit for the City.

2. A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City cannot exceed 0.16% of the total estimated market value in the municipality. In the City, that maximum annual debt service amount is $3,607,645. The maximum annual principal and interest payment on the CIP Bonds proposed to be issued under this CIP is estimated to be approximately $2,769,000. When combined with any outstanding general obligation capital improvement plan bonds of the City, the maximum annual principal and interest payment in any one year is approximately $3,056,735. Consequently, debt service on the CIP Bonds will be well within the annual limits under the CIP Act.

Details regarding the proposed terms of the CIP Bonds under this CIP are shown in **Appendix A**. The Bonds will be repaid over a 30-year period. The bond amount will not exceed the maximum principal amount of CIP Bonds referred to above.

The City anticipates issuing bonds in the second half of 2026 or 2027 with acquisition and construction of the Project to start thereafter. However, the City may delay the Project and the issuance of CIP Bonds until subsequent years of this Plan and postpone the issuance of any general obligations, or issue any general obligation bonds in more than one series, so long as the total general obligation bonds so issued do not exceed the maximum amount authorized in this Plan.

APPENDIX A

ESTIMATED CIP BOND TERMS

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
11/19/2026	-	-	-	-	-
08/01/2027	-	-	1,400,000.00	1,400,000.00	-
02/01/2028	-	-	1,000,000.00	1,000,000.00	2,400,000.00
08/01/2028	-	-	1,000,000.00	1,000,000.00	-
02/01/2029	350,000.00	5.000%	1,000,000.00	1,350,000.00	2,350,000.00
08/01/2029	-	-	991,250.00	991,250.00	-
02/01/2030	365,000.00	5.000%	991,250.00	1,356,250.00	2,347,500.00
08/01/2030	-	-	982,125.00	982,125.00	-
02/01/2031	385,000.00	5.000%	982,125.00	1,367,125.00	2,349,250.00
08/01/2031	-	-	972,500.00	972,500.00	-
02/01/2032	400,000.00	5.000%	972,500.00	1,372,500.00	2,345,000.00
08/01/2032	-	-	962,500.00	962,500.00	-
02/01/2033	865,000.00	5.000%	962,500.00	1,827,500.00	2,790,000.00
08/01/2033	-	-	940,875.00	940,875.00	-
02/01/2034	910,000.00	5.000%	940,875.00	1,850,875.00	2,791,750.00
08/01/2034	-	-	918,125.00	918,125.00	-
02/01/2035	955,000.00	5.000%	918,125.00	1,873,125.00	2,791,250.00
08/01/2035	-	-	894,250.00	894,250.00	-
02/01/2036	1,000,000.00	5.000%	894,250.00	1,894,250.00	2,788,500.00
08/01/2036	-	-	869,250.00	869,250.00	-
02/01/2037	1,050,000.00	5.000%	869,250.00	1,919,250.00	2,788,500.00
08/01/2037	-	-	843,000.00	843,000.00	-
02/01/2038	1,105,000.00	5.000%	843,000.00	1,948,000.00	2,791,000.00
08/01/2038	-	-	815,375.00	815,375.00	-
02/01/2039	1,160,000.00	5.000%	815,375.00	1,975,375.00	2,790,750.00
08/01/2039	-	-	786,375.00	786,375.00	-
02/01/2040	1,215,000.00	5.000%	786,375.00	2,001,375.00	2,787,750.00
08/01/2040	-	-	756,000.00	756,000.00	-
02/01/2041	1,280,000.00	5.000%	756,000.00	2,036,000.00	2,792,000.00
08/01/2041	-	-	724,000.00	724,000.00	-
02/01/2042	1,340,000.00	5.000%	724,000.00	2,064,000.00	2,788,000.00
08/01/2042	-	-	690,500.00	690,500.00	-
02/01/2043	1,410,000.00	5.000%	690,500.00	2,100,500.00	2,791,000.00
08/01/2043	-	-	655,250.00	655,250.00	-
02/01/2044	1,480,000.00	5.000%	655,250.00	2,135,250.00	2,790,500.00
08/01/2044	-	-	618,250.00	618,250.00	-
02/01/2045	1,555,000.00	5.000%	618,250.00	2,173,250.00	2,791,500.00
08/01/2045	-	-	579,375.00	579,375.00	-
02/01/2046	1,630,000.00	5.000%	579,375.00	2,209,375.00	2,788,750.00
08/01/2046	-	-	538,625.00	538,625.00	-
02/01/2047	1,715,000.00	5.000%	538,625.00	2,253,625.00	2,792,250.00
08/01/2047	-	-	495,750.00	495,750.00	-
02/01/2048	1,800,000.00	5.000%	495,750.00	2,295,750.00	2,791,500.00
08/01/2048	-	-	450,750.00	450,750.00	-
02/01/2049	1,890,000.00	5.000%	450,750.00	2,340,750.00	2,791,500.00
08/01/2049	-	-	403,500.00	403,500.00	-
02/01/2050	1,985,000.00	5.000%	403,500.00	2,388,500.00	2,792,000.00
08/01/2050	-	-	353,875.00	353,875.00	-

*Continued on the next page.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2051	2,080,000.00	5.000%	353,875.00	2,433,875.00	2,787,750.00
08/01/2051	-	-	301,875.00	301,875.00	-
02/01/2052	2,185,000.00	5.000%	301,875.00	2,486,875.00	2,788,750.00
08/01/2052	-	-	247,250.00	247,250.00	-
02/01/2053	2,295,000.00	5.000%	247,250.00	2,542,250.00	2,789,500.00
08/01/2053	-	-	189,875.00	189,875.00	-
02/01/2054	2,410,000.00	5.000%	189,875.00	2,599,875.00	2,789,750.00
08/01/2054	-	-	129,625.00	129,625.00	-
02/01/2055	2,530,000.00	5.000%	129,625.00	2,659,625.00	2,789,250.00
08/01/2055	-	-	66,375.00	66,375.00	-
02/01/2056	2,655,000.00	5.000%	66,375.00	2,721,375.00	2,787,750.00
Total	**$40,000,000.00**	-	**$38,753,000.00**	**$78,753,000.00**	-

STAFF REPORT **Agenda Item: 13.a**

Council Meeting: September 24, 2026	**Prepared By:** Deb Johnson, City Clerk
Topic: 2026 City Council Schedule	**Action Required:** Information Only

Summary
2026 City Council Schedule

Council Action

Attachments
1. 2026 City Council Meeting Calendar as of 09.14.26.docx

2026 CITY OF CORCORAN

January

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
1	2	3	4	5	6	7

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

April

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

May

S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

June

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

July

S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

August

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

September

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

October

S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

December

S	M	T	W	T	F	S
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

Meetings

- Council
- Council Work Session
- Planning Commission
- Parks & Trails Commission
- City Holiday
- Alternative Meeting Dates
- Election Dates

Mayor

Tom McKee tmckee@corcoranmn.gov

Council Members

Michelle R. Friedrich michelle.friedrich@corcoranmn.gov

Mark Lanterman mlanterman@corcoranmn.gov

Jeremy Nichols jnichols@corcoranmn.gov

Dean Vehrenkamp dvehrenkamp@corcoranmn.gov

Contracted Services

Planning	612-638-0225
Engineer	763-479-4209
Building Inspector	763-479-1720
City Assessor	612-348-2943
Septic / Henn. Co.	612-543-5200
Republic Services	763-972-3335

Updated 11/20/2025

City of Corcoran
2026 City Council Schedule

(as of September 16, 2026)

Below is a tentative schedule for City Council meetings and events - subject to change.

September 24, 2026 5:30pm Work Session – Police Equipment Contract

September 24, 2026

- Public Hearing/Sale of Bonds for Civic Campus
- Chastek Variance

October 8, 2026 5:00pm Work Session – Budget Discussion for Community Development and Public Works/Public Works Organizational Review

October 8, 2026

- Presentation - Economic Development Plan
- Public Hearing – Deliquent Utility Fees
- Public Hearing – Delinquent Recycling Fees
- Public Hearing – Delinquent Escrow
- Public Hearing – Deliquent Maintanance Fees
- Public Hearing – Heritage Park Fee Schedule
- 3019 Addition
- Phil's Auto Extention Request

October 22, 2026

- Swearing In of Police Officers
- Third Quarter Financial Report
- Weinand Woods Pre Plat

October 29, 2026 TRUNK OR TREAT

November 3, 2026 GENERAL ELECTION DAY

November 12, 2026 5:30pm Work Session – Budget Discussion Administration and Public Safety

November 12, 2026

- Canvass Election Results
- Long Term Financial Plan
- Public Hearing Conduit Bond (St. Therese)

November 23, 2026* NOTE: (Monday)

December 8, 2026 HOLIDAY TOY & FOOD DRIVE

December 10, 2026

- Truth and Taxation Public Hearing