Corcoran City Council - Regular Session Agenda
November 23, 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 October 22, 2026 and November 12, 2026 City Council Meeting Minutes and November 12, 2026 City Council Work Session Minutes
   b. Financial Claims to November 23, 2026
   c. Resolution 2026-95 Fund Transfers
   d. County Road 101 & 107th Place - Turn Lane Improvements - Pay Request 1
7. **Consent Agenda Items Removed for Consideration**
8. **Planning**
   a. Stieg Farm Concept Plan
9. **Unfinished Business**
   a. Hunters Ridge Street Improvements - Accept Feasibility Study; Order Improvement Hearing
   b. Budget Guidance
10. **New Business**
    a. City Council Advisory Group for Labor Agreement Negotiations (LELS, Local #641, Public Safety Clerical and Technical Employees).
    b. Council Member Resignation - Direction for Interim Appointment and Special Election
11. **Staff Reports**
12. **Council Reports**
    a. Residential Exterior Lighting Discussion
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: November 23, 2026	**Prepared By:** Karen Heiden, Deputy Clerk
Topic: Approve October 22, 2026 and November 12, 2026 City Council Meeting Minutes and November 12, 2026 City Council Work Session Minutes	**Action Required:** Approval

Recommendation
Approve October 22, 2026 and November 12, 2026 City Council Meeting Minutes and November 12, 2026 City Council Work Session Minutes

Council Action

Attachments
1. 2026-10-22 DRAFT Council Minutes.docx
2. 2026-11-12 DRAFT Council Work Session Minutes.docx
3. 2026-11-12 DRAFT Council Minutes.docx

City of Corcoran
City Council Minutes
October 22, 2026, 7pm

The Corcoran City Council met on October 22, 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, Assistant City Administrator Williams, City Clerk Johnson, Planner Klingbeil, Public Safety Director Gottschalk, and City Attorney Thames.

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 that Item 6o and 10c added. Councilor Lanterman asked to Items 12 and 10c after Item 7.
   MOTION: made by Lanteman, seconded by McKee to approve the agenda as amended.
   Voting Aye: McKee, Friedrich, Lanterman Nay: Nichols, and Vehrenkamp.
   (Motion carries: 3:2)
4. **Presentations**
   a. Swearing In of Officers – Jack Peluf, Darren Bohlsen, and Jordan Myhre
   City Clerk gave the oath to officers Peluf, Bohlsen, and Myhre.
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.
   - **Daniel Buchholtz**, 23153 Meadowview Drive,Corcoran, presented a petition requesting a reverse referendum on the city council's approval for the issueance of general obligation bonds in a maximum amount of $40,000,000 to finance a civic campus building.
   - **Nichols Sanders,** 8026 Walnut Lane, Corcoran, shared thoughts about civic campus project.
6. **Consent Agenda**
   a. City Council Meeting Minutes Approval
      Action – Approved October 08, 2026 City Council Minutes and October 08, 2026 City Council Work Session Minutes.
   b. Financial Claims
      Action – Pulled by Lanterman.
   c. 2026 Q3 Financial Report
      Action – Approved 2026 Quarter 2 Financial Report.
   d. Police Department Embedded Social Worker
      Action – Approved to direct City Administrator and Mayor to enter into Amendment #2 to the Hennepin County Embedded Social Worker Joint Powers Agreement.
   e. Corcoran Police Department Mental Health Provider Areement
      Action – Approved the city to enter an agreement with LEAST Services/Counseling LLC for the purpose of providing mental health services for the Corcoran Police Department staff.
   f. Appointing Dwight Klingbeil as Acting Community Development Director
      Action – Pulled by Vehrenkamp
   g. Community Development Administrative Assistant Resignation and Authorization to Hire

Action – Approved and accepted the resignation of Community Development Assistant Seth Gellman, and authorized staff to begin the hiring process immediately.

h. Weinand Woods 2nd Addition Preliminary Plat
Action- Adopted Resolution 2026-82 Approving a Preliminary Plat for Weinand Woods 2nd Addition on the property located at 22939 County Road 30.

i. Letter of Support – Hennepin County CSAH 50 (Rebecca Park Trail) – Local Road Improvement Program Application
Action – Approved the authorization of staff to submit the draft letter of support for Hennepin County's 2-26 Local Road Improvement Program application for improvements to CSAH 50 (Rebecca Park Trail) .

j. Municipal Well 1 Rehabilitation – Engineering Services Proposal
Action – Approved the Municipal Well 1 Rehabilitiation Engineering Services proposal to Stantec in the amount of $9,980.00.

k. Rush Creek Stabilization – Engineering Services Proposal
Action – Approved tasks 4 and 5 from the Rush Creek stabilization engineering services proposal to Stantec in the amount of $18,747.00.

l. Chisholm Trail Improvements – Pay Request 4 & Final
Action – Approved pay request 4 and final for the Chisholm Trail Improvements project to Asphalt Specialties Company in the amount of $16,650.00.

m. Water Treatment Plant – Pay Request 30
Action – Approved pay request 30 for the water treatment plant to Rice Lake Construction Group in the amount of $387,257.46.

n. Old Settlers, Horseshoe, & Trail Street Improvements – Pay Request 1
Action – Approved pay request 1 for Old Settlers, Horseshoe, and Trail Street improvements project to Park Construction Company in the amount of $219,177.54.

o. Police Officer Lateral Entry Authorization
Action – Approved to authorize staff to offer the second police officer candidate lateral entry at step 7 on the current wage schedule.

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

7. Consent Agenda Items Removed for Consideration

a. (Item 6b) Financial Claims to October 22, 2026
Lanterman pulled for discussion.
The council discussed check 40092 to BKV Group totaling $179,573.00. Lanterman requested holding the payment due to insufficient itemization on the invoices, citing statutory requirements, and asked for detailed billing information and responses to prior questions.
Staff indicated they could request additional detail from the vendor.
MOTION: made by Lanterman, seconded by Nichols to hold the check until November 12th pending proper documentation.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)
MOTION: made by Nichols, seconded by Friedrich to approve item 6c with amendment made by the previous motion.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)

b. (Item 6f) Appointing Dwight Klingbeil as Acting Community Development Director
Vehrenkamp pulled for discussion.
Vehrenkamp thanked Planner Klingbeil for stepping in to fill the Community Development Director role while Director Davis-McKeown is on leave.
MOTION: made by Vehrenkamp, seconded by Nichols to approve item 6f.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)

12. Council Reports

Lanterman raised concerns about the agreement with Maxfield Consusltants and noted discrepancies between the original Maxfield study proposal approved by council in October 2025 and the executed contract from December 2025, including a higher fee, a longer timeline, and limited deliverables received after nearly 300 days. Required materials such as the full report and fiscal analysis have not been provided, invoices lack itemized detail, and no documentation was found for scheduled monthly check-ins. A comparison was made to a similar study for Perham, Minnesota, which cost less, followed an RFP process, and produced a comprehensive report. Lanterman asked the council to pause further payments, require completion of all contracted work, and consider recovering funds if obligations are unmet.
Council members expressed that the draft presentation did not meet expectations in quality or alignment with city goals. Some assumptions in the report conflicted with existing policies, and members felt interim check-ins could have improved accuracy. The council also emphasized the importance of clear and efficient development processes to support future commercial and industrial growth.
Administrator Tobin noted that the consultant's report remain in draft form and will be provided to council upon receipt. He also outlined factors contributing to project delays, including contract timing, scheduling conflicts, illness, and limited staff capacity-particularly in providing financial data during staffing transitions. The consultant was available at multiple meetings and community engagement sessions throughout the year. Additional questions will be addressed when the consultant attends the November 12th meeting.

10. New Business

c. City Administrator Draft Performance Evaluation Survey
Cathy Reynolds, consultant from Local Government Reenvisioned, presented a draft survey for the city administrator's annual evaluation, developed from input gathered from the council and mayor. The proposed process includes separate council and staff surveys to create a 360 degree evaluation. If approved, the survey will be converted to an online format and distributed next week, with results presented on November 23rd.
Council members asked clarifying questions about the evaluation criteria and the ICMA informational document included in the packet. Council also discussed concerns about using ICMA criteria rather than city-specific documents noted in the approved scope. The consultant stated that initial meetings focused on identifying skills and traits, with detailed performance information to be added to the final report.

8. Planning

a. Planning Commission Proposed Amendments to Chapter 34 of City Code
The council reviewed proposed amendments to Chapter 34 of the city code, which currently requires the council to appoint a non-voting liaison to the planning commission.
Planner Klingbeil noted that the council has not been formally appointing one and the practice no longer aligns with how meetings are handled. Staff also proposed removing outdated language related to past commission membership changes and adopting the associated

ordinances and resolution. Council members were divided: some felt a liaison is important for communication and accuracy, while others said mandatory attendance is unrealistic for volunteers and elected officials. Alternatives such as clearer meeting summaries, minutes, and optional attendance were discussed, with broader concerns about workload, timing, and the appropriate role of council members at advisory meetings.

They agreed that, for now, the Corcoran Compass newsletter will meet the needs for accessing information about Planning and Parks and Trails Commission meetings. After the election, staff will look into additional options for using AI to improve the quality and efficiency of meeting minutes.

MOTION: made by McKee, seconded by Nichols to adopt Ordinance 2026-570 amending language of Chapter 34, Ordinance 2026-571 Summary of Ordinance 2026-570 and Resolution 2026-84 Finding of Fact Supporting Ordinance 2026-570.

Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp Nay: Friedrich

(Motion carries: 5:0)

9. Unfinished Business

a. Utilities Department – Budget Overview

Utility Superintendent Pavey addressed the council and presented the 2027 water and sewer utility budget presentation included expense shifts, reduced consulting costs due to in-house completion of the rate study, and revenue changes tied to development slowing as titled land is largely built out. Staff explained the $10 million state water infrastructure grant supporting a new water tower, well improvements, and treatment plant upgrades. Discussion covered current treatment capacity, long-term bond obligations, water purchase costs, and the need for ongoing refinement of utility cost allocation and forecasting. Sewer budget changes generally mirror water, with increases in Met Council charges. No council action was required: the final 2027 budget will be brought back to the council and a public hearing will take place at the December 10th council meeting.

10. New Business

a. Engine Braking Ordinance Amendment

Public Safety Director Gottschalk presented the proposed engine-braking ordinance developed in coordination with the city attorney. The ordinance would be added to Chapter 70 of the city code and would prohibit the use of compression-release brakes that create excessive engine noise within city limits, except in emergencies. An unrelated amendment removes references to motorized bicycles and scooters from Chapter 70, as those are now addressed within the recreational vehicle ordinance.

Staff and the city attorney reviewed enforcement expectations, noting that violations must be witnessed by an officer and assessed using a reasonable officer standard rather than a decibel measurement. Council discussed resident concerns, feedback from local truck operators who generally support the measure, and the plan to update signage gradually within existing budgets.

MOTION: made by Nichols, seconded by McKee to adopt Ordinance 2026-567 amending the text of Chapter 70 of the Corcoran City Code and Summary of Ordinance 2026-567 for publication.

Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.

(Motion carries: 5:0)

b. Ordiance Amendment Regulating E-Bikes, E-Motos, and E-Scooters

Public Safety Director Gottschalk presented the draft ordinance prepared at council direction. State law provides classifications for electric mobility devices, and the proposed ordinance

focuses on local conduct standards. Devices are incorporated into the existing recreational vehicle ordinance to address behavior, modifications, and enforcement consistency.
Key points of feedback included potential expansion of helmet requirements, considerations around local licensing, and community concerns regarding the proposed 15 mph trail speed limit. Staff noted that lower limits reflect pedestrian activity on narrower neighborhood trails.
The ordinance adds definitions, establishes conduct standards for smaller devices (including a helmet requirement for operators 18 and under), and aligns e-motos with existing ATV/golf cart regulations. Staff emphasized that the intention is to provide officers with tools for education and enforcement as needed.
MOTION: made by Lanterman, seconded by Nichols to adopt Ordinance 2026-569 amending the text of Chapter 72 of the Corcoran City Code and Summary Ordinance 2026-569 for publication.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 5:0)

11. Staff Reports

Administrator Tobin requested holding a work session on November 23rd to accommodate a ribbon-cutting ceremony for the Heritage Park building. Council approved scheduling the 5:30 pm work session on November 23rd at Heritage Park building for the ribbon cutting.

12. City Council Schedule

13. Adjournment

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

Mayor McKee adjourned the meeting at 9:32 p.m. October 22, 2026.

Respectfully submitted,

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Karen Heiden – Deputy Clerk

DRAFT

City of Corcoran
City Council Work Session Minutes
November 12, 2026

The Corcoran City Council met on November 12, 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 were City Administrator Tobin, Community Development Director Davis McKeown, Public Works Director Mattson, 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. Administration Department 2027 Budget Presentation

Assistant City Administrator Williams presented the 2027 Administration Budget, which includes Human Resources, Communications, Information Technology, and the City Clerk's Office. Staff highlighted accomplishments including recruitment and onboarding efforts, implementation of Minnesota Paid Leave, employee handbook updates, the launch of the new city website, increased social media engagement, reduction of IT consulting costs through hiring an in-house technician, successful administration of the 2026 elections, and implementation of MuniCode.

Future Priorities: Key goals for 2027 include improving website ADA compliance, developing an employee intranet, expanding SharePoint capabilities, updating AI and records retention policies, enhancing Laserfiche records management processes, and preparing for the 2027 election cycle.

Mayor McKee noted discussions among local mayors and Hennepin County regarding a potential regional shared polling place model for smaller cities. While acknowledging significant logistical challenges, he stated the concept could help reduce election costs and staffing demands and may be worth exploring further.

b. Finance Department 2027 Budget Presentation

Finance Director Gsellmeier presented the 2027 Finance Department overview and highlighted key accomplishments, including completion of the 2025 audit with no major findings, successful implementation of Minnesota Paid Lave and police education/longevity pay changes within payroll, improved invoice documentation and payment processing. Finance department currently consists of Finance Director, an Accountant, and a part-time Accounts Payable Clerk. He proposed reclassifying the Accountant position to a Finance Supervisor and adding a new Accounting Clerk position.

c. Public Safety 2027 Budget Presentation

Public Safety Director Gottschalk presented the 2027 Public Safety Budget, which reflects an 8.8% increase over the prior year, primarily due to personnel costs, including wages, benefits, staffing additions, and contractual adjustments. Budget changes include funding for a previously approved police officer position, the addition of a second part-time Community Service Officer, and increased fuel, software, and radio system expenses. Director Gottschalk also provided an update on the police records management system replacement project, noting that the current

system is nearing end-of-life and replacement options are being evaluated with consortium partner agencies.

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 6:43 pm on Thursday, November 12, 2026.

Respectfully submitted,

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Karen Heiden – Deputy Clerk

DRAFT

City of Corcoran
City Council Minutes
November 12, 2026, 7pm

The Corcoran City Council met on November 12, 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, Assistant City Administrator Williams, City Clerk Johnson, Finance Director Gsellmeier, Acting Community Director Klingbeil, Public Works Director Mattson, Public Safety Director Gottschalk, and City Attorney Thames.

1. **Call to Order / Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   City Administrator Tobin asked to reschedule Item 6p to November 23, 2026 council meeting and move Items 11 and Item 12 after Item 5 on the agenda.
   MOTION: made by Vehrenkamp, seconded by Nichols to approve the agenda as amended.
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
   (Motion carries: 5:0)
4. **Presentations**
   a. Recognition of Veterans
      City Administrator Tobin recognized two local vertans, Bob Krause and Denny Stieg.
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.
   - **Kimm Svoboda**, 19570 102nd Place, addressed the council thanking everyone for completion of the boardwalk and opening of Hunters Ridge in the Bellwether community. She congratulated councilmember Lanterman for his re-election and Mayor McKee on being elected to State House Representative. She also thanked Councilmember Nichols and Mayor McKee for their service on the city council.

Mayor McKee called recess at 7:13 pm to go into a closed session to discuss attorney-client privileged items related to the open litigation with Aaron and Melissa Solberg.

11. **Closed Session**
    Mayor McKee called the council meeting back to order at 7:33 pm.
12. **Closed Session Action Items**
    MOTION: made by Friedrich, seconded by Lanterman to authorize the Mayor and City Administrator to execute the reviewed settlement Agreement and Mutual Release and Easement Agreement with Aaron and Melissa Solberg, on behalf of the City of Corcoran, subject to staff's receipt of title work and any final revisions made by the city attorney and special counsel.
    Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
    (Motion carries: 5:0)

    Lanterman voluntary disclosed that his son was a part-time community service officer with the police department and wanted that noted before discussing Consent Agenda items 6a and 6e.

6. Consent Agenda

a. Financial Claims to November 12, 2026
Action – Pulled by Lanterman and moved to 7a for consideration.

b. Tort Liability
Action – Approved authorization of the Mayor to sign the liability coverage waiver form choosing to not waive the monetary limits on municipal tort liability.

c. City Administrator Resignation
Action – Accepted resignation of City Administrator.

d. Authorization to Begin Hiring Process for Recreation Coordinator
Action – Approved the authorization of staff to begin the hiring process for a part-time Recreation Coordinator.

e. Resolution 2026-93 Appointment of Vacant Positions
Action – Adopted Resolution 2026-93 Approving the appointment of vacant positions for the City of Corcoran.

f. Reverse Referendum Petition
Action – Pulled by Lanterman and moved to 7b for consideration.

g. Resolution 2026-86: Accepting Donations for Trunk or Treat
Action – Pulled by Vehrenkamp and moved to 7c for consideration.

h. Mayers Ag Preserve
Action- Adopted Resolution 2026-90 Approving Mayers Ag Preserve.

i. Scherber Ag Preserve
Action – Adopted Resolution 2026-91 Approving Scherber Ag Preserve.

j. Weinand Woods 2nd Addition Variance & Final Plat
Action – Adopted Resolution 2026-88 Approving Variance for reduced front yard setback for the existing single-family home accessory buildings and adopted Resolution 2026-89 Approving the Final Plat for Weinand Woods 2nd Addition.

k. Pioneer Trail Industrial Park Final Plat & Final PUD Extension
Action – Adopted Resolution 2026-87 Approving the Final Plat and Final Planned Unit Development Plan extension.

l. Old Settlers, Horseshoe, & Trail Street Improvements – Pay Request 2
Action – Approved pay request 2 for Old Settlers, Horseshoe, and Trail Street Improvements project to Park Construction Company in the amount of $315,299.39.

m. NE Corcoran Trunk Infrastructure – Pay Request 8 & FINAL
Action – Approved pay request 8 and final for the NE Corcoran trunk infrastructure improvements to S.R. Weidema, Inc. in the amount of $72,452.81.

n. CR 116 & Hunters Ridge Turn Lane Improvements – Pay Request 4 & FINAL
Action – Approved pay request 4 and final for the CR 116 & Hunters Ridge Turn Lane Improvements to S.R. Weidema, Inc. in the amount of $20,384.64.

o. Heritage Park Improvements – Pay Request #14
Action – Approved pay request #14 for the Heritage Park Improvements to Valint Construction Services in the amount of $100,470.24

p. BKV Group – Civic Campus Schematic Design Services and Contractual Invoice Payments
Action – Item rescheduled for consideration at the November 23, 2026 council meeting.

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

7. **Consent Agenda Items Removed for Consideration**
   a. (Item 6a) Financial Claims to November 12, 2026
   Lanterman pulled for discussion.
   MOTION: made by Lanterman, seconded by Nichols to approve claims and withhold check #40211 to BKV
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
   (Motion carries: 5:0)
   b. (Item 6f) Reverse Referendum Petition
   Lanterman requested that the minutes reflect that the reverse referendum petition had been accepted and that bonds cannot be issued unless approved by voters. Discussion clarified that the council had not issued any bonds but only approved a not-to-exceed amount as part of the preliminary process. With the petition deemed sufficient, any bond issuance is subject to the outcome of the referendum. No council action was taken.
   MOTION: made by Nichols, seconded by Lanterman to reflect the acceptance of the petition in the minutes.
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
   (Motion carries: 5:0)
   c. (Item 6g) Resolution 2026-86 Accepting Donations for Trunk or Treat
   Vehrenkamp praised the success of the first Trunk or Treat event, noting attendance exceeded expectations and generated overwhelmingly positive feedback from residents. Staff and event participants were recognized for their efforts, and many families expressed appreciation for the community event. Appreciation was also expressed to the many donations by local businesses for their support of the Corcoran community.
   MOTION: made by Vehrenkamp, seconded by Nichols to adopt Resolution 2026-86 recognizing the 2026 Trunk or Treat and accepting donations.
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
   (Motion carries: 5:0)
8. **Planning**
9. **Unfinished Business**
   a. Economic Development Strategic Plan – Maxfield Research & Consulting
   Mary Bujold, Maxfield Research, explained that distribution of the materials was delayed due to a Microsoft Outlook outage and provided copies of the requested materials at the meeting. She highlighted five priority implementation steps from the Economic Development Strategic Plan, including focused development review, enhanced public engagement, property owner outreach, intergovernmental collaboration, and business retention efforts. Bujold also presented a preliminary fiscal impact analysis showing how increasing the city's commercial and industrial tax base could generate additional tax revenue and help reduce future residential tax burdens. Councilmembers requested additional information regarding tax-rate assumptions and revenue-per-acre comparisons between residential and commercial/industrial development. Bujold agreed to provide further analysis for future council review.
   Lanterman raised concerns that several deliveries required under the community development plan contract remained incomplete despite the city having paid approximately 96% of the contract amount. He identified missing demographic projections, policy recommendations, fiscal analysis, development node rankings, performance measures, and an executive summary, and questioned whether the city had received the full scope of work outlined in the contract. Bujold acknowledged that some required items were omitted from the report and

agreed to provide all outstanding deliverables, including additional fiscal analysis and recommendations by December 10th meeting.
MOTION: made by Lanterman, seconded by Friedrich to withhold payment of invoice number 1597 totaling $7,530.75 until the council accepts a final report that includes the remaining contract requirements and executive summary, with no finance chares applied.
Voting Aye: Friedrich, Lanterman, and Nichols Nay: McKee and Vehrenkamp
(Motion carries 3:2)

10. New Business

a. Public Hearing – St. Therese Conduit Bonds
Mayor McKee opened public hearing.
No Comments.
MOTION: made by Nichols, seconded by Friedrich to close the Public Hearing.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 5:0)
The council discussed a resolution providing host approval for the issuance of conduit revenue bonds by the City of Medina for the benefit of St. Therese and a related Joint Powers Agreement between the cities of Corcoran and Medina. Staff explained that Corcoran's role is limited to serving as the host city because the project is located within its boundaries and that the city bears no financial responsibility for the bonds. Bond counsel explained that Medina is issuing the bonds for the second phase of the St. Therese project, while federal and state requirements necessitate Corcoran's approval through a public hearing, a Joint Powers Agreement, and adoption of a housing program. The bonds are conduit revenue bonds, do not count against either city's debt limits, and are not backed by either city's taxing authority. St. Therese is solely responsible for repayment of the debt.
MOTION: made by Nichols, seconded by Friedrich to Adopt Resolution 2026-94

b. Canvass November 3, 2026, Municipal Elecction and Declare Results
City Clerk Johnson presented the unofficial November 3rd Municipal Election results and supporting documentation.
MOTION: made by Lanterman, seconded by Nichols to adopt Resolution 2026-85 canvassing the November 3, 2026 election returns and declaring results.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 5:0)

c. Resolution 2026-92 Appointing Interim City Administrator
City Administrator Tobin announced his resignation will be effective December 4, 2026 and stated that Assistant City Administrator Williams, who has been serving as Acting City Administrator, is the appropriate person to serve at Interim City Administrator during the transition period. The council was asked to approve Resolution 2026-92 appointing Nalisha Williams as Interim City Administrator.
MOTION: made by Lanterman, seconded by Nichols to adopt Resolution 2026-92 appointing Nalisha Williams as Interim City Administrator effective December 5, 2026 and authorizing an 8% compensation adjustment for long-term accretion of duties during the interim assignment.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 5:0)

d. City Administrator Recruitment Process
Staff requested direction from the council regarding the executive recruitment process. Council discussed that staff gather proposals from executive search firms and bring those proposals back to the council for consideration and a final decision. It was also recommended utilizing a

professional search firm due to the current competitive hiring market. Lanterman suggested issuing a Request for Proposal (RFP) to firms that have not previously been engaged by the city in order to obtain additional perspectives and options.

MOTION: made by McKee, seconded by Vehrenkamp to approve authorization to staff to issue an RFP for executive search and return proposals to the council for review and decision.

Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp

(Motion carries: 5:0)

13. Staff Reports

City Administrator Tobin thanked the Mayor and Council, saying it has been a pleasure to serve and that he has learned a great deal from the experience. He also shared that he is excited about his next opportunity.

14. Council Reports

Mayor McKee announced his intention to resign at the end of December or early January following his election to the Minnesota House of Representatives. He reflected on his six years of services as mayor, expressing gratitude for the opportunity to serve the community and noting that he looks forward to continuing to support Corcoran in his new role. Council members congratulated him and thanked him for his service.

Vehrenkamp commented:

- Thanked Scout Zach for his interest in public service and pursuit of Eagle Scout.
- Relayed resident concerns regarding remaining campaign signs and requested their removal.
- Reported concerns about vehicles using a pathway in the Tavera development and requested staff follow-up.
- Thanked staff for completing the Heritage Park/M/I Homes crosswalk and removing the former Hennepin substation.
- Shared resident questions regarding utility fees for seasonal residents.
- Noted resident concerns about dust and odors from nearby farming operations.
- Thanked police, fire, and emergency responders for their response to a false alarm at his residence.
- Recognized the Andover Lions Club and community volunteers for honoring Luke Dugan's cancer-free milestone.

15. City Council Schedule

a. 2026 City Council Schedule

16. Adjournment

MOTION: made by Nichols, seconded by Lanterman to adjourn.

Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.

(Motion carries 5:0)

Mayor McKee adjourned the meeting at 8:36 p.m. November 12, 2026.

Respectfully submitted,

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Karen Heiden – Deputy Clerk

DRAFT

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

Council Meeting: November 23, 2026	**Prepared By:** Reed Kottke, Accountant
Topic: Financial Claims to November 23, 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. 20261123 council.pdf

Agenda Item:	6b
Council Meeting:	11/23/2026

APPROVED

Check Date:	11/12/2026
Check Range:	40223 - 40265

Total Amount	**$**	**114,547.09**

Check Date:	11/18/2026
Check Range:	40266 - 40293

Total Amount	**$**	**101,515.50**

Check Date:	11/23/2026
Check Range:	40294 - 40297

PENDING

Total Amount	**$**	**399,829.97**
Electronic Funds Transfer	**$**	**283,453.00**
Total Expenditures	**$**	**683,282.97**

Grand Total	**$**	**899,345.56**

Electronic Funds Transfer

Date	Vendor	Amount	Description
11/6/2026	REVTRAK	16.87	OCTOBER TRANSACTION PROCESSING
11/6/2026	REVTRAK	19.95	OCTOBER TRANSACTION PROCESSING
11/6/2026	ADP PAYROLL	501.50	PP22 PROCESSING
11/10/2026	OPTUM DIRECT DEBIT	81.85	SEPTEMBER ACCOUNT FEE
11/10/2026	INVOICE CLOUD	5,045.38	OCTOBER TRANSACTION PROCESSING
11/10/2026	US BANK	16,928.00	NOVEMBER PURCHASING CARD MANAGING ACCOUNT
11/12/2026	PERA	39,430.11	PP23 PENSION
11/12/2026	ADP TAX	51,657.81	PP23 TAX
11/12/2026	ADP WAGE PAY	143,003.34	PP23 NET PAY
11/13/2026	MINNESOTA STATE RETIREMENT SYSTEM	5,028.23	PP23 DEFERRED COMPENSATION
11/13/2026	OPTUM BANK	6,920.91	PP23 HEALTH SAVINGS ACCOUNT
11/13/2026	MINNESOTA STATE RETIREMENT SYSTEM	6,945.69	PP23 HEALTH CARE SAVINGS PLAN
11/16/2026	WRIGHT HENNEPIN	2,904.04	OCTOBER ELECTRIC
11/16/2026	WRIGHT HENNEPIN	4,848.80	OCTOBER ELECTRIC
11/16/2026	FARMERS STATE BANK OF HAMEL	25.00	STOP PAYMENT FEE
11/18/2026	MINNESOTA DEPARTMENT OF REVENUE	95.52	OCTOBER PETROLEUM TAX RETURN
Total Amount		**$ 283,453.00**	

BANK CODE: GEN CHECK DATE: 11/12/2026 INVOICE PAY DATE FROM 11/12/2026 TO 11/12/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
11/12/2026	GEN	40223	5	ABDO LLP	3,306.25	0.00	3,306.25	2
11/12/2026	GEN	40224	1560	ACME TOOLS	952.20	0.00	952.20	3
11/12/2026	GEN	40225	987	ADAMS PEST CONTROL, INC.	122.52	0.00	122.52	1
11/12/2026	GEN	40226	2976	ANCOM COMMUNICATIONS	326.00	0.00	326.00	1
11/12/2026	GEN	40227	622	BEAUDRY OIL COMPANY	1,683.71	0.00	1,683.71	3
11/12/2026	GEN	40228	MISC	BROOKS CONSTRUCTION/MAINTENANCE	132.25	0.00	132.25	1
11/12/2026	GEN	40229	1152	CENTERPOINT ENERGY	193.65	0.00	193.65	1
11/12/2026	GEN	40230	1152	CENTERPOINT ENERGY	510.27	0.00	510.27	1
11/12/2026	GEN	40231	1152	CENTERPOINT ENERGY	47.25	0.00	47.25	1
11/12/2026	GEN	40232	1152	CENTERPOINT ENERGY	18.45	0.00	18.45	1
11/12/2026	GEN	40233	56	CINTAS - 470	330.03	0.00	330.03	4
11/12/2026	GEN	40234	193	COMCAST - 0023202	538.35	0.00	538.35	1
11/12/2026	GEN	40235	3025	COMCAST - 930899035	1,951.87	0.00	1,951.87	1
11/12/2026	GEN	40236	2997	COMCAST 0044893	131.60	0.00	131.60	1
11/12/2026	GEN	40237	2427	COMPUTER INTEGRATION TECH	1,833.75	0.00	1,833.75	2
11/12/2026	GEN	40238	3193	CULLIGAN DEPARTMENT 8509	61.00	0.00	61.00	1
11/12/2026	GEN	40239	3207	FACTORY MOTOR PARTS	679.74	0.00	679.74	3
11/12/2026	GEN	40240	2253	GOPHER STATE ONE CALL	373.95	0.00	373.95	1
11/12/2026	GEN	40241	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	396.26	0.00	396.26	3
11/12/2026	GEN	40242	3230	HULS BROKERAGE INC	1,364.67	0.00	1,364.67	2
11/12/2026	GEN	40243	1597	I-94 WEST CHAMBER	395.00	0.00	395.00	1
11/12/2026	GEN	40244	3152	INDEPENDENT TESTING TECHNOLOGIES	525.00	0.00	525.00	1
11/12/2026	GEN	40245	3301	LOCAL GOVERNMENT REENVISIONED	3,500.00	0.00	3,500.00	1
11/12/2026	GEN	40246	58	CITY OF MAPLE GROVE	450.00	0.00	450.00	1
11/12/2026	GEN	40247	242	MARTIN MARIETTA MATERIALS	1,368.82	0.00	1,368.82	4
11/12/2026	GEN	40248	167	MENARDS MAPLE GROVE	8.97	0.00	8.97	1
11/12/2026	GEN	40249	2275	MIDWEST MACHINERY CO.	1,598.75	0.00	1,598.75	1
11/12/2026	GEN	40250	203	MILLER CHEVROLET	1,405.19	0.00	1,405.19	1
11/12/2026	GEN	40251	126	NAPA AUTO PARTS - Corcoran	263.74	0.00	263.74	2
11/12/2026	GEN	40252	130	ODP BUSINESS SOLUTIONS, LLC	8.90	0.00	8.90	1
11/12/2026	GEN	40253	138	REPUBLIC SERVICES	146.62	0.00	146.62	1
11/12/2026	GEN	40254	138	REPUBLIC SERVICES	1,786.08	0.00	1,786.08	1
11/12/2026	GEN	40255	138	REPUBLIC SERVICES	1,514.66	0.00	1,514.66	1
11/12/2026	GEN	40256	138	REPUBLIC SERVICES	284.40	0.00	284.40	1
11/12/2026	GEN	40257	138	REPUBLIC SERVICES	170.26	0.00	170.26	1
11/12/2026	GEN	40258	138	REPUBLIC SERVICES	1,203.15	0.00	1,203.15	1
11/12/2026	GEN	40259	1708	STANTEC CONSULTING SERVICES	79,527.32	0.00	79,527.32	49
11/12/2026	GEN	40260	148	STREICHER'S POLICE EQUIPMENT	2,221.94	0.00	2,221.94	5
11/12/2026	GEN	40261	2956	WRUCK SEWER & PORTABLE RENTAL	242.57	0.00	242.57	1
11/12/2026	GEN	40262	158	XCEL ENERGY	125.00	0.00	125.00	1
11/12/2026	GEN	40263	158	XCEL ENERGY	360.07	0.00	360.07	1
11/12/2026	GEN	40264	158	XCEL ENERGY	22.75	0.00	22.75	1
11/12/2026	GEN	40265	158	XCEL ENERGY	2,464.13	0.00	2,464.13	1

BANK CODE: GEN CHECK DATE: 11/12/2026 INVOICE PAY DATE FROM 11/12/2026 TO 11/12/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices

Num Checks: 43 Num Stubs: 0 Num Invoices: 113 Total Amount: 114,547.09

BANK CODE: GEN CHECK DATE: 11/18/2026 INVOICE PAY DATE FROM 11/18/2026 TO 11/18/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
11/18/2026	GEN	40266	1560	ACME TOOLS	1,216.40	0.00	1,216.40	1
11/18/2026	GEN	40267	REFUNDUB	ADAM HIPPE	325.99	0.00	325.99	1
11/18/2026	GEN	40268	REFUNDBD	All-in-1 Asphalt LLC	1,000.00	0.00	1,000.00	1
11/18/2026	GEN	40269	1983	B & D PLUMBING HEATING & AC	451.00	0.00	451.00	1
11/18/2026	GEN	40270	56	CINTAS - 470	308.85	0.00	308.85	4
11/18/2026	GEN	40271	2427	COMPUTER INTEGRATION TECH	4,557.00	0.00	4,557.00	1
11/18/2026	GEN	40272	2303	FARM-RITE EQUIPMENT INC.	728.00	0.00	728.00	1
11/18/2026	GEN	40273	3196	HAS LLC DBA DEHMER FIRE PROTECTION	731.25	0.00	731.25	2
11/18/2026	GEN	40274	3231	HAWKINS INC	30.00	0.00	30.00	1
11/18/2026	GEN	40275	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	1,854.18	0.00	1,854.18	1
11/18/2026	GEN	40276	REFUNDUB	JIM BYRNE	164.45	0.00	164.45	1
11/18/2026	GEN	40277	REFUNDUB	KIRK RANDALL	192.70	0.00	192.70	1
11/18/2026	GEN	40278	248	KRIS ENGINEERING	7,806.60	0.00	7,806.60	1
11/18/2026	GEN	40279	211	LANDFORM PROFESSIONAL SERVICES	11,363.25	0.00	11,363.25	30
11/18/2026	GEN	40280	REFUNDBD	LENNAR	60,000.00	0.00	60,000.00	12
11/18/2026	GEN	40281	492	M-R SIGN CO., INC.	465.76	0.00	465.76	1
11/18/2026	GEN	40282	2189	MADDEN, GALANTER, HANSEN LLP	775.00	0.00	775.00	1
11/18/2026	GEN	40283	242	MARTIN MARIETTA MATERIALS	404.82	0.00	404.82	2
11/18/2026	GEN	40284	REFUNDUB	MARY MCBAIN	128.60	0.00	128.60	1
11/18/2026	GEN	40285	2245	METRO SALES INC	513.04	0.00	513.04	1
11/18/2026	GEN	40286	1334	MOTOROLA SOLUTIONS INC	5,760.36	0.00	5,760.36	2
11/18/2026	GEN	40287	126	NAPA AUTO PARTS - Corcoran	110.83	0.00	110.83	3
11/18/2026	GEN	40288	130	ODP BUSINESS SOLUTIONS, LLC	74.63	0.00	74.63	1
11/18/2026	GEN	40289	1927	OERTEL ARCHITECTS	2,019.00	0.00	2,019.00	1
11/18/2026	GEN	40290	REFUNDUB	STUART HALL	105.93	0.00	105.93	1
11/18/2026	GEN	40291	3233	TRANSWEST TRUCKS	303.75	0.00	303.75	1
11/18/2026	GEN	40292	REFUNDUB	WILLIAM BARNETT	107.12	0.00	107.12	1
11/18/2026	GEN	40293	158	XCEL ENERGY	16.99	0.00	16.99	1

Num Checks: 28 Num Stubs: 0 Num Invoices: 76 Total Amount: 101,515.50

BANK CODE: GEN CHECK DATE: 11/23/2026 INVOICE PAY DATE FROM 11/23/2026 TO 11/23/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
11/23/2026	GEN	40294	2513	C.S. MCCROSSAN	107,147.57	0.00	107,147.57	2
11/23/2026	GEN	40295	2936	GUARDIAN FLEET SAFETY	35,159.35	0.00	35,159.35	1
11/23/2026	GEN	40296	58	CITY OF MAPLE GROVE	228,763.08	0.00	228,763.08	1
11/23/2026	GEN	40297	2267	METROPOLITAN COUNCIL ENVIRO	28,759.97	0.00	28,759.97	1

Num Checks: 4 Num Stubs: 0 Num Invoices: 5 Total Amount: 399,829.97

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40223					
100-41500-50300	ABDO LLP	OCTOBER 2026 FS ACCOUNTING & ESCROWS 90122	531937	11/12/26	1,182.50
100-41500-50300	ABDO LLP	OCTOBER 2026 PAYROLL CONSULTING 41390.WS	532005	11/12/26	185.00
100-41500-50301	ABDO LLP	OCTOBER 2026 FS ACCOUNTING & ESCROWS 90122	531937	11/12/26	1,938.75
		Total For Check 40223			3,306.25
Check 40224					
100-45200-50210	ACME TOOLS	ORDER 28331955-000 PARTS FOR PUBLIC WORKS	17338046	11/12/26	225.00
100-45200-50210	ACME TOOLS	ORDER 28331980-001 PARTS FOR PARKS & REC	17343934	11/12/26	277.20
100-45200-50210	ACME TOOLS	ORDER 28331955-001 PARTS FOR PARKS & REC	17345163	11/12/26	450.00
		Total For Check 40224			952.20
Check 40225					
100-41900-50401	ADAMS PEST CONTROL, INC.	ACCOUNT 1693611-PREVENTION PLUS SERVICES &	4692176	11/12/26	122.52
		Total For Check 40225			122.52
Check 40226					
100-42100-50223	ANCOM COMMUNICATIONS	70 VOLT AUDIO AMP FOR POLICE DEPT	135840	11/12/26	326.00
		Total For Check 40226			326.00
Check 40227					
100-41900-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3445350	11/12/26	21.68
100-41900-50380	BEAUDRY OIL COMPANY	PROPANE-8200 CO RD 116	3440124	11/12/26	271.84
100-42100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3445350	11/12/26	845.57
100-43100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3445350	11/12/26	10.84
100-43100-50380	BEAUDRY OIL COMPANY	PROPANE-9525 CAIN ROAD	3440123	11/12/26	327.80
601-49400-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3445350	11/12/26	102.99
602-49450-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3445350	11/12/26	102.99
		Total For Check 40227			1,683.71
Check 40228					
100-00000-20802	BROOKS CONSTRUCTION/MAINTENANCE	CANCELLED PERMIT P26-1104 9950 JACK PINE LN	P26-1104	11/12/26	5.00
100-00000-32210	BROOKS CONSTRUCTION/MAINTENANCE	CANCELLED PERMIT P26-1104 9950 JACK PINE LN	P26-1104	11/12/26	127.25
		Total For Check 40228			132.25
Check 40229					
100-43100-50380	CENTERPOINT ENERGY	PUBLIC WORKS NATURAL GAS 9884559-7, 09/28/2	20261030	11/12/26	193.65
		Total For Check 40229			193.65
Check 40230					
601-49400-50380	CENTERPOINT ENERGY	WATER TREATMENT PLANT NATURAL GAS 64039677	20261030-2	11/12/26	255.14
602-49450-50380	CENTERPOINT ENERGY	WATER TREATMENT PLANT NATURAL GAS 64039677	20261030-2	11/12/26	255.13
		Total For Check 40230			510.27
Check 40231					
100-41900-50380	CENTERPOINT ENERGY	CITY HALL/CITY PARK NATURAL GAS 8000014143-	20261105	11/12/26	17.00
100-45200-50380	CENTERPOINT ENERGY	CITY HALL/CITY PARK NATURAL GAS 8000014143-	20261105	11/12/26	30.25
		Total For Check 40231			47.25
Check 40232					
100-00000-22205-056	CENTERPOINT ENERGY	TAVARA LIFT GENERATOR NATURAL GAS 11397305	20261102	11/12/26	18.45
		Total For Check 40232			18.45
Check 40233					
100-41900-50400	CINTAS - 470	BLACK MATS-CITY HALL	4287981889	11/12/26	22.3

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40233					
100-43100-50400	CINTAS - 470	SUPPLIES-TOWELS FOR PUBLIC WORKS	4287981992	11/12/26	55.73
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4287981990	11/12/26	221.51
601-49400-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4287981977	11/12/26	15.21
602-49450-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4287981977	11/12/26	15.20
		Total For Check 40233			330.03
Check 40234					
100-41900-50321	COMCAST - 0023202	CITY HALL/POLICE DEPT INTERNET 11/15/26 - 1	20261105	11/12/26	269.17
100-42100-50321	COMCAST - 0023202	CITY HALL/POLICE DEPT INTERNET 11/15/26 - 1	20261105	11/12/26	269.18
		Total For Check 40234			538.35
Check 40235					
100-41900-50321	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 11	287303239	11/12/26	345.00
100-42100-50321	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 11	287303239	11/12/26	345.00
100-43100-50380	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 11	287303239	11/12/26	295.05
100-45200-50321	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 11	287303239	11/12/26	511.77
601-49400-50380	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 11	287303239	11/12/26	227.52
602-49450-50380	COMCAST - 930899035	9100 CR 119/10120 & 8200 CR 116 INTERNET 11	287303239	11/12/26	227.53
		Total For Check 40235			1,951.87
Check 40236					
100-43100-50321	COMCAST 0044893	9100 CO RD 19 PHONE SERVICES 11/10/26 - 12/	20261105	11/12/26	131.60
		Total For Check 40236			131.60
Check 40237					
100-41920-50300	COMPUTER INTEGRATION TECH	TICKETS 4404602, 4413773 OCTOBER ON-SITE CO	524579	11/12/26	1,720.12
415-45200-50300	COMPUTER INTEGRATION TECH	TICKET 4239992 AUGUST 2026 HERITAGE PARK IN	524653	11/12/26	113.63
		Total For Check 40237			1,833.75
Check 40238					
100-41900-50210	CULLIGAN DEPARTMENT 8509	ACCT 100-00772483-2 EQUP RENTAL NOV 2026-CI	100X09165106	11/12/26	61.00
		Total For Check 40238			61.00
Check 40239					
100-43100-50220	FACTORY MOTOR PARTS	HUB BRG X 1	6-1732825	11/12/26	172.96
100-43100-50220	FACTORY MOTOR PARTS	VARIOUS PARTS FOR PUBLIC WORKS	128-252907	11/12/26	481.99
100-43100-50220	FACTORY MOTOR PARTS	AIR FILTER ACP A2014C FOR PUBLIC WORKS	229-058629	11/12/26	24.79
		Total For Check 40239			679.74
Check 40240					
601-49400-50313	GOPHER STATE ONE CALL	277 BILLABLE TICKETS @ $1.35 - OCTOBER 2026	6100317	11/12/26	186.97
602-49450-50313	GOPHER STATE ONE CALL	277 BILLABLE TICKETS @ $1.35 - OCTOBER 2026	6100317	11/12/26	186.98
		Total For Check 40240			373.95
Check 40241					
100-41500-50210	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	ITC0001017: PINS, SILS, CALS 11/01/26 - 11/	1000276491	11/12/26	29.00
100-41910-50300	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	REC0001570 RECORDS REVIEW	1000276124	11/12/26	7.50
100-43100-50323	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	ITC0001201: PUBLIC WORKS RADIO FLEET/MESB F	1000275836	11/12/26	359.76
		Total For Check 40241			396.26
Check 40242					
100-43122-50400	HULS BROKERAGE INC	MMA TO CORCORAN FILL STONE 10/19/26	51439	11/12/26	224.28
100-43122-50400	HULS BROKERAGE INC	MMA FILL STONE 235-3251, 3648, 3981, 4341,	51520	11/12/26	1,140.39

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40242					
		Total For Check 40242			1,364.67
Check 40243					
100-41900-50433	I-94 WEST CHAMBER	2027 MEMBERSHIP RENEWAL	15252	11/12/26	395.00
		Total For Check 40243			395.00
Check 40244					
100-00000-22205-056	INDEPENDENT TESTING TECHNOLOGIES	OLD SETTLERS & HORSESHOE TRAIL STREET IMPRO	47730	11/12/26	525.00
		Total For Check 40244			525.00
Check 40245					
100-41320-50300	LOCAL GOVERNMENT REENVISIONED	CITY ADMINISTRATOR PERFORMANCE EVALUATION	0016	11/12/26	3,500.00
		Total For Check 40245			3,500.00
Check 40246					
100-42100-50207	CITY OF MAPLE GROVE	NORTH METRO RANGE RENTAL 10/09/26, 10/12/26	2026-10	11/12/26	450.00
		Total For Check 40246			450.00
Check 40247					
100-43122-50224	MARTIN MARIETTA MATERIALS	25632101 SO, JOB# 60469014, JOB NAME STC T2	51074252	11/12/26	197.00
100-43122-50224	MARTIN MARIETTA MATERIALS	25639272 SO, JOB# 60469014, JOB NAME STC T2	51087085	11/12/26	383.19
100-43122-50224	MARTIN MARIETTA MATERIALS	25624662 SO, JOB# 60469014, JOB NAME STC T2	51056422	11/12/26	587.10
100-43122-50224	MARTIN MARIETTA MATERIALS	25611439 SO, JOB# 60469014, JOB NAME STC T2	51032247	11/12/26	201.53
		Total For Check 40247			1,368.82
Check 40248					
100-45100-50210	MENARDS MAPLE GROVE	BLUE MASK TAPE FOR PARKS & REC	72174-2	11/12/26	8.97
		Total For Check 40248			8.97
Check 40249					
100-45200-50210	MIDWEST MACHINERY CO.	PARTS & LABOR FOR JOHN DEERE 4066R VIN X57	611098297	11/12/26	1,598.75
		Total For Check 40249			1,598.75
Check 40250					
100-42100-50403	MILLER CHEVROLET	PW TRUCK REPAIR	CVW193160	11/12/26	1,405.19
		Total For Check 40250			1,405.19
Check 40251					
100-43100-50220	NAPA AUTO PARTS - Corcoran	POWER STEERING PUMP SHAFT BEARING X 6	698970	11/12/26	53.16
100-45200-50210	NAPA AUTO PARTS - Corcoran	FUEL AND OIL FILTERS FOR PUBLIC WORKS	698854	11/12/26	210.58
		Total For Check 40251			263.74
Check 40252					
100-41900-50210	ODP BUSINESS SOLUTIONS, LLC	MISC SUPPLIES FOR CENTRAL SERVICES	475402097001	11/12/26	8.90
		Total For Check 40252			8.90
Check 40253					
601-49400-50380	REPUBLIC SERVICES	REPUBLIC SVCS (0130849) WTP WASTE/RECYCLE 1	0894-007695979	11/12/26	146.62
		Total For Check 40253			146.62
Check 40254					
100-45200-50380	REPUBLIC SERVICES	REPUBLIC SVCS (3468336) CITY PARK WASTE/REC	0894-007705416	11/12/26	1,786.08
		Total For Check 40254			1,786.08
Check 40255					

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40255					
100-41900-50380	REPUBLIC SERVICES	REPUBLIC SVC (3468541) CITY HALL WASTE/RECY	0894-007705528	11/12/26	1,514.66
		Total For Check 40255			1,514.66
Check 40256					
100-43100-50380	REPUBLIC SERVICES	REPUBLIC SVCS (3469651) PWOP WASTE/RECYCLE	0894-007706144	11/12/26	284.40
		Total For Check 40256			284.40
Check 40257					
100-45200-50380	REPUBLIC SERVICES	REPUBLIC SVCS (3471220) WILDFLOWER PARK WAS	0894-007706931	11/12/26	170.26
		Total For Check 40257			170.26
Check 40258					
100-43201-50300	REPUBLIC SERVICES	CONTRACT RECYCLING SERVICE OCTOBER 2026	0894-007704144	11/12/26	1,203.15
		Total For Check 40258			1,203.15
Check 40259					
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ BENDICKSON GARAGE CUP 6199 20260828	2633920	11/12/26	356.10
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ BROCKTON LANE BUSINESS PARK 6190 202	2633895	11/12/26	8,934.66
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ CHASTEK FAMILY FARM 6190 20260828	2633892	11/12/26	227.50
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ COOK LAKE AMIRA LIVING 6199 202608282	2633919	11/12/26	442.67
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ COOK LAKE SUITE LIVING 6199 202608282	2633918	11/12/26	963.31
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ CORCORAN STORAGE II TURN LANES 7310	2633937	11/12/26	1,095.79
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ COUNTY ROAD 101 & 107TH PLACE TURN L	2633932	11/12/26	3,325.40
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ FAIRWAY SHORES VILLAS AT COOK LAKE 6	2633893	11/12/26	512.27
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ FREELAND GARAGE CUP 6199 20260828	2633921	11/12/26	218.60
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQHEATHER MEADOWS 3RD ADDITION 6190 202	2633896	11/12/26	407.12
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ HOPE COMMUNITY 6190 20260828	2633887	11/12/26	108.40
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ HORSESHOE TRAIL WATERMAIN EXTENSION	2633929	11/12/26	182.00
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ LOTHER SUBDIVISIOIN 6190 20260828	2633899	11/12/26	364.00
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ NEW MAHAVAN ECO FARM 6199 20260828	2633915	11/12/26	134.10
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ OLD FARM RIDGE 6199 20260828	2633917	11/12/26	368.95
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ RED BARN PET RETREAT 6190 20260828	2633888	11/12/26	321.32
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ SHH DEVELOPMENT 6199 20260828	2633922	11/12/26	400.60
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ ST THOMAS CHURCH 6190 20260828	2633898	11/12/26	219.16
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ UPWARD ACRES 6190 20260828	2633897	11/12/26	415.36
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA LANO 6616 20260828	2633936	11/12/26	330.00
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA 19500 STIEG ROAD 6616 20260828	2633936-2	11/12/26	648.35
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA WEINAND PROPERTY 6616 20260828	2633936-3	11/12/26	643.35
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA 6655 WILLOW DRIVE 6616 20260828	2633936-4	11/12/26	747.80
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA 10110 CR 116 6616 20260828	2633936-5	11/12/26	774.75
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA 8200 CR19 6616 20260828	2633936-6	11/12/26	237.85
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA 9825 HIGH BLUFF DRIVE 6616 20260	2633936-7	11/12/26	643.35
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WCA 22085 OAKDALE DRIVE 6616 202608	2633936-8	11/12/26	706.55
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ WOODLAND HILLS 6190 20260828	2633894	11/12/26	668.31
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ ST THERESE 6190 20260828	2633889	11/12/26	4,015.83
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ M&J VINEYARD CONCEPT PLAN 6199 20260	2633916	11/12/26	176.20
100-00000-22205	STANTEC CONSULTING SERVICES	CK REQ M&J VINEYARD CONCEPT PLAN 6199 20260	2633916-2	11/12/26	465.55
100-00000-22205-013	STANTEC CONSULTING SERVICES	BECHTOLD FARM 6190 20260828	2633891	11/12/26	1,701.00
100-00000-22205-017	STANTEC CONSULTING SERVICES	COOK LAKE HIGHLANDS 6190 20260828	2633881	11/12/26	368.37
100-00000-22205-044	STANTEC CONSULTING SERVICES	KARINIEMI MEADOWS 6190 20260828	2633890	11/12/26	232.15
100-00000-22205-056	STANTEC CONSULTING SERVICES	OLD SETTLERS ROAD & HORSESHOE TRAIL ROAD IM	2633930	11/12/26	2,979.90
100-00000-22205-056	STANTEC CONSULTING SERVICES	TAVERA 6190 20260828	2633882	11/12/26	9,066.62
100-00000-22205-058	STANTEC CONSULTING SERVICES	RAVINIA 6190 20260828	2633879	11/12/26	729.6

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40259					
100-00000-22205-087	STANTEC CONSULTING SERVICES	AMBERLY 1 2 BELLWETHER 6 7 9 6190 20260828	2633885	11/12/26	3,361.10
100-00000-22205-087	STANTEC CONSULTING SERVICES	BELLWETHER 6190 20260828	2633880	11/12/26	3,988.18
100-00000-22205-098	STANTEC CONSULTING SERVICES	RUSH CREEK RESERVE 6190 20260828	2633883	11/12/26	4,137.20
100-00000-22205-132	STANTEC CONSULTING SERVICES	WALCOTT GLENN BP22-0016 6190 20260828	2633884	11/12/26	2,297.92
100-42400-50303	STANTEC CONSULTING SERVICES	NEW CONSTRUCTION INSPECTION 5488 20260828	2633931	11/12/26	2,492.50
100-43121-50400	STANTEC CONSULTING SERVICES	CHISHOLM TRAIL IMPROVEMENTS 7366 20260828	2633938	11/12/26	364.00
100-43170-50300	STANTEC CONSULTING SERVICES	CITY OF CORCORAN 2026 GENERAL ENGINEERING 7	2633934	11/12/26	5,418.10
100-43170-50309	STANTEC CONSULTING SERVICES	CITY OF CORCORAN 2026 GENERAL ENGINEERING 7	2633934	11/12/26	577.50
415-45200-50300	STANTEC CONSULTING SERVICES	CITY DOWNTOWN PARK 7229 20260828	2633928	11/12/26	4,189.50
434-48010-50303	STANTEC CONSULTING SERVICES	CITY CTR DR AND 79 PL ST UTILITIES 5033 202	2633933	11/12/26	40.00
601-49400-50300	STANTEC CONSULTING SERVICES	CORCORAN TEST WELL #3 1173 20260828	2633913	11/12/26	812.00
601-49400-50303	STANTEC CONSULTING SERVICES	STATE BOND FUND ASSISTANCE 20260828	2633914	11/12/26	117.80
601-49400-50306	STANTEC CONSULTING SERVICES	NEW CONSTRUCTION INSPECTION 5488 20260828	2633931	11/12/26	753.75
602-49450-50306	STANTEC CONSULTING SERVICES	NEW CONSTRUCTION INSPECTION 5488 20260828	2633931	11/12/26	753.75
603-43150-50300	STANTEC CONSULTING SERVICES	RUSH CREEK STABILIZATION BY BECHTOLD ROAD 7	2633935	11/12/26	6,091.10
		Total For Check 40259			79,527.32
Check 40260					
100-42100-50210	STREICHER'S POLICE EQUIPMENT	SO S1676631 SUPPLIES FOR POLICE DEPT	S1854547	11/12/26	57.98
100-42100-50210	STREICHER'S POLICE EQUIPMENT	SO S1676716 SUPPLIES FOR POLICE DEPT	S1854657	11/12/26	22.99
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1673003 SUPPLIES FOR POLICE DEPT	I1853414	11/12/26	102.00
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1672999 SUPPLIES FOR POLICE DEPT	I1854081	11/12/26	369.97
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1672999 SUPPLIES FOR POLICE DEPT	I1854957	11/12/26	1,669.00
		Total For Check 40260			2,221.94
Check 40261					
100-45200-50210	WRUCK SEWER & PORTABLE RENTAL	UNITS FOR PARKS OCTOBER 2026	I39710	11/12/26	242.57
		Total For Check 40261			242.57
Check 40262					
601-49400-50381	XCEL ENERGY	XCEL OSWALD FARM (0015141837-7) ELECTRIC SV	1001577460	11/12/26	125.00
		Total For Check 40262			125.00
Check 40263					
100-00000-22205-087	XCEL ENERGY	XCEL BELLWETHER STREET LIGHTS (5559590-1) 1	1002134470	11/12/26	360.07
		Total For Check 40263			360.07
Check 40264					
100-43100-50381	XCEL ENERGY	XCEL 9700 CR 119 (0011102968-9) PWOP ELECTR	1002157756	11/12/26	22.75
		Total For Check 40264			22.75
Check 40265					
601-49400-50381	XCEL ENERGY	XCEL WATER TREATMENT PLANT ELECTRICITY (001	1001589471	11/12/26	2,464.13
		Total For Check 40265			2,464.13
Check 40266					
100-43100-50210	ACME TOOLS	ORDER 28383726-000 PARTS FOR PUBLIC WORKS	17409250	11/18/26	1,216.40
		Total For Check 40266			1,216.40
Check 40267					
601-00000-22200	ADAM HIPPE	UB refund for account: 20008025-81453001	11/17/2026	11/18/26	325.99
		Total For Check 40267			325.99
Check 40268					

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Check 40268					
100-00000-22206	All-in-1 Asphalt LLC	ESCROW REFUND 10226 MULBERRY CT	CE0055	11/18/26	1,000.00
		Total For Check 40268			1,000.00
Check 40269					
100-41900-50221	B & D PLUMBING HEATING & AC	CLEANED CONDENSATE DRAIN IN IT ROOM	341509125	11/18/26	451.00
		Total For Check 40269			451.00
Check 40270					
100-41900-50400	CINTAS - 470	BLACK MATS-CITY HALL	4288701120	11/18/26	22.38
100-43100-50400	CINTAS - 470	SUPPLIES-PWOP	4288701200	11/18/26	34.55
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4288701180	11/18/26	221.51
601-49400-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4288701179	11/18/26	15.21
602-49450-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4288701179	11/18/26	15.20
		Total For Check 40270			308.85
Check 40271					
100-41920-50300	COMPUTER INTEGRATION TECH	CIT MANAGED SVCS & OTHERS DECEMBER 2026	525482	11/18/26	4,557.00
		Total For Check 40271			4,557.00
Check 40272					
100-43100-50225	FARM-RITE EQUIPMENT INC.	RENTAL CONTRACT 019270 WS18 WHEEL 08/18/26-	R16575	11/18/26	728.00
		Total For Check 40272			728.00
Check 40273					
100-41900-50221	HAS LLC DBA DEHMER FIRE PROTECTION	ANNUAL SERVICE OF PORTABLE FIRE EXTINGUISHE	7195	11/18/26	152.00
100-43100-50220	HAS LLC DBA DEHMER FIRE PROTECTION	FIRE EXTINGUISHER RECHARGES, PARTS & SERVIC	7194	11/18/26	579.25
		Total For Check 40273			731.25
Check 40274					
601-49400-50216	HAWKINS INC	SO250981 CHLORINE CYLINDER X 3	7629234	11/18/26	30.00
		Total For Check 40274			30.00
Check 40275					
100-42100-50323	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	ITC0001115: POLICE DEPT RADIO FLEET/MESB FE	1000275901	11/18/26	1,854.18
		Total For Check 40275			1,854.18
Check 40276					
601-00000-22200	JIM BYRNE	UB refund for account: 20010378-24503001	11/17/2026	11/18/26	164.45
		Total For Check 40276			164.45
Check 40277					
601-00000-22200	KIRK RANDALL	UB refund for account: 20019130-31441002	11/17/2026	11/18/26	192.70
		Total For Check 40277			192.70
Check 40278					
100-43100-50217	KRIS ENGINEERING	JOMA 6000X3 AND JOMA 6000X4	43333	11/18/26	7,806.60
		Total For Check 40278			7,806.60
Check 40279					
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	WALCOTT GLEN FP AND FPUD (CITY FILE 22-036)	38447	11/18/26	379.00
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ ST THERESE FINAL PLAT (CITY FILE 22-	38446	11/18/26	512.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ CORCORAN STORAGE II (CITY FILE 23-01	38451	11/18/26	660.75
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ PIONEER TRAIL INDUSTRIAL PARK FP AND	38452	11/18/26	44.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ RUSH CREEK RESERVE 4TH FP FPUD (CITY	38453	11/18/26	72.5

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Check 40279					
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ BROCKTON BP FP (CITY FILE 25-019) 20	38455	11/18/26	959.00
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ HOPE MEADOWS 2 FP (CITY FILE 25-025)	38456	11/18/26	178.00
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ PHIL'S AUTO SP AND VAR (CITY FILE 25	38457	11/18/26	44.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ AMIRA PUDA 2 (CITY FILE 25-39) 2026	38458	11/18/26	44.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ LOST LOON SITE PLAN (CITY FILE 26-12	38459	11/18/26	90.00
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ TCLD TOOMEY CONCEPT (CITY FILE 26-21	38460	11/18/26	827.00
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ SOLENNE CROSSING PP CUP AND VAR (CIT	38461	11/18/26	44.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ STIEG FARM CONCEPT PLAN (CITY FILE 2	38462	11/18/26	306.00
100-00000-22205-017	LANDFORM PROFESSIONAL SERVICES	COOK LAKE HIGHLANDS FP AND FPUD (CITY FILE	38464	11/18/26	334.50
100-00000-22205-044	LANDFORM PROFESSIONAL SERVICES	KARINIEMI MEADOWS FP (CITY FILE 22-059) 202	38448	11/18/26	178.00
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA FP AND FPUD (CITY FILE 20-042) 2026	38435	11/18/26	290.00
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 2ND ADD FP AND FPUD (CITY FILE 21-03	38436	11/18/26	334.50
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 3RD ADDITION FP AND FPUD (CITY FILE	38438	11/18/26	44.50
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 5TH FP AND FPUD (CITY FILE 22-068) 2	38449	11/18/26	290.00
100-00000-22205-087	LANDFORM PROFESSIONAL SERVICES	ENCORE FINAL PUD AND FP (CITY FILE 18-027)	38433	11/18/26	89.00
100-00000-22205-087	LANDFORM PROFESSIONAL SERVICES	AMBERLEY & BELLWETHER 6TH FP & FPUD 21-037	38437	11/18/26	471.25
100-00000-22205-087	LANDFORM PROFESSIONAL SERVICES	BELLWETHER 7TH FP & FPDU (21-060) 2026103	38441	11/18/26	407.00
100-00000-22205-087	LANDFORM PROFESSIONAL SERVICES	BELLWETHER 8TH FP AND FPUD (22-007) 202610	38442	11/18/26	181.25
100-00000-22205-087	LANDFORM PROFESSIONAL SERVICES	AMBERLY 2ND ADDITION FP AND FPUD (22-008) 2	38443	11/18/26	479.50
100-00000-22205-087	LANDFORM PROFESSIONAL SERVICES	BELLWETHER 10TH FP PUD VAC (24-020) 202610	38454	11/18/26	520.75
100-00000-22205-098	LANDFORM PROFESSIONAL SERVICES	RUSH CREEK RESERVE FP AND FPUD (CITY FILE 2	38434	11/18/26	278.50
100-00000-22205-098	LANDFORM PROFESSIONAL SERVICES	RUSH CREEK RESERVE 2ND FP AND FPUD (CITY FI	38444	11/18/26	72.50
100-00000-22205-098	LANDFORM PROFESSIONAL SERVICES	RUSH CREEK RESERVE 3RD (CITY FILE 23-007) 2	38450	11/18/26	117.00
100-00000-22205-111	LANDFORM PROFESSIONAL SERVICES	GARAGES TOO FP (CITY FILE 22-015) 20261031	38445	11/18/26	197.75
100-41910-50300	LANDFORM PROFESSIONAL SERVICES	CITY BUSINESS 20261031	38463	11/18/26	2,914.50
		Total For Check 40279			11,363.25
Check 40280					
100-00000-22206	LENNAR	ESCROW REFUND 20148 68TH AVE	CE0083	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 20144 68TH AVE	CE0084	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 20153 68TH AVE	CE0085	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 20157 68TH AVE	CE0086	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6847 ZENWOOD LN	CE0087	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6849 ZENWOOD LN	CE0088	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6852 ZENWOOD LN	CE0089	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6854 ZENWOOD LN	CE0090	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6853 ZENWOOD LN	CE0091	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6860 ZENWOOD LN	CE0092	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6856 ZENWOOD LN	CE0093	11/18/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 6858 ZENWOOD LN	CE0094	11/18/26	5,000.00
		Total For Check 40280			60,000.00
Check 40281					
100-43100-50226	M-R SIGN CO., INC.	SIGNAGE VARIOUS, ORDER 186172	233047	11/18/26	465.76
		Total For Check 40281			465.76
Check 40282					
100-42100-50304	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS SERVICES FOR OCTOBER 2026	20261031	11/18/26	775.00
		Total For Check 40282			775.00
Check 40283					
100-43122-50224	MARTIN MARIETTA MATERIALS	25654494 SO, JOB# 60469014, JOB NAME STC T2	51114190	11/18/26	205.27
100-43122-50224	MARTIN MARIETTA MATERIALS	25677259 SO, JOB# 60469014, JOB NAME STC T2	51152052	11/18/26	199.5

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Check 40283					
		Total For Check 40283			404.82
Check 40284					
601-00000-22200	MARY MCBAIN	UB refund for account: 20019526-10360001	11/17/2026	11/18/26	128.60
		Total For Check 40284			128.60
Check 40285					
100-41900-50413	METRO SALES INC	CONTRACT 68628-STATE-01 COPIER RENTAL 10/13	INV3235529	11/18/26	513.04
		Total For Check 40285			513.04
Check 40286					
100-42100-50308	MOTOROLA SOLUTIONS INC	SUBSCRIPTION USS101851219 X 3 BODY-WORN CA	1411289424	11/18/26	495.36
100-42100-50308	MOTOROLA SOLUTIONS INC	SUBSCRIPTION USS102671239: 16 BODY WORN, 11	1411290183	11/18/26	5,265.00
		Total For Check 40286			5,760.36
Check 40287					
100-42100-50220	NAPA AUTO PARTS - Corcoran	RU-GLYDE LUBE & TIRE BEAD SEALER FOR POLICE	698856	11/18/26	38.98
100-43100-50220	NAPA AUTO PARTS - Corcoran	QUALITY MINATURE BULBS X 2 FOR PUBLIC WORK	699102	11/18/26	4.98
100-45200-50210	NAPA AUTO PARTS - Corcoran	TIRE LUBE AND APPLICATORS FOR PUBLIC WORKS	698857	11/18/26	66.87
		Total For Check 40287			110.83
Check 40288					
100-41900-50210	ODP BUSINESS SOLUTIONS, LLC	MISC SUPPLIES FOR CENTRAL SERVICES	487450612001	11/18/26	74.63
		Total For Check 40288			74.63
Check 40289					
415-45200-50300	OERTEL ARCHITECTS	CORCORAN COMMUNITY PARK INVOICE 16 (09/01/2	24-26.17	11/18/26	2,019.00
		Total For Check 40289			2,019.00
Check 40290					
601-00000-22200	STUART HALL	UB refund for account: 20009977-41143001	11/17/2026	11/18/26	105.93
		Total For Check 40290			105.93
Check 40291					
100-43100-50220	TRANSWEST TRUCKS	2026 WST 47X DUTY TRUCK - MN DOT INSPECTION	093S17650.02	11/18/26	303.75
		Total For Check 40291			303.75
Check 40292					
601-00000-22200	WILLIAM BARNETT	UB refund for account: 20008008-81453001	11/17/2026	11/18/26	107.12
		Total For Check 40292			107.12
Check 40293					
601-49400-50381	XCEL ENERGY	XCEL 9820 CR 101 (0012787370-8) ELECTRIC SE	1001555004	11/18/26	16.99
		Total For Check 40293			16.99
Check 40294					
100-00000-20610	C.S. MCCROSSAN	CR101 AND 107TH PLACE RIGHT TURN LANE PAY A	193807585-1	11/23/26	(5,639.35)
100-00000-22205	C.S. MCCROSSAN	CR101 AND 107TH PLACE RIGHT TURN LANE PAY A	193807585	11/23/26	33,077.80
100-00000-22205	C.S. MCCROSSAN	CR101 AND 107TH PLACE RIGHT TURN LANE PAY A	193807585-1	11/23/26	79,709.12
		Total For Check 40294			107,147.57
Check 40295					
435-42100-50550	GUARDIAN FLEET SAFETY	2026 CHEVROLET TAHOE VIN X6735 FULL BUILD	306298	11/23/26	35,159.35
		Total For Check 40295			35,159.35

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Check 40296					
601-49400-50311	CITY OF MAPLE GROVE	2026 3RD QTR WATER USAGE	22981	11/23/26	228,763.08
		Total For Check 40296			228,763.08
Check 40297					
602-49450-50312	METROPOLITAN COUNCIL ENVIRO	WASTE WATER SERVICE DECEMBER 2026	0001214513A	11/23/26	28,759.97
		Total For Check 40297			28,759.97

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
		Fund Totals:			
		Fund 100 GENERAL FUND			302,906.03
		Fund 415 PARK CAPITAL FUND			6,322.13
		Fund 434 CITY CENTER DRIVE AND HORSESHOE BEND			40.00
		Fund 435 2025A BOND EQUIPMENT			35,159.35
		Fund 601 WATER			235,057.20
		Fund 602 SEWER			30,316.75
		Fund 603 STORMWATER			6,091.10
		Total For All Funds:			615,892.56

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

Council Meeting: November 23, 2026	**Prepared By:** Matt Gsellmeier, Finance Director,
Topic: Resolution 2026-95 Fund Transfers	**Action Required:**

Summary
Staff have been working to reconcile escrow accounts for Chisholm Trail, Gleason 66th Parkway, and City Center Drive & 79th. As these escrow accounts were reviewed it was noticed that transfers need to occur between fund 100 (General Fund) and fund 408 (Pavement Management).

The $250,000.00 general fund (fund 100) contribution for Chisholm trail was discussed during Council Meetings in April and August of 2025 and was included in the 2025 budget. While the 2025 budget has passed, making this adjustment will allow for proper fund balances, and this will not impact prior audit or budget results.

Gleason 66th Parkway and City Center Drive and 79th are multi-year projects with multiple funding sources. As these escrow accounts were reconciled it was noticed that fund transfers are needed to ensure proper fund balances.

Financial/Budget
See attached Resolution 2026-95

Options
Approve Resolution 2026-95 Transfers between fund 100 and fund 408.
Deny Resolution 2026-95 Transfers between fund 100 and fund 408.

Recommendation
Approve Resolution 2026-95 Transfers between fund 100 and fund 408.

Council Action
Approval

Attachments
1. Resolution 2026-95 Authorizing Transfer of Funds.pdf

City of Corcoran
County of Hennepin
State of Minnesota

November 23, 2026

RESOLUTION NO. 2026-95
Motion By:
Seconded By:

A RESOLUTION AUTHORIZING TRANSFER OF FUNDS

WHEREAS, the City of Corcoran, Minnesota, has identified transfers that need to occur between fund 100 (General Fund) and fund 408 (pavement management) so that fund balances are correct.

WHEREAS, City staff have been working to reconcile escrow accounts for Chisholm Trail, Gleason 66th Parkway, and City Center Drive & 79th.

WHEREAS, the transfers are as follows:

Transfer From	Transfer To	Amount	Description
General Fund (100)	Pavement Management Fund (408)	$250,000.00	The 2025 budget included $250,000.00 in the general fund for Chisholm Trail. Upon review, staff found that $250,000 was not allocated to pavement management for this improvement project.
General Fund (100)	Pavement Management Fund (408)	$125,000.00	Developer contributions related to the Gleason 66th Parkway escrow were coded to the general fund but were for pavement management and should move to fund 408 to align with project expenditures.
Pavement Management Fund (408)	General Fund (100)	$76,402.29	Upon reconciling the City Center Drive & 79th project (STRCR escrow) it was determined that $76,402.29 (account 10100/cash) needs to move from the pavement management fund to the general fund.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Corcoran that the above funds be transferred.

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

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of November 2026.

_____
Tom McKee – Mayor

City Seal

ATTEST:

_____
Deb Johnson – City Clerk

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

Council Meeting: November 23, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: County Road 101 & 107th Place - Turn Lane Improvements - Pay Request 1	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 1 for County Road 101 & 107th Place - Turn Lane Improvements to C.S. McCrossan, Inc. in the amount of $107,147.57.

Financial/Budget
The improvements are funded via escrow from the Brockton Business Park Development Contract.

Options
Approve Pay Request 1 for County Road 101 & 107th Place Turn Lane Improvements to C.S. McCrossan, Inc. in the amount of $107,147.57.

Modify.

Decline.

Recommendation
Approve Pay Request 1 for County Road 101 & 107th Place Turn Lane Improvements to C.S. McCrossan, Inc. in the amount of $107,147.57.

Council Action
Consider a motion to approve Pay Request 1 for County Road 101 & 107th Place - Turn Lane Improvements to C.S. McCrossan, Inc. in the amount of $107,147.57.

Attachments
1. CR101 and 107th Pl Turn Lanes- Pay Request 1.pdf

Stantec

Memo

To: Kevin Mattson, PE, PW Director

From: Nick Wyers, PE

Project/File: 193807585

Date: November 3, 2026

Subject: Pay Request #1 to C.S. McCrossan – CR101 and 107th Place Right Turn Lane

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Council Action Requested

Staff recommends the City Council Approve Pay Application #1 for CR101 and 107th Place Right Turn Lane to C.S. McCrossan in the amount of $107,147.57.

Summary

Pay request #1 includes removals, turn lane construction, base and wear course paving, striping, signage and partial 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	$133,705.80
Work Completed to Date	$112,786.92
5% Retainage	$5,639.35
Amount Paid to Date	$0.00
Total Pay App #1	$107,147.57

Engineer's Recommendation

We recommend approving Pay Request #1 to C.S. McCrossan in the amount of $107,147.57.

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: CR101 and 107th Pl Right Turn Lane Improvements
CONTRACTOR: C.S. McCrossan

PAY ESTIMATE NO. 1

Original Contract Amount:	$ 133,705.80
Contract Changes approved to Date (List Change Order Numbers):	N/A
Revised Contract Price :	$ 133,705.80
Work Completed to Date (attached):	$ 112,786.92
Retainage to Date, 5%:	$ 5,639.35
Work Completed to Date Less Retainage to Date:	$ 107,147.57
Total Amount Previously Certified:	$ -
Payment Request This Estimate:	$ 107,147.57

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.

Blake Hurl

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 C.S. McCrossan (CONTRACTOR) and all authorized changes therto:

By Blake Hoal

Title Project Manager

Approval:

(CONTRACTOR) Blake Hoal Date 11.03.26

STANTEC CONSULTING SERVICES, INC. Nick Wyers Date 11/03/2026

END OF SECTION

Pay Request #1
City of Corcoran
County Road 101 and 107th Place Right Turn Lane Improvements
Project Number: 193807585
11/3/2026

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #1 OCTOBER 2026	
BASE BID:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION	LS	1	$ 26,000.00	$ 26,000.00	0.9	$ 23,400.00	0.0	$ -	0.90	$ 23,400.00
2	TRAFFIC CONTROL	LS	1	$ 11,500.00	$ 11,500.00	0.9	$ 10,350.00	0.0	$ -	0.90	$ 10,350.00
3	REMOVE BITUMINOUS PAVEMENT	SY	142	$ 23.10	$ 3,280.20	142	$ 3,280.20	0.0	$ -	142.00	$ 3,280.20
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	360	$ 4.05	$ 1,458.00	360	$ 1,458.00	0.0	$ -	360.00	$ 1,458.00
5	CLEAR AND GRUB TREE	EA	1	$ 622.00	$ 622.00	1	$ 622.00	0.0	$ -	1.00	$ 622.00
6	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LS	1	$ 3,090.00	$ 3,090.00	1	$ 3,090.00	0.0	$ -	1.00	$ 3,090.00
7	COMMON EXCAVATION - ONSITE (EV) (P)	CY	222	$ 21.60	$ 4,795.20	222	$ 4,795.20	0.0	$ -	222.00	$ 4,795.20
8	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	66	$ 46.20	$ 3,049.20	66	$ 3,049.20	0.0	$ -	66.00	$ 3,049.20
9	SUBGRADE EXCAVATION - (EV)	CY	96	$ 33.40	$ 3,206.40	0	$ -	0.0	$ -	0.00	$ -
10	STABILIZING AGGREGATE, 3" MINUS	TON	199	$ 46.70	$ 9,293.30	0	$ -	0.0	$ -	0.00	$ -
11	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	578	$ 4.35	$ 2,514.30	578	$ 2,514.30	0.0	$ -	578.00	$ 2,514.30
12	GRANULAR BORROW	TN	26	$ 41.80	$ 1,086.80	0	$ -	0.0	$ -	0.00	$ -
13	AGGREGATE BASE CLASS 2, 100% CRUSHED (CV)	TN	43	$ 83.60	$ 3,594.80	10	$ 836.00	0.0	$ -	10.00	$ 836.00
14	AGGREGATE BASE CLASS 5, 80% CRUSHED	TN	452	$ 37.30	$ 16,859.60	475.61	$ 17,740.25	0.0	$ -	475.61	$ 17,740.25
15	BITUMINOUS MATERIAL FOR TACK COAT	GAL	24	$ 10.90	$ 261.60	0	$ -	0.0	$ -	0.00	$ -
16	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	59	$ 188.00	$ 11,092.00	68.4	$ 12,859.20	0.0	$ -	68.40	$ 12,859.20
17	TYPE SP 12.5 WEARING COURSE MIX (3,C) (ROAD)	TN	59	$ 192.00	$ 11,328.00	63.41	$ 12,174.72	0.0	$ -	63.41	$ 12,174.72
18	STABILIZED CONSTRUCTION EXIT	LS	1	$ 2,100.00	$ 2,100.00	0	$ -	0.0	$ -	0.00	$ -
19	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	2	$ 597.00	$ 1,194.00	2	$ 1,194.00	0.0	$ -	2.00	$ 1,194.00
20	CULVERT END CONTROLS	EA	1	$ 230.00	$ 230.00	1	$ 230.00	0.0	$ -	1.00	$ 230.00
21	SILT FENCE MACHINE SLICED	LF	370	$ 6.85	$ 2,534.50	350	$ 2,397.50	0.0	$ -	350.00	$ 2,397.50
22	EROSION CONTROL BLANKET CATEGORY 25	SY	310	$ 5.60	$ 1,736.00	450	$ 2,520.00	0.0	$ -	450.00	$ 2,520.00
23	WATER FOR DUST CONTROL	MGAL	5	$ 99.60	$ 498.00	0	$ -	0.0	$ -	0.00	$ -
24	MNDOT SEED MIX MESIC INSLOPE	SY	310	$ 6.00	$ 1,860.00	450	$ 2,700.00	0.0	$ -	450.00	$ 2,700.00
25	INSTALL SIGN TYPE C AND POST	EA	5	$ 442.00	$ 2,210.00	5	$ 2,210.00	0.0	$ -	5.00	$ 2,210.00
26	SIGN PANELS TYPE C	SF	22	$ 59.70	$ 1,313.40	22	$ 1,313.40	0.0	$ -	22.00	$ 1,313.40
27	STREET SWEEPER (WITH PICKUP BROOM)	HR	5	$ 597.00	$ 2,985.00	0	$ -	0.0	$ -	0.00	$ -
28	6" SOLID LINE WHITE MULTI-COMPONENT (GROUND IN)	LF	430	$ 6.20	$ 2,666.00	441	$ 2,734.20	0.0	$ -	441.00	$ 2,734.20
29	6" DOTTED LINE WHITE MULTI-COMPONENT (GROUND IN)	LF	230	$ 1.25	$ 287.50	207	$ 258.75	0.0	$ -	207.00	$ 258.75
30	PAVEMENT MESSAGE (RT ARROW) MULTI-COMPONENT (GROUND-IN)	EA	1	$ 1,060.00	$ 1,060.00	1	$ 1,060.00	0.0	$ -	1.00	$ 1,060.00
	TOTAL BASE BID:				**$ 133,705.80**		**$ 112,786.92**		**$ -**		**$ 112,786.92**
				TOTAL ORIGINAL CONTRACT:	**$ 133,705.80**		**$ 112,786.92**		**$ -**		**$ 112,786.92**

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT $ 133,705.80

	COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #1
SUBTOTAL	$ 112,786.92	$ -	$ 112,786.92
CURRENT RETAINAGE (5%)	$ 5,639.35	$ -	$ 5,639.35
TOTAL CURRENT PAY REQUEST	$ 107,147.57	$ -	$ 107,147.57

STAFF REPORT **Agenda Item: 8.a**

Council Meeting: November 23, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Stieg Farm Concept Plan	**Action Required:**

Summary
D.R. Horton, Inc. – Minnesota has submitted a request for review of a Planned Unit Development (PUD) sketch plan for a 248-unit single-family residential development located north of Stieg Road and west of Brockton Lane Business Park. The applicant asks for Council feedback before proceeding with a formal submittal.

Recommendation
Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

Council Action

Attachments
1. 2026-11-23 Stieg Farm Concept CC Packet.pdf

STAFF REPORT Agenda Item ___

City Council Meeting: November 23, 2026	**Prepared By:** Kendra Lindahl, AICP
Topic: PUD Sketch Plan for Stieg Farm (PID 01-119-23-12-0002, 01-119-23-21-0001, 01-119-23-42-0002) (City File 26-024)	**Action Required:** Review and Comment

Review Deadline: January 9, 2027

1. Request

D.R. Horton, Inc. – Minnesota has submitted a request for review of a Planned Unit Development (PUD) sketch plan for a 248-unit single-family residential development located north of Stieg Road and west of Brockton Lane Business Park. The applicant asks for Council feedback before proceeding with a formal submittal.

2. Background

The applicant has provided a concept plan for the subdivision of three parcels totaling approximately 107 gross acres.

This site includes an existing farmstead and two parcels with single-family homes. The landowner proposes to retain the existing single-family home on 23.5-acre lot. The second home on the west would be redeveloped. The sketch plan provides a ghost plat of the 23.5-acre area to be replatted in the future. The development area is approximately 84 acres.

The applicant has provided a narrative describing the proposed development.



Figure 1 - Site Location

3. Context

Zoning and Land Use

This site is guided Low Density Residential, Mixed Use, and Existing Residential and zoned RSF-2 (Single Family Residential 2), GMU (General Mixed Use), and UR (Urban Reserve). These parcels are located within the Metropolitan Urban Service Area (MUSA). The two eastern parcels are located in the 2020-2025 phase of the Sewer Staging Plan, and the western most parcel is located in the 2035-2040 phase of the Sewer Staging Plan.

This site is located within the Northeast District. The Northeast District Design Guidelines establish standards for development in this area of Corcoran, prioritizing quality site design that promotes attractive business and residential development.

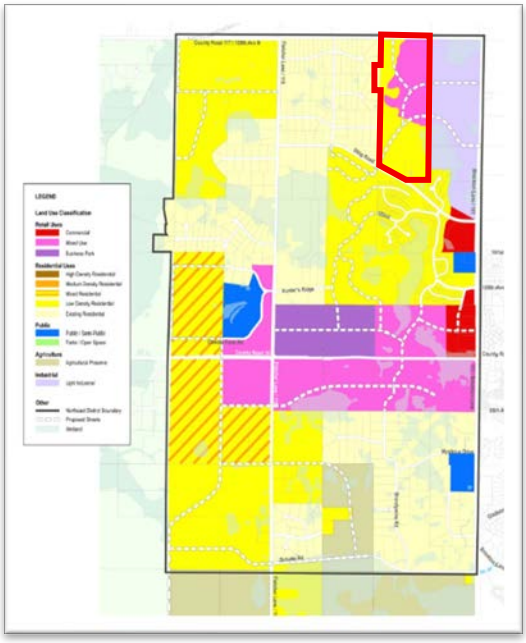


Figure 2 – Northeast District Land Use Map

Surrounding Properties

The properties to the west are guided Existing Residential and zoned UR (Urban Reserve). The properties to the south are guided Low Density Residential and zoned Planned Unit Development. The properties to the east are guided Light Industrial and Low Density Residential and zoned I-1 (Light Industrial) and Planned Unit Development. The properties to the North are in the City of Rogers.

Natural Characteristics of the Site

As stated in the applicant's narrative, this site is currently used for agricultural purposes and contains two single-family homes. The southern quarter of the site, the portion to be retained for the existing single-family home, generally has dense tree cover consisting of maple/basswood forest. This area is identified as High Quality Natural Environment in the Northeast District Plan. There is minimal tree cover on the northern portion of the site which would be the focus of the development.

The applicant's narrative notes that 11 wetlands have been delineated on the property. These wetlands are shown on the ALTA survey provided. The applicant states that the proposed sketch plan impacts 0.13 acres of wetland.

A small portion of this northern portion of the site is located within Flood Zone A according to flood maps provided by FEMA. The developer must show the floodplain area on any subsequent plans and will be responsible for mitigating any floodplain impacts associated with the development.

The applicant proposes to construct 248 single-family units on the property. The threshold for an Environmental Assessment Worksheet (EAW) is 250 single-family (unattached) units. The proposed development would not require an EAW to proceed. However, the applicant is showing additional lots to be ghost platted. The platting of these lots would cause the project to exceed the 250 unit threshold. The lookback period for connection action for EAWs is three years. If the applicant were to propose to

plat the lots within three years of the approval of the proposed development, an EAW would be required.

4. Analysis

Staff has reviewed the PUD sketch plan application for consistency with the Comprehensive Plan, Northeast District Plan, Zoning Ordinance, Subdivision Ordinance, City Code requirements, and City policies.

Concept Plan

The applicant is proposing to develop 248 new single-family residential lots on this approximately 107-acre site. The 248 lots are proposed to be located on an approximately 84-acre northern portion of the site. The applicant is proposing to construct 101 homes on 40-foot wide lots, 37 homes on 55-foot wide lots, 91 homes on 65-wide lots, and 19 homes on 80-foot wide lots. Larger lots are generally proposed to the west side of the property with the smaller 40-foot wide lots generally proposed on the east side of the property abutting Brockton Lane Business Park.



Figure 3 - Concept Plan

One existing single-family home is proposed to be retained on an approximately 23.5 acre parcel in the southern quarter of the site. The applicant is proposing to preserve 13.5 acres of open space. The Sketch Plan proposes to impact 0.13 acres of wetland.

The applicant is proposing to develop this site as a Planned Unit Development (PUD).

The sketch plan includes the dedication of public right-of-way for the creation of local streets and creation of stormwater bonding, a trail, and an amenity lot to serve the proposed development.

Land Use

The Comprehensive Plan establishes a density range for each land use designation. Land guided for Low Density Residential development is expected to develop at an average net density of 3-5 units per acre. Land guided for Mixed Use development is

expected to develop at an average net density of 8-30 units per acre. Net density is calculated by dividing the net residential acreage (gross land area minus wetlands and areas below the 100-year ordinary high water elevation) by the number of proposed housing units.

The applicant has calculated a net developable area of 76.73 acres. The sketch plan states that the proposed net density of this development is 3.23 units per acre. To develop this site as proposed, the applicant would be required to apply for a Comprehensive Plan Amendment to amend the land use designations of the Mixed Use and Existing Residential portions of this site to Low Density Residential.

The Comprehensive Plan says the intent of the Mixed Use district is:

> *to allow for developments that combine residential and commercial uses into a coordinated, planned development project. Typically, mixed use developments will include townhomes, low- and high-rise apartments, retail buildings, and offices. Development may be stacked, with office or housing units located above main floor retail space. Residential density is planned at 8-30 units per acre. Not all mixed-use developments will be required to incorporate residential units. Mixed use developments will be oriented around pedestrians rather than automobiles. By providing walkable mixed-use areas, stress on the transportation system is reduced and a "sense of place" is created…*
>
> *The area located between the intersections of County Road 116 and County Road 30 on the west and County Road 30 and County Road 101 on the east is also guided as Mixed Use. Future connecting improvements to County Road 30 will enhance its role as a major east-west corridor to Highway 610 in Maple Grove. This General Mixed Use District will likely include a mix of uses, including commercial and retail services and offices…*
>
> *The City expects approximately 1/2 of these areas to develop with residential uses at a variety of densities but the City will plan for 8-30 units per acre on average.*

The applicant did not provide details on how they determined the net developable acreage, but it does appear that this calculation factors in the proposed 23.5 acre parcel for the existing single-family home. If this project moves forward, staff will coordinate with the Metropolitan Council to verify how this parcel would impact the proposed density calculation for the site if it is not proposed to develop at this time.

The 2040 Comprehensive Plan identified 459.08 acres (net) of Mixed Use land in the MUSA. Eliminating approximately 40 acres of Mixed Use land will impact the City's density calculations. An email from Met Council staff to Corcoran staff on November 13th indicated that the plat monitoring reporting from 2016-2025 showed an average density of 2.96 units per acre. The 2040 Comprehensive Plan requires that cities show a minimum average density of 3.0 units per acre. The 2050 Comprehensive Plan will

require a minimum density of 3.5 units per net acre. The higher density land use categories, like Mixed Use, allow the City to plan for larger areas of low density in the Corcoran. Amending the Comprehensive Plan to reclassify the Mixed Use to Low Density Residential would require the City expand the higher density land uses elsewhere to make up for the loss of density (units).

The property to the east is zoned I-1 and is currently under development as Brockton Lane Business Park. The intent of the Mixed Use land use designation in the northern portion of the subject property is to act as a transition between the industrial development to the east and residential development to the west. The Comprehensive Plan Amendment would eliminate the transitional area between the low density residential and industrial land uses.

- The City has a high level of discretion when considering comprehensive plan amendments. The Council should provide feedback on the requested land use change.

Zoning and Lot Standards

The applicant intends to apply to rezone the property to Planned Unit Development (PUD) to achieve flexibility regarding lot area, lot width, and principal structure setbacks. Section 1040.140 of the City Code states:

> *In return for greater flexibility in site design requirements, the Planned Unit Development (PUD) district is expected to deliver creative community designs of exceptional quality. PUDs shall honor the rural character of Corcoran by prioritizing nature through preservation, restoration, and/or enhancement of the natural systems that sustain the City. PUDs will include a combination of public benefits such as above-average open space amenities; incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. A PUD can be used in the development of residential neighborhoods and/or nonresidential areas in a manner that would not be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity.*

Additionally, any PUD application would need to show compliance with the 2023 PUD Public Benefit policy (as may be amended). At this sketch plan stage, the applicant has not identified how those standards would be met, but they would need to provide an analysis as part of a formal development application.

The applicant's narrative did not indicate which zoning district the PUD standards are to be modeled after. The area of this property guided for Low Density Residential

development is currently zoned RSF-2. Under the proposed PUD, the applicant would request the following flexibility from the RSF-2 standards (shown in red):

	RSF-2 Single-Family	**Proposed 40-Foot Lots**	**Proposed 55-Foot Lots**	**Proposed 65-Foot Lots**	**Proposed 80-Foot Lots**
Minimum Lot Area	11,000 square feet	Not provided	Not provided	Not provided	Not provided
Minimum Lot Width	80 feet	40 feet	55 feet	65 feet	80 feet
Front Setback, Non-Major Roadways	20 feet	25 feet	25 feet	25 feet	25 feet
Side Setback (Living)*	10 feet	7.5 feet	7.5 feet	7.5 feet	7.5 feet
Side Setback (Garage)*	5 feet	7.5 feet	7.5 feet	7.5 feet	7.5 feet
Rear Setback	30 feet	30 feet	30 feet	30 feet	30 feet

**Minimum separation between structures on adjacent parcels shall be 15 feet.*

The applicant did not provide details on the minimum lot area of the proposed lots. However, it is highly likely that the 40-, 55-, and 65- foot lots would need flexibility from the minimum lot area. The applicant should provide a minimum lot area for each lot type. If the minimum lot area is less than 11,000 square feet, the applicant must request the PUD flexibility.

The applicant is proposing a minimum side setback of 7.5 feet and notably does not distinguish between setbacks for the garage and living area. However, it appears that, without a 5-foot setback on the garage side (as would be allowed in the base zoning district), only 25 feet remain on each 40-foot lot for the construction of a principal structure. The applicant provided house plans but no dimensions were provided. The applicant should verify that the proposed homes are compatible with the site with the setbacks proposed. If additional setback flexibility is needed, the applicant should include a request for the flexibility.

Staff also notes that City Code Section 1040.140 (PUD), Subd. 6(G) states, “The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached dwellings”. A request for a reduced setback on the garage side for the 40-foot lots would not allow for the required setback between detached dwellings. The applicant shall ensure that a minimum of 15 feet is provided between detached dwellings, as the PUD no longer provides flexibility for less than 15 feet of separation.

City Code Section 1040.140 (PUD), Subd. 6 (A-G) establishes minimum design standards for PUDs. As a low-density residential PUD, these standards include:

A. *Appropriate Integration*. PUDs shall be appropriately integrated into existing and proposed surrounding development. While integration may be achieved through the standards utilized in the development of surrounding areas, it may also be achieved through continuation of existing land use types, architectural transitions, landscaping buffering, or other means.
B. *Variety and Enhanced Design*. No less than five styles of detached home provided throughout the development.
C. *Open Space*. A minimum lot width of 40 feet establishes a minimum open space requirement of 15% of the net pre-development area.
    a. If the PUD is to be developed in phases, the applicant must include the entire site to be designated as open space in the plat of the first phase of development.
    b. Open space is a vegetated area or areas available for the common use of and is accessible by all residents or occupants of the buildings within the PUD. Open space shall consist of upland and be calculated on a net basis which excludes private yards, private streets from back of curb to back of curb, public rights-of-way, or any other non-recreational impervious surface area.
    c. The applicant shall be required to submit an open space plan along with the PUD development plan. The open space plan will illustrate the use and/or function of the open space area or areas. The open space plan shall include any proposed improvements and/or design of the open space area.
    d. The Council can waive or reduce the open space requirement at their discretion when an applicant shows that the open space cannot be accommodated with other City requirements (including a minimum density of 3 units per acre) and/or proposed public benefits.
D. *Perimeter Buffer.* PUDs shall provide a landscaping buffer to screen homes from arterial and major collector roads.
E. *Public Accessibility.* When a PUD includes natural features such as creeks, streams, ponds, and lakes, the PUD shall provide public access to these features.
F. *Discretionary Standards*. In addition to the above standards, the City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety, and welfare of the community and surrounding areas.
G. Prohibited Features and Modifications.
    a. The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached dwellings.
    b. PUDs with detached homes shall be designed to avoid interior perimeter roads that are parallel to arterial roadways. Roadways should be curvilinear wherever feasible.

c. PUDs cannot request flexibility from meeting the minimum required screening and/or buffering standards otherwise required in the Zoning Ordinance unless the applicant can show there is a site constraint out of their control that justifies a deviation from these requirements, proposes an alternative screening method that will meet the intent of the requirements, and/or proposes relocating screening methods to a more beneficial location within the development.

It is not clear that the concept plan meets these requirements. The applicant should ensure that any subsequent applications comply with the minimum design standards for low-density residential PUDs.

- The Council should discuss and provide feedback on whether the concept plan meets the spirit and intent of the PUD standards.

Design Requirements

The Northeast District plan requires all new detached single family homes to comply with the Design Requirements found in Section 1040.040, Subd. 8 of the City Code which provides design standards for all new single family homes. The applicant provided renderings and floor plans for home typed within the proposed development. These plans are conceptual, and they do not include information regarding the specific materials to be used, the percentage of each material used, or the dimensions of the home or features. Some of the plans provided appear to not comply with the Code standards for the type and number of materials to be used on each façade. The Code also requires all sides of the structure that are visible from a street or public park include at least two different materials or types that are compatible with the front elevation and at least one window or door opening. If the project proceeds, the applicant shall provide further information regarding the proposed homes to ensure they comply with the architectural standards in Section 1040.040 Subd. 8 of the Code. This would include providing information regarding the percentage of each materials and style of material to be used on the front elevation for each home type.

Section 1040.040, Subd. 8 of the Code states, “The garage shall not comprise more than 55 percent of the viewable ground floor street-facing linear building frontage”. The applicant will likely need to request PUD flexibility to exceed the allowable garage face. The Code states that “The garage shall not comprise more than 55 percent of the viewable ground floor street-facing linear building frontage.” In order to comply with the requested setbacks on the 40-foot lots, the homes would be 25 feet wide, and it is likely that the garages would be larger than allowed as a percentage.

Utilities

This site is located in two different stages of the 2040 MUSA Staging Plan. Approximately 105 acres of the site are within the 2020-2025 phase of the Staging Plan. The western two acres, currently guided Urban Reserve, are within the 2035-2040 phase of the Staging Plan.

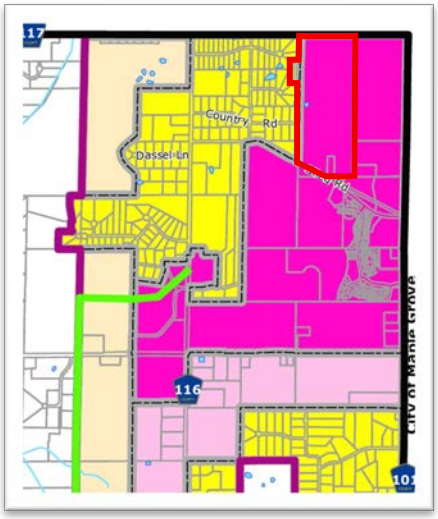


Figure 4 – Sewer Staging Map

A Comprehensive Plan Amendment is required if development is proposed in an area of the MUSA prior to its designated staging phase. The Sewer Staging Plan is a part of the City's Growth Management Policy. According to the Comprehensive Plan:

> *The Growth Management Policy may allow acceleration in staging if:*
>
> - *A large-scale master planned project is located within both the current and next staging area and adequate infrastructure is in place or will be available to accommodate growth within the next staging area.*
>
> - *A unique development project is proposed that achieves significant public benefits such as substantial preservation or restoration of natural resource areas, open space, park and/or trail dedication in excess of requirements; unique and desirable life-cycle or affordable housing opportunities; or greater tax base diversification.*

Because one parcel is located within the 2035-2040 phase of the Sewer Staging Plan, a Comprehensive Plan Amendment would be required to amend the Sewer Staging Map and bring the proposed development area into the 2025-2030 phase of the Sewer Staging Plan.

If granted approval to amend the sewer staging plan, the Proposed Trunk Sanitary Sewer System map for the NE District shows that sewer from the area should flow north to a 15-finch trunk sanitary line along the border of the City of Corcoran and the City of Rogers. As noted in the City Engineer's memo, final utility routing may need to be adjusted based on utility needs for surrounding areas.

The City Engineer's memo notes a variety of considerations for development of water and sanitary sewer infrastructure in the development area. Notably, the developer shall identify a municipal well site in the southwestern area of the development and provide the necessary setback for municipal wells as required by the MNDNR. The City Engineer's memo also notes that a feasibility study to confirm the infrastructure capacity

to service the development and identify any improvements which may be necessary for this service would be required prior approval of any subsequent land use applications.

- The City Council should evaluate whether proposed Sewer Staging Plan amendment and extension of municipal sewer to this site promotes an orderly, logical growth pattern and aligns with the Growth Management Policy's standards for accelerating the staging of the proposed area and provide a recommendation to the applicant.

Access/Streets

The proposed development is accessed primarily from Stieg Road. Stieg Road is a collector roadway. A 40-foot half right-of-way would need to be dedicated along Stieg Road with the plat for this development. The proposed connection to Stieg Road encroaches on the property to the southwest of the site. The developer would be required to obtain an easement from the property owner.

The plan proposes a connection to Country Road in the Twin Barns Estates 2nd Addition as required. Should the development proceed, the City will need to evaluate whether this should be a full connection or simply an emergency access. Two additional accesses to the east from 107th Place and 105th Avenue are proposed. As noted in the engineering memo, 107th Place is anticipated to be a collector roadway due to an anticipated roundabout at the intersection with Highway 101. The extension of 107th Place shall meet the standards for a collector roadway, including the extension of the trail along the north side of the roadway; however, driveway access is prohibited onto collector streets. This concept shows more than 60 homes with direct access to this collector street. The plans would need to be revised to eliminate these driveways. The design of this collector street would need to meet City design standards for collectors.

This site borders the City of Rogers to the north. Currently, two accesses are proposed to the north. The western half of the parcels to the north of the site are park land. As noted in the engineering memo, the northwestern roadway alignment will need to be reviewed to ensure the roadway can be routed to the west without impacting the park within Rogers. This could impact the lot placement/count in this area. The City has reached out to the City of Rogers for comments, but has not received comments as of the date of this report. Staff recommends continued coordination with the City of Rogers regarding the future land uses for the areas north of the development to determine access needs.

Temporary cul-de-sacs constructed as part of the development phasing would need to meet the City's standards for temporary turnarounds. Temporary turnarounds could affect the ability to construct on lots until the roadway is extended and temporary improvements are removed.

The concept plan does not show the right-of-way widths for the proposed roadways. A minimum 60-ft right-of-way should be provided for local roadways and 80-ft right-of-way provided for collector roadways. Future plans must comply with these standards.

The concept plan does show sidewalks on one side of all streets as required. The trail on the collector street (107th Place) must be continued through the site.

Parks, Trails, and Open Space

The applicant proposes trails and open space throughout the proposed development. A portion of this site is classified as a greenway corridor in the 2040 Comprehensive Plan.

The developer is proposing to extend an existing trail which extends north from Stieg Road along the western boundary of Bellwether 3rd Addition north through the proposed development. This trail extension is shown as a proposed off road trail on the Parks and Trails Plan. This trail extension would create approximately one additional mile of trail in the area. As noted above, the existing trail along 107th Place must also be extended through the development and connect to the proposed trail shown on the plan.

This site is impacted by a planned trail in the Three Rivers Park District (TRPD) system. A segment of the Diamond Lake Regional Trail is planned through the site. The trail is currently stubbed to the intersection of Stieg Road and Kenwood Lane. The developer should provide a connection to this trail stub for the regional trail. In accordance with the City Crosswalk Policy, trail crossing improvements may be necessary to help facilitate the regional trail crossing a collector roadway. This trail must be 10-feet wide in a 30-foot easement and must comply with TRPD design standards.

The Parks and Tails Plan does not show any community or neighborhood parks on this site. Park dedication would likely be cash-in-lieu of land dedication.

The applicant is required to submit an open space plan which illustrates the use and function of the proposed space as a part of the PUD development plan to illustrate compliance with PUD requirements.

Private Amenities

The sketch plan includes one lot for private amenities including a clubhouse, pool, sport court, and playground to be owned and maintained by the proposed homeowners' association. This concept plan does not include a parking lot. The plan shall be revised to include a parking lot for the amenity lot. Access is shown in the collector street, which would not allow on-street parking. The applicant should show how resident parking will be accommodated. This clubhouse is an amenity for the development, but it is not a public benefit as defined by the 2023 PUD Public Benefit Policy.

The Northeast District

This site is located within the Northeast District area. The applicant shall ensure that the standards within the Northeast District Plan and Design Guidelines are included in development of this area. This includes standards for the exterior materials for single family detached homes and standards for native plantings throughout the development. Additionally, all new developments must include at least three resiliency options as outlined in the NE District design guidelines.

Engineering

The City Engineer has provided comments regarding the concept plan. The applicant should review these comments and make necessary revisions to the plan prior to any subsequent land use applications.

Summary

The sketch plan provides a high-level proposal for the Stieg Farm development. As with any sketch plan, additional information is needed to show compliance with Ordinance and Northeast District standards. The applicant should use the feedback provided by the Council to revise the plan.

The next steps for the applicant would be:

1. Holding a neighborhood meeting
2. Applying for a Comprehensive Plan Amendment to amend the Sewer Staging Plan and Land Use Designation
3. Applying for a Zoning Map Amendment
4. Applying for Preliminary PUD Development Plan and Preliminary Plat approval
5. Applying for Final PUD Development Plan and Final Plat (and Development Contract) approval

5. Recommendation

Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

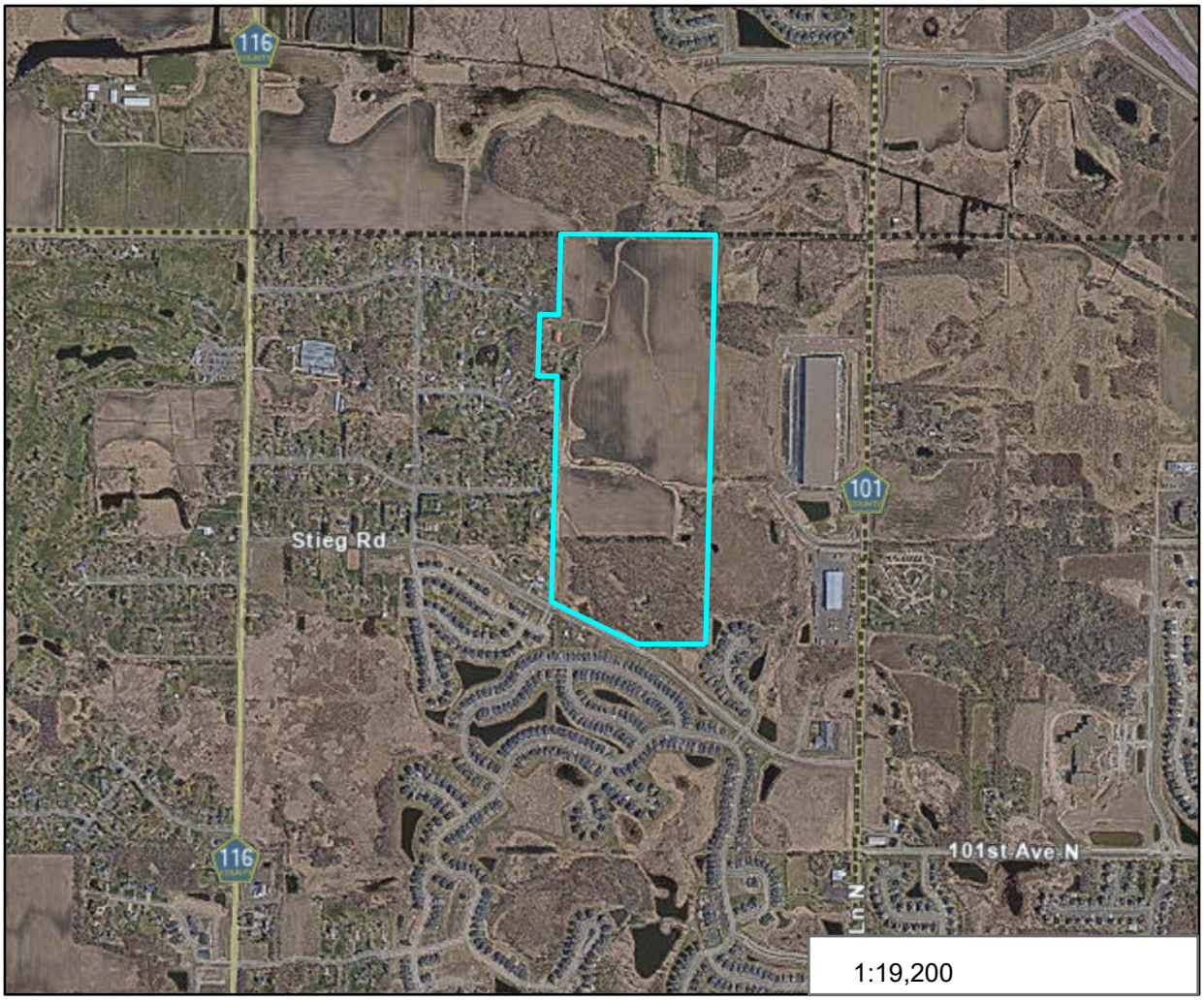
Attachments

1. Site Location Map
2. City Engineer memo dated November 12, 2026
3. Applicant Narrative dated October 20, 2026
4. Stieg Farm Concept Site Plan
5. ALTA Survey dated May 15, 2026

6. Proposed Building Plans and Elevations
7. Land Use Map
8. Zoning Map
9. Sewer Staging Plan Map
10. NE District Proposed Trunk Sanitary Sewer Map
11. Parks and Trails Plan Map
12. Diamond Lake Regional Trail Map
13. Natural Resource Inventory Areas Map
14. Northeast District Land Use Map
15. 2023 PUD Public Benefit Policy

Hennepin County Property Map

Date: 11/16/2026



No results

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Memo

To:	Kevin Mattson, City Engineer/ Public Works Director	From:	Steve Hegland, PE Dan Boyum, PE
Project:	Stieg Farm Concept Plan Review	Date:	November 12, 2026

Exhibits:

This Memorandum is based on a review of the Stieg Farm concept plan with the following documents.

a. Concept Rendering by DR Horton
b. ALTA Survey by Sathre Bergquist Inc, dated 5/15/026

Comments:

General:

1. Comments provided are preliminary based on the Concept Rendering provided. Additional comments should be anticipated on future submittals that include more details of the development.
2. In addition to engineering comments, the proposed plans are subject to review for compliance with planning, zoning, and land-use requirements, and shall meet other applicable codes of the City of Corcoran, NPDES, ECWMC, Hennepin County, etc.
3. A feasibility study will be conducted on the development prior to the preliminary plat approval to review the development's impacts and necessary mitigation on transportation, stormwater, and public utility systems.
4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence.
    - Watershed process will first involve receiving City authorization to submit to ECWMC.

Plat:

5. Right of way widths are not listed on the site plan. A minimum 60-ft right of way should be provided for local roadways and 80-ft right of way provided for collector roadways.
6. The trunk sanitary sewer is proposed through the development. The developer shall provide adequate right of way and easements for access to this utility which may be in addition to the typical minimum standards.
7. Easements may be necessary to construct the southwestern roadway connection to Stieg Road. The developer is responsible for obtaining the easements necessary to construct and maintain these improvements.
8. Easements should be provided over all infrastructure used for the maintenance, conveyance and treatment of stormwater.
9. Easements should be provided over any/all public infrastructure.

Transportation

10. The necessary roadway and intersection improvements to support the development will be reviewed with the feasibility study.
11. The developer shall be responsible for the construction of all roadway improvements within the developments and as identified with the feasibility study.
12. Temporary turnarounds will be necessary at the time of construction of all roadway stubs. These should be constructed in accordance with the Standard detail plates and could affect the ability to construct on lots until the roadway is extended and temporary improvements are removed.
13. The northwestern roadway alignment will need to be reviewed to ensure the roadway can be routed to the west without impacting the natural park within Rogers. This could impact the lot placement/count in this area.
14. The City should coordinate with the City of Rogers the future land uses for the areas north of the development to determine access needs and if two access stubs are necessary.
15. Through coordination with the Brockton development and the City of Maple Grove, the extension of 107th Place is anticipated to be the collector roadway to the area. The City is currently reviewing the NE District plan. Subsequent updates may impact the roadway layout/hierarchy.
16. An existing trail is present along the north side of 107th Place. This should be extended into and connected to the trail system within the development.
17. The regional trail was stubbed to the intersection of Kenwood Lane and Stieg Road and is anticipated to be routed through this development. The trail extension shown on the site plan is a local trail and should also be accommodated with the plan. In accordance with the City Crosswalk Policy, trail crossing improvements may be necessary to help facilitate the regional trail crossing a collector roadway.
18. A 40-ft half right of way should be dedicated along Stieg Road as it is a collector roadway.
19. The development is proposing a western roadway connection to the existing neighborhood. This connection may become a cul-de-sac but the right of way should be dedicated with the development to preserve the right for future roadways or utilities.

Stormwater

20. A stormwater management plan will be required for this development in accordance with City of Corcoran and Elm Creek Watershed Management Commission Standards.
21. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
22. Wetland delineations for this site have been complete. Applicant shall be responsible for obtaining all permits necessary for permanent or temporary impacts of the development, if necessary.
23. The wetland buffer zones and wetland buffer signage shall be identified and wetland buffers established in accordance with the City Policy. If existing vegetation is proposed to be used as wetland buffer, these areas shall be reviewed with the City of Corcoran wetland specialist to determine if they are viable candidates.
24. Site plans shall identify stormwater access routes to the ponds and all features of the stormwater management system.
25. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.

26. If filtration is required by ECWMC for the site, the City strongly prefers a NURP pond with filter bench (offset to one side of the pond) be used with adequate maintenance access. The filter bench design is efficient from land use and requires less future maintenance as compared to other treatment options.
27. Due to the rural nature of Corcoran conveyance systems, offsite receiving waters will be evaluated to understand any impacts from additional drainage.
28. Stormwater detention ponds are shown on the concept plan. Pond designs would need to be completed as submittals move forward.
29. Existing floodplain is mapped in the northeastern portion of the development. The developer shall show the mapped floodplain and floodplain limits on the site plans as the development moves forward and shall be responsible for mitigating any floodplain impacts with the development.
30. The wetland complex to the southeast of the site may be a DNR regulated wetland based on previous projects in the area. Applicant shall account for this with project permitting and timelines.
31. There is a significant conveyance system through the site which will need to be accounted for with the stormwater management for the site. The applicant shall create a stormwater system which can convey and manage runoff without impacting adjacent parcels.
32. A pond is shown conceptually within the middle of a wetland which may be difficult to accomplish without wetland impacts and this pond location may not be viable.

Sanitary Sewer & Watermain

33. An access route, including appropriate easements to the wellsite within the Brockton Industrial Development shall be provided in the northeast portion of this development.
34. The City shall coordinate with the City of Rogers for how the parcels north of this development will be serviced with municipal utilities. This may impact utility routing through the development.
35. The sanitary sewer comprehensive plan identifies the routing of a 15” trunk sanitary line through the site which ultimately services areas west of the existing residential development. The routing of the trunk sewer line was initially planned for near the shared border between the City of Corcoran and the City of Rogers. Final utility routing may need to be adjusted based on utility needs for surrounding areas.
36. A municipal well site shall be identified along the southwestern portion of the development. The site shall provide for the necessary setback for municipal wells as required by the Minnesota Department of Natural Resources.
37. The developer shall be responsible for extending raw water lines through the development to service the proposed municipal well site and municipal well within the Brockton Development. The raw water line is currently stubbed to the southwest development entrance.
38. The developer shall be responsible for extending the trunk watermain through the development. The trunk watermain exists at the northeast and southwest corners of the development.
39. A feasibility study should be completed prior to the preliminary plan approval to confirm the infrastructure capacity to service the development and identify any improvements which may be necessary for this service.

STIEG FARM

Concept Plan Narrative
Corcoran, MN

EXISTING CONDITIONS

The Steig property is approximately 107 total acres and located near the intersection of Stieg Road and Kenwood Lane. The site is currently used for agricultural purposes. The existing home will be retained by the land seller consisting of approximately 23.5 acres. Therefore, the development area will be nearly 84 acres.

Generally, heavy tree cover exists on the retained portion of the site and minimal coverage on the developable portion.

A wetland investigation took place spring 2026 and Notice of Decision was received on October 16, 2026. It was determined that there are 11 wetlands on the site (including wetlands on the retained parcel). The current concept plan impacts 0.13 acres (5,499 square feet) of wetland.

NEIGHBORHOOD GOALS

The goals in creating this new neighborhood, called Steig Farm, include the following:

- Providing a logical transitional land use between the westerly residential and easterly light industrial uses
- Housing design and lot sizes that will complement the existing homes in and around the site
- Creating a neighborhood layout that is sensitive to the existing conditions, including availability of utilities, wetlands and drainage patterns

- Attractive neighborhood design with curvilinear street patterns and sidewalks & trails to support a walkable environment that provides connectivity to the surrounding area

THE NEIGHBORHOOD

General Site Information
The proposed neighborhood consists of 248 homesites with varying lot widths – 40', 55', 65' and 80'. There will be four different home styles to create variety not only in architecture and streetscape but also pricing. In response to existing land uses, lot sizes transition west to east, larger to smaller.

Minimum setbacks are proposed to be the following:
- Front – 25 feet
- Side – 7 ½ feet
- Corner Lot Side – 25 feet
- Rear – 30 feet.

The main entrance to the neighborhood will be from Stieg Road. There will also be connections from the west & east through extensions of the existing street stubs. Stub streets for future development to the north and south will be provided. Sidewalks are proposed on one side of the street.

The proposed homes are explained below (samples attached):
- Cottage Homes (40' Wide lots)
  - 101 total homes
  - 2-story homes
  - 1,400 to 1,800 square feet
  - 2-car garage
  - Foundation type – slab-on-grade

- Select Homes (55' Wide Lots)
  - 37 total homes
  - 1- & 2-story homes
  - 1,500 to 2,600 square feet
  - 2- & 3-car garages
  - Foundation types – slab-on-grade, walkout, lookout

- Tradition Series Homes (65' Wide lots)
  - 91 total homes
  - 1- & 2-story homes
  - 1,800 to 3,100 square feet

- 2- & 3-car garages
- Foundation types – full basement, walkout, lookout

- Jonathan Homes (80' Wide)
  - 19 total units
  - 2-story homes
  - 4,000 to 5,000 square feet
  - 3-car garage
  - Foundation types – full basement, walkout, lookout

Zoning

The site is currently zoned GMU (General Mixed Use) and RSF-2 (Single Family Residential). A Planned Unit Development District will allow flexibility from the City's zoning ordinance. This includes offering all detached single-family homes on a variety of lots sizes. The net density (excluding open space) contemplates 3.92 units per acre.

Trails & Amenity

Stieg Farm will be a pedestrian friendly community. The neighborhood proposes nearly 1 mile of new public trail that will meander through the open space and connect to the southerly existing trail on Steig Road. In all, about 16 percent of open space is proposed. Additionally, approximately 2 miles of sidewalk will be created.

A private neighborhood amenity lot will consist of a pool, sport court and playground to be owned and maintained by a homeowners' association.

CONCLUSION

To summarize, the proposed Stieg Farm will fit with the surrounding residential neighborhoods. It will be environmentally friendly with minimal wetland impact and significant open space connected by trails. A diverse line of single-family housing styles will appeal to homebuyers at various stages and income levels. Most importantly, Stieg Farm reflects the vision the family, who've been in Corcoran for generations, want to see carried forward on their farmstead.

Stieg Property

Corcoran, Minnesota







Site Data:

Gross Area: 107.4 Acres
Net Developable Area: 76.73

Proposed lots: 248
- 40' Lots: 101
- 55' Lots: 37
- 65' Lots: 91
- 80' Lots: 19

Open Space: 13.5 Acres (16%)
Proposed Trail: 4,820 LF (0.9 mile)

Net Density: 3.23 units/acre
Net Density excl of Open Space: 3.92 units/acre

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DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1: That part of the Northeast Quarter of the Northwest Quarter, Section 1, Township 119, Range 23 described as beginning at a point on the East line of the Northwest Quarter, Section 1 distant 1419 feet North from the Southeast corner of said Northwest Quarter; thence North along said East line a distance of 528 feet; thence West at a right angle a distance of 165 feet; thence South at a right angle a distance of 528 feet; thence East at a right angle a distance of 165 feet to the point of beginning, Hennepin County, Minnesota.

Parcel 2: The West Half of the Northeast Quarter of Section 1, Township 119, Range 23, Hennepin County except the North 2 acres thereof, Hennepin County, Minnesota.

Parcel 3: The North 2 acres of the West Half of the Northeast Quarter of Section 1, Township 119, Range 23, Hennepin County, Minnesota.

Parcel 4: The North One-Third of the West Half of the Southeast Quarter of Section 1, Township 119, Range 23 except the East 175 feet of the West 895 feet of that part of said North One-Third of the West Half of the Southeast Quarter lying South of the North 387 feet of said North One-third of the West Half of the Southeast Quarter except that part lying South and West of the Public Road, Hennepin County, Minnesota.

Parcel 5: The East 175 feet of the West 895 feet of that part of the North One-Third of the West Half of the Southeast Quarter lying South of the North 387 feet of the North One-Third of the West Half of the Southeast Quarter of Section 1, Township 119, Range 23, Hennepin County, Minnesota.

Torrens Certificate of Title Number 1590543

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address**: 19500 Stieg Road, Corcoran, Minnesota 55374

3) **Flood Zone Information**: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone A (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. No Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27053C0044F, effective date of November 4th, 2016.

4) **Parcel Area Information**:
Gross Area: 4677256 s.f. ~ 107.375 acres
R/W Area: 27464 s.f. ~ 0.630 acres
Net Area: 4649792 s.f. ~ 106.745 acres.
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: PAPA MNDT RESET which has an elevation of: 951.46 feet (NAVD88). Contours were derived from a combination of field observations and LiDAR data from the Minnesota Department of Natural Resources.

6) **Zoning Information**: The current Zoning for the subject property is RSF-2 (Single Family Residential 2) and GMU (General Mixed Use) per the City of Corcoran's interactive zoning map accessed March 5th 2026. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks RSF-2 - Street(s): 20 feet (Stieg Road)
Side(living): 10 feet
Side (garage): 5 feet (minimum separation between structures on adjacent parcels shall be 15 feet)
Rear: 30 feet
Height: 35 feet
Hardcover: 50 percent of lot area

Principal Structure Setbacks GMU-2 - Front Street(s): 25 feet
Side: None
Rear: None
Adjacent to residential: 35 feet
Height: 35 feet
Hardcover: 80 percent of lot area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities**: We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that Seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 260630530 and 260630531 for a list of utility operators in this area.

16) No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

17) No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

21) A wetland delineation was not completed at the time of this certification. Approximate locations of the wetlands have been shown per data from the MN DNR and National Wetland Inventory.

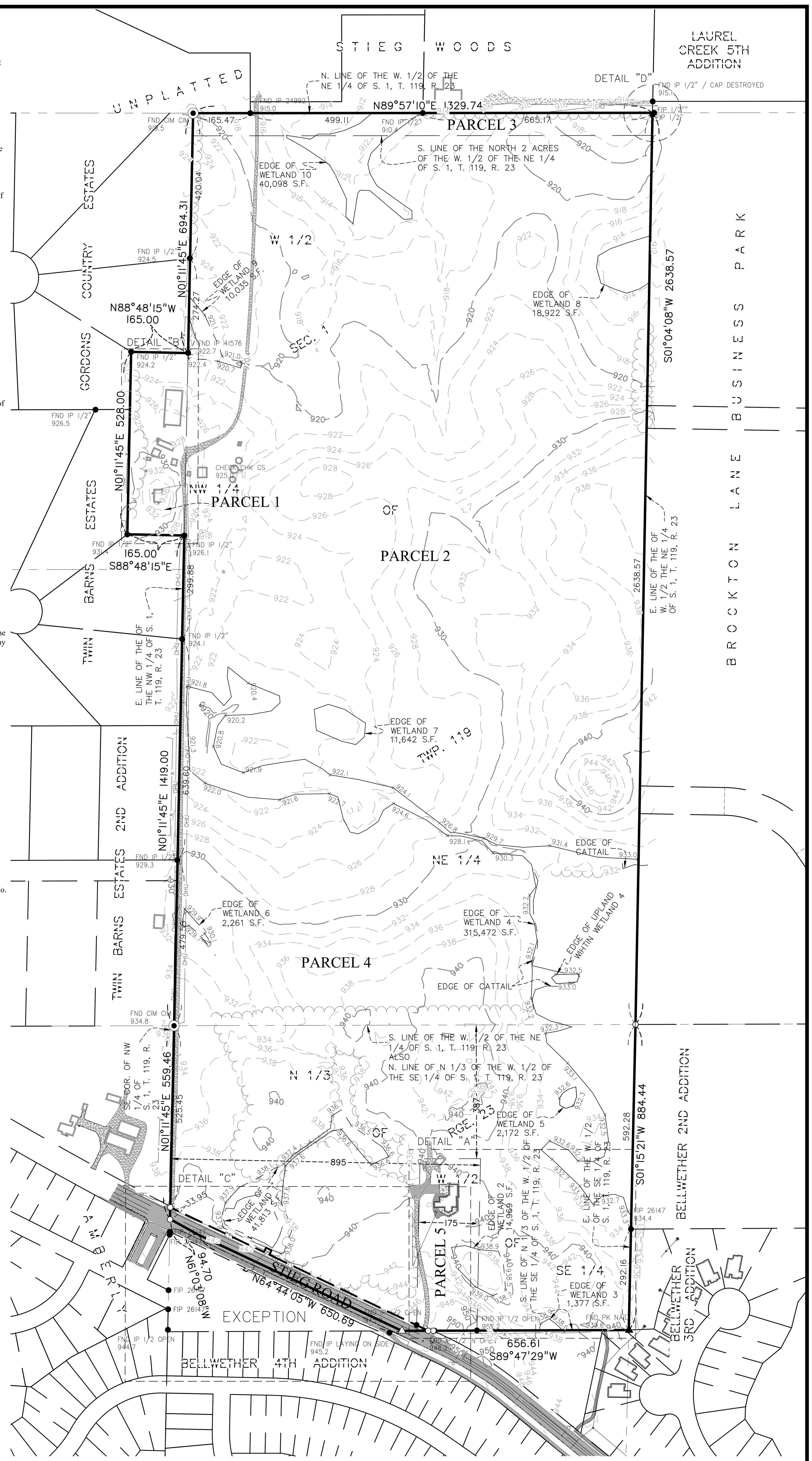
SURVEY REPORT

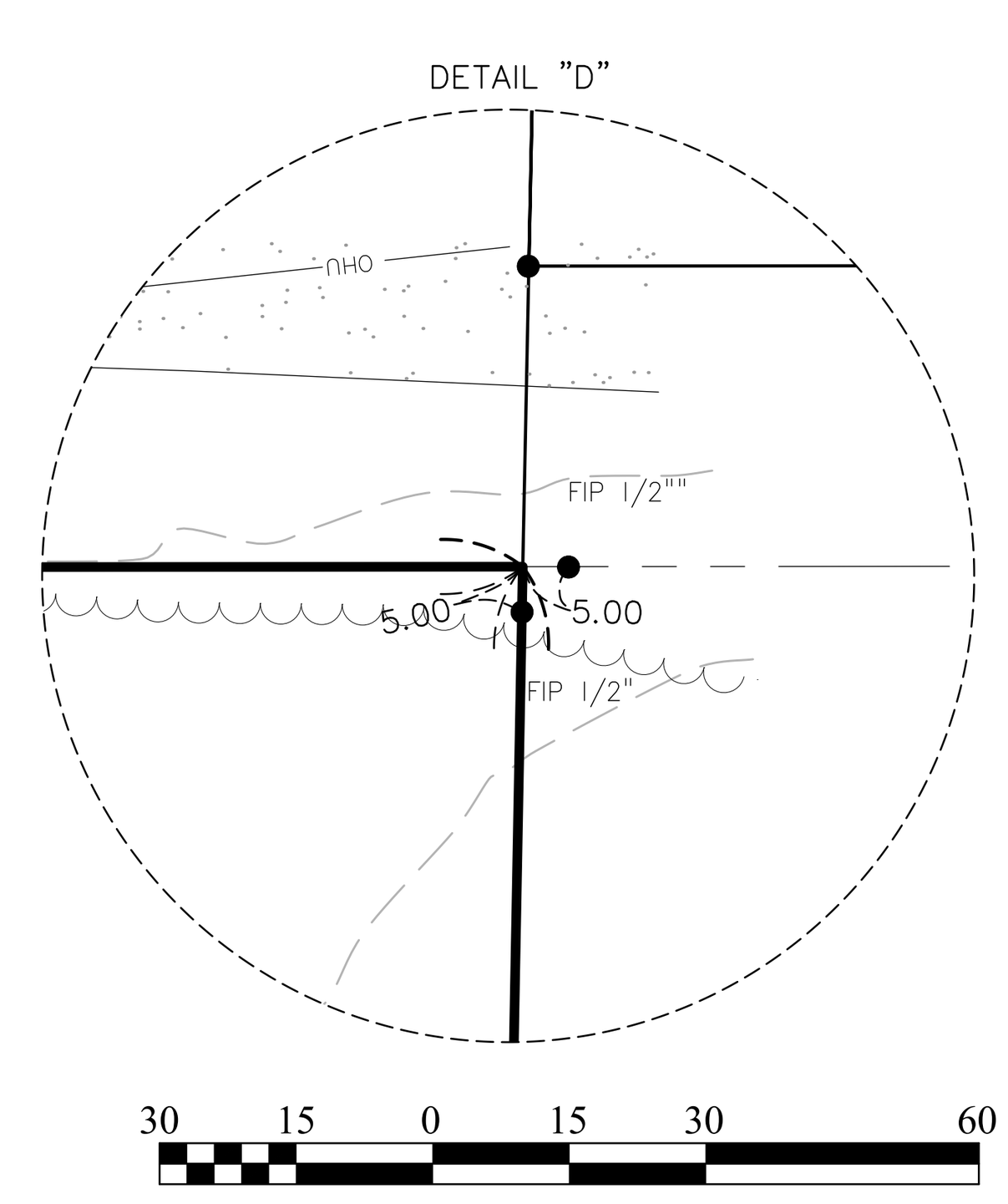
This map and report was prepared with the benefit of a Commitment for Title Insurance issued by DHI Title Agency as issuing agent for Fidelity National Title Insurance Company, File No. 511-261900082, dated January 21th, 2026.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:
a) Item no.'s 1-14 are not survey related

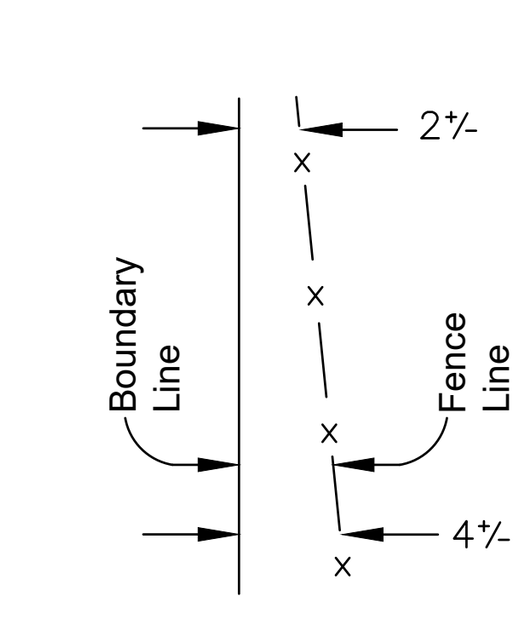
2) Steig Road has recently been redone. We have shown the right of way of Steig Road per roadway easement documents provided by the City of Corcoran. The easement documents have been signed and executed by the involved parties but do not appear to have been recorded. Additional title research may be required to provide document numbers.

3) Fences of unknown ownership fall near or over the property line of Parcel 1. *Shown Hereon* (A)

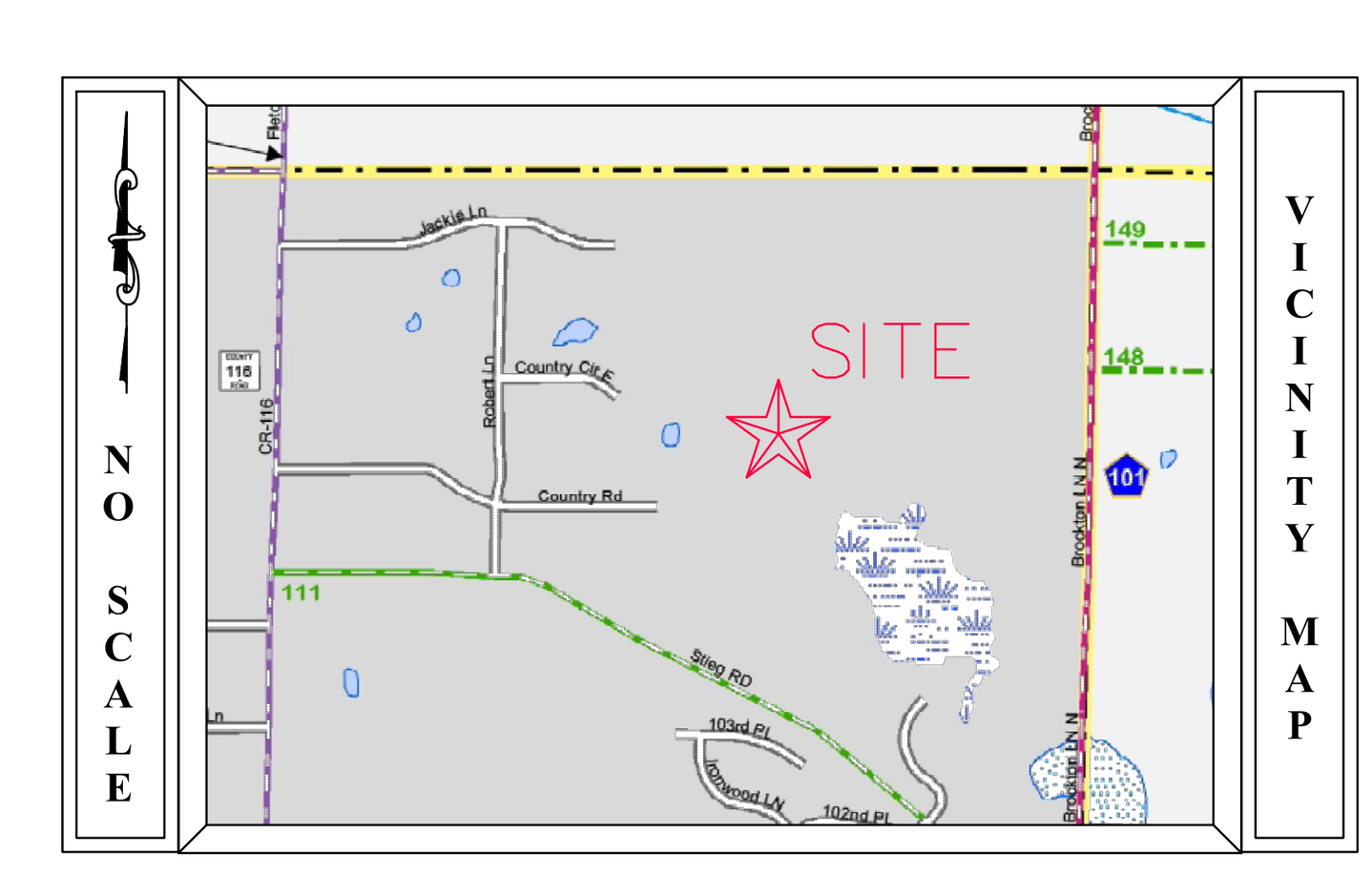




30 15 0 15 30 60
SCALE IN FEET



Fence ties are shown on the side of the boundary line that the fence is located on.



200 100 0 100 200 400
SCALE IN FEET

NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

Hardcover

Lot Area	= 4677256 S.F.
Houses Area	= 4179 S.F.
Sheds Area	= 10184 S.F.
Bituminous Driveway Area	= 2799 S.F.
Concrete Driveway Area	= 1106 S.F.
Concrete Area	= 376 S.F.
Stoop Area	= 125 S.F.
Patio Area	= 636 S.F.
Pavers Area	= 70 S.F.
Total Area	= 19475 S.F.
Coverage = 0.42 %	

SURVEY LEGEND

CAST IRON MONUMENT	PIEZOMETER	WOE WALKOUT ELEVATION
IRON PIPE MONUMENT SET	POWER POLE	FFE FIRST FLOOR ELEVATION
IRON PIPE MONUMENT FOUND	GUY WIRE	GFE GARAGE FLOOR ELEVATION
DRILL HOLE FOUND	ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
CHISELED "X" MONUMENT SET	LIFT STATION	LOE LOWEST OPENING ELEV.
CHISELED "X" MONUMENT FOUND	SANITARY MANHOLE	CONCRETE
REBAR MONUMENT FOUND	SANITARY CLEANOUT	BITUMINOUS
PK NAIL MONUMENT SET	STORM MANHOLE	BUILDING SETBACK LINE
PK NAIL MONUMENT FOUND	STORM DRAIN	CABLE TV
PK NAIL W/ ALUMINUM DISC	CATCH BASIN	CONCRETE CURB
SURVEY CONTROL POINT	FLARED END SECTION	CONTOUR EXISTING
A/C UNIT	TREE CONIFEROUS	CONTOUR PROPOSED
CABLE TV PEDESTAL	TREE DECIDUOUS	GUARD RAIL
ELECTRIC TRANSFORMER	TREE CONIFEROUS REMOVED	DRAIN TILE
ELECTRIC MANHOLE	TREE DECIDUOUS REMOVED	ELECTRIC UNDERGROUND
ELECTRIC METER	TELEPHONE MANHOLE	FENCE
ELECTRIC OUTLET	TELEPHONE PEDESTAL	FIBER OPTIC UNDERGROUND
YARD LIGHT	UTILITY MANHOLE	GAS UNDERGROUND
LIGHT POLE	UTILITY PEDESTAL	OVERHEAD UTILITY
FIBER OPTIC MANHOLE	UTILITY VAULT	TREE LINE
FIRE DEPT. HOOK UP	WATERMAIN MANHOLE	SANITARY SEWER
FLAG POLE	WATER METER	STORM SEWER
FUEL PUMP	WATER SPIGOT	TELEPHONE UNDERGROUND
FUEL TANK	WELL	RETAINING WALL
PROPANE TANK	MONITORING WELL	UTILITY UNDERGROUND
GAS METER	CURB STOP	WATERMAIN
GAS VALVE	GATE VALVE	TRAFFIC SIGNAL
GAS MANHOLE	HYDRANT	RAILROAD TRACKS
GENERATOR	IRRIGATION VALVE	RAILROAD SIGNAL
GUARD POST	POST INDICATOR VALVE	RAILROAD SWITCH
HAND HOLE	SIGN	SATELLITE DISH
MAIL BOX	SOIL BORING	WETLAND BUFFER SIGN

To: DR Horton, DHI Title Agency, and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 6(a), 7(a), 8, 11(b),16,17 and 18 of Table A thereof. The field work was completed on March 11th,2026.

Date of Plat or Map: April 6th, 2026

Colyn M. Tvete, PLS Minnesota License No. 62269

FIELD CREW	NO.	BY	DATE	REVISION
DM PH SO	1	AK	5/15/2026	FIELD TOPO
DRAWN				
AK				
CHECKED				
CMT				
DATE				
3/12/26				

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TWP:119-RGE.23-SEC.1
Hennepin County

CORCORAN, MINNESOTA

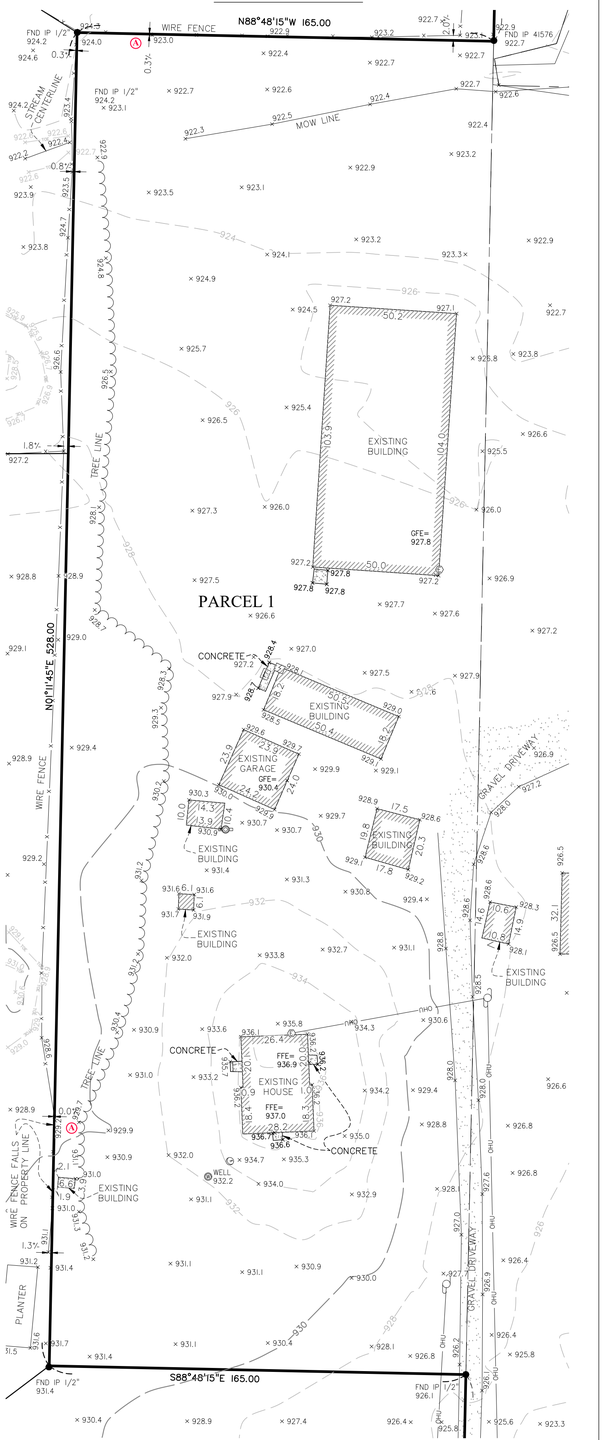
ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR:
DR HORTON

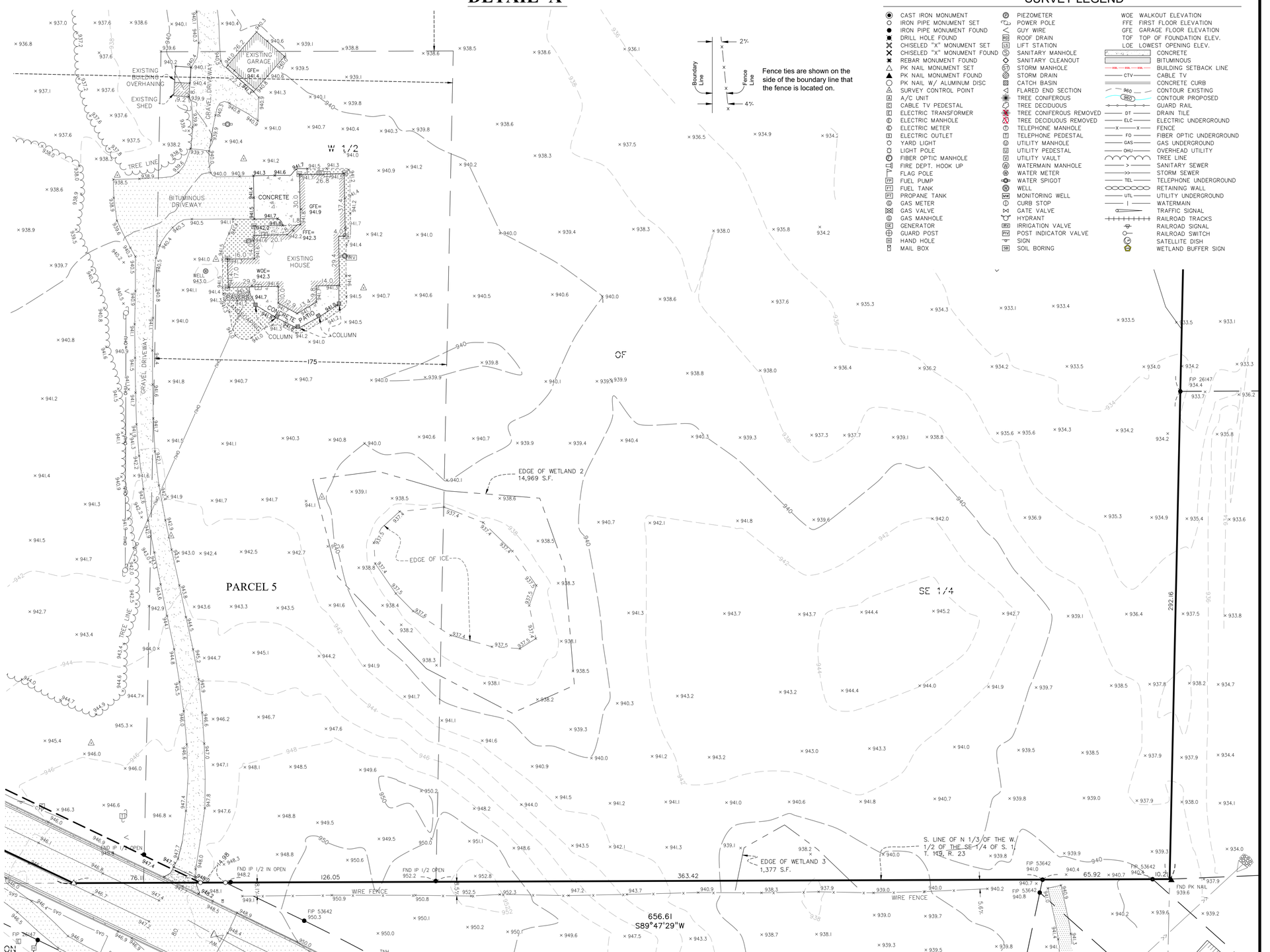
FILE NO. 3850-023

1 / 3

DETAIL 'B'



DETAIL 'A'



SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.

- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM PH SO				
DRAWN				
AK				
CHECKED				
CMT				
DATE				
03/12/26				

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NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

30 15 0 15 30 60

SCALE IN FEET

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Hennepin County

CORCORAN, MINNESOTA

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR:
DR HORTON

FILE NO.
3850-023

2
3

DETAIL 'C'

EXCEPTION

Fence ties are shown on the side of the boundary line that the fence is located on.

Boundary Line

Fence Line

2½

4½

30 15 0 15 30 60

SCALE IN FEET

NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

FIELD CREW	NO.	BY	DATE	REVISION
DM PH SO				
DRAWN				
AK				
CHECKED				
CMT				
DATE				
03/12/26				

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TWP:119-RGE.23-SEC.1
Hennepin County

CORCRAN, MINNESOTA

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR:
DR HORTON

FILE NO.
3850-023

3
3

The Ferguson

3 Bed | 2.5 Bath | 2 Garage | 1,686 Square Feet | 2 Stories



American Classic A



Northern Craftsman B



Heartland Cottage C

D·R·HORTON
America's Builder

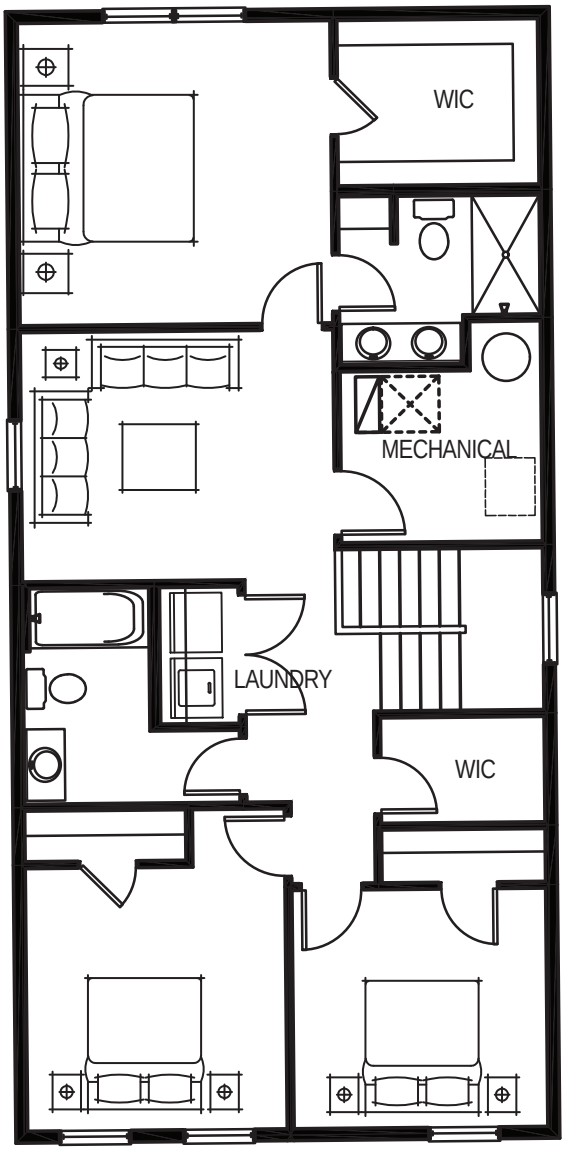
The Ferguson

drhorton.com

MAIN LEVEL



UPPER LEVEL



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REV. 9.2025 C221

The Edison

4 Bed | 2.5 Bath | 2 Garage | 1,863 Square Feet | 2 Stories



American Classic A

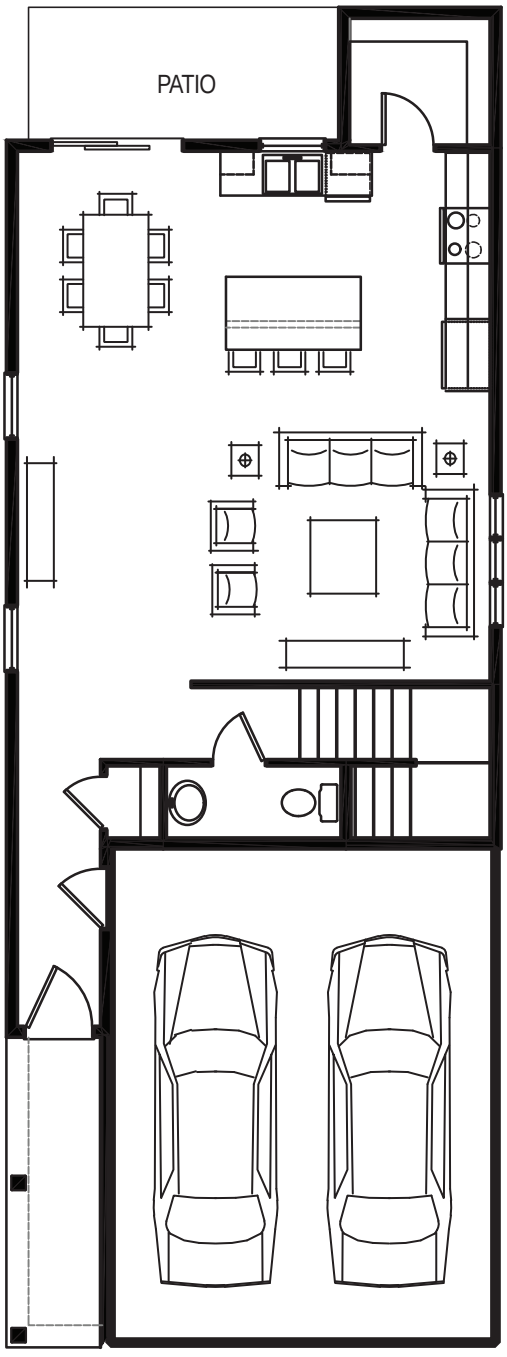


Northern Craftsman B

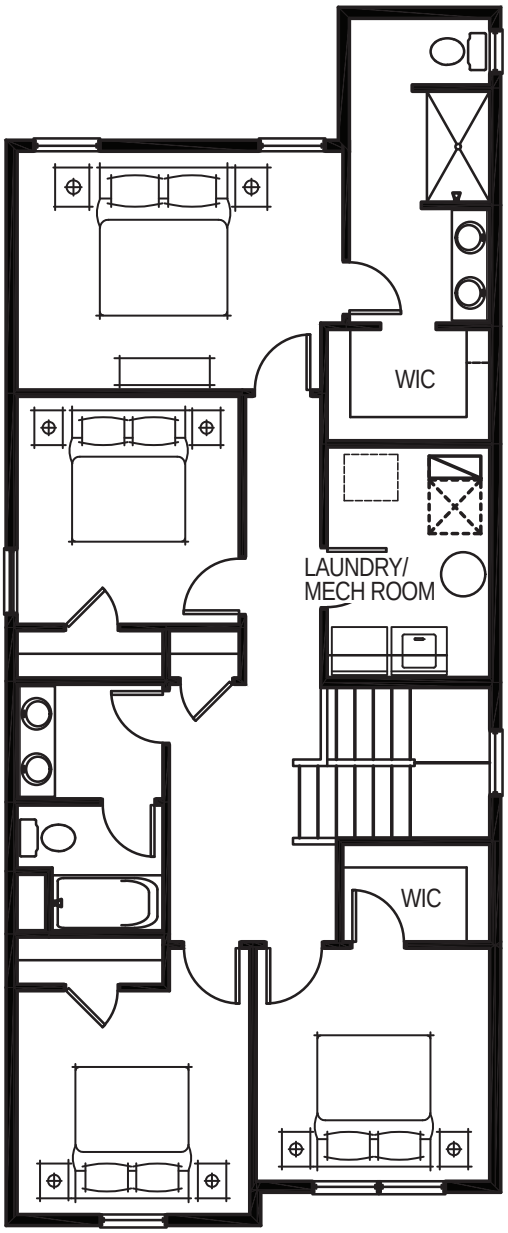


Heartland Cottage C

MAIN LEVEL



UPPER LEVEL



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REV. 9.2025 C222

The Tatum

3 Bed | 2.5 Bath | 2 Garage | 1,490 Square Feet | 2 Stories



American Classic A



Northern Craftsman B



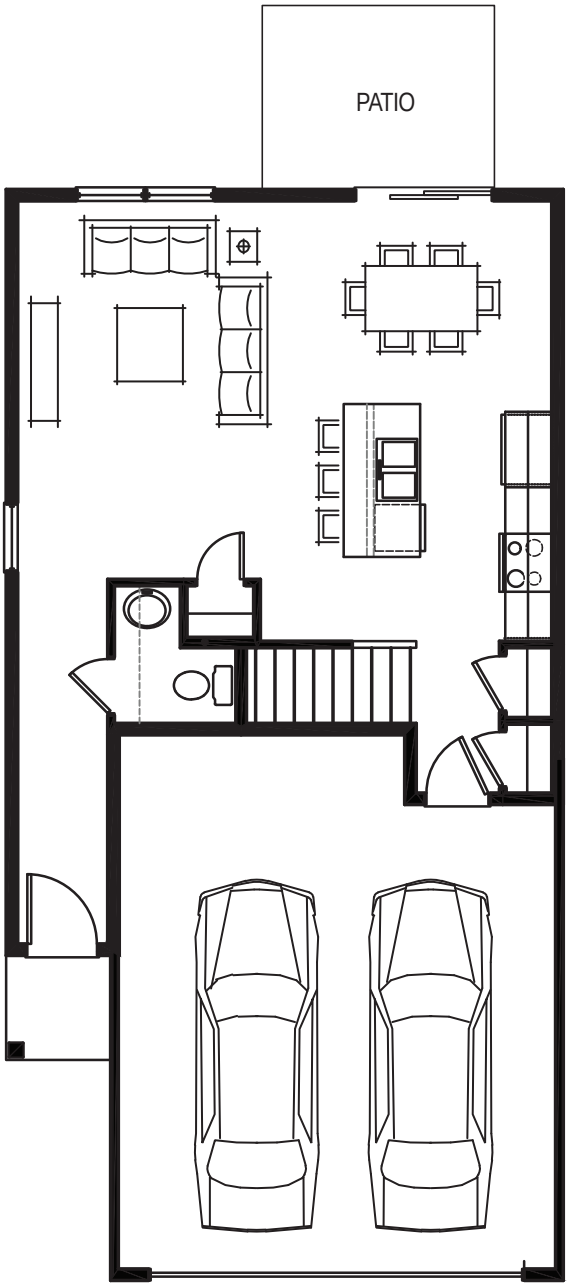
Heartland Cottage C

D·R·HORTON
America's Builder

The Tatum

drhorton.com

MAIN LEVEL



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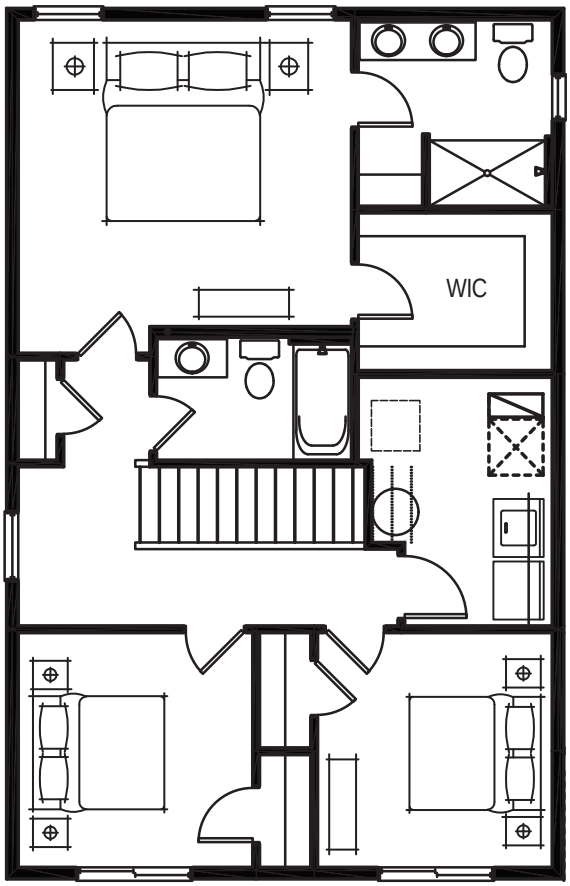

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REV. 9.2025 C241

The Pattison

4 Bed | 2.5 Bath | 2 Garage | 1,675 Square Feet | 2 Stories



American Classic A

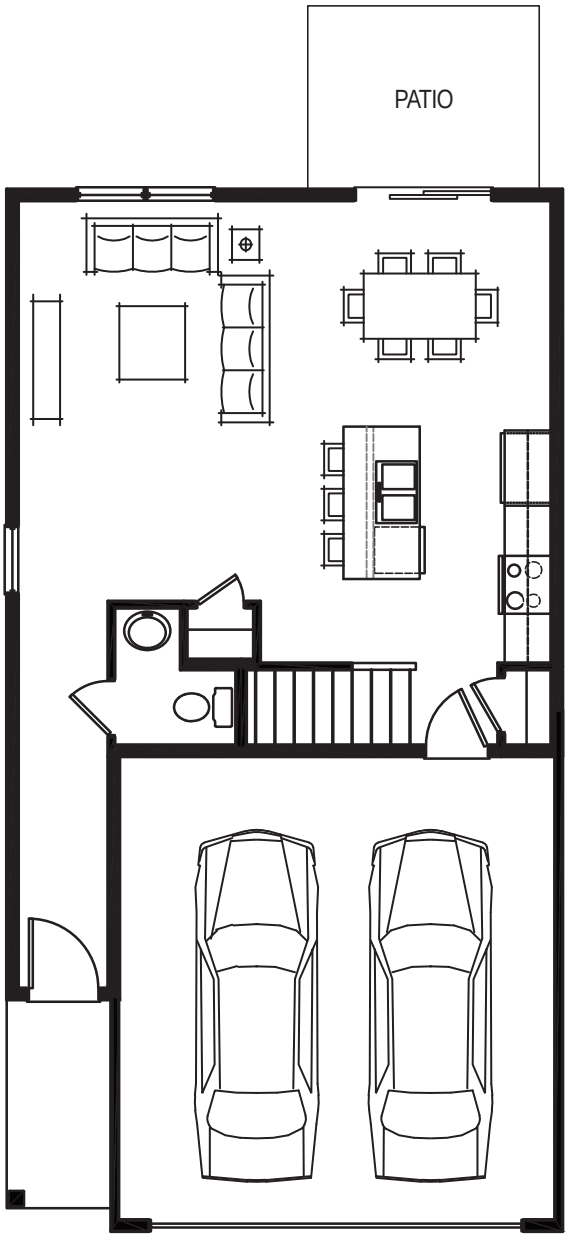


Northern Craftsman B



Heartland Cottage C

MAIN LEVEL



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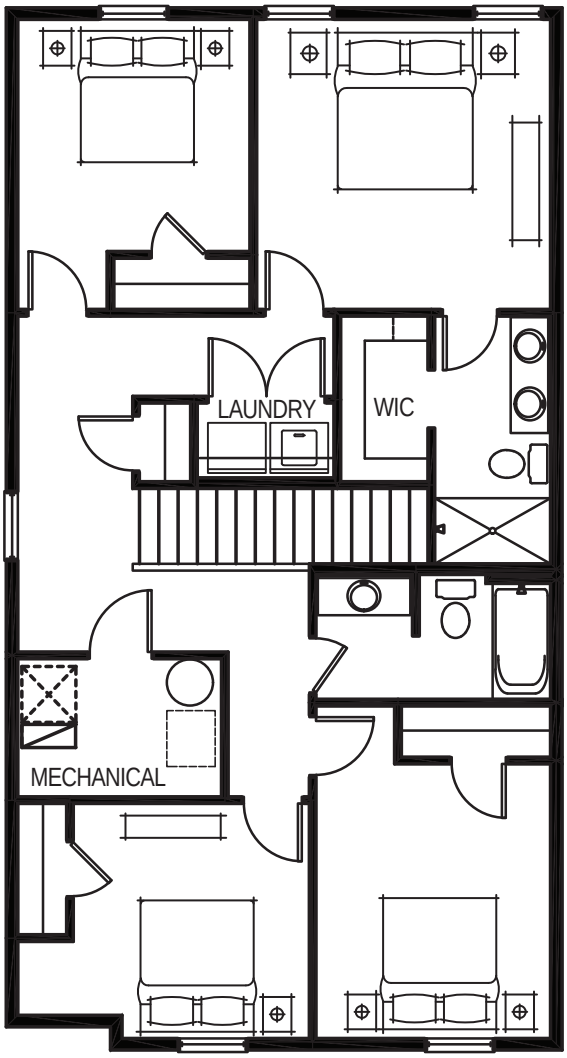

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REV. 9.2025 C242

The Pine

4 Bed | 2.5 Bath | 2 Garage | 1,989 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



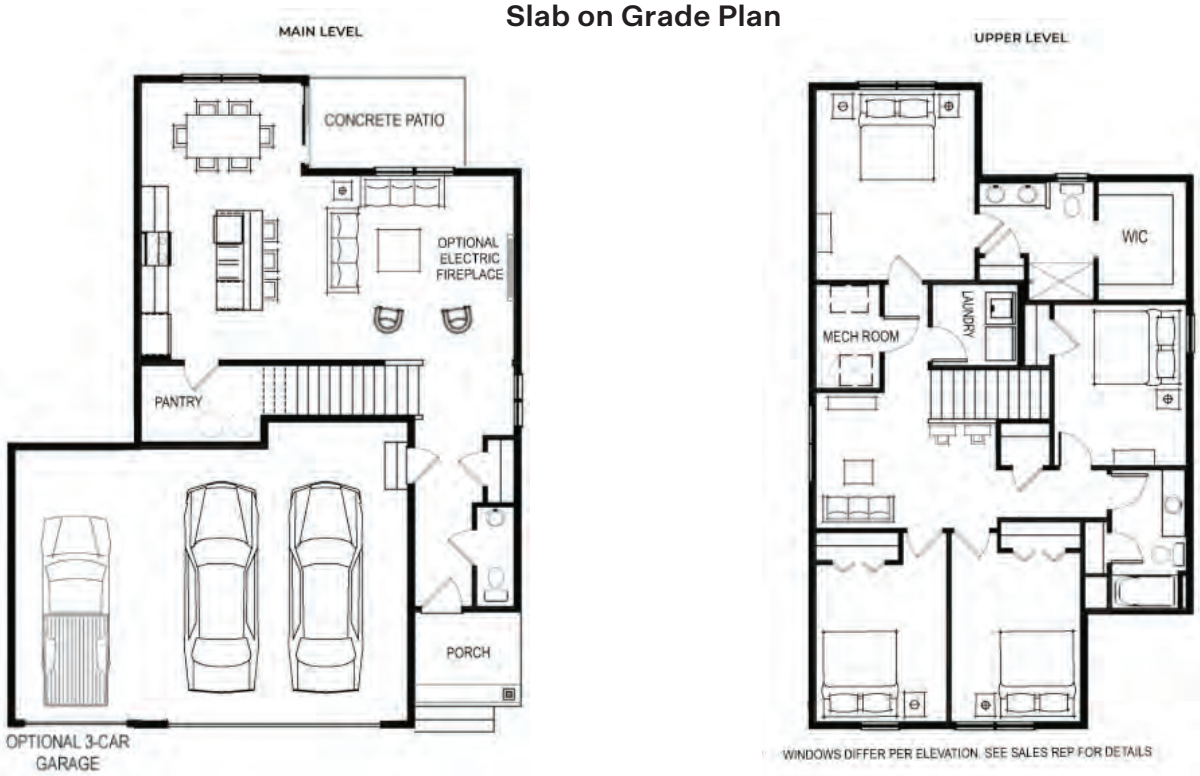
Prairie D

D·R·HORTON
America's Builder

The Pine

drhorton.com

Slab on Grade Plan



Basement Plan



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REV. 8.2026 X303-X323

The Louisville

4 Bed | 2.5 Bath | 3 Garage | 2,391 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



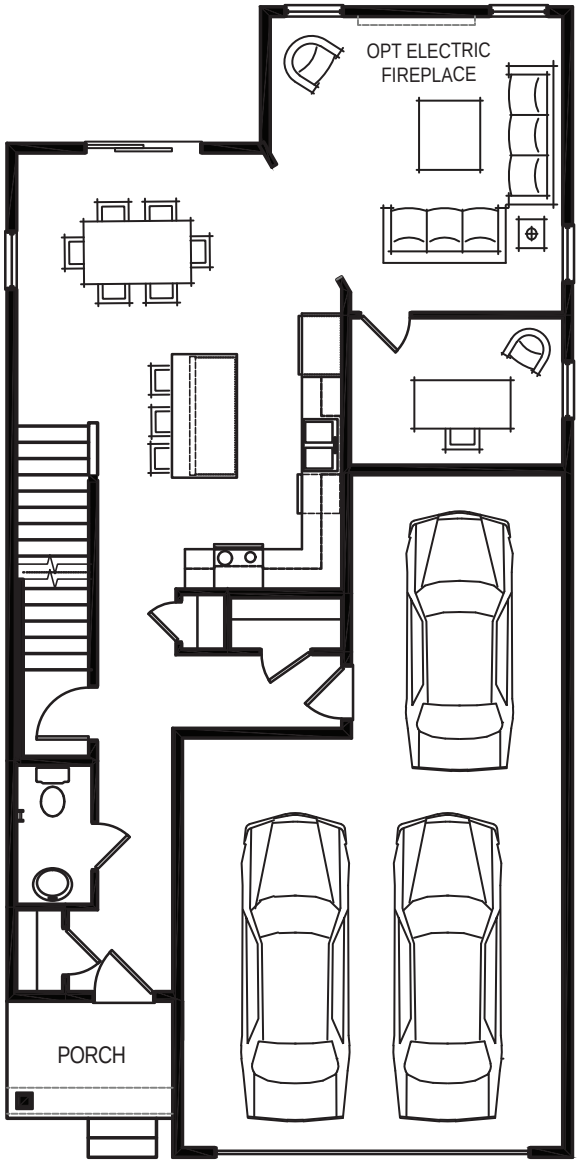
Prairie D

D·R·HORTON
America's Builder

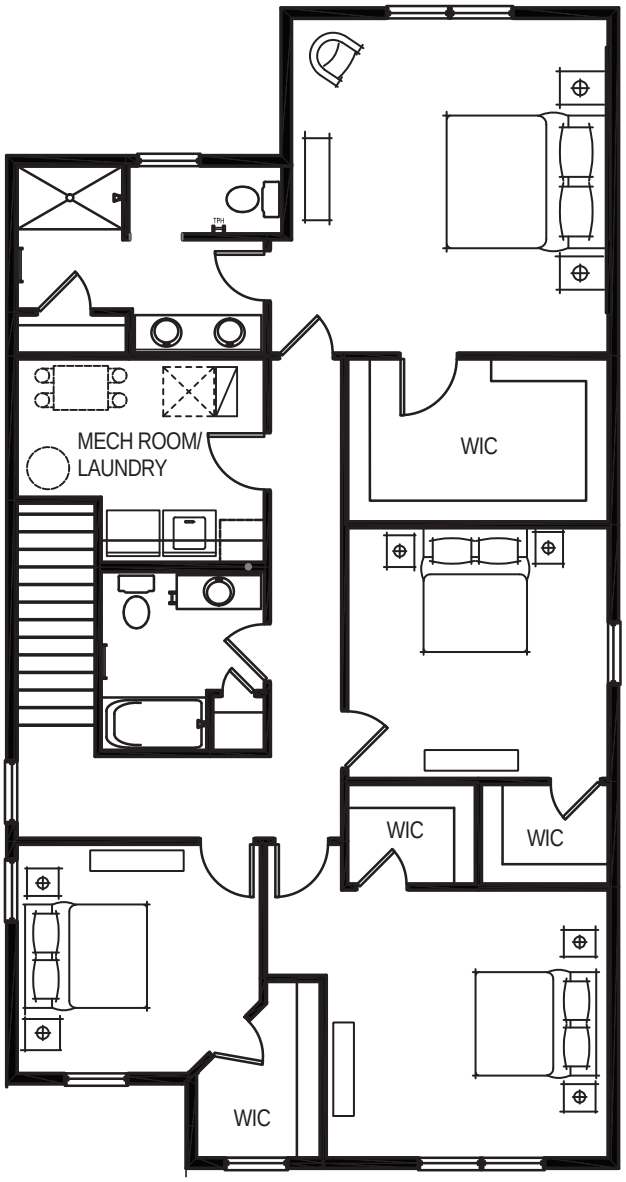
The Louisville

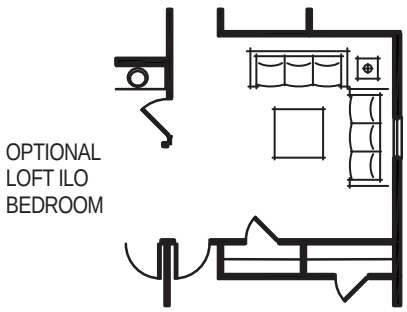
drhorton.com

MAIN LEVEL



UPPER LEVEL





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REV. X376 1.2026

The Sienna

3 Bed | 2.5 Bath | 2 Garage | 1,842 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



Prairie D

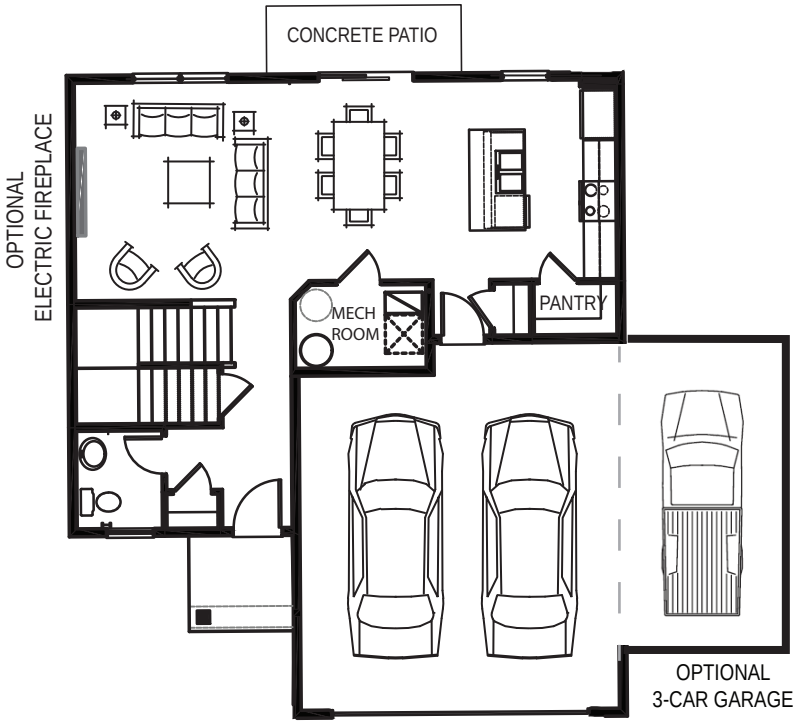
D·R·HORTON
America's Builder

The Sienna

drhorton.com

SLAB ON GRADE PLAN

MAIN LEVEL



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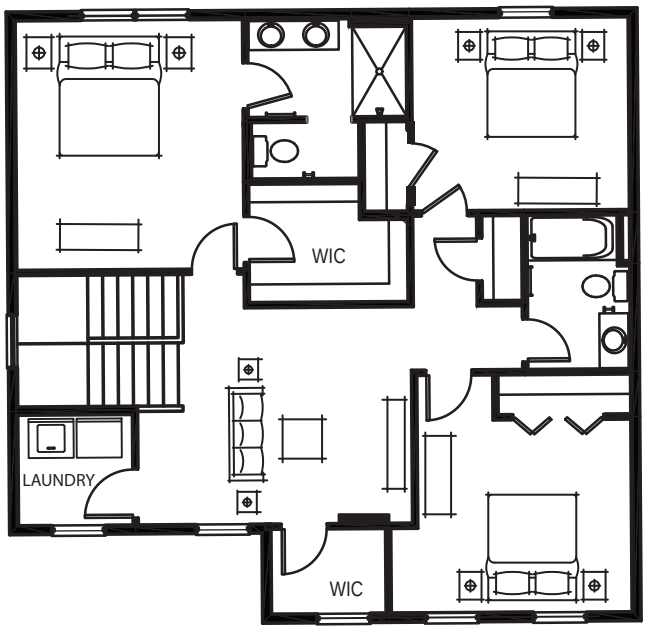
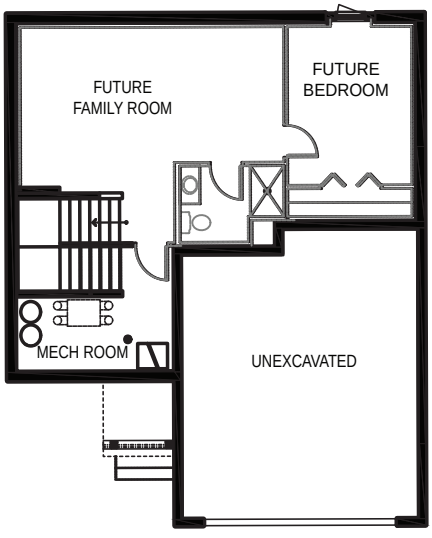


BASEMENT PLAN

UNFINISHED BASEMENT



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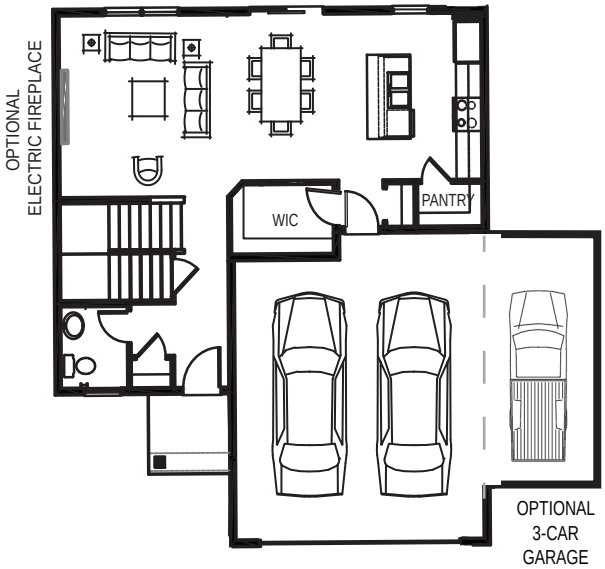

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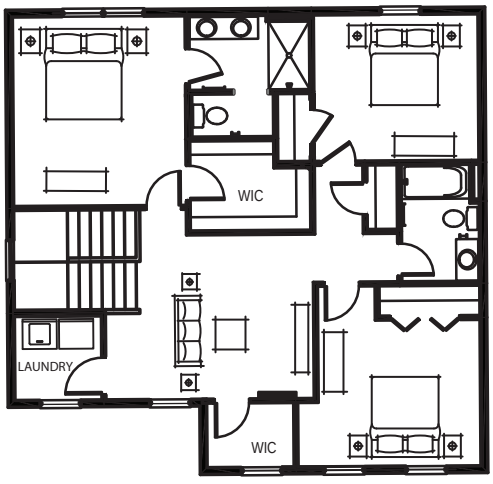

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REV. 5.2025 X403-X423

The Holcombe

4 Bed | 2.5 Bath | 2 Garage | 2,323 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



Prairie D

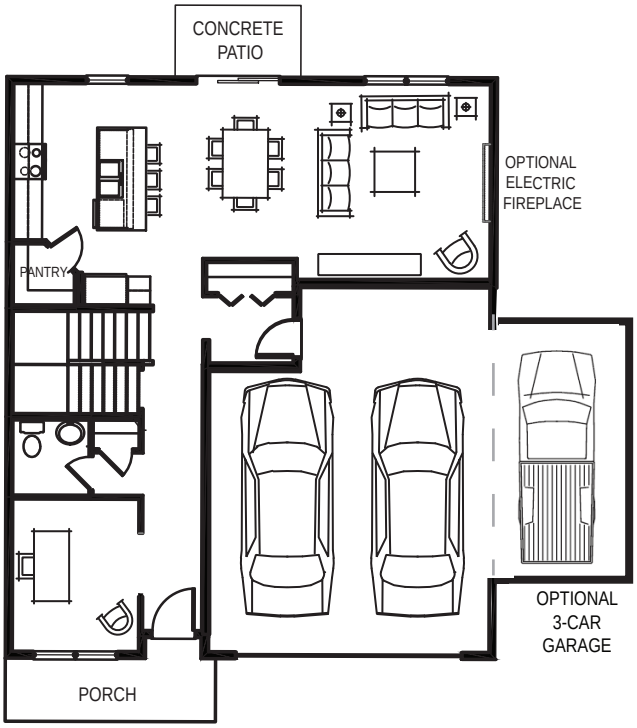
D·R·HORTON
America's Builder

The Holcombe

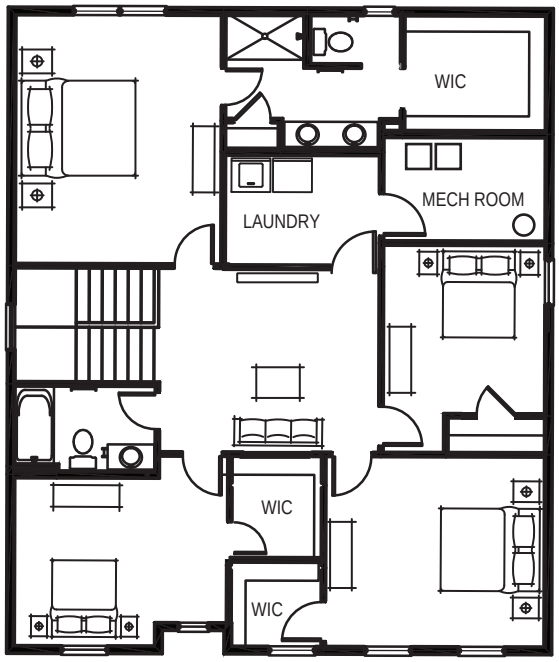
drhorton.com

SLAB ON GRADE PLAN

MAIN LEVEL

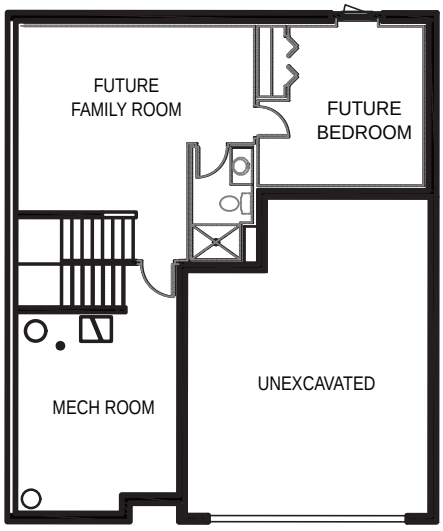


UPPER LEVEL

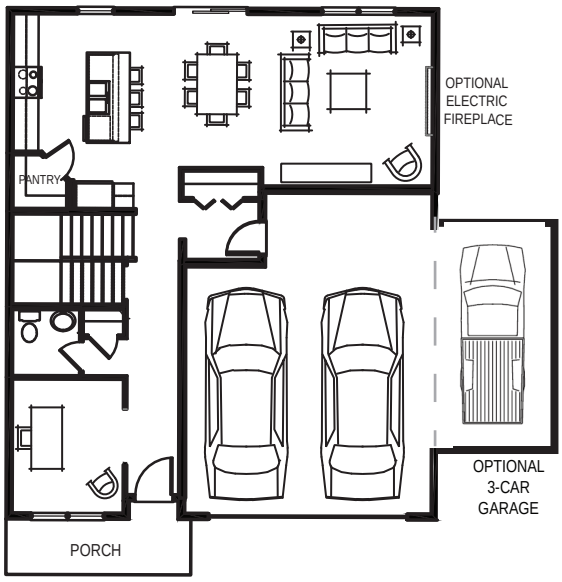


BASEMENT PLAN

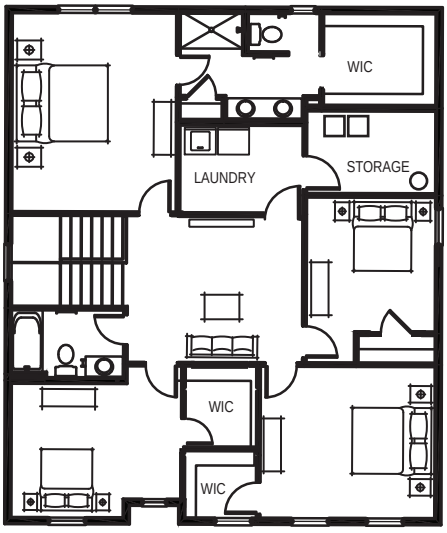
UNFINISHED BASEMENT



MAIN LEVEL



UPPER LEVEL



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REV. 8.2025 X407-X427

The Clifton II

3 Bed | 2 Bath | 2 - 3 Garage | 1,866 Square Feet | 1 Story



American Classic A



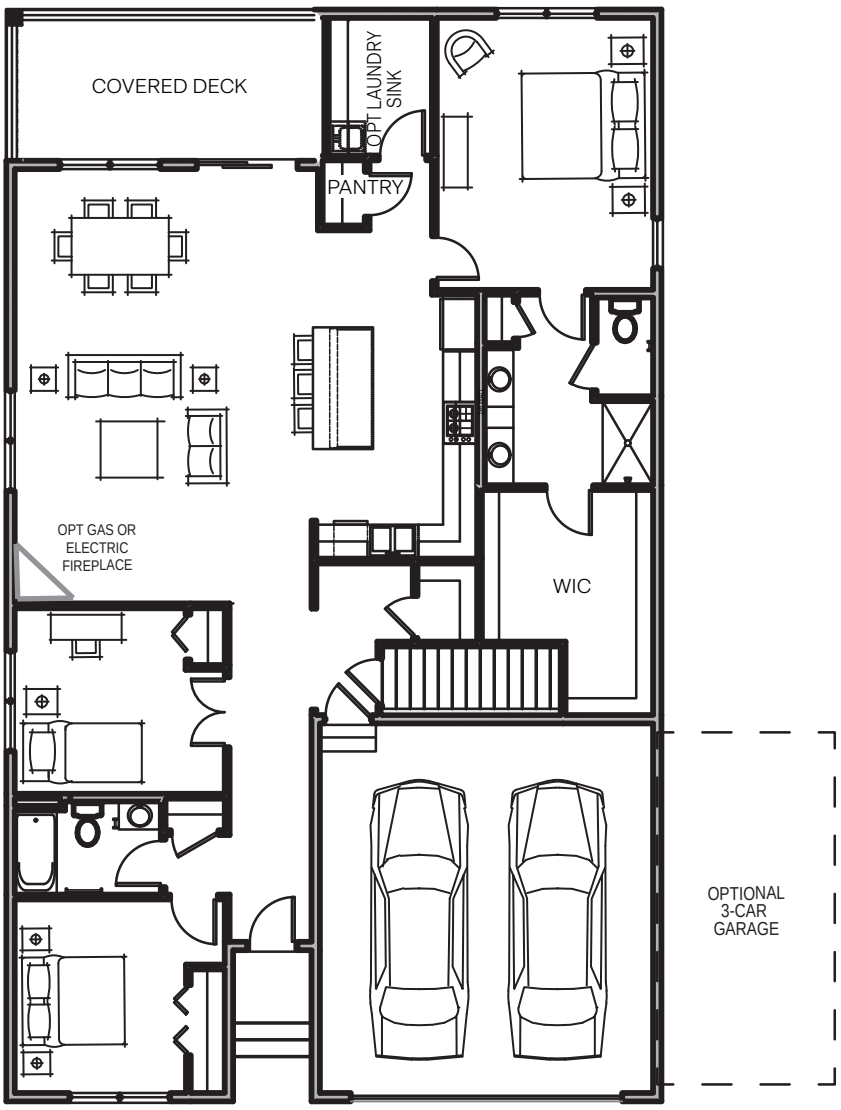
Northern Craftsman B

D·R·HORTON
America's Builder

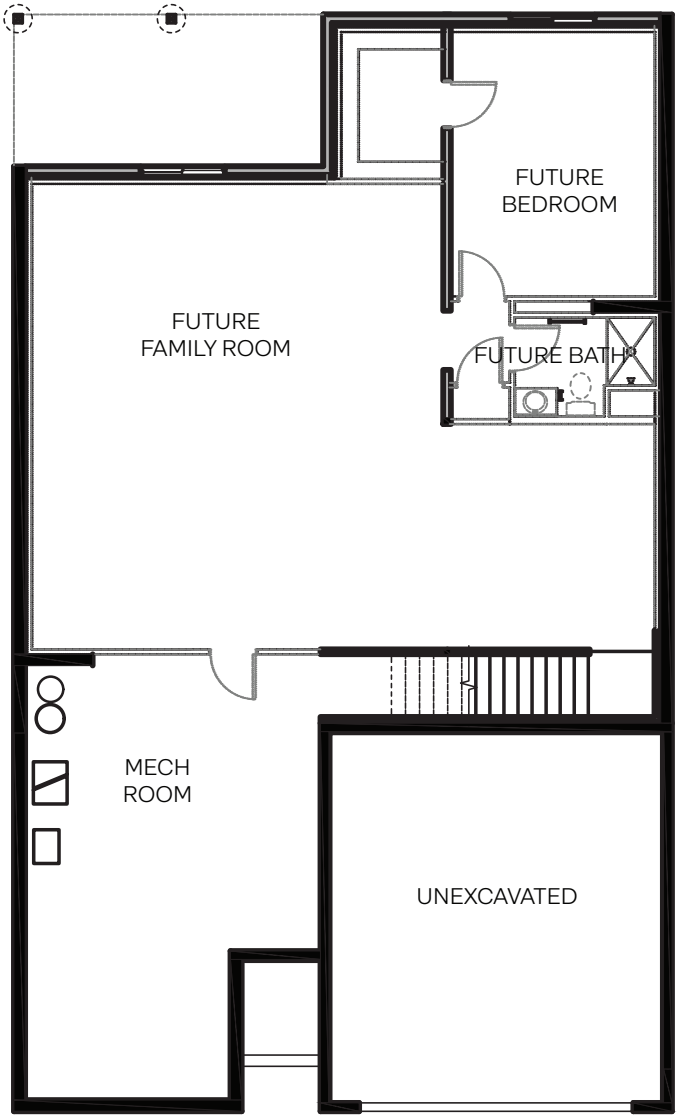
The Clifton II

drhorton.com

MAIN LEVEL



BASEMENT



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The Whitney

5 Bed | 4 Bath | 3 Garage | 3,448 Square Feet | 2 Stories



American Classic A



Prairie D



Northern Craftsman B



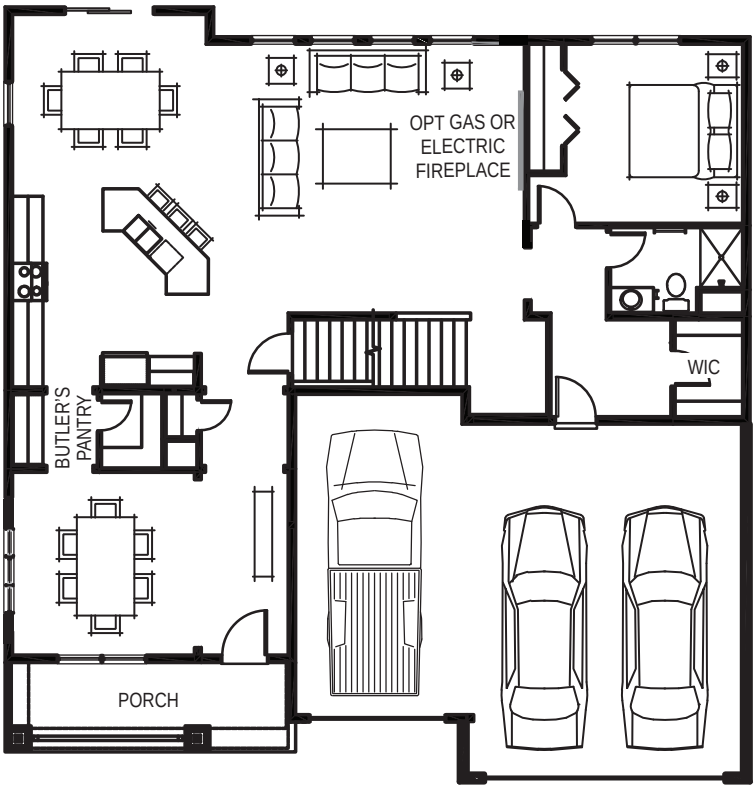
Artisan E

D·R·HORTON
America's Builder

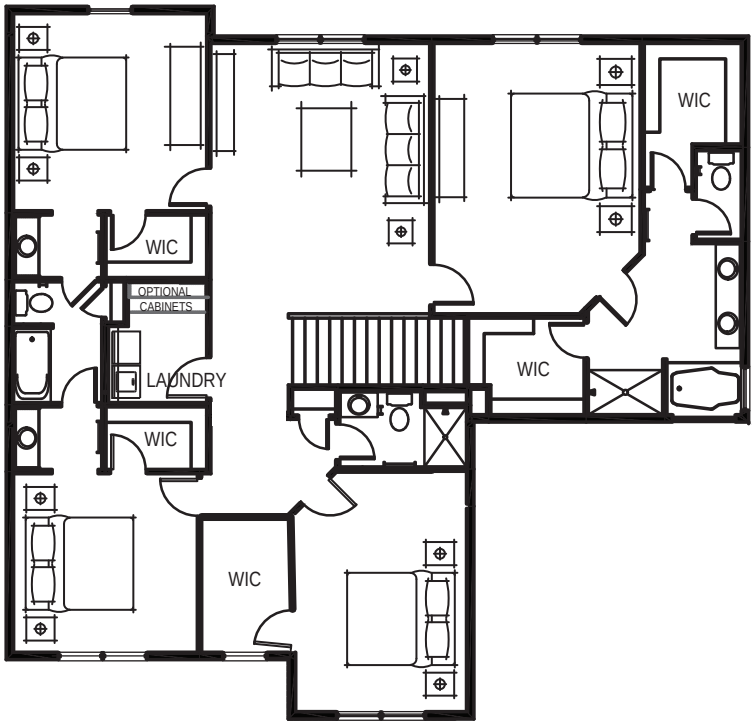
The Whitney

drhorton.com

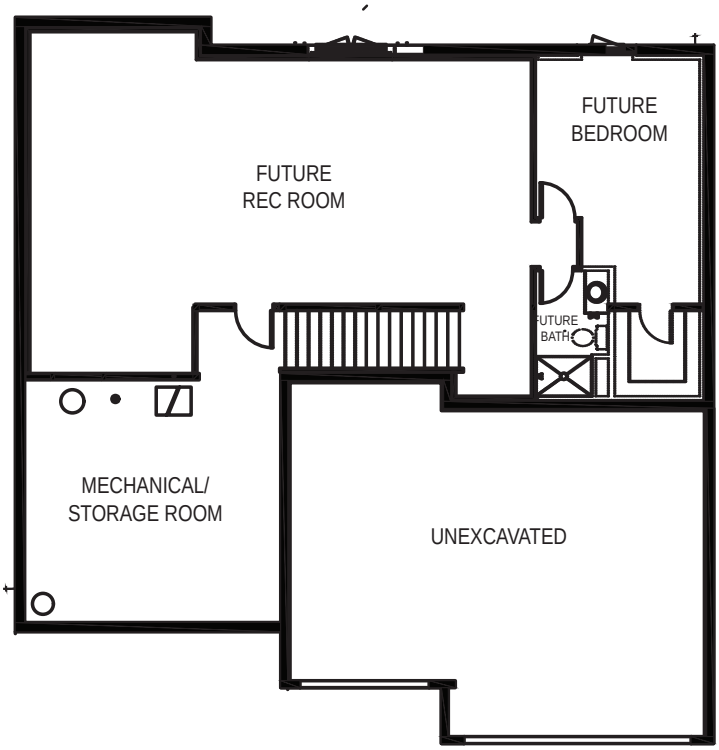
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



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REV. 9.2024 5451

The Redwood

4 Bed | 3.5 Bath | 3 Garage | 3,084 Square Feet | 2 Stories



American Classic A



Northern Craftsman B



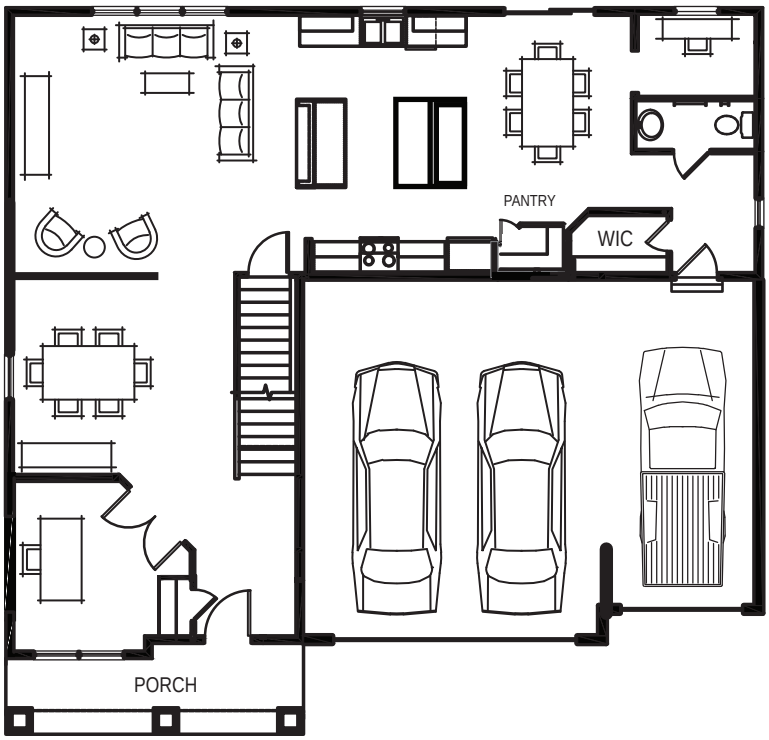
Heartland Cottage C

D·R·HORTON
America's Builder

The Redwood

drhorton.com

MAIN LEVEL



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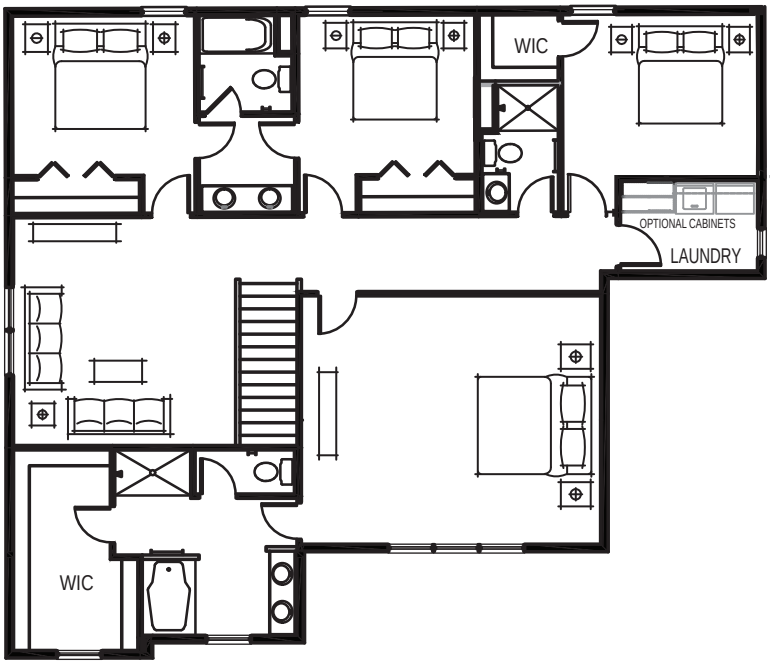

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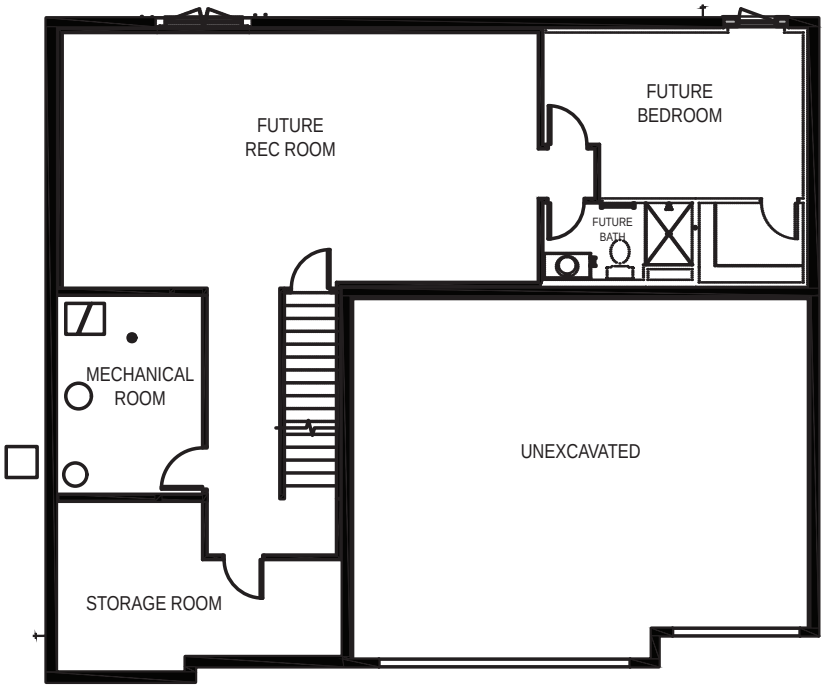
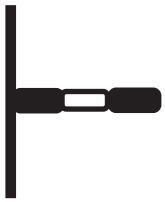


OPT
ELECTRIC FIREPLACE



OPTIONAL SEE
THROUGH FIREPLACE



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REV. 9.2024 5475

The Adams II

4 Bed | 2.5 Bath | 2 Garage | 2,776 Square Feet | 2 Stories



American Classic A



Heartland Cottage C



Northern Craftsman B



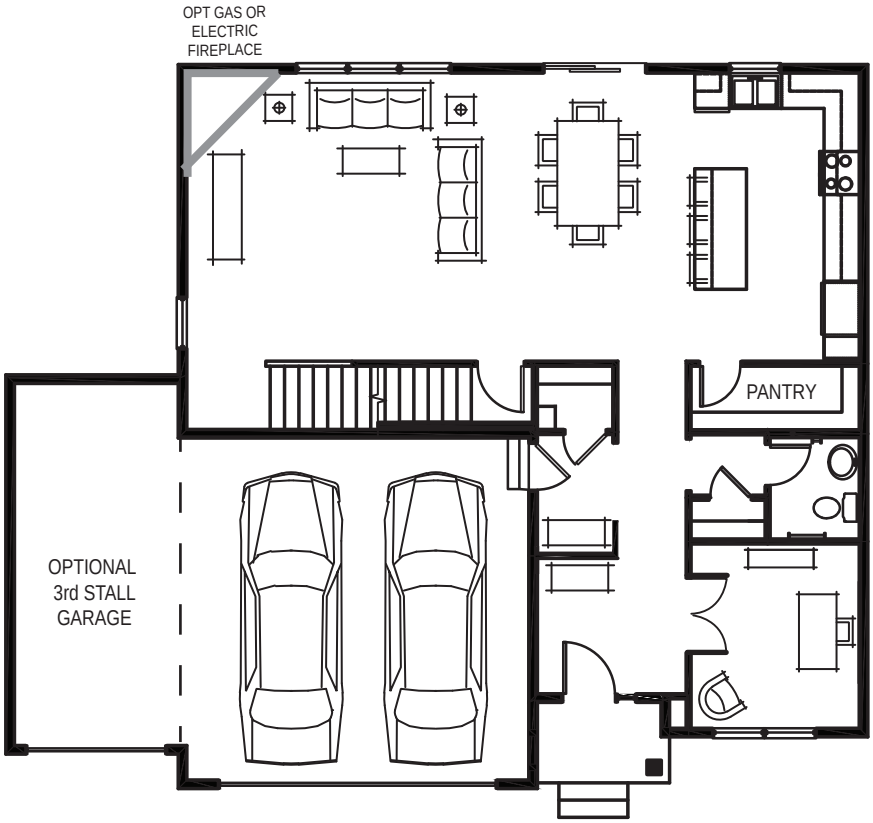
Prairie D

D·R·HORTON
America's Builder

The Adams II

drhorton.com

MAIN LEVEL



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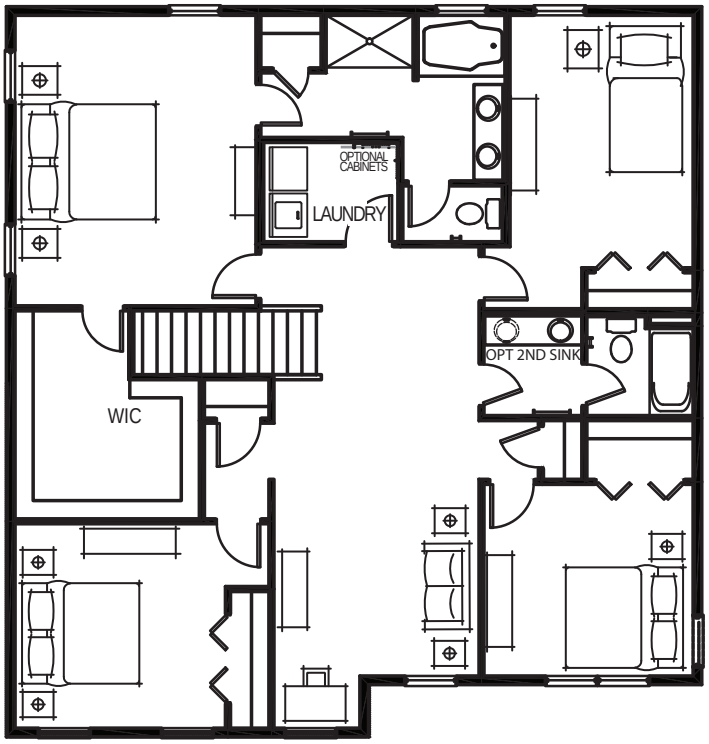

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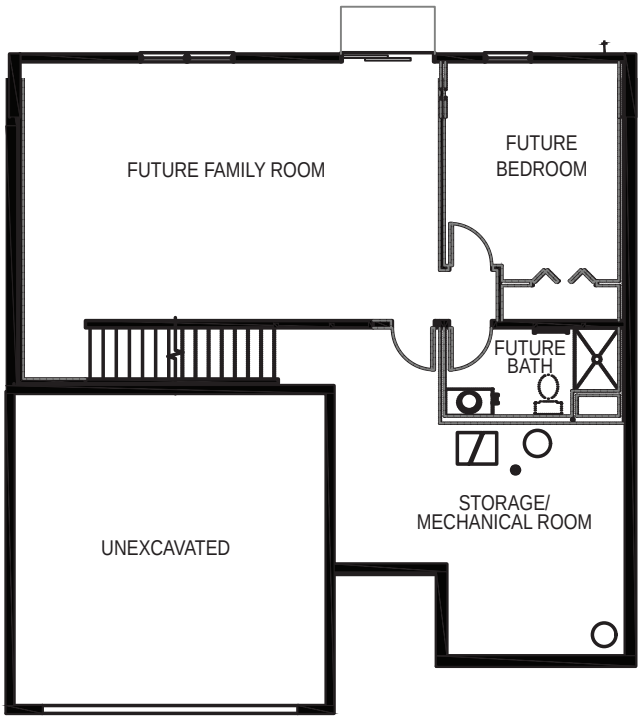

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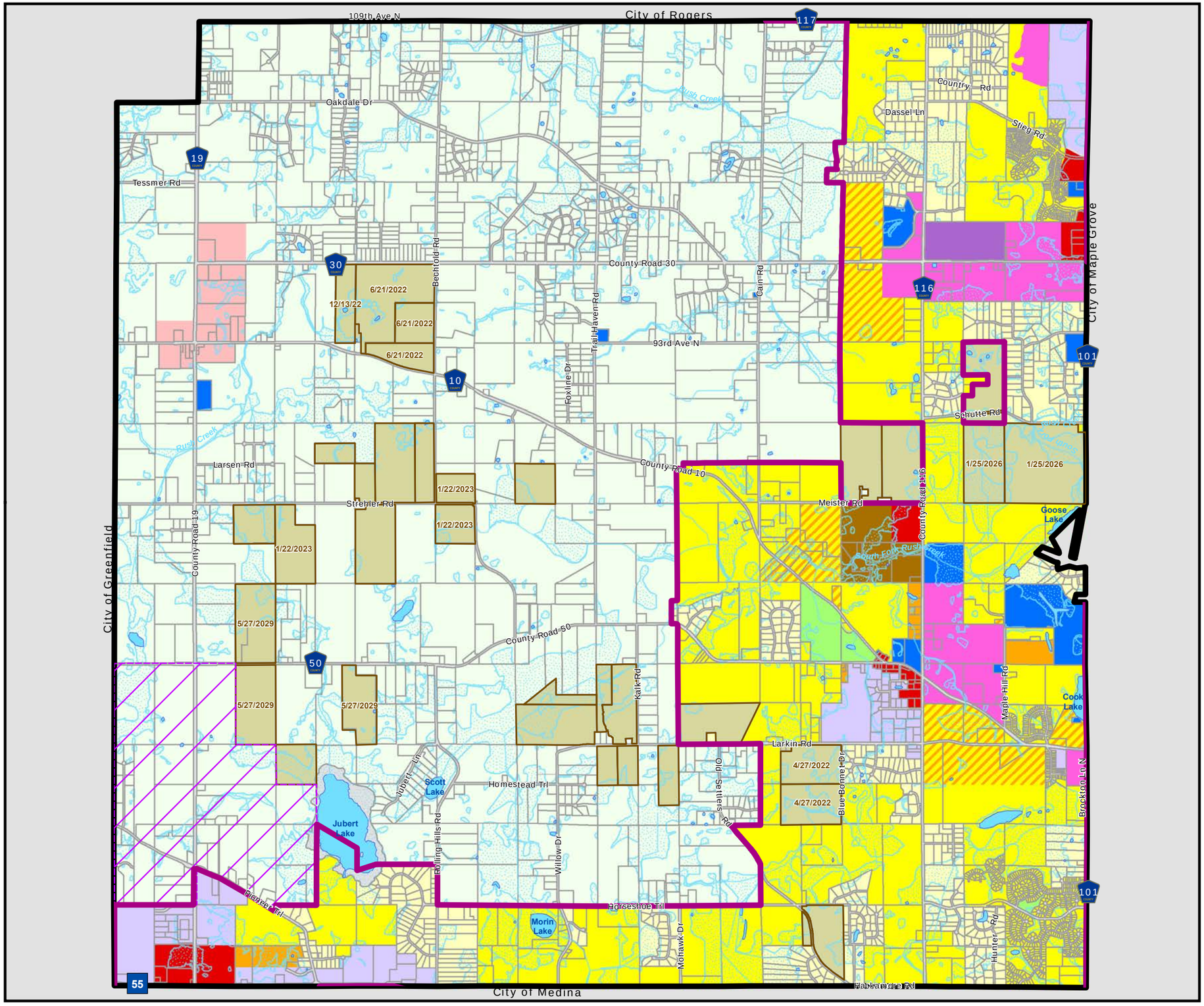
REV. 9.2024 5486



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000

Feet

N

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Date: 10/27/2021 Time: 9:57:35 AM User: LPSRemote

Official Zoning Map

- City Limit
- 2040 MUSA
- Government Building
- Public Park
- Golf Course
- Church
- Cemetery

Zoning Districts:

- UR: Urban Reserve
- RR: Rural Residential
- RSF-1: Single Family Residential 1
- RSF-2: Single Family Residential 2
- RSF-3: Single Family Residential 3
- RMF-1: Medium Density Residential
- RMF-2: Mixed Residential
- MP: Manufactured Home Park
- P-I: Public/Institutional
- TCR: Transitional Rural Commercial
- CR: Rural Commercial
- C-1: Neighborhood Commercial
- C-2: Community Commercial
- DMU: Downtown Mixed Use
- GMU: General Mixed Use
- BP: Business District
- I-1: Light Industrial
- PUD: Planned Unit Development
- Open Water
- Shoreland Overlay District
- Parcels
- Streams

3,000 1,500 0 3,000 Feet

N

Prepared in July, 2024

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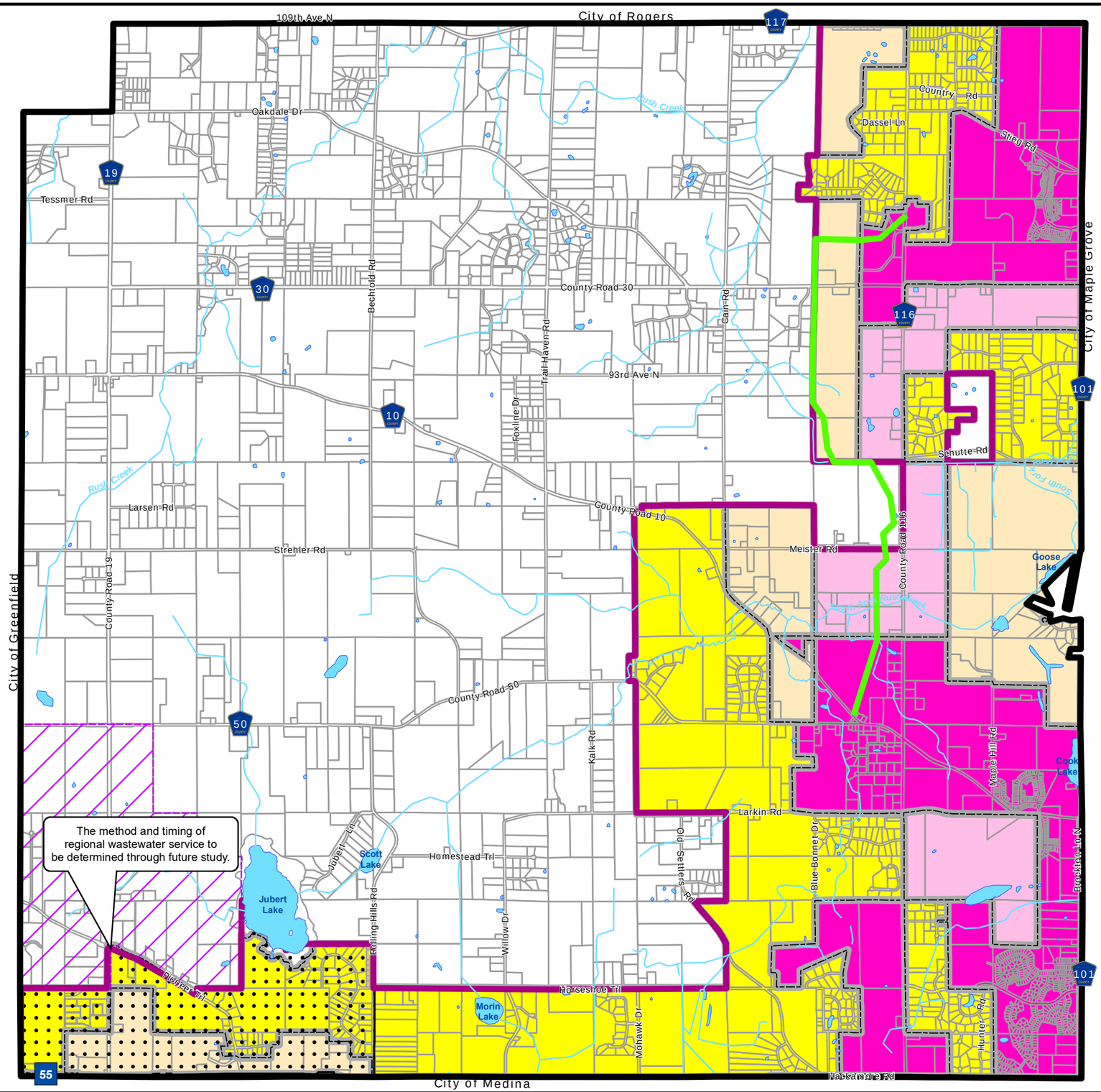

CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-2
2040 Staging Plan

- 2020-2025
- 2025-2030
- 2030-2035
- 2035-2040
- SE/NE District Gravity Connector Trunk
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Future Study Area
- Parcel Boundaries
- Streams
- Lake/Open Water

3,000 1,500 0 3,000
Feet

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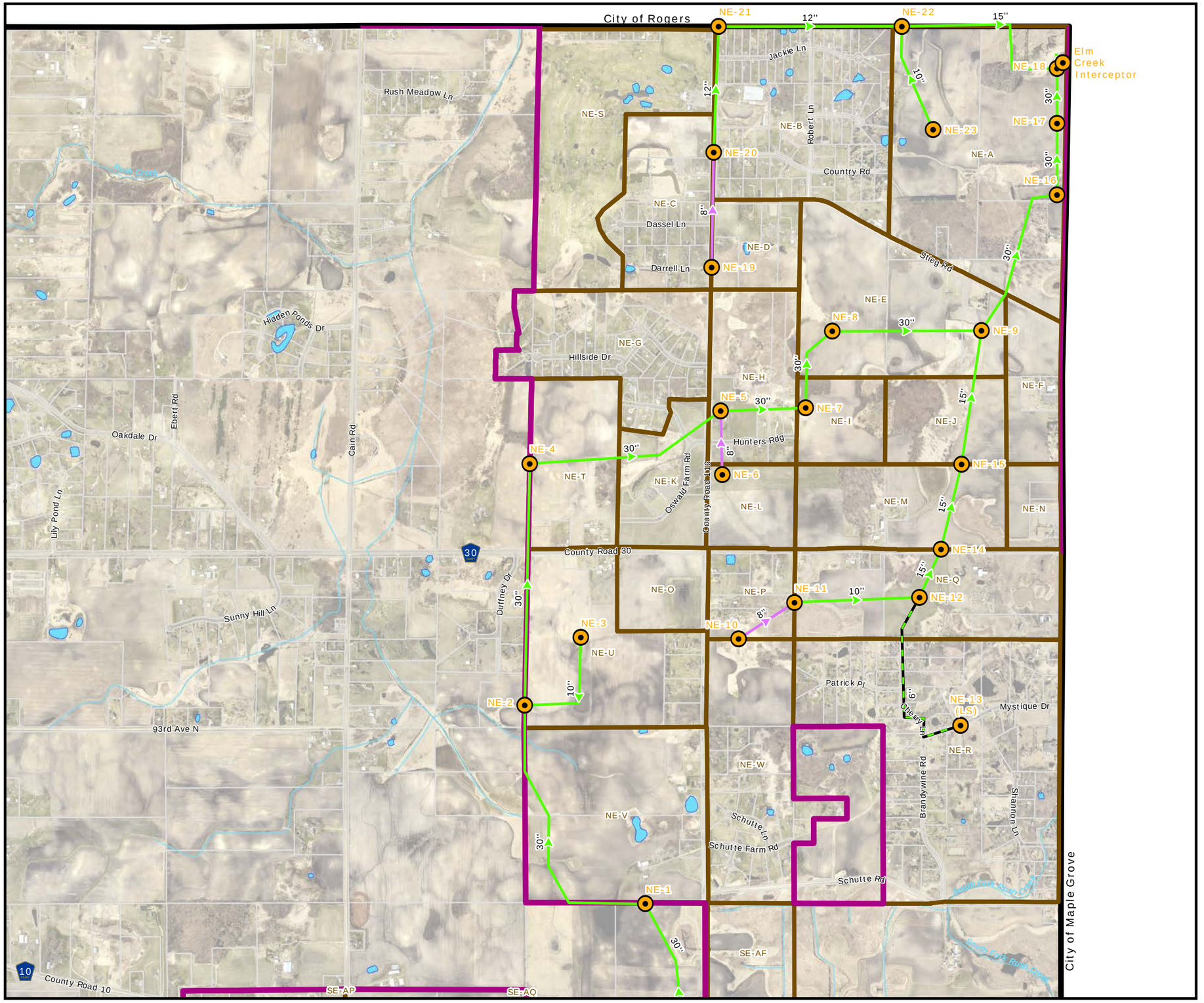

CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 7-2
Proposed Trunk Sanitary
Sewer System - NE District

- Proposed Gravity
- Proposed Gravity (Lateral)
- Proposed Forcemain
- Sewer Nodes (LS) = Lift Station
- Sewer Subdistricts
- Municipal Boundary
- 2040 MUSA
- Parcel Boundaries
- Streams
- Lake/Open Water

1,500 750 0 1,500
Feet

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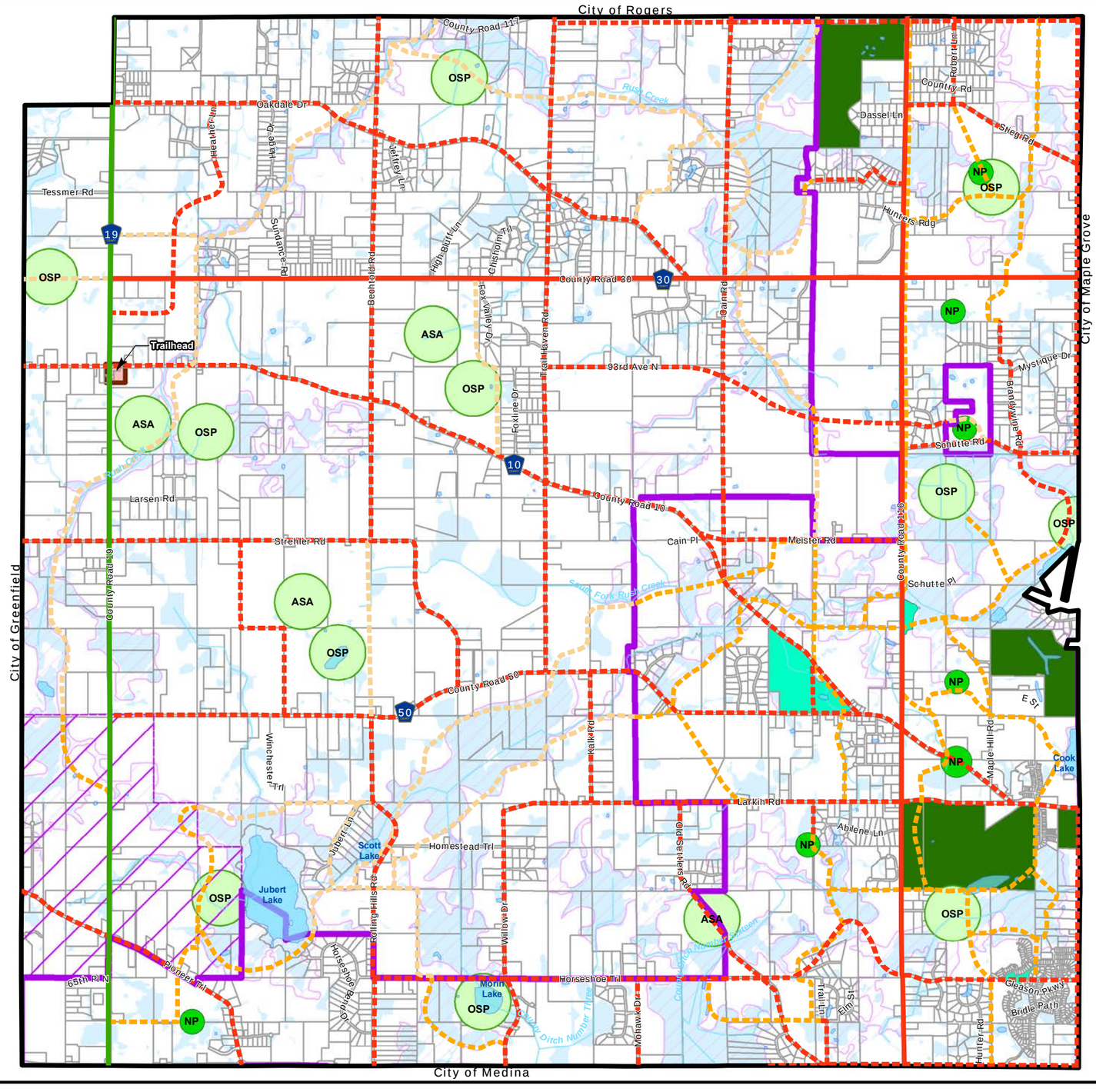

CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1
Parks and Trails Plan

Existing Parks and Trails
- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails
- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

3,000 1,500 0 3,000
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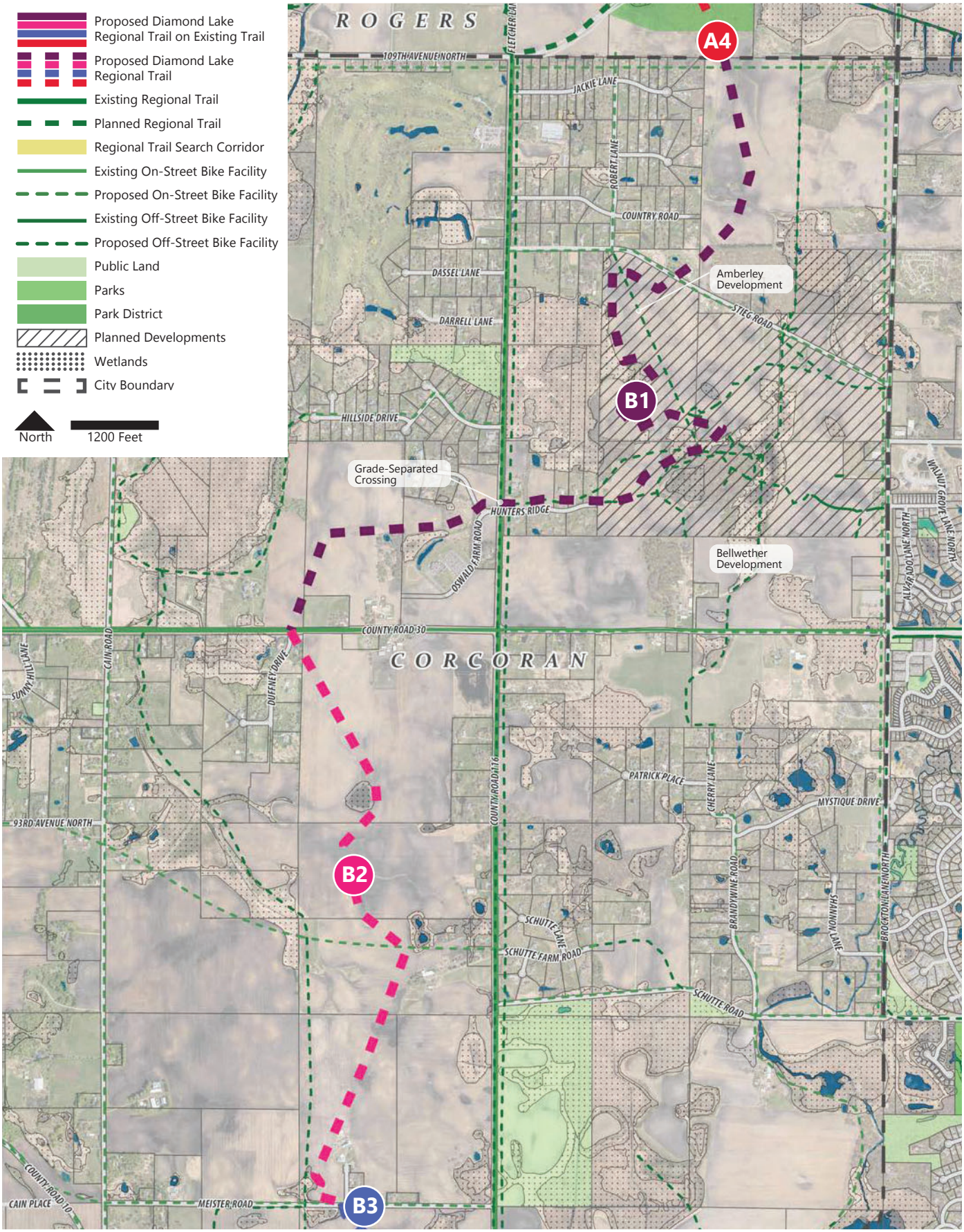
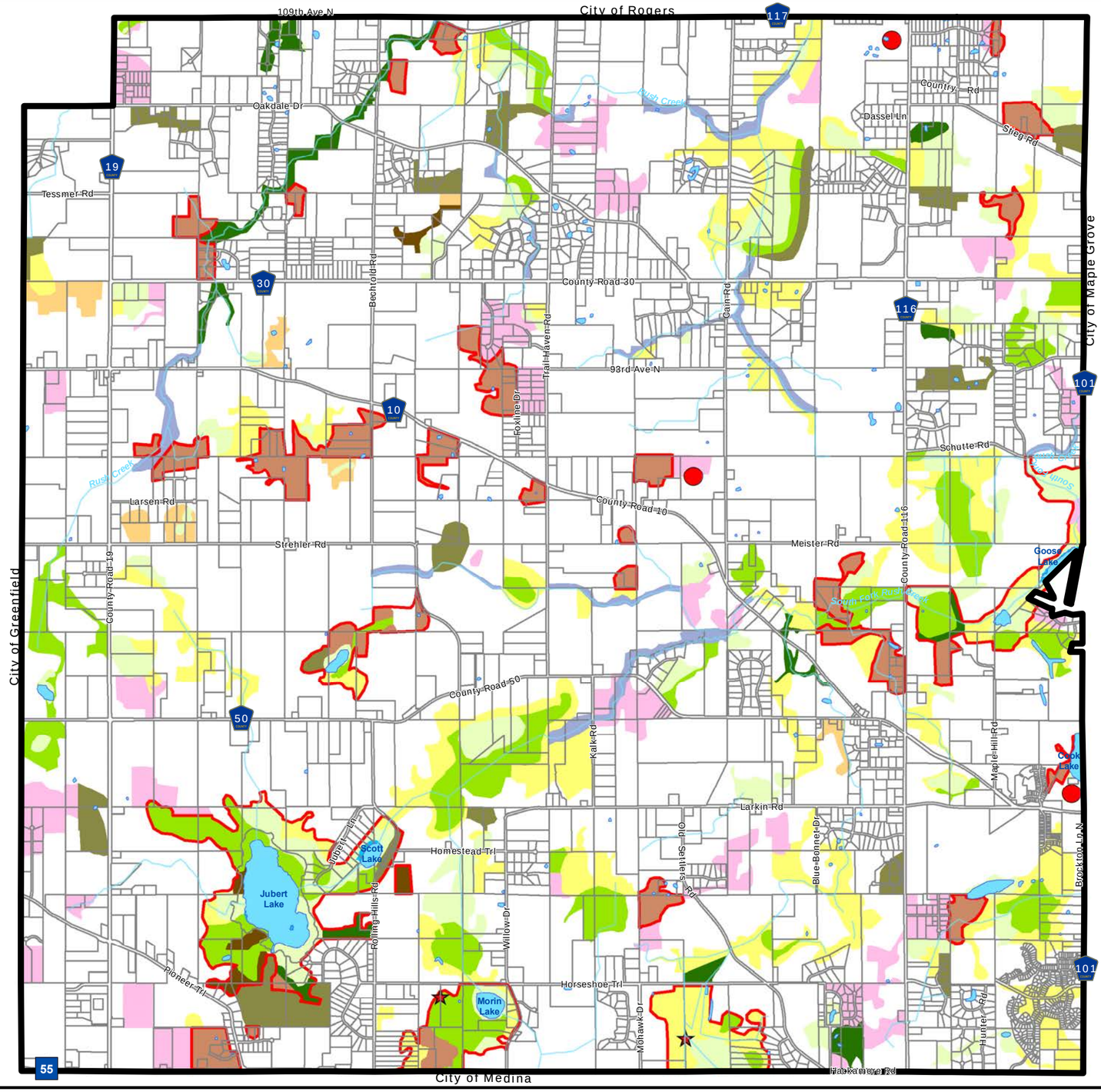


MAP 18 | SEGMENTS B1 AND B2
SOURCE: PARK DISTRICT



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 1-7
Natural Resource Inventory Areas

- Natural Community
- Rare Species Occurence
- High Quality Natural Community

Natural Plant Communities

Wetlands

- Wet Prairie
- Emergent
- Shrub
- Floodplain Forest
- Open Water
- Flood Plain (Reed Canary Dominant)

Uplands

- Savanna/Pasture
- Maple/Basswood
- Oak Forest
- Disturbed Woodland
- Old Field
- Municipal Boundary
- Parcel Boundaries
- Streams
- Lake/Open Water

Note: Due to limitations of map scale, distribution and proportion of Natural Community types within each colored area are approximate.

Source:
Natural Plant Communities, Rare Species Occurence (Natural Resource Inventory and Management Plan, Nov. 2001, Bonestroo Rosene Anderlik & Associates)

3,000 1,500 0 3,000
Feet

N

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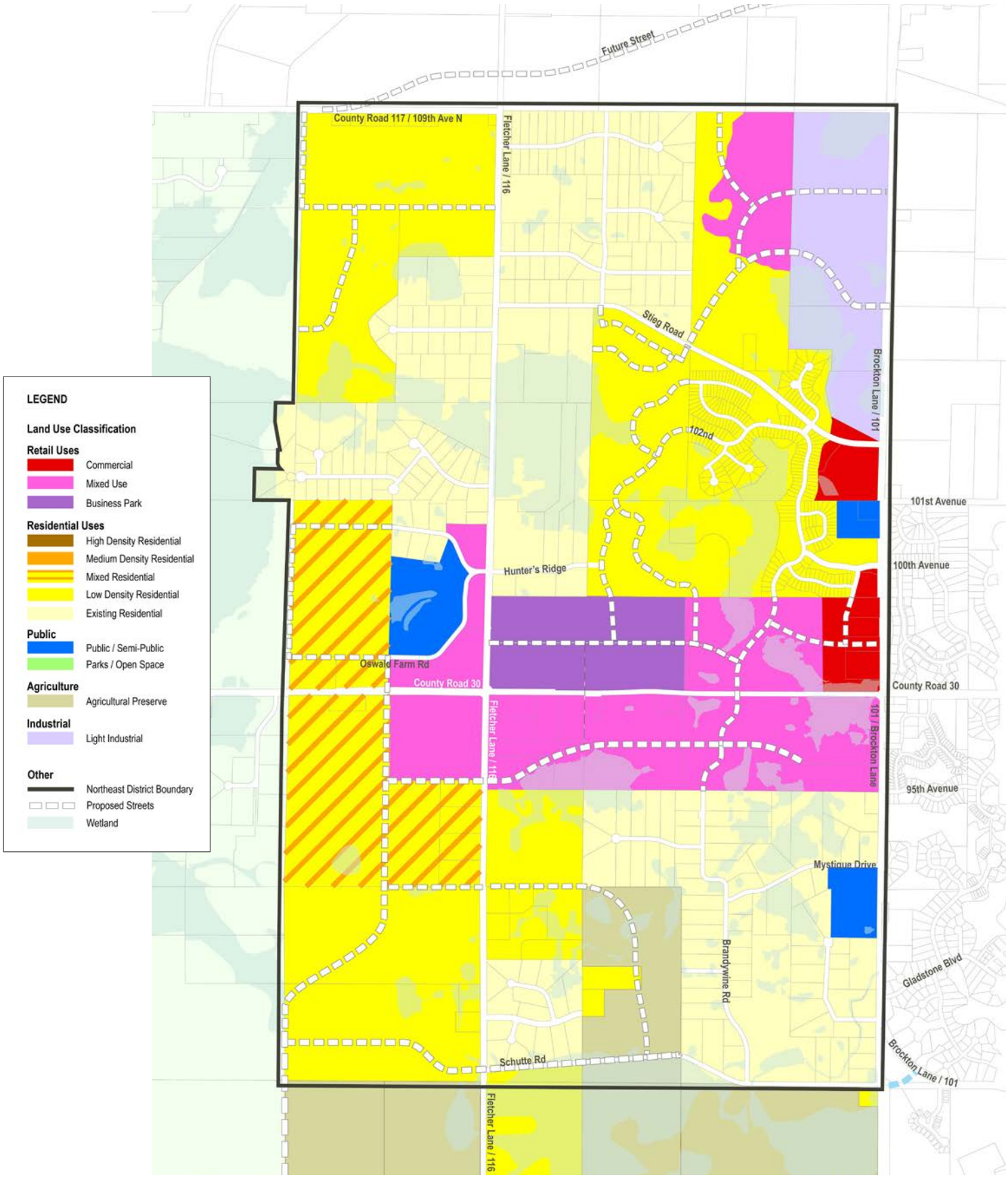


Northeast District Land Use Map

Corcoran PUD Public Benefits Policy

1. Placement of uses so as to integrate with adjacent uses.

Purpose: To reward developments that make connections to adjacent properties and uses.

Criteria: This public benefit can be accomplished if there is an opportunity to connect adjacent uses and such connections are made. Examples include the following:

- Placing features, such as private parks and conservation areas, contiguous to existing or planned private parks or conservation areas (as long as there was a choice to put it somewhere else.)
    - It is seen even more of a public benefit when there are no restrictions for public access to these areas.
    - Public parks are not eligible as a public benefit under this category.
- A conscious effort to link the neighborhood to public or semi-public uses (schools, religious institutions, etc.).
- Adjacent development has the opportunity to link to the development in question.

Example



Existing Conditions | Criteria Satisfied | Criteria Not Satisfied

2. Collaboration with adjoining landowner(s).

Purpose: To encourage an open dialogue between many landowners.

Criteria: This public benefit may be accomplished when a developer demonstrates collaboration with property owners and residents within the surrounding neighborhood.

Applicants must host a neighborhood meeting early in the process as a required component of the PUD process. It may be seen as a public benefit when applicants demonstrate that they incorporated meaningful feedback and continued ongoing discussions in an effort to work with neighboring property owners to create a more unified plan for the larger neighborhood. Collaboration may also offer a better chance to accomplish other identified public benefits.

3. Appropriately located neighborhood scale commercial/office uses.

Purpose: To reward developments that provide small scale commercial/office uses.

Criteria: This benefit will be considered on a very limited basis and may be accomplished when small scale commercial/office uses are appropriately located within or adjacent to a residential or mixed-use neighborhood. This category is typically not applied to land guided as low-density residential in the City's Comprehensive Plan; however, consideration will be given to appropriately located non-residential uses contemplated in RSF-1, RSF-2, or RSF-3 (e.g., daycare facilities, educational facilities, and places of worship).



4. Percentage of units within ¼ mile of an identifiable neighborhood focal point.

Purpose: Encouragement to give new neighborhoods a unique identity and to serve as an ordering device.

Criteria: This public benefit may be satisfied if approximately 20% of units within a development are within ¼ mile of an identifiable neighborhood focal point.



Examples of neighborhood focal points include the following: parks, greens, squares, monuments, historic structures (silos, barns, granaries, etc.), picnic shelters, and community gardens. Monument entrance signs into a development are not considered an identifiable neighborhood focal point, but may be considered as a visual terminus discussed subsequently in this document.

5. Distribution of attached units.

Purpose: Encourage smaller clusters of attached units to be more integrated/intermixed within the larger development.

Criteria: This benefit can be satisfied if no more than 1/3 of attached units within the development are located in the largest cluster of attached homes.

In other words, a PUD must have at least 3 separately located groups of attached units dispersed throughout the development with no more than 1/3 of the total attached units located within a single group.

Example: If there are 100 attached units in a project, there must be at least three separate clusters of attached homes with the largest group of homes not exceeding 33 units.

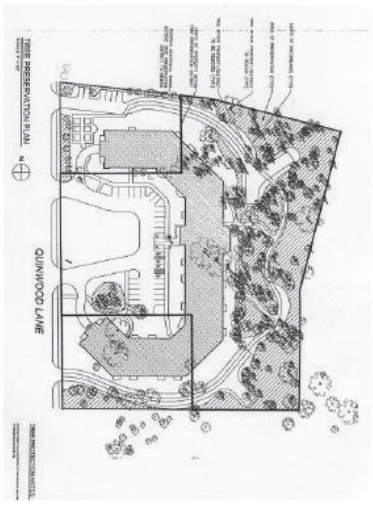
6. Creation of open space using multi-story buildings.

Purpose: Promote the creation of open space using multi-story buildings.

Criteria: This benefit may be met if it is demonstrated that the applicant purposefully used multi-story buildings for the purpose of creating open space.

This is not a benefit possible in PUDs for land guided as existing residential or low density residential in the City's Comprehensive Plan.





7. Visual Termini

Purpose: Encourage the placement of monuments, statutes, gazebos, or other landmarks at the end of streets.

Criteria: This public benefit may be satisfied with the incorporation of a visual termini. An entrance monument providing neighborhood identity may qualify to satisfy this public benefit. Other termini examples (such as statutes and gazebos) that are less common may be considered more of a public benefit than an entrance monument sign for the development.




8. Attached units are embedded.

Purpose: Reduce the amount of attached units visible from major roadways.

Criteria: This public benefit may be satisfied if attached units abut no more than 30% of the perimeter of a major roadway (in linear feet).

Only areas where there is an opportunity to build units will be included in the total perimeter measurement. Wetlands or otherwise unbuildable areas will not be included.

Attached units are not considered to abut the ROW if there is an outlot or feature between them and the ROW of the area is landscaped and/or has a setback exceeding 60 feet.

This criterion is only applicable to proposals with land guided as low-density, medium-density, or mixed residential and detached units are a component of the proposed development. Areas guided for high-density and mixed use are not expected to satisfy this identified public benefit.

Example: A development has 1,000 linear feet of major roadway and 200 feet of the major roadway has attached units adjacent to it.

9. Exceptional Landscaping to Buffer Homes From Major Roads.

Purpose: Buffer homes from major roadways.

Criteria: This public benefit may be satisfied if a heavily landscaped buffer is provided along major roadways. Any newly planted vegetation must be salt tolerant. The landscaping should be comprised of a variety of overstory and understory trees, evergreens, and/or shrubs in general conformance with the parameters outlined for Buffer Yard Class B in Section 1060.070, Subd. 2(J)(1)(f). An open decorative fence may also be incorporated into the buffer. Retention of existing woods or healthy, mature landscaping where

possible is preferred and may qualify towards the buffer even when the exact parameters of Buffer Yard Class B are not satisfied.



10. Percentage of units within 1,000 feet walk from a park.

Purpose: Promote location of parks within a short walk from people's homes.

Criteria: This public benefit may be satisfied if at least 20% of the homes within a development are within a 1,000-foot walk from a private or public park.

This will be measured along roadways and/or trails.

11. Internal Trail Connections

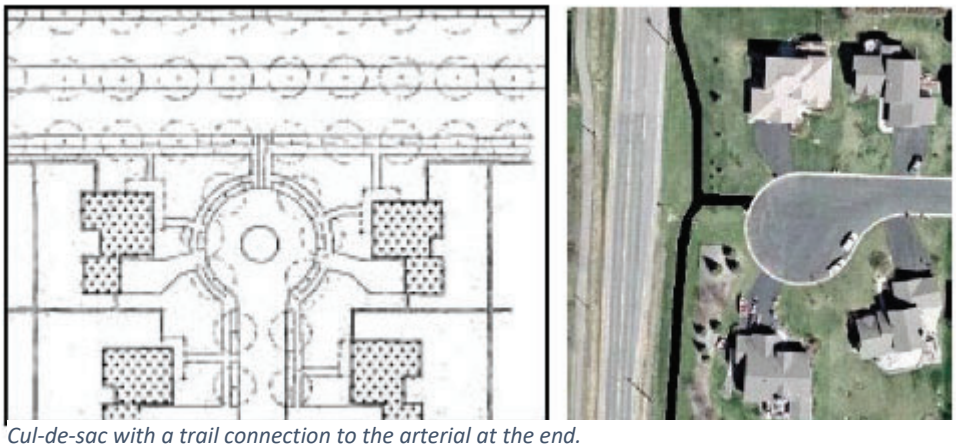
Purpose: Encourage the creation of off-road trails within a neighborhood.

Criteria: This benefit may be met by the creation of internal trails to provide pedestrian and/or bicycle movement within a development.

12. Cul-de-sacs are open ended.

Purpose: Foster the creation of pedestrian and bicycle connections or trail systems along arterial and collector roadways.

Criteria: To satisfy this public benefit, approximately 50% of the cul-de-sacs within the development should be open ended. If there is an existing or proposed trail abutting an open-ended cul-de-sac, a trail connection must be provided.



Cul-de-sac with a trail connection to the arterial at the end.

13. Open Space is consolidated and usable.

Purpose: Create open space areas that can be usable to the neighborhood, either passively or actively.

Criteria: This public benefit may be satisfied if the open space is created based on the following guidelines:

- Buildings are organized around the open space.
- Open space is a framing and organizing feature.
- Open space is accessible to the local population within the neighborhood.
- Open space is designed in such a way that it doesn't appear as though it is someone's backyard.
- Stormwater ponds can be incorporated as a design feature.
- It is preferred that applicants commit to making privately owned open space accessible and usable to the larger public.

It is not expected for open space to achieve all of the above guidelines, but a good faith effort to incorporate as many of the guidelines as possible is expected for this public benefit to be satisfied.



14. Open space is connected with green (natural) corridors.

Purpose: Connect open spaces and reduce the occurrent of isolated open space areas.

Criteria: Where open space is not consolidated, it will be seen as a public benefit to link open space with natural corridors. A well-designed combination of open space areas, trails (formal or informal), and stormwater ponds can help to achieve the purpose of this identified public benefit.

15. Viable open space master plan is created.

Purpose: Encourage developers to create a unified open space plan for their proposed neighborhoods and to use that open space as an organizing device for the neighborhood.

Criteria: It may be seen as a public benefit if developers provide a master open space plan that highlights open space areas and the pedestrian corridors and connections between them. The master plan must also identify long-term maintenance practices and responsibilities.

16. Natural resources and features are retained.

Purpose: Encourage the preservation of significant or unique natural resources and/or topographical features if they exist.

Criteria: This public benefit may be satisfied when a developer retains high-value and/or unique natural features of a site where possible.

Examples of desirable features include high quality natural communities as identified in the 2040 Comprehensive Plan Natural Resources Inventory Areas map, trees, ravines, and hilltops.

A PUD is not expected to retain all identified natural resources or features, particularly on sites comprised of large areas of high quality natural communities. However, an applicant must provide a detailed narrative explaining their efforts to minimize the removal and/or alteration of natural features while achieving their own vision for the site. If multiple natural plant communities are identified on the site, the applicant should attempt to retain areas of each type of community.

17. Extensive internal landscaping.

Purpose: Encourage a larger amount of landscaping than required by code.

Criteria: This public benefit may be satisfied if a proposal includes at least 120% of the minimum landscaping units required in the underlying Zoning Ordinance.

18. Use of native plants in landscaping.

Purpose: Use vegetation that is better adapted to our climate to reduce water consumption and required maintenance.

Criteria: This benefit may be satisfied if landscaping incorporates appropriate use of native plants.

19. Use of preferred trees in landscaping.

Purpose: Encourage incorporation of tree species identified the City as a preferred species..

Criteria: This benefit may be satisfied if proposed landscaping is primarily comprised of trees species identified as preferred in the Northeast District Plan and Design Guidelines. However, PUD proposals located in the Town Center should be primarily comprised of the identified “Suggested Trees for the Town Center” provided in the Southeast District Plan and Design Guidelines.

20. Existing rural structures are retained and/or reused.

Purpose: Preserve existing structures that are in good condition and have historical value.

Criteria: This public benefit is satisfied with the incorporation of existing structures, foundations, etc., into the development for aesthetic and historic preservation purposes.

Preservation of a silo is particularly desired within the community.

Historic structures can be used as identifiable neighborhood centers if integrated into park/open space.

Developers, homebuilders, Homeowner Associations, and homebuyers will not be required to retain historical structures (that were retained as a public benefit in the approval of a PUD) when it is determined it is no longer structurally or financially feasible. If/when this occurs, a visual terminus, such as a gazebo or monument, can replace the rural structure to satisfy the intent of this category.

21. Higher Architectural Standards

Purpose: Encourage a higher architectural standard within PUD proposals.

Criteria: This public benefit is met when a developer goes above and beyond the architectural standards required in code.

Residential developments that honor Corcoran's rural character by incorporating the recommended architectural styles identified in the Southeast District Plan will satisfy this category.

A commitment to use regional building materials may also be considered a public benefit.

22. Lot Size Variety

Purpose: Encourage larger lot sizes.

Criteria: This public benefit may be met if at least 10% of the lots within the development exceed a lot width of 65' or exceed a lot area of 7,500 square feet.

23. Larger Tree Sizes

Purpose: Encourage developments to provide more effective screening and mature landscaping within the first few years of construction.

Criteria: It may be considered a public benefit for developers to commit to planting at least 25% of the required overstory trees at the following sizes:

	Potted/Bare Root or Balled and Burlapped
Shade Trees	4" diameter
Evergreen Trees	10'

24. Natural restoration work

Purpose: Reward developments that restore wooded areas, prairies, wetlands, soils, etc.

Criteria: It may be considered a public benefit if at least 5 acres of natural restoration work is completed to restore wooded areas, prairies, and wetlands.

Removal of buckthorn also qualifies under this public benefit.

25. Extraordinary environmental protection

Purpose: Reward any other unregulated environmental protection that has not already been addressed.

Criteria: It may be considered a public benefit when there is other extraordinary environmental protections implemented not already addressed by this document.

26. Areas of parkland, woodland, or other open space (above minimum)

Purpose: Encourage creation of open space areas in a development, whether they are active park areas in a development or passive woodland areas or other open space.

Criteria: It may be seen as a public benefit when additional acres are set aside for dedicated parkland (if accepted by the City) or other open space areas that are in outlots or conservation easements.

Wetlands and areas on steep slopes would not count.

Open space areas must be 50 feet or larger in the smallest dimension to be counted in this category.

27. Innovation and Utilization of New Technologies and Materials

Purpose: Reward innovative proposals that include new and creative design approaches and/or utilize new technologies and/or building materials within the overall site layout, buildings, and/or other development features.

Criteria: It may be seen as a benefit when PUD plans feature creative and efficient methods of design or incorporate new technologies or materials. For example, the use of building-integrated solar technology (AKA solar skins) for a development that provides high energy efficiency while being aesthetically compatible with the surrounding neighborhood.

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

Council Meeting: November 23, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Hunters Ridge Street Improvements - Accept Feasibility Study; Order Improvement Hearing	**Action Required:**

Summary
On April 13, 2023, the City Council authorized staff to complete a feasibility study related to proposed street improvements to Hunters Ridge.

Attached is the feasibility report outlining the recommended street and drainage improvements, preliminary assessment rolls, estimated project costs, schedule, and overall feasibility. The feasibility report is consistent with the city's adopted Special Assessment Policy.

Special assessments are a right provided by state statute that allow the City to fund a portion of the project costs through assessments to the benefited properties. As part of this process, there are certain procedural steps that are required. If the Council elects to proceed with this project, the next step is to hold an Improvement Hearing in which interested parties can come and speak to the project prior to the City Council authorizing the preparation of plans and specifications of the project.

Staff would prepare notices that are both mailed to the properties to be assessed but also posted twice in the newspaper.

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

If the Council concurs with staff's assessment that this improvement project has no relationship to the comprehensive plan, a finding will be added to the proposed resolution ordering the improvement. If the Council prefers the project be reviewed by the Planning Commission to make findings as to whether or not it complies with the plan, staff asks that the Council provide that direction now. A finding that this project has no relationship to the comprehensive plan requires approval by a 2/3 majority of the Council, per Minn. Stat. 462.356, subd. 2.

Financial/Budget
The improvements could be funded through a combination of local participation and special assessments.

A preliminary breakdown of each funding source is estimated below.

- 2027 General Budget Asphalt Maintenance line item options
  - Mill/Overlay - $185,000
  - Reclaim - $500,000
  - Reclaim + Alternate = $670,000
- Special Assessments -$52,650

Options
Accept the Hunters Ridge Street Improvements Feasibility Study for Full Depth Reclamation and

approve Resolution 2026-96 Receiving the Feasibility Report and Calling a Hearing on Improvement for the Hunters Ridge Street Improvements.

Modify.

Decline.

Recommendation
Staff recommends accepting the Hunters Ridge Street Improvements Feasibility Study for Full Depth Reclamation and approve Resolution 2026-96 Receiving the Feasibility Report and Calling a Hearing on Improvement for the Hunters Ridge Street Improvements.

The City Council should also consider the Alternate Sidewalk improvement and amend the resolution as desired.

Council Action
Consider a motion to accept the Hunters Ridge Street Improvements Feasibility Study for Full Depth Reclamation and approve Resolution 2026-96 Receiving the Feasibility Report and Calling a Hearing on Improvement for the Hunters Ridge Street Improvements.

Attachments
1. 193806257-FeasibilityReport.pdf
2. Resolution 2026-96 Receving Feasbility Report and Calling Improvement Hearing for Hunters Ridge Street Improvements.pdf
3. 6i.3-2019 Approved Amended Special Assessment Policy.pdf

City of Corcoran
Hunters Ridge Roadway Improvements Project

Feasibility Report

November 17, 2026

Prepared for:

City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Prepared by:

Stantec
One Carlson Parkway North, Suite 100
Plymouth, MN 55447



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APPENDIX D – PRELIMINARY ASSESSMENT ROLL

1.0 INTRODUCTION

The City of Corcoran authorized Stantec to prepare a feasibility study for proposed improvements to Hunters Ridge. This study evaluates the necessity, feasibility, and cost-effectiveness of the proposed improvements by analyzing existing roadway and drainage conditions, identifying and comparing improvement alternatives, and estimating project costs. The report also includes a preliminary assessment roll prepared in accordance with the City's assessment policy and provides an overall evaluation of the project's feasibility.

1.1 PROJECT LOCATION/BACKGROUND

This project includes an analysis of Hunters Ridge east of CR 116 and west of the Bellwether development as shown in Figure 1. This section of roadway was originally constructed with the Hunter Place plat in the 1990's and was constructed with the development of those homes. The roadway includes a paved bituminous surface constructed on an aggregate base with bituminous curbing installed with the development to manage runoff.

The roadway was originally constructed to service the 7 properties which abut the roadway (sizes of parcels ranging between 3.2 acres to 28.6 acres. At the time of the adjacent Bellwether development to the east, a connection to Hunters Ridge was planned with the development. To minimize construction traffic on the roadway during the buildout of the development, access was limited to construction vehicles only until the fall of 2026, when the roadway connection was completed by the Bellwether development.

2.0 EXISTING CONDITIONS

2.1 ROADWAY/STORMWATER

Hunters Ridge is an approximately 28-foot-wide existing roadway generally centered within a 60-foot right-of-way. The roadway consists of a bituminous pavement surface and exhibits typical wear and deterioration consistent with its approximately 35-year age.

The western 160 feet of Hunters Ridge was reconstructed as part of the County Road 116 and Hunters Ridge Turn Lane Improvements completed in 2025. These improvements included removal and reconstruction of the existing pavement section to accommodate dedicated left- and right-turn lanes for westbound traffic at the County Road 116 intersection.

In fall 2026, the Bellwether development removed the eastern cul-de-sac and extended the roadway connection eastward into the development. These improvements included removal of the existing cul-de-sac pavement, extension of curb and gutter through the connection area, reconstruction of the pavement section, and extension of adjacent driveways to the new roadway alignment.

Existing roadway drainage is generally conveyed by bituminous curb to a low point within the roadway, where runoff is collected by catch basins and conveyed through a storm sewer culvert beneath the roadway. The culvert conveys runoff from a significant drainage area south of Hunters Ridge to the north through an existing ravine and drainage channel. Flow then enters an existing stormwater pond constructed with the Hunters Place development before ultimately discharging to the wetland and floodplain complex located north of the development.

Soil borings were completed within the roadway corridor in summer 2023 to evaluate existing pavement and subgrade conditions. A copy of the geotechnical investigation prepared by Haugo Geotechnical Services is included in Appendix A. The borings encountered approximately 3.5 to 5.5 inches of bituminous pavement over 4 to 5 inches of aggregate base material. The investigation generally found the roadway subgrade soils to be in good condition and suitable for continued roadway service.

2.2 SANITARY SEWER AND WATER

There are currently no public sanitary sewer or water utilities within the Hunters Ridge right-of-way. Existing homes within the Hunters Place development are served by private wells and individual septic systems.

As part of the Northeast Trunk Utility Project completed in 2023, the City extended trunk sanitary sewer, and water mains through the rear yards of the properties located along the north side of Hunters Ridge, continuing to the water treatment facility and across County Road 116. These utilities provide a future connection point should the existing homes redevelop or require municipal sanitary sewer and water service.

Properties located along the south side of Hunters Ridge are anticipated to receive access to municipal sewer and water services through the future development of the Oswald property to the south. Utility extensions associated with that development would provide a more practical and cost-effective means of serving these properties than extending public utilities along Hunters Ridge at this time.

3.0 PROPOSED IMPROVEMENTS

Several alternatives were evaluated to identify a cost-effective approach for the Hunters Ridge roadway improvements. The alternatives described below were reviewed based on their ability to address existing deteriorated roadway conditions, maintain adequate drainage and extend the useful life of the roadway.

3.1 ROADWAY IMPROVEMENTS

Based on the geotechnical borings and condition of the roadway, two pavement improvement techniques were considered: a bituminous mill and overlay and full depth reclamation. As the roadway is approximately 35-years old and utility extensions through the roadway are not recommended, a complete reconstruction of the roadway was not evaluated as it is not cost effective in our professional opinion.

Bituminous Mill and Overlay

A bituminous mill and overlay is a maintenance improvement project in which the surface layer of the bituminous pavement is milled and removed from the edges of the roadway and a 2-inch lift of bituminous pavement is placed over the existing roadway. This improvement is generally used to strengthen the roadway and create a new watertight surface. Given the presence of the bituminous curbing, the curbing should be removed and replaced to prevent the creation of a seam along the curb which would collect water and expedite deterioration of the roadway.

Full Depth Reclamation

Full Depth Reclamation (FDR) is a roadway rehabilitation method in which the existing bituminous pavement and aggregate base are pulverized and reused as a new aggregate base layer. With this improvement, the reclaimed material would be removed and stockpiled on-site while the roadway subgrade is excavated and regraded to a uniform elevation. The reclaimed material would then be replaced, supplemented with additional aggregate base as needed, and a new bituminous surface installed.

Because the bituminous pavement section would be reconstructed as part of the FDR process, we recommend replacing the existing bituminous curb with concrete curb and gutter. Concrete curb and gutter provides a more durable roadway edge, better withstands traffic and snowplowing operations, and improves long-term drainage performance. Effective management of roadway drainage and edge conditions helps protect the pavement structure and maximize the life of the roadway investment.

Within the low area of Hunters Ridge, there is an approximately 150-foot section of roadway exhibiting greater pavement deterioration than the surrounding roadway, which is typical in areas that collect stormwater. Additional subgrade corrections are anticipated within this segment, and drain tile will be installed within the aggregate base section to improve subsurface drainage and help remove water from the road subgrade.

The culverts and storm structures were reviewed and appear to be in good working condition. With the final design, the capacity of the structures should be reviewed and supplemented with additional catch basins as necessary.

The roadway would be repaved as a 28-ft roadway measured from the face of curb to the face of curb which is the standard within a residential neighborhood, where parking is not allowed on one side of the roadway.

3.2 SIDEWALK IMPROVEMENTS

The City of Corcoran Comprehensive Plan had identified Hunters Ridge as a potential corridor for a future regional trail connection between the Hope Meadows and Bellwether developments. During planning of the Hope Meadows development, the Three Rivers Park District evaluated potential crossing locations for the trail across County Road 116. Due to the existing and projected traffic volumes on County Road 116, the Park District expressed a preference for a grade-separated crossing to accommodate anticipated long-term regional trail use.

Through that evaluation, a below-grade crossing was identified as the preferred option. The existing topography and site conditions in this area provide an opportunity to construct a grade-separated crossing while shifting the trail corridor south through the future Oswald development, rather than routing the trail along Hunters Ridge.

As part of a larger roadway improvement such as Full Depth Reclamation (FDR), the City should consider whether a sidewalk along Hunters Ridge is appropriate given the existing sidewalk networks within the Hope Meadows and Bellwether developments.

Traditionally, sidewalks within Corcoran are constructed with a boulevard between the curb and sidewalk. These boulevard areas are typically irrigated and maintained by adjacent property owners, along with snow and ice removal on the sidewalk. Given the larger lot frontages along Hunters Ridge, maintaining boulevard turf and sidewalks may be difficult for these property owners. If the City ultimately elects to provide winter maintenance for the sidewalk, locating the sidewalk directly behind the curb may offer operational advantages by providing greater flexibility for snow removal equipment and reducing the amount of boulevard area requiring maintenance. This alternative should be considered during final design should a sidewalk be included as part of the roadway improvement project.

3.3 RIGHT OF WAY AND EASEMENTS

No additional easements (temporary or permanent) are anticipated to be necessary to complete the recommended roadway improvements along Hunters Ridge.

3.4 RECOMMENDED IMPROVMENT

Given the current roadway condition and anticipated future traffic use of the roadway, we would recommend the full depth reclamation improvement as the preferred alternative as it provides a uniform improvement with the adjacent improvements completed with the Bellwether and turn lane improvements and provides additional roadway strength by thickening the roadway section.



4.0 ESTIMATED PROJECT COSTS

Costs for the proposed project were estimated based on the improvements as described in this report. A copy of the cost estimates for this project is provided in Appendix B and costs for both the mill and overlay and full depth reclamation are presented. The costs to add the sidewalk are presented as an alternate project cost within the full depth reclamation cost estimate as they are not necessary to complete the roadway improvements and may be an elected improvement of the City.

Below is a summary of the estimated project costs.

Mill and Overlay - $177,087.90

Full Depth Reclamation - $491,024.60

Sidewalk Extension - $169,642.83

Full Depth Reclamation with Sidewalk Extension - $660,667.43

5.0 ASSESSMENTS

Under the State Local Improvement Code, known as chapter 429, the City of Corcoran has the authority to levy special assessments to parcels based upon the special benefit a parcel received from an improvement project. The City of Corcoran has a policy in place to ensure that the costs for improvements levied through special assessments are distributed in a fair and equitable manner.

An appraisal report (Letter of Benefit) was created for the properties affected by the improvements along Hunters Ridge and the adjacent Bellwether Development to determine the anticipated benefit for the properties abutting the improvements. Appendix C contains the Letter of Benefit report dated November 17th, 2026 by Nagell Appraisal Incorporated. The letter of benefit identifies the anticipated direct and indirect benefit to the surrounding parcels for both the FDR and Mill and Overlay Improvements

Corcoran's assessment policy states that for reconstruction and rehabilitation street improvements, the assessable cost is 90% of the low end of the range of the benefit. Below is a breakdown of the proposed benefit by Improvement type. The appraisals did identify a benefit to the water treatment plant if access is provided through a future development. As no access currently exists through this route, the water treatment plant is not included in these calculations. If in the future, if the City wishes to account for this benefit, it may elect to address this benefit through a transfer of funds as appropriate.

Included in Appendix D is the Improvement Figure and Preliminary Assessment Roll. The improvement figure and assessments are divided into three assessment areas with Assessment Areas 1 and 2 having direct benefit of the roadway improvements as they have direct access to Hunters Ridge which is being improved. Assessment Area 3 is also provided for in the analysis which includes the homes in the Bellwether neighborhood for which the nearest practical vehicular access is provided via Hunters Ridge.

Full Depth Reclamation

Benefit Class	No. of Properties	Benefit Range	90% of Low End	Assessment Total
Direct North of Hunters Ridge	4	$14,000-$19,000	$12,600	$50,400
Direct South of Hunters Ridge	3	$11,000-$16,000	$9,900	$29,700
Indirect Single Family Residential	155	$200-400	$180	$27,900

Mill and Overlay

Benefit Class	No. of Properties	Benefit Range	90% of Low End	Assessment Total
Direct North of Hunters Ridge	4	$7,000 - $10,000	$6,300	$25,200
Direct South of Hunters Ridge	3	$6,000 - $9,000	$5,400	$16,200
Indirect Single Family Residential	155	$100-200	$90	$13,950

Due to the condition of the roadway, we are recommending a FDR improvement prior to Hunters Ridge receiving a bituminous overlay. This overlay has historically been completed the first time on roadways without assessment. Because of this, we would recommend a credit be provided for the overlay to the assessed properties at 90% of the low end of the benefit range to be consistent with the benefit. This has been used on the Chisholm Trail and Corcoran Trail projects in the past.

The assessment Roll provided in Appendix D includes both the Roadway Assessment amount as well as the Total Assessment Amount with the Credit depending on what the City Council elects to do.

6.0 PROJECT FINANCIALS

Table 6.1 shows the project costs and assessments for the recommended improvements. The costs presented in this table assume the full depth reclamation improvement without the sidewalk extension. The analysis assumes that the credit for the overlay is provided to all of the properties included in the preliminary assessment roll. This ultimate project cost allocation would be adjusted based on the final City Council determination on assessments and project improvements.

Table 6.1 ESTIMATED COSTS AND ASSESSMENTS

Project	Local Funds	Special Assessments	Total
Hunters Ridge Improvements Assessment Roll	$438,374.60	$52,650	$491,024.60

Cost estimates for the project are provided in Appendix B.

7.0 SUMMARY

7.1 PROJECT FEASIBILITY

The outlined project discussed in this report is feasible as it relates to the general engineering principles, standards, and construction procedures and is in accordance with the City's assessment policy.

The project is necessary to maintain the quality and function of the current street system.

The project is cost effective based on the existing conditions, proposed improvements, and acceptable construction standards for street improvements.

The project is financially feasible. However, due to the significant City participation, the Council may want to consider whether the proposed improvements are warranted based on other needs in the City.

7.2 RECOMMENDATION

It is recommended that City Council discuss the feasibility report presented, review and discuss the preliminary assessment roll, confirm the preferred assessment methodology as it relates to the directly and indirectly benefited properties as well as the application of the overlay credit and provide staff with direction on the preferred improvements. If the City Council elects to proceed with a proposed project with special assessments, Staff would coordinate the necessary notices to the affected property owners to hold the necessary improvement hearing.



FIGURE 1

Improvement Area



Stantec
ONE CARLSON PARKWAY, SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

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

PROJECT TITLE:
HUNTERS RIDGE IMPROVEMENTS PROJECT
CORCORAN, MINNESOTA

ISSUE NO:	DESCRIPTION:	DATE:

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

NOT FOR CONSTRUCTION

###
LICENSE NO.: #####
DATE: ######

PROJECT NO.:	193806257

DWN BY:	CHK'D BY:	APP'D BY:
ADG	NPW	SH

ISSUE DATE: --/--/2023
ISSUE NO.: 1

SHEET TITLE:
PROJECT IMPROVEMENTS
SHEET NO.:
FIGURE-1

11/18/2026 9:28:10 AM
U:\193806257\technical\00 - FEASIBILITY REPORT\02 - FIGURES\193806257-Figure 1.dwg

Appendix A

Geotechnical Report

HAUGO GEOTECHNICAL SERVICES

June 2, 2023 HGTS Project Number: 23-0238

City of Corcoran
C/o Mr. Ryan Carpenter
Stantec Consulting Services, Inc.
One Carlson Parkway, Suite 100
Plymouth, MN 55447

Re: Geotechnical Exploration Report, Proposed Hunters Ridge Road Improvements, Corcoran, Minnesota

Dear Mr. Carpenter:

We have completed the geotechnical exploration report for the Hunters Ridge Road improvement project in Corcoran, Minnesota. A brief summary of our results is presented below. Specific details regarding our procedures, results and recommendations follow in the attached geotechnical exploration report.

Three soil borings were completed for this project that encountered a pavement section at the surface that consisted of about 3 ½ to 5 ½ inches of bituminous and about 4 to 5 inches of aggregate base at the surface. Below the pavement section 2 of the boings encountered sandy lean clay Fill that extended to depths ranging from about 4 to 5 feet below the ground surface. Below the Fill or pavement section the borings encountered sandy lean clay glacial till deposits that extended to the termination depths of the borings. Groundwater was not encountered in the borings while drilling and sampling or after removing the augers form the boreholes.

The Fill and glacial till deposits below the pavement section had a medium to stiff consistency and in our opinion are suitable for roadway support.

Thank you for the opportunity to assist you on this project. If you have any questions or need additional information, please contact Lucas Mol or Paul Gionfriddo at 612-729-2959.

Sincerely,

Haugo GeoTechnical Services

Lucas Mol
Project Manager

Paul Gionfriddo, P.E.
Senior Engineer

GEOTECHNICAL EXPLORATION REPORT

PROJECT:

Hunters Ridge Road Improvements
Corcoran, Minnesota

PREPARED FOR:

City of Corcoran
C/o Stantec Consulting Services, Inc.
One Carlson Parkway, Suite 100
Plymouth, MN 55447

PREPARED BY:

Haugo GeoTechnical Services
2825 Cedar Avenue South
Minneapolis, Minnesota 55407

Haugo GeoTechnical Services Project: 22-0238

June 2, 2023

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.





Paul Gionfriddo, P.E.
Senior Engineer
License Number: 23093

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APPENDIX
Boring Location Sketch, Figure 1
Soil Boring Logs, SB-1 thru SB-3
Atterberg Limit Tests (1 sheets)
Descriptive Terminology

1.0 INTRODUCTION

1.1 Background and Project Description

Stantec Consulting Services, Inc. (Stantec) on behalf of the City of Corcoran solicited bids to perform a geotechnical exploration for the Hunters Ridge Road improvement project in Corcoran, Minnesota. We understand the project will consist of reclaiming the roadway surface which will include pulverizing and blending the asphalt pavement in-situ, as well as part or all of the underlying base materials to provide a homogenous material upon which to place a surface course. Stantec retained Haugo GeoTechnical Services (HGTS), the successful bidder, to perform the requested geotechnical exploration.

1.2 Purpose

The purpose of this geotechnical exploration was to characterize subsurface soil and groundwater conditions and provide recommendations for roadway and utility design and construction.

1.3 Site Description

Hunters Ridge Road is a 2-lane roadway that terminates in a cul-de-sac about 1,250 feet east of County 116. The street included concrete curb & gutter and provides access to single-family homes.

The site topography along the alignment can be considered gently rolling with ground surface elevations at the soil boring locations ranging from about 939 ½ to 948 ½ feet above mean sea level (MSL).

1.4 Scope of Services

Our services were performed to meet the requirements of the Stantec Request for Proposal (RFP) dated April 10, 2023 and in accordance with HGTS Proposal 23-0238 dated April 13, 2023. Our scope of services was limited to the following tasks:

- Clearing public utilities through the Gopher One Call system.
- Completing three (3) standard penetration test soil borings and extending each to a nominal depth of 10 feet.
- Sealing the borings in accordance with Minnesota Department of Health requirements.
- Visually/manually classifying samples recovered from the soil borings.
- Performing up to 3 laboratory moisture content tests, 3 P200 content tests, 1 Atterberg Limit tests and 3 "pocket penetrometer" tests on selected samples.
- Preparing soil boring logs describing the materials encountered and the results of groundwater level measurements.
- Preparing an engineering report describing soil and groundwater conditions and providing a recommended subgrade R-Value and recommendations for pavement subgrade preparation, and the selection, placement and compaction of fill.

1.5 Documents Provided

To aid in preparing this report we were provided with a 5-page request for proposal that included a project narrative and requested scope of work along with; Attachment A – Soil Boring Locations, Attachment B – Insurance and Health & Safety Requirements.

Other than the information described above, specific civil engineering plans were not provided.

1.6 Locations and Elevations

The soil boring locations were selected and staked in the field in advance of our field work by Stantec. Ground surface elevations at the soil boring locations were also provided by Stantec. The approximate boring locations are shown on Figure 1 in the Appendix. Figure 1 was prepared using Attachment A, that was included in the RFP as a base.

2.0 FIELD PROCEDURES

Three standard penetration test (SPT) borings were advanced on May 10, 2023 by HGTS with a rotary drilling rig, using continuous flight augers to advance the boreholes. Representative samples were obtained from the borings, using the split-barrel sampling procedures in general accordance with ASTM Specification D-1586. In the split-barrel sampling procedure, a 2-inch O.D. split-barrel spoon is driven into the ground with a 140-pound hammer falling 30 inches. The number of blows required to drive the sampling spoon the last 12 inches of an 18-inch penetration is recorded as the standard penetration resistance value, or "N" value. The results of the standard penetration tests are indicated on the boring logs. The samples were sealed in containers and provided to HGTS for testing and soil classification.

A field log of each boring was prepared by the HGTS drill crew. The logs contain visual classifications of the soil materials encountered during drilling, as well as the driller's interpretation of the subsurface conditions between samples and water observation notes. The final boring logs included with this report represents an interpretation of the field logs and include modifications based on visual/manual method observation of the samples.

The soil boring logs, general terminology for soil description and identification, and classification of soils for engineering purposes are also included in the appendix. The soil boring log identify and describe the materials encountered, the relative density or consistency based on the Standard Penetration resistance (N-value, “blows per foot”) and groundwater observations.

The strata changes were inferred from the changes in the samples and auger cuttings. The depths shown as changes between strata are only approximate. The changes are likely transitions, variations can occur beyond the location of the boring.

3.0 RESULTS

3.1 Soil Conditions

At the surface, the soil borings encountered a pavement section that consisted of about 3 ½ to 5 ½ inches of bituminous and about 4 to 5 inches of aggregate base.

Below the pavement section soil borings SB-1 and SB-3 encountered Fill that extended to depths ranging from about 4 to 5 feet below the ground surface. The Fill was composed of sandy lean clay that contained trace amounts of gravel and was grey in color. The Fill had penetration resistance values (N-Value) ranging from 8 to 16 blows per foot (bpf) indicating a medium to stiff consistency.

A piece of fabric was noted in the sample recovered from boring SB-1 at a depth of about 5 feet. It was difficult to if the piece of fabric was a piece of debris or if it was a piece of geotextile fabric placed for roadway construction.

Below the pavement section or Fill the soil borings encountered sandy lean clay glacial till deposits that extended to the termination depths of the borings.

N-Values within the clayey glacial till ranged from 4 to 13 bpf indicating a rather soft to stiff consistency. However, most of the N-Values ranged from 9 to 13 bpf indicating a rather stiff to stiff consistency.

3.2 Groundwater

Groundwater was not encountered in the soil borings while drilling and sampling or after removing the augers from the boreholes.

Water levels were measured on the dates as noted on the boring logs and the period of water level observations was relatively short. Given the cohesive nature of the soils encountered, it is possible that insufficient time was available for groundwater to seep into the borings and rise to its hydrostatic level. Seasonal and annual fluctuations in the groundwater levels should be expected. Groundwater monitoring wells or piezometers in conjunction with deeper soil boring(s) would be required to more accurately determine water levels.

3.3 Laboratory Testing

Laboratory moisture content, percent passing the #200 sieve (P-200) and Atterberg Limit tests were performed on selected samples recovered from the soil borings. Table 1 summarizes the results of the laboratory tests. Results of the laboratory tests are also shown on the boring log adjacent to the sample tested.

Pocket Penetrometer tests were also performed on selected samples recovered from the borings. The pocket penetrometer uses a calibrated spring to estimate the soils unconfined compressive strength. Results of the pocket penetrometer tests are shown on the boring logs adjacent to the sample tested.

Table 1. Summary of Laboratory Tests

Boring Number	Sample Number	Depth (feet)	Moisture Content (%) *	P-200 (%)*	Atterberg Limits LL/PI
SB-1	AU-1	Agg Base	12	11 ½	-
SB-1	SS-2	2 ½	19 ½	-	-
SB-2	AU-6	Agg Base	5 ½	3	-
SB-2	SS-7	2 ½	15 ½	-	28.7/13.3
SB-3	AU-11	Agg Base	5	3	-
SB-3	SS-11	2 ½	18	-	-

*Moisture contents rounded to the nearest ½ percent.

3.4 OSHA Soil Classification

The soils encountered in the borings consisted of sandy lean clay that generally correspond to the ASTM classification CL and will generally be Type B soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

4.0 DISCUSSION AND RECOMMENDATIONS

4.1 Proposed Construction

We understand the project will consist of reclaiming the roadway surface which will include pulverizing and blending the asphalt pavement in-situ, as well as part or all of the underlying base materials to provide a homogenous material upon which to place a surface course.

We assume the roadway will generally be reconstructed to match the existing alignment and grade so that cuts or fill for permanent grade changes, if any, will be less than 2 feet.

We further assume that no new utilities will be installed as part of this project.

We have attempted to describe our understanding of the project. If the proposed loads exceed these values, the proposed grades differ by more than 2 feet from the assumed values or if the design or location of the proposed street changes, we should be informed. Additional analyses and revised recommendations may be necessary.

4.2 Discussion

General We anticipate the project could potentially include county and/or state aid funds and therefore anticipate that project will be constructed in general accordance with MN/DOT requirements and/or State Aid criteria.

Aggregate Base Aggregate base or possible aggregate was encountered at each boring location that was about 4 to 5 inches thick. Results of the P-200 tests performed on samples of the aggregate base yielded P-200 contents ranging from about 3 to 11 ½ percent. New or virgin MN/DOT Class 5 aggregate base has a P-200 content ranging from 3 to 10 percent. These values indicate that the aggregate base material may meet MN/DOT requirements for new/virgin Class 5 Aggregate base. We assume that the aggregate base was initially placed as new/virgin Class 5 but portions may have degraded over time, possibly due to frost action and vehicle traffic.

Fill Below the aggregate base **s**oil borings SB-1 and SB-3 encountered sandy lean clay Fill soils that extended to depths ranging from about 4 to 5 feet below the ground surface. The origin of the Fill is unknown but is likely associated with construction of Hunters Ridge Road. We are not aware of any documentation regarding its placement or compaction and the concern with undocumented Fill is the potential for unsuitable materials to be buried within it that can settle unfavorably.

A piece of fabric was noted in the sample recovered from boring SB-1 at a depth of about 5 feet, but it was difficult to if the piece of fabric was a piece of debris or if it was a piece of geotextile fabric placed for roadway construction. Except for the piece of fabric, the soil borings did not appear to encounter unsuitable materials within the Fill.

We typically do not recommend supporting new structures (i.e., pavements) on undocumented Fill. In this case the clayey Fill had a medium to stiff consistency and appears to be generally suitable for pavement support and for that reason the Fill may not necessarily need to be removed.

Glacial Till The underlying clayey glacial till as well as the clayey Fill soils are generally suitable for pavement support however, these soils are frost susceptible materials and can heave if they become saturated and freeze. These materials can also loose strength when they thaw resulting cracks in the pavement and reduced pavement life. Sloping the pavement surfaces to direct run-off to ditches on either side of the roadway can aid in reducing the potential for run-off to infiltrate and accumulate in the subgrade soil and potentially aid in reducing the effects of frost heave. Alternately the frost susceptible material could be removed and replaced with non-frost susceptible materials.

Groundwater Groundwater was not encountered in the soil borings. We do not anticipate that groundwater will be encountered during pavement construction and do not anticipate that dewatering will be required.

4.3 Site Grading Recommendations

Excavation We assume that the reclaiming the pavement section will not include any subgrade soil corrections. In the event the Fill is removed, then Table 3 provides a summary of the anticipated excavation depths at the soil boring locations. Excavation depths may vary and could be deeper.

Table 3. Anticipated Excavation Depths

Boring Number	Measured Surface Elevation (feet)	Anticipated Excavation Depth (feet)*	Anticipated Excavation Elevation (feet)*	Approximate Groundwater Elevation (feet)*
SB-1	939.5	5	934 ½	NE
SB-2	948.2	1	947	NE
SB-3	948.3	4	944 ½	NE

* = Excavation and groundwater elevations were rounded to nearest ½ foot. NE = Not Encountered

Oversizing In areas where the excavations for soil corrections extend below the proposed roadways and utilities, the excavations require oversizing. We recommend the perimeter of the excavation be extended a foot outside the proposed footprint for every foot below footing grade (1H:1V oversizing). The purpose of the oversizing is to provide lateral support of the roadways or utilities.

Fill Material Fill required to attain site grades may consist of any debris-free, non-organic mineral soil. Except we recommend that fill or backfill placed in wet excavations or within 2 feet of the groundwater table, if encountered, consist of granular soil (sand) with less than 5 percent passing the number 200 sieve and at least 50 percent retained on the number 40 sieve, such as a MN/DOT Select Granular Borrow. Alternatively clear rock (i.e., drainage aggregate) could be used in wet excavations.

The non-organic on-site soils appear to be generally suitable for reuse as structural fill or backfill. Laboratory moisture contents of the clayey soils ranged from about 15 ½ to 19 ½ percent. These values indicate that the clayey soils were likely above their estimated optimum soil moisture content based on the standard Proctor test. Clayey soils that will be reused as fill or backfill could require some moisture conditioning (drying) to meet the recommended compaction levels. Summer months are typically more favorable for drying wet clays.

Topsoil, buried topsoil or soils that are black in color should not be used for structural fill or backfill.

Backfilling We recommend that engineered fill placed to establish embankment and pavement grades be compacted to a minimum of 95 percent of its standard Proctor density (ASTM D 698), the exception being within 3 feet of the proposed pavement subgrade, where 100 percent of standard Proctor density is required.

Granular fill classified as SP or SP-SM should be placed within 65 percent to 105 percent of its optimum moisture content as determined by the standard Proctor. Other fill soils should be placed within 3 percentage points above and 1 percentage point below its optimum moisture content as determined by the standard Proctor. All fill should be placed in thin lifts and be compacted with a large self-propelled vibratory compactor operating in vibratory mode.

In areas where fill depths will exceed 10 feet, if any, we recommend that compaction levels be increased to a minimum of 100 percent of the materials standard Proctor density. Even with the increased compaction levels a construction delay may be appropriate to allow for post construction settlement of the fill mass.

Fill and backfill placed on slopes, if any, must be "benched" into the underlying suitable soil to reduce the potential for slip planes to develop between the fill and underlying soil. We recommend "benching" or excavating into the slope at 5 feet vertical intervals to key the fill into the slope. We recommend each bench be a minimum of 10 feet wide.

4.4 Dewatering

Groundwater was not encountered in the soil borings. We do not anticipate that groundwater will be encountered during pavement reconstruction and do not anticipate that dewatering will be required.

4.5 Utilities

We understand that no new watermain, storm sewer or sanitary sewer utilities will be installed as part of this project. Recommendations for utility construction can be provided if requested

4.6 Bituminous Pavement Recommendations

Traffic We were not provided any information regarding traffic volumes or vehicle distribution for Hunters Ridge Road but based on a review of Google Earth images it appears the road provides access to 6 single family homes. We anticipate the pavements will be used predominantly by automobiles and light trucks but will also be used by school busses, garbage truck and heavier single unit delivery vans (i.e., FEDEX, UPS etc.). Based on that we estimate the pavements will be subjected to Equivalent Single Axle Loads (ESAL's) significantly less than 50,000 over a 20-year design life.

Subgrade Preparation We recommend removing all bituminous pavements, aggregate base and any soft or otherwise unsuitable materials from beneath the pavement subgrade. Prior to placing/replacing the aggregate base (Class 5) we recommend compacting and/or proof-rolling the subgrade soil to provide a more uniform surface and to identify soft, weak, loose or unstable areas that may require additional subcuts/corrections. Backfill, if needed, to attain pavement subgrade elevation can consist of any mineral soil provided it is free of organic material or other deleterious materials.

Granular Fill meeting the ASTM Classification SP or SP-SM, if used, should be placed within 65 percent to 105 percent of its optimum moisture content as determined by the standard Proctor. Other fill soils should be placed with moisture contents within a range of 1 percentage point below and 3 percentage points above its optimum moisture content. The upper 3 feet of fill and backfill should be compacted to a minimum of 100 percent of its standard Proctor maximum dry density.

R-Value R-Value testing was beyond the scope of this project. Below the pavement section the soil borings encountered sandy lean clay corresponding to the ASTM Classification of CL. It is our opinion an assumed R-Value of 10 can be used for pavement design.

Full Depth Reclamation For "Full Depth Reclamation" areas there may be instances where the proposed aggregate base thickness exceeds the existing aggregate base thickness. The preferred method of pavement repair would be to reclaim the existing bituminous, subcut the subgrade, replace the reclaim and add additional aggregate base as needed then construct the bituminous pavement. Subcutting the subgrade may not be feasible or cost effective. As an alternate it may be possible to use a thicker bituminous pavement along with the existing aggregate base or possibly subcutting some of the existing aggregate base. Using MN/DOT granular equivalencies, one (1) inch of bituminous is equivalent to 2.25 inches of MN/DOT aggregate base.

Pavement Section We understand that Stantec will design the pavement section. Pavement section thickness recommendations can be provided if requested.

Materials We recommend aggregate base meeting MN/DOT Class 5 aggregate base. We recommend the aggregate base be compacted to 100 percent of its maximum standard Proctor dry density.

We recommend that the bituminous wear and base courses meet the requirement of MN/DOT Specification 2360 for bituminous mixes. We recommend the bituminous pavements be compacted to at least 92% of the maximum theoretical density.

We assume roadway improvements will include concrete curb & gutter. We recommend specifying concrete that has a minimum 28-day compressive strength of 4,500 psi. We recommend specifying 5 to 8 percent entrained air for exposed concrete to provide resistance to freeze-thaw deterioration. We recommend slump, air content and compressive strength test of Portland cement concrete.

5.0 CONSTRUCTION CONSIDERATIONS

5.1 Excavation

The soils encountered in the borings consisted of sandy lean clay that generally correspond to the ASTM classification CL and will generally be Type B soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

Temporary excavations in Type B soils should be constructed at a minimum of 1-foot horizontal to every 1-foot vertical within excavations. Slopes constructed in this manner may still exhibit surface sloughing. If site constraints do not allow the construction of slopes with these dimensions, then temporary shoring may be required.

5.2 Observations

A geotechnical engineer or a qualified engineering technician should observe the excavation subgrade to evaluate if the subgrade soils are similar to those encountered in the borings and adequate to support the proposed construction.

5.3 Backfill and Fills

We recommend moisture conditioning all soils that will be used as fill or backfill in accordance with Section 4.3 above. We recommend that fill and backfill be placed in lifts not exceeding 4 to 12 inches, depending on the size of the compactor and materials used.

5.4 Testing

We recommend density tests of backfill and fills placed for the proposed utilities and streets. Samples of the proposed materials should be submitted to our laboratory prior to placement for evaluation of their suitability and to determine their optimum moisture content and maximum dry density (Standard Proctor).

5.5 Winter Construction

If site grading and construction is anticipated to proceed during cold weather, all snow and ice should be removed from cut and fill areas prior to additional grading and placement of fill. No fill should be placed on frozen soil and no frozen soil should be used as fill or backfill.

Concrete delivered to the site should meet the temperature requirements of ASTM and/or ACI. Concrete should not be placed on frozen soil. Concrete should be protected from freezing until the necessary strength is obtained. Frost should not be permitted to penetrate below the footings.

6.0 PROCEDURES

6.1 Soil Classification

The drill crew chief visually and manually classified the soils encountered in the borings in general accordance with ASTM D 2488, "Description and Identification of Soils (Visual-Manual Procedure)." Soil terminology notes are included in the Appendix. The samples were returned to our laboratory for review of the field classification by a soils engineer. Samples will be retained for a period of 30 days.

6.2 Groundwater Observations

Immediately after taking the final samples in the bottom of the boring, the hole was checked for the presence of groundwater. Immediately after removing the augers from the borehole the hole was once again checked and the depth to water and cave-in depths were noted.

7.0 GENERAL

7.1 Subsurface Variations

The analyses and recommendations presented in this report are based on data obtained from a limited number of soil borings. Variations can occur away from the boring, the nature of which may not become apparent until additional exploration work is completed, or construction is conducted. A reevaluation of the recommendations in this report should be made after performing on-site observations during construction to note the characteristics of any variations. The variations may result in additional foundation costs and it is suggested that a contingency be provided for this purpose.

It is recommended that we be retained to perform the observation and testing program during construction to evaluate whether the design is as expected, if any design changes have affected the validity of our recommendations, and if our recommendations have been correctly interpreted and implemented in the designs, specifications and construction methods. This will allow correlation of the soil conditions encountered during construction to the soil borings and will provide continuity of professional responsibility.

7.2 Review of Design

This report is based on the design of the proposed structures as related to us for preparation of this report. It is recommended that we be retained to review the geotechnical aspects of the design and specifications. With the review, we will evaluate whether any changes have affected the validity of the recommendations and whether our recommendations have been correctly interpreted and implemented in the design and specifications.

7.3 Groundwater Fluctuations

We made water level measurements in the borings at the times and under the conditions stated on the boring log. The data was interpreted in the text of this report. The period of observation was relatively short and fluctuations in the groundwater level may occur due to rainfall, flooding, irrigation, spring thaw, drainage, and other seasonal and annual factors not evident at the time the observations were made. Design drawings and specifications and construction planning should recognize the possibility of fluctuations.

7.4 Use of Report

This report is for the exclusive use of Stantec Consulting Services, Inc. and their design team to use to design the proposed structures and prepare construction documents. In the absence of our written approval, we make no representation and assume no responsibility to other parties regarding this report. The data, analysis and recommendations may not be appropriate for other structures or purposes. We recommend that parties contemplating other structures or purposes contact us.

7.5 Level of Care

Haugo GeoTechnical Services has used the degree of skill and care ordinarily exercised under similar circumstance by members of the profession currently practicing in this locality. No warranty expressed or implied is made.

APPENDIX

Attachment A



Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN, 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-1

CLIENT City of Corcoran (Stantec)
PROJECT NAME Hunters Ridge Road
PROJECT NUMBER 23-0238
PROJECT LOCATION Corcoran, MN
DATE STARTED 5/10/23 **COMPLETED** 5/10/23
GROUND ELEVATION 939.5 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS- 45
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
AT TIME OF DRILLING --- Not Encountered
LOGGED BY NC **CHECKED BY** PG
AT END OF DRILLING --- Not Encountered
NOTES
AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)
0.0		Approximately 4.5 inches of Bituminous				
		Approximately 4 inches of Aggregate Base P-200= 11.5%				12
		Sandy Lean Clay, trace Gravel, grey, moist to wet (Fill)	AU 1			
2.5		Pocket Pentrometer= 2 tsf	SS 2		3-4-4 (8)	19.5
		Layer of Fabric at about 5ft				
5.0		(CL) Sandy Lean Clay, trace Gravel, grey, rather stiff to rather soft (Glacial Till)	SS 3		4-5-6 (11)	
7.5		Pocket Pentrometer= 1 tsf	SS 4		2-2-2 (4)	
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, rather stiff (Glacial Till)				
10.0			SS 5		2-4-6 (10)	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 11.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/31/23 12:47 - C:\USERS\ALICE HAUGO\HGTS DROPBOX\LAB HAUGO\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\23-0238 BORING LOG DRAFT.GPJ

Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN, 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-2

CLIENT City of Corcoran (Stantec)
PROJECT NAME Hunters Ridge Road
PROJECT NUMBER 23-0238
PROJECT LOCATION Corcoran, MN
DATE STARTED 5/10/23 **COMPLETED** 5/10/23
GROUND ELEVATION 948.2 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS- 45
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
AT TIME OF DRILLING --- Not Encountered
LOGGED BY NC **CHECKED BY** PG
AT END OF DRILLING --- Not Encountered
NOTES
AFTER DRILLING --- Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)
0.0		Approximately 5.5 inches of Bituminous				
		Approximately 5 inches of Aggregate Base P-200= 3%				5.5
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, rather stiff to stiff (Glacial Till)	AU 6			
2.5		LL= 28.7 PL= 15.4 PI= 13.3 Pocket Pentrometer= 2.5 tsf	SS 7		3-5-8 (13)	15.5
5.0			SS 8		3-5-6 (11)	
7.5			SS 9		3-4-6 (10)	
10.0			SS 10		4-4-8 (12)	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 11.0 feet.

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Haugo GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN, 55407
Telephone: 612-729-2959
Fax: 763-445-2238

BORING NUMBER SB-3

CLIENT City of Corcoran (Stantec)
PROJECT NAME Hunters Ridge Road
PROJECT NUMBER 23-0238
PROJECT LOCATION Corcoran, MN
DATE STARTED 5/10/23 **COMPLETED** 5/10/23
GROUND ELEVATION 948.3 ft **HOLE SIZE** 3 1/4 inches
DRILLING CONTRACTOR HGTS- 45
GROUND WATER LEVELS:
DRILLING METHOD Hollow Stem Auger/Split Spoon
AT TIME OF DRILLING --- Not Encountered
LOGGED BY NC **CHECKED BY** PG
AT END OF DRILLING --- Not Encountered
NOTES
AFTER DRILLING --- Not Encountered

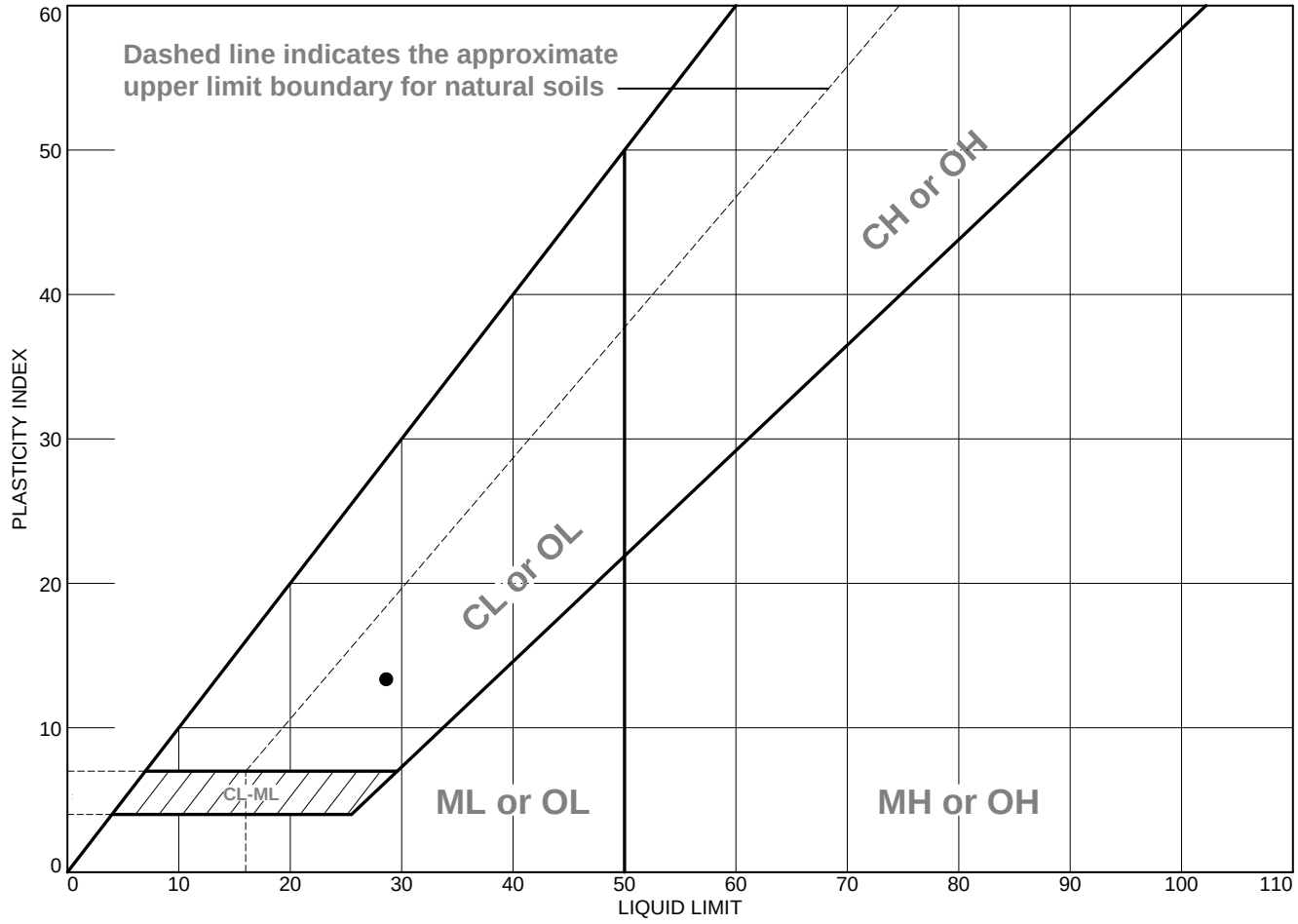
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	Moisture Content (%)
0.0		Approximately 3.5 inches of Bituminous				
		Approximately 4 inches of Aggregate Base P-200= 3%	AU 11			5
		Sandy Lean Clay, trace Gravel, grey, moist to wet, stiff (Fill)				
2.5		Pocket Pentrometer= 3 tsf	SS 12		6-6-9 (15)	18
		(CL) Sandy Lean Clay, trace Gravel, brown, moist to wet, rather stiff (Glacial Till)				
5.0			SS 13		3-4-5 (9)	
7.5			SS 14		3-4-5 (9)	
10.0			SS 15		2-4-6 (10)	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 11.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/31/23 12:47 - C:\USERS\ALICE HAUGO\HGTS DROPBOX\LAB HAUGO\HAUGO GEOTECHNICAL SERVICES\GINT PROJECT BACKUP\PROJECTS\23-0238 BORING LOG DRAFT.GPJ

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●		28.7	15.4	13.3			

Project No. 23-0238 **Client:** City of Corcoran (Stanec)

Project: Hunters Ridge Road

●**Sample Number:** SB-7 S-2 @ 2.5

Remarks:

Haugo GeoTechnical Services, LLC

Maple Grove, Minnesota

Figure

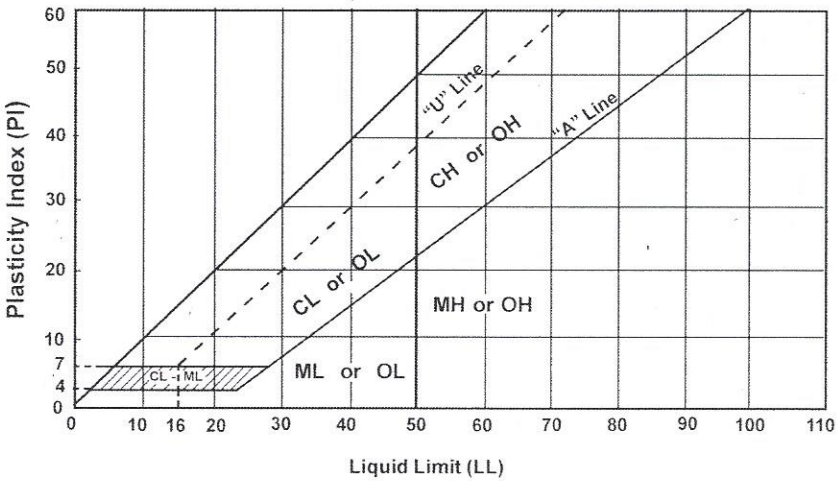
HAUGO GEOTECHNICAL SERVICES

Descriptive Terminology of Soil

Standard D 2487 - 00
Classification of Soils for Engineering Purposes (Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests [a]				Soils Classification	
				Group Symbol	Group Name [b]
Coarse-grained Soils more than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels 5% or less fines [e]	$C_u \geq 4$ and $1 \leq C_c \leq 3$ [c]	GW	Well-graded gravel [d]
			$C_u < 4$ and/or $1 > C_c > 3$ [c]	GP	Poorly graded gravel [d]
		Gravels with Fines More than 12% fines [e]	Fines classify as ML or MH	GM	Silty gravel [d f g]
			Fines classify as CL or CH	GC	Clayey gravel [d f g]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands 5% or less fines [i]	$C_u \geq 6$ and $1 \leq C_c \leq 3$ [c]	SW	Well-graded sand [h]
			$C_u < 6$ and/or $1 > C_c > 3$ [c]	SP	Poorly graded sand [h]
		Sands with Fines More than 12% [i]	Fines classify as ML or MH	SM	Silty sand [f g h]
			Fines classify as CL or CH	SC	Clayey sand [f g h]
Fine-grained Soils 50% or more passed the No. 200 sieve	Silts and Clays Liquid limit less than 50	Inorganic	PI > 7 and plots on or above "A" line [j]	CL	Lean clay [k l m]
			PI < 4 or plots below "A" line [j]	ML	Silt [k l m]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OL	Organic clay [k l m n]
				OL	Organic silt [k l m o]
	Silts and clays Liquid limit 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat clay [k l m]
			PI plots below "A" line	MH	Elastic silt [k l m]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OH	Organic clay [k l m p]
				OH	Organic silt [k l m q]
Highly Organic Soils		Primarily organic matter, dark in color and organic odor		PT	Peat

a. Based on the material passing the 3-in (75mm) sieve.
b. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders or both" to group name.
c. $C_u = D_{60} / D_{10}$ $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$
d. If soil contains ≥15% sand, add "with sand" to group name.
e. Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
f. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
g. If fines are organic, add "with organic fines" to group name.
h. If soil contains ≥ 15% gravel, add "with gravel" to group name.
i. Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
j. If Atterberg limits plot in hatched area, soil is a CL-ML, silty clay.
k. If soil contains 10 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant.
l. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
m. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
n. PI ≥ 4 and plots on or above "A" line.
o. PI < 4 or plots below "A" line.
p. PI plots on or above "A" line.
q. PI plots below "A" line.



Laboratory Tests

DD	Dry density, pcf	OC	Organic content, %
WD	Wet density, pcf	S	Percent of saturation, %
MC	Natural moisture content, %	SG	Specific gravity
LL	Liquid limit, %	C	Cohesion, psf
PL	Plastic limit, %	∅	Angle of internal friction
PI	Plasticity index, %	qu	Unconfined compressive strength, psf
P200	% passing 200 sieve	qp	Pocket penetrometer strength, tsf

Particle Size Identification

Boulders	over 12"
Cobbles	3" to 12"
Gravel	
Coarse	3/4" to 3"
Fine	No. 4 to 3/4"
Sand	
Coarse	No. 4 to No. 10
Medium	No. 10 to No. 40
Fine	No. 40 to No. 200
Silt	< No. 200, PI < 4 or below "A" line
Clay	< No. 200, PI ≥ 4 and on or above "A" line

Relative Density of Cohesionless Soils

Very loose	0 to 4 BPF
Loose	5 to 10 BPF
Medium dense	11 to 30 BPF
Dense	31 to 50 BPF
Very dense	over 50 BPF

Consistency of Cohesive Soils

Very soft	0 to 1 BPF
Soft	2 to 3 BPF
Rather soft	4 to 5 BPF
Medium	6 to 8 BPF
Rather stiff	9 to 12 BPF
Stiff	13 to 16 BPF
Very stiff	17 to 30 BPF
Hard	over 30 BPF

Drilling Notes

Standard penetration test borings were advanced by 3 1/4" or 6 1/4" ID hollow-stem augers unless noted otherwise. Jetting water was used to clean out auger prior to sampling only where indicated on logs. Standard penetration test borings are designated by the prefix "ST" (Split Tube). All samples were taken with the standard 2" OD split-tube sampler, except where noted.

Power auger borings were advanced by 4" or 6" diameter continuous-flight, solid-stem augers. Soil classifications and strata depths were inferred from disturbed samples augered to the surface and are, therefore, somewhat approximate. Power auger borings are designated by the prefix "B."

Hand auger borings were advanced manually with a 1 1/2" or 3 1/4" diameter auger and were limited to the depth from which the auger could be manually withdrawn. Hand auger borings are indicated by the prefix "H."

BPF: Numbers indicate blows per foot recorded in standard penetration test, also known as "N" value. The sampler was set 6" into undisturbed soil below the hollow-stem auger. Driving resistances were then counted for second and third 6" increments and added to get BPF. Where they differed significantly, they are reported in the following form: 2/12 for the second and third 6" increments, respectively.

WH: WH indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WR: WR indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

TW indicates thin-walled (undisturbed) tube sample.

Note: All tests were run in general accordance with applicable ASTM standards.

Appendix B

Cost Estimates

OPINION OF PROBABLE COST
CITY OF CORCORAN
HUNTERS RIDGE ROADWAY IMPROVEMENTS -MILL AND OVERLAY
193806257
FEASIBILITY STUDY
November 17, 2026

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BASE BID SCHEDULE					
SCHEDULE A - REMOVALS, EARTHWORK, AND RESTORATION					
1	MOBILIZATION	LS	1	$ 10,000.00	$ 10,000.00
2	TRAFFIC CONTROL	LS	1	$ 2,500.00	$ 2,500.00
3	REMOVE BITUMINOUS CURB	LF	2220	$ 4.00	$ 8,880.00
4	2" MILL BITUMINOUS PAVEMENT	SY	2501	$ 4.00	$ 10,004.00
5	REMOVE BITUMINOUS PAVEMENT	SY	484	$ 15.00	$ 7,260.00
				SUBTOTAL SCHEDULE A	$ 38,644.00
SCHEDULE B - STREETS					
6	COMMON EXCAVATION - OFFSITE	CY	120	$ 50.00	$ 6,000.00
7	BITUMINOUS WEARING PAVEMENT	TON	380	$ 100.00	$ 38,000.00
8	BITUMINOUS NON-WEARING PAVEMENT	TON	70	$ 95.00	$ 6,650.00
9	BITUMINOUS CURB	LF	2220	$ 12.00	$ 26,640.00
10	SUBGRADE EXCAVATION	CY	200	$ 50.00	$ 10,000.00
11	CLASS 5 AGGREGATE BASE - 80% CRUSHED	TON	779	$ 45.00	$ 35,055.00
				SUBTOTAL SCHEDULE B	$ 122,345.00

	SUBTOTAL	$ 160,989.00
	10% CONTINGENCY	$ 16,098.90
	TOTAL PROJECT COSTS	$ 177,087.90

OPINION OF PROBABLE COST
CITY OF CORCORAN
HUNTERS RIDGE ROADWAY IMPROVEMENTS -FULL DEPTH RECLAMATION
193806257
FEASIBILITY STUDY
November 17, 2026

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BASE BID SCHEDULE					
SCHEDULE A - REMOVALS, EARTHWORK, AND RESTORATION					
1	MOBILIZATION	LS	1	$ 25,000.00	$ 25,000.00
2	TRAFFIC CONTROL	LS	1	$ 7,500.00	$ 7,500.00
3	REMOVE BITUMINOUS CURB	LF	2220	$ 6.00	$ 13,320.00
4	RECLAIM BITUMINOUS PAVEMENT	SY	2984	$ 5.00	$ 14,920.00
5	SALVAGE RECLAIMED MATERIAL AND STOCKPIPE ONSITE	CY	664	$ 15.00	$ 9,960.00
6	REMOVE BITUMINOUS DRIVEWAY	SY	60	$ 12.00	$ 720.00
7	REMOVE CONCRETE DRIVEWAY	SY	60	$ 15.00	$ 900.00
				SUBTOTAL SCHEDULE A	$ 72,320.00
SCHEDULE B - STREETS					
8	BITUMINOUS BASE COURSE	TON	400	$ 95.00	$ 38,000.00
9	BITUMINOUS WEARING COURSE	TON	400	$ 100.00	$ 40,000.00
10	BITUMINOUS TACK COAT	GAL	149	$ 4.00	$ 596.74
11	AGGREGATE BASE, CLASS 5 80% CRUSHED	TON	1200	$ 30.00	$ 36,000.00
12	PLACE RECLAIMED MATERIAL	CY	664	$ 15.00	$ 9,960.00
13	COMMON EXCAVATION	CY	900	$ 50.00	$ 45,000.00
14	SUBGRADE EXCAVATION	CY	245	$ 35.00	$ 8,575.00
15	BITUMINOUS DRIVEWAY	TON	10	$ 225.00	$ 2,250.00
16	CONCRETE DRIVEWAY	SY	60	$ 90.00	$ 5,400.00
17	SURMOUNTABLE CURB AND GUTTER	LF	2220	$ 28.00	$ 62,160.00
18	PVC DRAINTILE	LF	1200	$ 35.00	$ 42,000.00
19	TOPSOIL	CY	140	$ 60.00	$ 8,400.00
20	RESTORATION	LS	1	$ 15,000.00	$ 15,000.00
21	"NO PARKING" SIGNAGE	EA	5	$ 500.00	$ 2,500.00
				SUBTOTAL SCHEDULE B	$ 315,841.74

	SUBTOTAL	$	388,161.74
	10% CONTINGENCY	$	38,816.17
	TOTAL CONSTRUCTION COST	$	426,977.91
	15% LEGAL, ENGINEERING, ADMIN, FINANCE	$	64,046.69
	TOTAL PROJECT COSTS	$	491,024.60

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
ALTERNATE BID SCHEDULE - SIDEWALK EXTENSION					
21	6" CONCRETE SIDEWALK	SY	813	$ 125.00	$ 101,625.00
22	AGGREGATE BASE, CLASS 5 80% CRUSHED	TON	266	$ 30.00	$ 7,980.00
23	PEDESTRIAN LANDING	EA	1	$ 4,500.00	$ 4,500.00
24	STORMWATER MANAGEMENT (1)	LS	1	$ 20,000.00	$ 20,000.00
				TOTAL ALTERNATE BID	$ 134,105.00

(1) STORMWATER MANAGEMENT REQUIRMENTS WILL BE BASED ON FINAL DESIGN AND DISTURBANCE LIMITS

	SUBTOTAL	$	134,105.00
	10% CONTINGENCY	$	13,410.50
	TOTAL CONSTRUCTION COST	$	147,515.50
	15% LEGAL, ENGINEERING, ADMIN, FINANCE	$	22,127.33
	TOTAL PROJECT COSTS	$	169,642.83

	TOTAL BASE + ALTERNATE BID	$	660,667.43

Appendix C

Appraisal Report

Report Type
Real Estate Consulting
Letter Report (Restricted Appraisal)

Effective Date
November 7, 2026

Client

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

Subject Property

Street Improvement Project
Hunters Ridge
Corcoran, MN 55374



File # V2611001 – Hunters Ridge

Prepared By:
Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

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

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NAGELL APPRAISAL INCORPORATED

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

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

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

Report Date: November 17, 2026

To Kevin Mattson:

Per your request, this is a letter report to assist the City for guidance regarding a street improvement project within Corcoran (see attached map for the location of project).

The following information outlines the scope and intent of this document:

Client: City of Corcoran

Intended User: City of Corcoran

Note: Only the client and name intended user can rely upon this report.

Effective Date: November 7, 2026

Report Type: Restricted Appraisal (as a restricted appraisal, this report may not contain supporting rationale for all of the opinions and conclusions as stated. This information is retained in the workfile)

Intended Use: The intended use of this report is for decision-making purposes regarding a road project and potential special assessments.

Value Provided: Market Value, see rear of report for definition

Interest Provided: Fee Simple

Subject Property: This document is not an appraisal of a specific property, rather, it provides a benefit range for similar properties types within the project area. These ranges are applicable to the properties within the project area. The project boundaries are clearly identified in this report. Information regarding individual properties can be provided upon request.

Scope of Work: Ethan Waytas, MAI drove the streets in the project area on November 7, 2026. The appraiser reviewed sales, rents, listings, and costs in the market. A drive-by viewing of properties in the project area and streets was completed. The market was analyzed to indicate a benefit range that would be applicable to the project. In addition, the appraiser has completed a cursory review of the zoning and future land use plan. Other research includes prior discussions with market participants and discussion with the city regarding the project.

Sales Comparison Approach: Sales data was analyzed to indicate a market benefit range.

Income Approach: This approach was not applied at this time, as it is considered less reliable given the project and scope of assignment.

Cost Approach: This approach was considered regarding new road costs and physical depreciation.

Uses in Project Area: Uses in the project area are single-family residential and a city water treatment facility.

Report Assistance: Ethan Waytas, MAI wrote the report and analyzed the market data. William R. Waytas read the report and agreed with the conclusions. Ethan Waytas, MAI viewed the project area and took photos.

Note: This report is not an appraisal (value) of a specific property, but rather provides a preliminary opinion of a general range of market benefit, if any, for similar properties. Relevant information and analysis is retained in the workfile. If an appraisal of a specific property was performed, the findings of that report are considered likely to be consistent with the findings in this document (but could vary). The letter can function as a test of reasonableness for the proposed assessments.

PROJECT

The City of Corcoran is proposing to complete a full depth reclamation, which is described by the city as:

> "this would include milling the old road surface down to the underlying base material, then mixing the millings with the underlying base material (if sufficient) to create the new base for the roadway, lastly adding 3.5"– 4" of new asphalt to create the new road surface."

A new concrete sidewalk would be constructed. Updates to the existing storm sewer will be made as well.

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

Motivation for the road improvement project appears to stem from deteriorating road surface.

AREA DESCRIPTION

The City of Corcoran is an outlying western suburban community located approximately 35 minutes northwest of Downtown Minneapolis. Access is considered average, as many county roads run through the area. The commercial portion of Corcoran is located at the intersection of County Roads 10 & 116. The remainder of the city is mostly made up of agricultural and rural residential uses. There are pockets of single-family residential developments with acreage lots and private well/septic. Nearby/competing communities include the western Hennepin County Area; Medina, Hanover, Greenfield, Hassan, Independence, Dayton, etc. The City of Corcoran borders the City of Maple Grove to the east. Corcoran has a reputation as a stable community, with nearby shopping and access to many major roadways. Access to Downtown Minneapolis and surrounding communities is convenient. Major shopping and commerce are located near the City of Corcoran. The very southwestern-most corner of the city fronts on State Highway 55.

The population for Corcoran in 2010 was 5,379, down from 5,630 in 2000—a 4.5% decrease. The 2020 estimated population is 6,185, a 15.0% increase. The 2025 population estimate is 9,269, an increase of 49.86% from 2020.

Single family homes generally range in value between $200,000 and $1,800,000+ in the City Limits with an average of about $707,000 (MLS statistics) since January 1, 2026. The city is primarily residential and agricultural, with some industrial and commercial. Most homes are average to good quality.

SUBJECT PROPERTIES

The immediate project area consists of single-family residential homes and a city water treatment facility. The indirect benefit area also includes single-family homes.

EXISTING STREETS & UTILITIES

Physical Condition of the Existing Road: The existing road improvements are asphalt with partial asphalt curb. The road condition, based on the visual inspection of the streets, is rated to be fair. There are signs of transverse, longitudinal, and alligator cracking. There are also areas of raveling and heaving.

Physical Condition of Existing Utilities: The utilities in the project area are private well and septic, public electricity, and natural gas. There are no proposed utility updates for this project. The homes on the north side of Hunters Ridge do have public water and sanitary sewer available.

Functional Design of the Road: The existing road is dated, in fair overall condition, and does have substantial large cracks, heaving, raveling, etc. The road condition is rated to be fair.

Road and utility infrastructure in poor to fair condition do not meet the expectations of typical market participants in this suburban market for re-development, resale price, and/or updating the current uses. Overall, the existing street improvements are in fair condition, are beginning to look dated (or function) and reflect likewise on the adjoining and side street properties.

PROPOSED IMPROVEMENTS

The City of Corcoran is proposing to complete a full depth reclamation, which is described by the city as:

> "this would include milling the old road surface down to the underlying base material, then mixing the millings with the underlying base material (if sufficient) to create the new base for the roadway, lastly adding 3.5"– 4" of new asphalt to create the new road surface."

A new concrete sidewalk would be constructed. Updates to the existing storm sewer will be made as well.

Given the existing condition of the road, the proposed project is logical.

If any of the above descriptions change, the benefit due to the project could differ.

HIGHEST AND BEST USE

The subject project area is located in the northeastern portion of the city in an area of rural residential, agricultural land, and low to medium density residential (public utilities) uses.

Owners in the subject area appear to update their property as needed when site and building components wear out or become dated. Owners in the overall area commonly pave their driveways or maintain parking lots as needed, recognizing it adds value when done. Therefore, it is logical to update the road and/or utility infrastructure to the subject properties as needed, as these are essential property characteristics that are expected in this market.

An informed buyer would consider the condition of the road, traffic flow/management, and utilities. A well-constructed and good condition road provides aesthetic appeal to a property and efficient/safe traffic flow. Given a choice, a potential informed buyer would likely prefer a newer road with good traffic flow over a deteriorating road with fair traffic flow. Additionally, a potential informed buyer would likely prefer newer utility infrastructure as compared to older, dated and inferior utility infrastructure.

If replacement of components of real estate near the end of their economic life in a home or building is postponed, it can be costlier in the long run; delays in replacing components can result in incurring higher interim maintenance costs and potential difficulty in marketing the property. Also, it is typical for the cost of the replacement of an improvement to increase over time. That said it is logical and prudent for market participants to update/replace dated components when needed.

Therefore, the highest and best use of the surrounding properties in the project area is for the continued various uses with the proposed infrastructure improvements. The properties to the north of Hunters Ridge could be subdivided and developed with public utilities. The City indicated that the property located at 10110 County Road 116 is in the preliminary stages of being subdivided into 16 lots.

In addition to the properties in the immediate project area, the new development to the east will experience a benefit as well (i.e. indirect benefit). The new road allows for faster access out of the Bellwether neighborhood. Prior to the connection of Hunters Ridge to the Bellwether neighborhood, some residents had a circuitous route out of the neighborhood. With the new road connection and project, the route is more direct and will save residents time.

DISCUSSION OF MARKET BENEFIT

Listed below are the factors that will be taken into consideration concerning the potential benefit to the properties.

Description	Existing Improvements	Change
1) Road Surface	**Fair**	**New, asphalt**
2) Base Condition	**Likely fair to average**	**Regraded, portions new, compacted**
3) Curb	**Asphalt, dated**	**Concrete, new**
4) Drainage	**Average**	**Improved**
5) Storm Sewer	**Existing**	**Updated**
6) City water	In area	In area
7) City sewer	In area	In area
8) Sidewalk	**None**	**New, concrete**
9) Street Lights	None	None
10) Functional Design of Road	**Dated**	**Good, new**
11) Traffic Management	Average	Average
12) Pedestrian Use (biking, walking, etc.)	**Fair**	**Good**
13) Median	n/a	n/a
14) Road Proximity to Properties	n/a	n/a
15) Dust	n/a	n/a
16) Visual Impact on Properties	**Fair**	**Good**

Based on the preceding grid, the subject properties will improve in 9 of the 16 categories. Market participants generally recognize that roads and utilities need replacing when nearing the end of a long economic life. A typical buyer in the subject market commonly prefers a good condition paved road surface versus an inferior condition paved road surface. Similarly for utilities, market participants prefer new or newer utilities versus older utilities. In addition to visual benefit, new street improvements provide better and safer use for pedestrians (biking, walking, stroller, rollerblading, etc.) and drivers. The new streets and utilities will enhance potential for re-development and/or updating the current properties. Properties that indirectly/directly abut or have driveways/access that exit on the new street will benefit.

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

In addition, homes to the east in the Bellwether neighborhood will benefit as well from the new road improvements (less circuitous route out of the neighborhood). Because these properties do not abut the project, the benefit is considered to be indirect.

Direct Benefit:

Given the scope of the project, the age/quality/condition of houses, properties in the area with newer street improvements could see an average price benefit of:

- **Single-Family Residential (north of Hunters Ridge)** $14,000 to $19,000 per homesite (i.e. per PID)

- **Single-Family Residential (south of Hunters Ridge)** $11,000 to $16,000 per homesite (i.e. per PID)

- **City Water Treatment Facility** $0.05 to $0.15 per SF of usable site area
  *If connected via the proposed subdivision of 10110 County Road 116

Note: The above benefit considers only the scope of the project. Higher value buildings/homes or larger lots are on the upper end of the range. Properties on corners, with one street being improved and the other not, might receive less than the above ranges (for example 50% of the benefit).

Indirect Benefit:

The client requested that indirect benefit be considered for the homes east of the project area in the Bellwether neighborhood. The City estimates that approximately 155 homes have a less circuitous route out of the neighborhood via Hunters Ridge.

- **Single-Family Residential** $200 to $400 per homesite (i.e. per PID)

Additional Scenario:

The client requested an additional scenario where the project is a mill and overlay instead of a reclamation.

For a mill and overlay project, the benefit range would be:

- **Single-Family Residential (north of Hunters Ridge)** $7,000 to $10,000 per homesite (i.e. per PID)

- **Single-Family Residential (south of Hunters Ridge)** $6,000 to $9,000 per homesite (i.e. per PID)

- **City Water Treatment Facility** $0.01 to $0.03 per SF of usable site area
  *If connected via the proposed subdivision of 10110 County Road 116

Note: The above benefit considers only the scope of the project. Higher value buildings/homes or larger lots are on the upper end of the range. Properties on corners, with one street being improved and the other not, might receive less than the above ranges (for example 50% of the benefit).

Indirect Benefit (mill and overlay):

The client requested that indirect benefit be considered for the homes east of the project area in the Bellwether neighborhood. The City estimates that approximately 155 homes have a less circuitous route out of the neighborhood via Hunters Ridge.

- **Single-Family Residential** $100 to $200 per homesite (i.e. per PID)

CONCLUSION

The benefit amounts noted above should not be construed or relied on as being an appraisal of a specific property, but are general observations based on the overall market. If an appraisal were made on the individual properties, the actual benefit amount could vary from market observations above.

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

Sincerely,



Ethan Waytas, MAI
Certified General MN 40368613

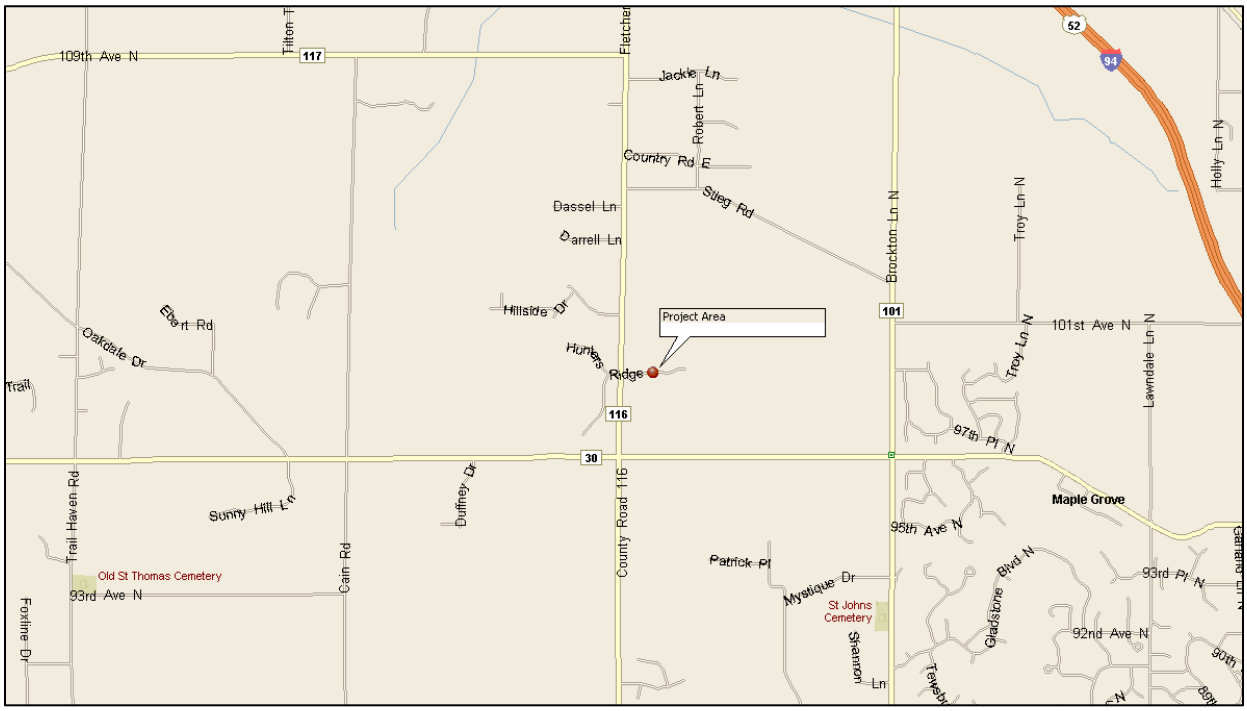


William R. Waytas, SRA
Certified General MN 4000813

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

LOCATION MAP



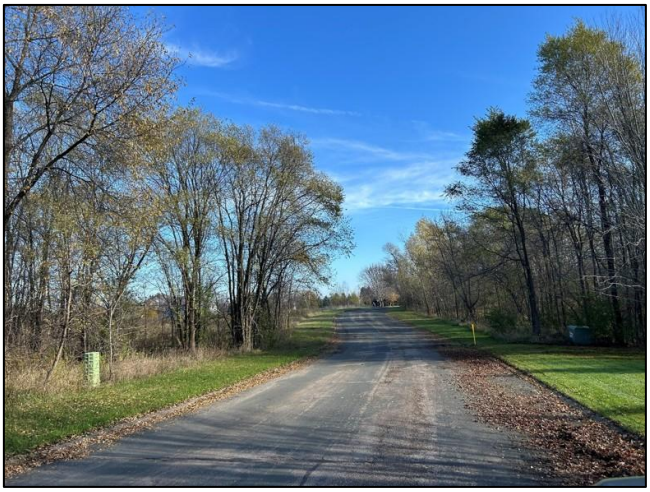


AERIAL VIEW OF PROJECT MAP



*Red line reflects the indicated project area

SUBJECT PHOTOGRAPHS



Street view



Street view



Street view



Street view

Subject Photographs – continued



Street view



Street view



Street view



Street view

Subject Photographs – continued



Street view



Street view

PRIOR SALES HISTORY

List #	S	Street Address	City	Price	DOM	Style	Stories	Beds	Bth	TFSF	Built
7109290	CLS	19885 Hunters Ridge	Rogers	$850,000	14	SINGL	TWO	5	5	4,538	2001
6728619	CLS	19885 Hunters Ridge	Rogers	$840,000	0	SINGL	TWO	5	4	4,538	2001

The above sales occurred in the project area within the past three years, per MLS.

The sales appear to be market appropriate, as they were listed on the open market.

MLS indicates that there are no current listings in the project area.

DEFINITIONS

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

(A) buyer and seller are typically motivated;

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

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

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

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

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

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS

As stated by USPAP;

Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions of conclusions.

The identified properties in the project area are assumed to be in average condition and to have average appeal based on public information available. The conclusions are considered to be credible within this report based on the publicly available information. That said, if the properties vary in terms of condition, appeal, etc., the conclusions could differ.

Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis.

The provided conclusions assume the project is completed on the same day as the effective date.

The above noted assumptions might have affected the assignment results.

CERTIFICATION

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

1) The statements of fact contained in this report are true and correct.

2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

3) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5) My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6) My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7) My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8) The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Appraisal Practice.

9) **Ethan Waytas, MAI** has made a personal inspection of the streets that are in the project area, as well as viewing surrounding properties. William R. Waytas, SRA did not personally inspect the project area. Ethan Waytas wrote, analyzed, and selected all the data in the report. William R. Waytas read the report, concurred with the findings, and then co-signed the report.

10) No one provided significant professional assistance to the person signing this report.

11) In accordance with the competency provision USPAP, I have verified that my knowledge, experience and education are sufficient to allow me to competently complete this appraisal. See attached qualifications.

12) As of the date of this report, William R. Waytas and Ethan Waytas have completed the requirements of the continuing education program of the appraisal institute.

13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

14) We **have not** provided services as an appraiser, regarding properties in the project area within the 3-year period immediately preceding acceptance to this assignment.



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



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

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (10 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

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

Testimony

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

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613
Holds the MAI designation from the Appraisal Institute

Education

-- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science

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

Curriculum Vitae -- continued

Appraisal Experience

Presently and since 1985, **William R. Waytas** has been employed as a full time real estate appraiser. Currently a partner and President of the Nagell Appraisal & Consulting, an independent appraisal firm (10 employees) who annually prepare 1,500 +/- appraisal reports of all types. Mr. Waytas was employed with Iver C. Johnson & Company, Ltd., Phoenix, AZ from 1985 to 1987.

Properties appraised:

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

Professional Membership, Associations & Affiliations

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

Testimony

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

Mediator

-- Court appointed in Wright County.

Committees

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

Education

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

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

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

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

Speaking Engagements

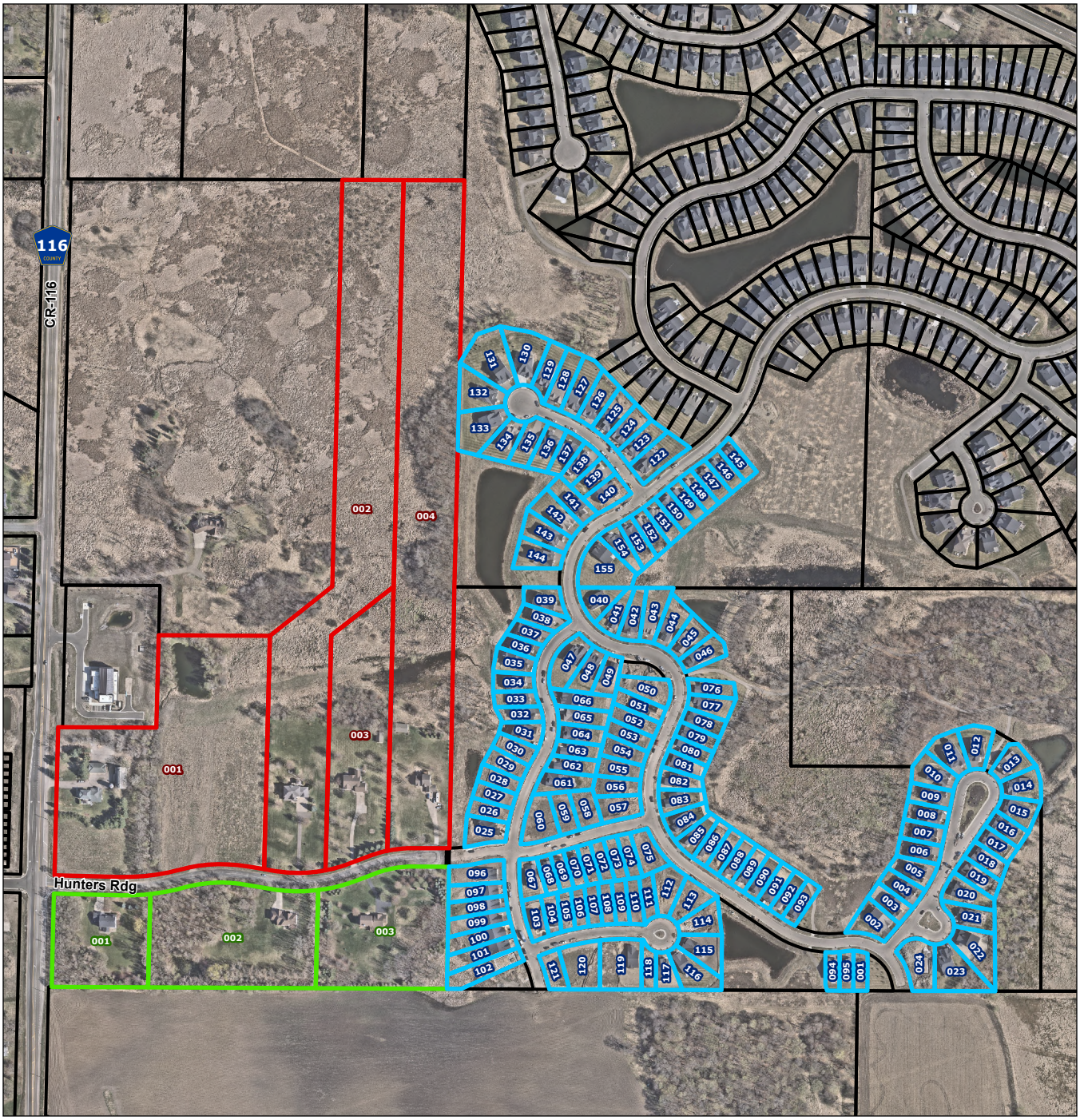
-- Bankers
-- Auditors
-- Assessors
-- Relocation (Panel Discussion)

Publications

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

Appendix D

Preliminary Assessment Roll



Notes

1. Coordinate System: NAD 1983 UTM Zone 15N
2. Data Sources: MNDOT, Hennepin County Imagery
3. Background: Hennepin County Aerial, 2026

Stantec

Project Location
Corcoran, Hennepin Co., MN

Prepared by DME on 2026-11-18

Client/Project
City of Corcoran

Figure No.
1

Title
Hunters Ridge Assessment Roll Map

Page 1 of 1

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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Hunters Ridge Roadway Improvements

Preliminary Assessment Roll Area 1

Map ID	PID	Property Address	Tax Payer Address	Taxpayer Name	Roadway Assessment Amount	Overlay Credit	Total Assessment Amount with Credit
1	1211923220009	10110 COUNTY RD NO 116	10110 COUNTY RD NO 116	BRIAN &JACQUELINE LOTHER	$ 12,600.00	$ 6,300.00	$ 6,300.00
2	1211923220002	19780 HUNTERS RIDGE	19780 HUNTERS PLACE	DAVID PATRICK THOMPSON	$ 12,600.00	$ 6,300.00	$ 6,300.00
3	1211923220003	19750 HUNTERS RIDGE	19750 HUNTERS RIDGE	STEVEN R & SUSAN J EHRESMANN	$ 12,600.00	$ 6,300.00	$ 6,300.00
4	1211923220004	19710 HUNTERS RIDGE	19710 HUNTERS RIDGE	DAVID & VIRGININIA ANDERSON	$ 12,600.00	$ 6,300.00	$ 6,300.00

Hunters Ridge Roadway Improvements

Preliminary Assessment Roll Area 2

Map ID	PID	Property Address	Tax Payer Address	Taxpayer Name	Roadway Assessment Amount	Overlay Credit	Total Assessment Amount with Credit
1	1211923220005	19885 HUNTERS RIDGE	19885 HUNTERS RIDGE	S E PETERSON & W PETERSON	$ 9,900.00	$ 5,400.00	$ 4,500.00
2	1211923220006	19795 HUNTERS RIDGE	19795 HUNTERS RIDGE	DIANE M PADRNOS TRUSTEE	$ 9,900.00	$ 5,400.00	$ 4,500.00
3	1211923220007	19725 HUNTERS RIDGE	19725 HUNTERS RIDGE	GARY & KATHLEEN M DICKINSON	$ 9,900.00	$ 5,400.00	$ 4,500.00

Hunters Ridge Roadway Improvements

Preliminary Assessment Roll Area 3

Map ID	PID	Property Address	Tax Payer Address	Taxpayer Name	Roadway Assessment Amount	Overlay Credit	Total Assessment Amount with Credit
001	1211923120015	19572 102ND PL	6434 MAIN ST PO BOX 64 NORTH BRANCH MN 55056	MINNESOTA HOLDING CO LLC	$ 180.00	$ 90.00	$ 90.00
002	1211923120016	9953 JACK PINE LA	9953 JACK PINE LA ROGERS MN 55374	HARRINGTON REV LIV TRUST	$ 180.00	$ 90.00	$ 90.00
003	1211923120017	9961 JACK PINE LA	9961 JACK PINE LA ROGERS MN 55374	SCOTT K & KIMBERLY J BROUWER	$ 180.00	$ 90.00	$ 90.00
004	1211923120018	9969 JACK PINE LA	9969 JACK PINE LA ROGERS MN 55374	T J ZIMMERMAN/A M ZIMMERMAN	$ 180.00	$ 90.00	$ 90.00
005	1211923120019	9977 JACK PINE LA	9977 JACK PINE LA ROGERS MN 55374	CAROLYN HARDLE	$ 180.00	$ 90.00	$ 90.00
006	1211923120020	9985 JACK PINE LA	9985 JACK PINE LA ROGERS MN 55374	THOMAS G & MARY B LUKAS LV T	$ 180.00	$ 90.00	$ 90.00
007	1211923120021	9993 JACK PINE LA	9993 JACK PINE LA ROGERS MN 55374	STEVEN C HUCHENDORF LIV TR	$ 180.00	$ 90.00	$ 90.00
008	1211923120022	10001 JACK PINE LA	10001 JACK PINE LA ROGERS MN 55374	J R FORTIN & S L FORTIN	$ 180.00	$ 90.00	$ 90.00
009	1211923120023	10009 JACK PINE LA	10009 JACK PINE LA ROGERS MN 55374	KEVIN A PUMARLO TRUST	$ 180.00	$ 90.00	$ 90.00
010	1211923120024	10017 JACK PINE LA	10017 JACK PINE LA ROGERS MN 55374	LAURA HORN 2005 REVOCABLE TR	$ 180.00	$ 90.00	$ 90.00
011	1211923120025	10025 JACK PINE LA	10025 JACK PINE LA ROGERS MN 55374	C L RIDDLE/G M RIDDLE LIV TR	$ 180.00	$ 90.00	$ 90.00
012	1211923120026	10033 JACK PINE LA	10033 JACK PINE LA ROGERS MN 55374	D F HEYN & J L HEYN	$ 180.00	$ 90.00	$ 90.00
013	1211923120027	10030 JACK PINE LA	10030 JACK PINE LA ROGERS MN 55374	PAUL JOHN FROEHLE	$ 180.00	$ 90.00	$ 90.00
014	1211923120028	10022 JACK PINE LA	10022 JACK PINE LA ROGERS MN 55374	DANIEL K LOFGREN LV TR ET AL	$ 180.00	$ 90.00	$ 90.00
015	1211923120029	10014 JACK PINE LA	10014 JACK PINE LA ROGERS MN 55374	WILLIAM J LENZ ET AL JT LV T	$ 180.00	$ 90.00	$ 90.00
016	1211923120030	10006 JACK PINE LA	10006 JACK PINE LA ROGERS MN 55374	S M DETTMER & L A DETTMER	$ 180.00	$ 90.00	$ 90.00
017	1211923120031	9998 JACK PINE LA	9998 JACK PINE LA ROGERS MN 55374	J DESCAMPS & J DESCAMPS	$ 180.00	$ 90.00	$ 90.00
018	1211923120032	9990 JACK PINE LA	9990 JACK PINE LA ROGERS MN 55374	DAVID J & JULIE M SCHWEITZER	$ 180.00	$ 90.00	$ 90.00
019	1211923120033	9982 JACK PINE LA	9982 JACK PINE LA ROGERS MN 55374	T D MANS & C K MANS	$ 180.00	$ 90.00	$ 90.00
020	1211923120034	9974 JACK PINE LA	9974 JACK PINE LA ROGERS MN 55374	MCCOY REVOC LIV TRUST	$ 180.00	$ 90.00	$ 90.00
021	1211923120035	9966 JACK PINE LA	9966 JACK PINE LA ROGERS MN 55374	D WOCHNICK & C WOCHNICK	$ 180.00	$ 90.00	$ 90.00
022	1211923120036	9958 JACK PINE LA	9958 JACK PINE LANE CORCORAN MN 55374	J A LESNAR/K M LESNAR	$ 180.00	$ 90.00	$ 90.00
023	1211923120037	9950 JACK PINE LA	9950 JACK PINE LA ROGERS MN 55374	A J LEAPALDT & G G LEAPALDT	$ 180.00	$ 90.00	$ 90.00
024	1211923120038	9942 JACK PINE LA	21 PASEO DEL HALCON SANTA FE NM 87506	R A & A J WARREN TRUST	$ 180.00	$ 90.00	$ 90.00
025	1211923210002	10003 MULBERRY LA	10003 MULBERRY LA ROGERS MN 55374	L J STREETER & S L STREETER	$ 180.00	$ 90.00	$ 90.00
026	1211923210003	10009 MULBERRY LA	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
027	1211923210004	10015 MULBERRY LA	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
028	1211923210005	10021 MULBERRY LA	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
029	1211923210006	10027 MULBERRY LA	10027 MULBERRY LA ROGERS MN 55374	BOBBIE & COREY HACKER	$ 180.00	$ 90.00	$ 90.00
030	1211923210007	10033 MULBERRY LA	10033 MULBERRY LA ROGERS MN 55374	A C VANDANACKER & S L MCKOWN	$ 180.00	$ 90.00	$ 90.00
031	1211923210008	10039 MULBERRY LA	10039 MULBERRY LA ROGERS MN 55374	CHERYL L LEGAN REV LIV TR	$ 180.00	$ 90.00	$ 90.00
032	1211923210009	10045 MULBERRY LA	10045 MULBERRY LA ROGERS MN 55374	MICHAEL & KRISTI MATTIUZ	$ 180.00	$ 90.00	$ 90.00
033	1211923210010	10051 MULBERRY LA	10051 MULBERRY LA ROGERS MN 55374	M D JOHNSON & K L JOHNSON	$ 180.00	$ 90.00	$ 90.00
034	1211923210011	10057 MULBERRY LA	10057 MULBERRY LA ROGERS MN 55374	K J LINDQUIST/K J LINDQUIST	$ 180.00	$ 90.00	$ 90.00
035	1211923210012	10063 MULBERRY LA	10063 MULBERRY LA ROGERS MN 55374	JACALYN J JONES REV TR ET AL	$ 180.00	$ 90.00	$ 90.00
036	1211923210013	10069 MULBERRY LA	10069 MULBERRY LA ROGERS MN 55374	KEVIN & SUSAN M GULDEN	$ 180.00	$ 90.00	$ 90.00
037	1211923210014	10075 MULBERRY LA	10075 MULBERRY LA ROGERS MN 55374	JULIE BLAZEK	$ 180.00	$ 90.00	$ 90.00
038	1211923210015	10081 MULBERRY LA	10081 MULBERRY LA ROGERS MN 55374	RAYMOND & KRISTINE L CELAYA	$ 180.00	$ 90.00	$ 90.00
039	1211923210016	19520 102ND PL	19520 102ND PL ROGERS MN 55374	MARY A NOLTING	$ 180.00	$ 90.00	$ 90.00
040	1211923210017	19519 102ND PL	19519 102ND PL ROGERS MN 55374	JUDITH A FYFFE	$ 180.00	$ 90.00	$ 90.00
041	1211923210018	19521 102ND PL	19521 102ND PL ROGERS MN 55374	TOPHEN FAMILY TRUST	$ 180.00	$ 90.00	$ 90.00
042	1211923210019	19523 102ND PL	19523 102ND PL ROGERS MN 55374	GREG & LINDA GOHDES	$ 180.00	$ 90.00	$ 90.00
043	1211923210020	19525 102ND PL	19525 102ND PL ROGERS MN 55374	L M ANDERSON & C L THOMPSON	$ 180.00	$ 90.00	$ 90.00
044	1211923210021	19527 102ND PL	19527 102ND PL ROGERS MN 55374	JAMES & PATRICIA BRUSH	$ 180.00	$ 90.00	$ 90.00
045	1211923210022	19529 102ND PL	19529 102ND PL ROGERS MN 55374	B T MCCOLE ET AL REV LIV TR	$ 180.00	$ 90.00	$ 90.00
046	1211923210023	19531 102ND PL	19531 102ND PL ROGERS MN 55374	K BETTMANN & J BETTMANN	$ 180.00	$ 90.00	$ 90.00
047	1211923210024	19522 102ND PL	19522 102ND PL ROGERS MN 55374	DESIREE ANN GRIFFITH	$ 180.00	$ 90.00	$ 90.00
048	1211923210025	19524 102ND PL	19524 102ND PL ROGERS MN 55374	JAMES M SATTERSTROM ET AL	$ 180.00	$ 90.00	$ 90.00
049	1211923210026	19526 102ND PL	19526 102ND PL ROGERS MN 55374	KIRK V & MICHELLE F MONGER	$ 180.00	$ 90.00	$ 90.00
050	1211923210027	19530 102ND PL	19530 102ND PL ROGERS MN 55374	JEFFREY R & SONDRA L JOHNSON	$ 180.00	$ 90.00	$ 90.00
051	1211923210028	19532 102ND PL	19532 102ND PL ROGERS MN 55374	D M CARLSON & J A CARLSON	$ 180.00	$ 90.00	$ 90.00
052	1211923210029	19534 102ND PL	19534 102ND PL ROGERS MN 55374	JENNIFER L & TIMOTHY R FARR	$ 180.00	$ 90.00	$ 90.00
053	1211923210030	19536 102ND PL	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
054	1211923210031	19538 102ND PL	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
055	1211923210032	19540 102ND PL	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
056	1211923210033	19542 102ND PL	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
057	1211923210034	19544 102ND PL	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00

Hunters Ridge Roadway Improvements

Preliminary Assessment Roll Area 3

058	1211923210035	19644 HUNTERS RIDGE	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
059	1211923210036	19652 HUNTERS RIDGE	3866 SEIGLE DRIVE ELGIN IL 60124	A P LINGRAS & R L LINGRAS	$ 180.00	$ 90.00	$ 90.00
060	1211923210037	19660 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
061	1211923210038	10024 MULBERRY LA	10024 MULBERRY LA ROGERS MN 55374	PAGE FAMILY TRUST	$ 180.00	$ 90.00	$ 90.00
062	1211923210039	10030 MULBERRY LA	10030 MULBERRY LA ROGERS MN 55374	KENNETH R & RITA ANDERSON	$ 180.00	$ 90.00	$ 90.00
063	1211923210040	10036 MULBERRY LA	10036 MULBERRY LA ROGERS MN 55374	JANET MARTIN	$ 180.00	$ 90.00	$ 90.00
064	1211923210041	10042 MULBERRY LA	10042 MULBERRY LA ROGERS MN 55374	CAROLE & DAVID HOEL	$ 180.00	$ 90.00	$ 90.00
065	1211923210042	10048 MULBERRY LA	10048 MULBERRY LA ROGERS MN 55374	JAMES G/WENDY J R WARNER JR	$ 180.00	$ 90.00	$ 90.00
066	1211923210043	10054 MULBERRY LA	10054 MULBERRY LA ROGERS MN 55374	GERALD MURPHY & SUSAN MCKAY	$ 180.00	$ 90.00	$ 90.00
067	1211923210044	19679 HUNTERS RIDGE	19679 HUNTERS RIDGE ROGERS MN 55374	D DOUGLAS & S DOUGLAS	$ 180.00	$ 90.00	$ 90.00
068	1211923210045	19671 HUNTERS RIDGE	19671 HUNTERS RIDGE ROGERS MN 55374	W H WEBER & S L WEBER FAM TR	$ 180.00	$ 90.00	$ 90.00
069	1211923210046	19663 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
070	1211923210047	19655 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
071	1211923210048	19647 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
072	1211923210049	19639 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
073	1211923210050	19631 HUNTERS RIDGE	19631 HUNTERS RIDGE ROGERS MN 55374	KATHRYN S FLAGG	$ 180.00	$ 90.00	$ 90.00
074	1211923210051	19623 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
075	1211923210052	19615 HUNTERS RIDGE	7500 FLYING CLOUD DR #670 EDEN PRAIRIE MN 55344	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
076	1211923210053	19533 102ND PL	19533 102ND PLACE CORCORAN MN 55374	DAVID L KING JT TEN TR ET AL	$ 180.00	$ 90.00	$ 90.00
077	1211923210054	19535 102ND PL	19535 102ND PL ROGERS MN 55374	JULIE FOSS ROTHSTEIN	$ 180.00	$ 90.00	$ 90.00
078	1211923210055	19537 102ND PL	19537 102ND PL ROGERS MN 55374	PAUL J ZDECHLIK REV TRUST	$ 180.00	$ 90.00	$ 90.00
079	1211923210056	19539 102ND PL	19539 102ND PL ROGERS MN 55374	WERNER GOLLING/TERRY GOLLING	$ 180.00	$ 90.00	$ 90.00
080	1211923210057	19541 102ND PL	19541 102ND PL ROGERS MN 55374	C A LARSON & B E LARSON	$ 180.00	$ 90.00	$ 90.00
081	1211923210058	19543 102ND PL	19543 102ND PL ROGERS MN 55374	ELIZABETH RAYGOR	$ 180.00	$ 90.00	$ 90.00
082	1211923210059	19545 102ND PL	19545 102ND PL ROGERS MN 55374	MARK H/KATHLEEN A VALENTINE	$ 180.00	$ 90.00	$ 90.00
083	1211923210060	19547 102ND PL	19547 102ND PL ROGERS MN 55374	R L BECK & M L BECK	$ 180.00	$ 90.00	$ 90.00
084	1211923210061	19549 102ND PL	19549 102ND PL ROGERS MN 55374	DALE R & MELANIE I SCHULZE	$ 180.00	$ 90.00	$ 90.00
085	1211923210062	19551 102ND PL	19551 102ND PL ROGERS MN 55374	R C & P J WALLIN JT REVOC TR	$ 180.00	$ 90.00	$ 90.00
086	1211923210063	19553 102ND PL	19553 102ND PL ROGERS MN 55374	RAYMOND REVOCABLE TRUST	$ 180.00	$ 90.00	$ 90.00
087	1211923210064	19555 102ND PL	19555 102ND PL ROGERS MN 55374	JAYNE M & THOMAS J KRAJEWSKI	$ 180.00	$ 90.00	$ 90.00
088	1211923210065	19557 102ND PL	19557 102ND PL ROGERS MN 55374	TAMMY LAWLER/MICHAEL LAWLER	$ 180.00	$ 90.00	$ 90.00
089	1211923210066	19559 102ND PL	19559 102ND PL ROGERS MN 55374	P D PLOCEK RESIDENCE TRUST	$ 180.00	$ 90.00	$ 90.00
090	1211923210067	19561 102ND PL	19561 102ND PL ROGERS MN 55374	KATHRYNE & JAMES GERRITSEN	$ 180.00	$ 90.00	$ 90.00
091	1211923210068	19563 102ND PL	19563 102ND PL ROGERS MN 55374	ANNE COFFEY	$ 180.00	$ 90.00	$ 90.00
092	1211923210069	19565 102ND PL	19565 102ND PL ROGERS MN 55374	T STEINMAN AND D STEINMAN	$ 180.00	$ 90.00	$ 90.00
093	1211923210070	19567 102ND PL	19567 102ND PL ROGERS MN 55374	R J WHEELER & S A WHEELER	$ 180.00	$ 90.00	$ 90.00
094	1211923210071	19568 102ND PL	19568 102ND PL ROGERS MN 55374	LINDA KAY HERMAN	$ 180.00	$ 90.00	$ 90.00
095	1211923210072	19570 102ND PL	19570 102ND PL ROGERS MN 55374	SVOBODA FAMILY TRUST	$ 180.00	$ 90.00	$ 90.00
096	1211923210077	9997 MULBERRY LA	9997 MULBERRY LA ROGERS MN 55374	BLITZ FAMILY TRUST	$ 180.00	$ 90.00	$ 90.00
097	1211923210078	9989 MULBERRY LA	9989 MULBERRY LA ROGERS MN 55374	DAVID SCHWEIGER LIVING TR	$ 180.00	$ 90.00	$ 90.00
098	1211923210079	9981 MULBERRY LA	9981 MULBERRY LA ROGERS MN 55374	CONNIE LABODA	$ 180.00	$ 90.00	$ 90.00
099	1211923210080	9973 MULBERRY LA	9973 MULBERRY LA ROGERS MN 55374	B J COLEMAN & T P COLEMAN	$ 180.00	$ 90.00	$ 90.00
100	1211923210081	9965 MULBERRY LA	9965 MULBERRY LA ROGERS MN 55374	BROOKS BAY LLC	$ 180.00	$ 90.00	$ 90.00
101	1211923210082	9957 MULBERRY LA	9957 MULBERRY LANE CORCORAN MN 55374	INGRID RENATE FILIPIAK	$ 180.00	$ 90.00	$ 90.00
102	1211923210083	9949 MULBERRY LA	9949 MULBERRY LA ROGERS MN 55374	W J HEMPHILL III/M A PEAVEY	$ 180.00	$ 90.00	$ 90.00
103	1211923210084	19656 99TH PL	19656 99TH PL ROGERS MN 55374	B J BILICH & R W BILICH	$ 180.00	$ 90.00	$ 90.00
104	1211923210085	19648 99TH PL	19648 99TH PL ROGERS MN 55374	V REVERMANN & R J REVERMANN	$ 180.00	$ 90.00	$ 90.00
105	1211923210086	19640 99TH PL	19640 99TH PL ROGERS MN 55374	CATHERINE MARIE ALSTADT	$ 180.00	$ 90.00	$ 90.00
106	1211923210087	19632 99TH PL	19632 99TH PL ROGERS MN 55374	CYNTHIA ROSE DUKATZ	$ 180.00	$ 90.00	$ 90.00
107	1211923210088	19624 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
108	1211923210089	19616 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
109	1211923210090	19608 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
110	1211923210091	19600 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
111	1211923210092	19592 99TH PL	19592 99TH PL ROGERS MN 55374	KENNETH D & SUSAN K SCHLEIF	$ 180.00	$ 90.00	$ 90.00
112	1211923210093	19584 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
113	1211923210094	19576 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
114	1211923210095	19568 99TH PL	19568 99TH PL ROGERS MN 55374	TIMOTHY LYNN ELLWOOD	$ 180.00	$ 90.00	$ 90.00
115	1211923210096	19565 99TH PL	19565 99TH PL ROGERS MN 55374	T E MELLEM & M COUSINEAU	$ 180.00	$ 90.00	$ 90.00
116	1211923210097	19573 99TH PL	19573 99TH PL ROGERS MN 55374	PAUL AND MARY KOCIEMBA TRUST	$ 180.00	$ 90.00	$ 90.00

Hunters Ridge Roadway Improvements

Preliminary Assessment Roll Area 3

117	1211923210098	19581 99TH PL	19581 99TH PL ROGERS MN 55374	SUSAN LAFRENIERE	$ 180.00	$ 90.00	$ 90.00
118	1211923210099	19589 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
119	1211923210100	19597 99TH PL	19597 99TH PL ROGERS MN 55374	LANA G & REAL A FOURNIER	$ 180.00	$ 90.00	$ 90.00
120	1211923210101	19637 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
121	1211923210102	19645 99TH PL	1650 W 82ND STREET SUITE 300 BLOOMINGTON MN 55431	PULTE HOMES OF MINNESOTA LLC	$ 180.00	$ 90.00	$ 90.00
122	111923340026	10202 MULBERRY CT	10202 MULBERRY CT ROGERS MN 55374	M M & M H BOYD REVOCABLE TR	$ 180.00	$ 90.00	$ 90.00
123	111923340027	10210 MULBERRY CT	10210 MULBERRY CT ROGERS MN 55374	M S HOLT & J K HOLT	$ 180.00	$ 90.00	$ 90.00
124	111923340028	10218 MULBERRY CT	10218 MULBERRY COURT CORCORAN MN 55374	CRAIG G DECLERCQ TRUST ET AL	$ 180.00	$ 90.00	$ 90.00
125	111923340029	10226 MULBERRY CT	10226 MULBERRY CT ROGERS MN 55374	JOSEPH J & NANCY J ZSCHOKKE	$ 180.00	$ 90.00	$ 90.00
126	111923340030	10234 MULBERRY CT	10234 MULBERRY CT ROGERS MN 55374	G S BAUER & B M BAUER	$ 180.00	$ 90.00	$ 90.00
127	111923340031	10242 MULBERRY CT	10242 MULBERRY CT ROGERS MN 55374	EISINGER FAMILY TRUST	$ 180.00	$ 90.00	$ 90.00
128	111923340032	10250 MULBERRY CT	10250 MULBERRY CT ROGERS MN 55374	RONALD T & SUZANNE I LELEN	$ 180.00	$ 90.00	$ 90.00
129	111923340033	10258 MULBERRY CT	10258 MULBERRY CT ROGERS MN 55374	M R STROMBERG/T A STROMBERG	$ 180.00	$ 90.00	$ 90.00
130	111923340034	10266 MULBERRY CT	15426 WEST MIRAMONTE COURT SURPRISE AZ 85374	MARY HOHENSTEIN REV LIV TR	$ 180.00	$ 90.00	$ 90.00
131	111923340035	10274 MULBERRY CT	10274 MULBERRY CT ROGERS MN 55374	CHARLEEN H BALLER REV TRUST	$ 180.00	$ 90.00	$ 90.00
132	111923340036	10263 MULBERRY CT	6095 W SEVEN SAGUAROS CIR MARANA AZ 85658	JOSEPH R/KAREN E SHALLBETTER	$ 180.00	$ 90.00	$ 90.00
133	111923340037	10255 MULBERRY CT	10255 MULBERRY CT ROGERS MN 55374	LEO G HOLZER TRUST ET AL	$ 180.00	$ 90.00	$ 90.00
134	111923340038	10247 MULBERRY CT	10247 MULBERRY CT ROGERS MN 55374	GREGORY A GREENWALD RV LV TR	$ 180.00	$ 90.00	$ 90.00
135	111923340039	10239 MULBERRY CT	10239 MULBERRY CT ROGERS MN 55374	PATRICK A BARTUS TRUST	$ 180.00	$ 90.00	$ 90.00
136	111923340040	10231 MULBERRY CT	1632 E COMLEY CT GREEN VALLEY AZ 85614	JILL T HENNESEN	$ 180.00	$ 90.00	$ 90.00
137	111923340041	10223 MULBERRY CT	10223 MULBERRY CT ROGERS MN 55374	JAMES K & KRISTINE M LEVI	$ 180.00	$ 90.00	$ 90.00
138	111923340042	10215 MULBERRY CT	10215 MULBERRY CT ROGERS MN 55374	SCOTT & TINA WALLACE TRUST	$ 180.00	$ 90.00	$ 90.00
139	111923340043	10207 MULBERRY CT	10207 MULBERRY CT ROGERS MN 55374	RICHARD A & ELLEN M BERMAN	$ 180.00	$ 90.00	$ 90.00
140	111923340044	10199 MULBERRY CT	10199 MULBERRY CT ROGERS MN 55374	R A HOIUM & K K HOIUM	$ 180.00	$ 90.00	$ 90.00
141	111923340045	19512 102ND PL	19512 102ND PL ROGERS MN 55374	CHERYL F REID	$ 180.00	$ 90.00	$ 90.00
142	111923340046	19514 102ND PL	19514 102ND PL ROGERS MN 55374	KEVIN HENRY	$ 180.00	$ 90.00	$ 90.00
143	111923340047	19516 102ND PL	19516 102ND PL ROGERS MN 55374	JAYNE L ELLEGARD REVOC TRUST	$ 180.00	$ 90.00	$ 90.00
144	111923340048	19518 102ND PL	19518 102ND PL ROGERS MN 55374	J A MAY & M P YOUMANS	$ 180.00	$ 90.00	$ 90.00
145	111923340049	19497 102ND PL	19497 102ND PL ROGERS MN 55374	CERONSKY/KRIETEMEYER RE LI T	$ 180.00	$ 90.00	$ 90.00
146	111923340050	19499 102ND PL	19499 102ND PL ROGERS MN 55374	DARLENE M WALCZAK	$ 180.00	$ 90.00	$ 90.00
147	111923340051	19501 102ND PL	19501 102ND PL ROGERS MN 55374	D M & L D GORMLEY REV LIV TR	$ 180.00	$ 90.00	$ 90.00
148	111923340052	19503 102ND PL	19503 102ND PL CORCORAN MN 55374	G S STAFFORD & J R KOERNER	$ 180.00	$ 90.00	$ 90.00
149	111923340053	19505 102ND PL	19505 102ND PL ROGERS MN 55374	DONNA MAE OSTERBAUER ET AL	$ 180.00	$ 90.00	$ 90.00
150	111923340054	19507 102ND PL	19507 102ND PL ROGERS MN 55374	T J MCEVOY & D M MCEVOY	$ 180.00	$ 90.00	$ 90.00
151	111923340055	19509 102ND PL	19509 102ND PL ROGERS MN 55374	G L FOSTER & M A FOSTER	$ 180.00	$ 90.00	$ 90.00
152	111923340056	19511 102ND PL	19511 102ND PL ROGERS MN 55374	DIANE & GEORGE GODING	$ 180.00	$ 90.00	$ 90.00
153	111923340057	19513 102ND PL	19513 102ND PL ROGERS MN 55374	DIANE M DAVIS/STEVEN C DAVIS	$ 180.00	$ 90.00	$ 90.00
154	111923340058	19515 102ND PL	19515 102ND PL ROGERS MN 55374	R C SCHUH & M J SCHUH REV TR	$ 180.00	$ 90.00	$ 90.00
155	111923340059	19517 102ND PL	19517 102ND PL ROGERS MN 55374	KAREN & DAVID PERKINS	$ 180.00	$ 90.00	$ 90.00

City of Corcoran
County of Hennepin
State of Minnesota

November 23rd , 2026

RESOLUTION NO. 2026-96

Motion By:
Seconded By:

A RESOLUTION RECEIVING THE FEASABILITY REPORT AND CALLING A HEARING ON IMPROVEMENT FOR THE HUNTERS RIDGE STREET IMPROVEMENTS PROJECT

WHEREAS, the City Council of the City of Corcoran authorized the preparation of a report by Stantec Associates, Inc. with reference to the proposed Hunters Ridge Street Improvements Project (the "Project"), the improvement by reconstruction and paving of the existing roadway as described below:

- Hunters Ridge to the respective connections with County Road 116 and the Bellwether Development; and

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

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

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

1. The recitals set forth above are hereby incorporated as if fully stated herein.

2. The City Council will consider the improvement of such streets in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of $500,000.00.

3. A public hearing shall be held on such proposed improvement (improvement hearing) on the 11th day of February 2027, in the council chambers of the City Hall at 7 p.m., attendance at said hearing shall occur in person, and City Staff shall provide mailed and published notice of such hearing and improvement, as required by law

RESOLUTION NO. 2026-96

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 23rd day of November 2026.

_____
Tom McKee – Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

Special Assessment Policy

Purpose:

The City's special assessment policies and procedures have been established to:

1. Provide a stable and continuing source of funding within the financial capacity of the City, in combination with federal, state, county, and other local financial resources available to the City, to accommodate infrastructure needs for new development, redevelopment, and maintenance within the existing community in the most cost-effective manner.

2. Balance needs and costs for new and existing infrastructure to support and promote economic development and growth as well as maintenance within the existing community by providing for the equitable distribution of infrastructure costs to ensure that specific developments are financially self-supporting to the extent warranted.

3. Provide a comprehensive, well-constructed and well-maintained infrastructure system that services individual properties and takes advantage of economies on a regional scale and flexibility in the timing of infrastructure development.

4. Respond to community needs and desires for health, safety, welfare; accessibility, and mobility provided by new infrastructure and the maintenance of existing infrastructure.

5. Function in harmony with the City's comprehensive plan and growth area plans by providing the infrastructure and amenities associated with those plans thereby promoting orderly growth in areas where services are available or can be provided at the most reasonable cost.

6. Provide the City Council and staff with guidelines and methods to efficiently distribute infrastructure costs to benefiting properties in an equitable and consistent manner thereby enhancing the value of property by assigning a proportionate value of the improvements to the properties deriving benefit from the improvement.

General Policy Statement:

While the special assessment purposes, policies and procedures have been identified herein, the City Council may deviate from this policy when such rationale in equity arises or the law is required.

I. Policy Definitions:

A. Adjacent Property: A property directly adjacent to public improvements.

B. Access: Properties shall be considered to have access to public street improvements when they may enter onto the improvement from their own private driveway, private road, or public street, or when the street classification would allow the property to be granted driveway access. Properties shall be considered to have access to underground utility improvements when they directly abut the property or may be available to the property by utility or road easement/ROW, and the City has included the property within a defined services area approved for immediate utility service.

C. Accrued Interest *(or* Compounded Interest): Interest which is calculated not only on the initial principal but also the accumulated interest of prior periods.

D. Adjusted Area: An area of a benefited property that has been modified by an adjustment factor to more accurately represent the true benefit that property receives from an improvement in comparison to other properties in the assessment area. The adjustment will be based on the improvement design parameters that are applicable to that parcel, as approved by the City Council. Design parameters that may be used to determine the adjustment factor include, but are not limited to, trip generation, storm water runoff coefficients, water or sanitary sewer use, needed fire flow, and zoning or future land use.

E. Assessed Cost: Those costs of public improvements that have been determined to benefit specific properties. The assessed cost will be equal to the project cost minus the City cost. Project costs eligible for assessment include all costs associated with the improvements, including, but not limited to, land acquisition, demolition, construction, administration, engineering, legal, financing and other costs as determined by the City Council. The financing charges include all costs of financing the project. These costs include, but are not limited to, financial consultant's fees, bond attorney's fees, and capitalized interest.

F. Assessable Footage: The assessable footage is the total front footage of all of the benefiting properties, calculated by using the front footage method.

G. Assessment Rate: The assessment rate for improvements other than streets is determined by dividing the assessable cost of an improvement by the total number of assessment units such as the total adjusted front footage or square footage, acreage, number of lots, or number of parcels.

H. Assessment Unit: Front footage, area, or unit used to compute the costs on the basis of individual assessments.

I. Benefit: The increase in property value as a result of a public improvement such as a street, sidewalk, trail, curb and gutter, water main, sanitary sewer, storm sewer, park, or street landscaping.

J. Deferment: A process of postponing the collection of the cost of public improvements and funding them as a system cost with the intention of collecting the cost at a later date.

K. Driveway Approach: That area which lies between the existing pavement to the right-of- way line; curb cut to curb cut. For assessment purposes driveway approach refers to the road surfacing, not stormwater conveyance such as ditching or culverts.

L. Front Footage: The distance measured along the right-of-way line that directly abuts an improvement, not counting Side-Lot Footage.

M. Limited Access Street: A street, such as a major or minor collector street, which because of its high volume of traffic has been designated by the City for controlled access, meaning the number of access points to the street will be limited.

N. Lot Definitions:

1. Corner Lot: A lot located at a street intersection having both front and side-lot footage.

2. Double Frontage Lot: A lot with access to two separate non-intersecting or intersecting streets but not a corner lot.

3. Irregularly Shaped Lot: Those lots abutting curved streets, cul-de-sacs, or other lots where there is more than five feet of difference in length between the front and back lot lines.

4. Rectangular Lot: A lot with less than five feet of difference in length between the front and back lot lines.

O. Public Improvement: Improvements as allowed by State statute that provide a special benefit to properties, including but not limited to streets, sidewalks, trails, curb, gutter, sanitary sewer systems, storm sewer systems, water treatment and distribution systems.

P. Special Assessment: A legal process whereby the benefited property is charged for all or a portion of the cost of public improvements.

Q. Standards for Surface Improvements: Standards for surface improvements have been established in the City's Engineering Standards.

R. Street: All public ways designed as means of access to the adjoining properties. Streets are classified into six groups and classified per a Collector or Local street status in the City's Comprehensive Plan:

1. Local Gravel – Local gravel streets have lower traffic counts as compared to collector gravel streets, have a gravel finish, and utilize rural ditches for stormwater conveyance. Examples include, but are

not limited to, Hidden Ponds Drive, Meadow Circle, Nystrom Lane, Rush Meadow Lane, and Treeline Drive.

2. Collector Gravel - Collector gravel streets have higher traffic counts as compared to local gravel streets, have a gravel finish, and utilize rural ditches for stormwater conveyance. Examples include, but are not limited to, Trail Haven Road, Cain Road, Bechtold Road, Old Settlers Road, and Willow Drive.

3. Rural Local Asphalt – Rural local asphalt streets have a bituminous finish and utilize ditches for stormwater conveyance. Examples include, but are not limited to, Cates Longhorn Road, Abilene Lane, Butterworth Lane, Hunter Road, and Dassel Lane.

4. Urban Local Asphalt – Urban local asphalt streets have a bituminous finish and utilize curb and gutter for stormwater conveyance. Examples include, but are not limited to, Bridle Path, Carriage Way, Prairie Sage Lane, and Sorrel Court.

5. Rural Collector Asphalt – Rural collector asphalt streets have higher traffic counts than local streets, have a bituminous finish, and utilize ditches for stormwater conveyance. Examples include, Oakdale Drive.

6. Urban Collector Asphalt – Urban collector asphalt streets have higher traffic counts than local streets, have a bituminous finish, and utilize curb and gutter for stormwater conveyance. Examples include, Gleason Parkway.

S. Street Treatment Definitions:

1. Crack Seal and Seal Coat - Crack sealing involves patching and sealing cracks in the roadway. This is followed by seal coating, which involves spraying the road with oil and covering it with a layer of small rock. Crack sealing and seal coating is generally considered routine roadway maintenance. The recommended interval is 6-8 years with first application about 7 years after new roadway construction.

2. Mill and Overlay - Milling and overlaying consists of grinding off the upper layer of asphalt (in urban sections) and replacing it with a new layer of asphalt. This is generally done on roadways that have a fair amount of cracking and other surface distress, usually at about 60% of the street's life cycle. This is considered a structural improvement that will renew the street surface and extend its useful life.

3. Rehabilitate - Rehabilitating a roadway consists of grinding up the existing

asphalt and mixing it with a portion of the underlying gravel base (typically 4"- 8"). This combination of bituminous and gravel is then used as the new road base, and a new asphalt surface is paved over this. This is generally done on roadways that have a significant amount of distress. This can be a good alternative to reconstructing a road if the existing road base appears to be structurally sufficient.

4. Reconstruct - Reconstructing a roadway includes improving a gravel road to a paved road or completely removing the existing road and underlying gravel and sand base material, and constructing a new road section. This may also include correcting any poor base material beneath the section, or updating the road to meet design standards such as width and drainage. This is often done in conjunction with utility repairs/replacement. Generally done on roadways that exhibit signs of major distress, such as rutting, cracking, and potholes.

T. System Cost: That portion of the assessable cost that benefits properties whose assessments are deferred because they qualify for green acres status, are located outside of the City limits, or are unable to make use of the improvements due to factors beyond their control. The City may reimburse itself for such system costs from the benefitting properties when the basis for the deferral is no longer valid.

U. Unit: A unit, for purposes of defining an assessment, may include, but is not limited to: a household; a parcel/lot; water or sewer main length and size; sidewalk or trail length, width and depth; driveway approach length, width and depth.

II. Policy Implementation and Procedures:

A. Assessment Classification

The assessment process shall address the feasibility of physical construction and also the affordability of the improvements. In meeting these responsibilities, a classification system is established below for public improvement projects based on the design capacity and the level of use. Cost apportionment is based on the extent of use of the improvement by the benefiting property owners and City policies for street paving, curb, gutter, and sidewalk construction shall be used as a basic guide. The classification system groups improvements into the three categories:

- **Type I improvements** consist of projects that are mostly of benefit to the abutting properties and include local streets, curb, gutter, water and sewer services, and driveway improvements. Street construction, sidewalk, paving, storm sewer, sanitary sewer, and water mains may be Type I if solely designed to serve the abutting properties.

- **Type II improvements** consist of projects that benefit a larger, yet definable, area. Street construction, sidewalk, paving, storm sewer, sanitary sewer, and water mains may also be Type II if the improvement benefits a larger area. Collector streets, which are likely to be used by a broader segment of the public, should be proportionately assessed to a larger area.

- **Type III improvements** consist of large-scale projects of benefit to the entire City regardless of location. The criteria for designation of any improvement as Type III are facilities that serve areas larger than a definable neighborhood or those areas separated by major identifiable barriers, such as creeks, or county roads. Typically, Type III improvements are financed through a combination of Federal and State appropriations and available City funds; however, special assessments may be needed to fully fund the project.

If financial assistance is received by the City from the Federal Government, from the State of Minnesota, the County, or from any other source to defray a portion of the costs of a given improvement, such aid will be used first to reduce the "City cost" of the improvement. If the financial assistance received is greater than the normal "City cost", the remainder of the aid will be applied according to the terms of the assistance program or at the Council's discretion.

The assessment classifications are listed in Table 1 below. The City Council may from time to time adjust the classification of improvements to maintain the equitability of the assessment cost.

Table 1. Assessment Classification

Type I **Improvements**	**Type** II **Improvements**	**Type** III **Improvements**
Curb & Gutter	Trunk Sanitary Sewers (greater than 8" diameter)	Bridges
Sidewalks and trails, 5 feet wide or less	Trunk Water Main (greater than 8" diameter) and Looped Water Main	Community Facilities Library Law Enforcement Fire Station
Sanitary Sewer Laterals (less than or equal to 8" diameter)	Collector Streets	
Water Main (less than or equal to 8" diameter)	Sidewalks and trails, greater than 5 feet wide	Community Parks
Sewer & Water Services	Storm Drainage Improvements	Wastewater Treatment Facilities
Local Streets/Alleys	Pumping Stations	Water Tower
Storm Drainage Improvements		Water Treatment Plant
Other improvements mandated or authorized by law		

B. **Methods of Assessment**

The City shall use the following methods in determining assessments for public improvements.

1. Front Footage Method

   This method computes the assessable frontage for the project and for each property. The assessment rate is obtained by dividing the total assessable cost by the assessable footage in an assessment district. The assessment for each parcel is then obtained by multiplying the assessment rate times the front footage for each property. Front footage is determined as follows:

   a. For rectangular lots, the front footage shall be the same as the front footage at the right-of-way.

   b. For irregularly shaped lots, the front footage will typically be calculated as the width of the lot as defined in the City's zoning ordinance, although other methods may be used at the City's discretion (such as average lot width) if they are determined to be more equitable.

   c. For all corner lots, street assessments, regardless of the orientation of the house, shall be based on one-half of the footage of the road being improved.

   d. For a rectangular corner lot, water and sewer assessments, regardless of the orientation of the house, the short side of the lot shall be considered to be the "frontage".

   e. Double frontage lots may be assessed for any street improvement that it has direct access to, if the lot is of such size that it could be split into multiple buildable lots. The front footage for each improvement will be determined in accordance with the above-described policies, whichever is appropriate.

2. Area Method

   This method computes cost on a square foot or acreage basis. The assessment rate is determined by dividing the total assessable cost by the total benefiting area. A parcel's assessment is then determined by multiplying the assessment rate times the benefiting area of the parcel. When the benefiting area includes both platted and un- platted properties, the gross benefiting area will be used to apportion the benefit among the properties. An adjustment factor reflecting land use may be applied to a parcel's benefiting area in some cases. For example, for storm sewer design, the assumed rate of runoff per acre from a commercial lot is greater than the runoff rate from a residential lot. If all uses are the same in a project area (single family, multi- family, commercial, or industrial), the assessment rate is the same for all. Where there is variation in residential density or uses, the assessment rate may be adjusted to reflect the corresponding differences in benefit.

   The assessable area shall include all properties legally eligible for assessments. The following items may not be included in area calculations: public right-of-ways, natural waterways, lakes or other wetlands.

3. Unit Method

   This method computes the costs on the basis of individual assessment units. For example, sewer and water services, sidewalks, trails, and driveway approaches are typically considered separate individual units. The total project cost is divided by the total number of assessment units to calculate the fixed cost. Assessment units could be determined on a per lot or per unit basis, or any combination thereof. For lots that may be further

subdivided, the City may determine the number of assessable units based on the number of equivalent lots that could be created from a particular parcel.

4. Combination Method
This method involves using one or more of the above defined methods to more equitably calculate assessments. The combination method may be considered when there is varying land use, undeveloped properties available for future development, or other circumstances involving the defined public improvement that may provide assessment inequities.

C. **Determination of Assessable Costs, Rate and Term**

1. Water System

a. Water Mains: The assessable cost for installing new water main improvements shall be based on the level of service required by the property. In residential areas, 100% of the cost of installing water main that is 8-inches in diameter or less shall be assessed to the benefiting properties, and up to 50% for reconstruction, see chart below. In commercial areas, 100% of the cost of installing new water main and 50% of the cost of reconstruction will be assessed, based on current design standards.

The cost of over sizing the water main for general distribution purposes shall not be assessed. Where larger diameter water mains are required to serve commercial, industrial or institutional properties, the increased cost of water main installation shall be assessed to those properties. Where improvements are designed to serve an area beyond that of direct benefit, the City may defer that portion of the assessment and fund it as a system cost.

Reconstruction Assessments – Water System

Years After First Assessment Levied[1]	**City Share**[2]	**Assessed Share**[2]
0-20 years	100%	0%
20-40 years	75%	25%
Over 40 years	50%	50%

[1]First assessment refers to the original assessment for properties developed or platted at or before the time the improvement is constructed, or to the deferred assessment for properties developed or platted after the improvement is constructed.

[2]Percentage based on project construction cost. The assessed share of the project cost, as listed in the above table, will be apportioned against the benefiting properties. The City Engineer will use standard procedures to determine the benefiting property for each specific project.

b. Water Services: The assessable cost for the construction or replacement of water services shall be 100% of the project cost. The unit cost method will be used to calculate the assessment.

c. Length of Assessment: The assessment period for sanitary sewer improvements, including new construction and replacement projects, is a maximum of twenty years.

2. Sanitary Sewer

Sanitary Sewer Assessments shall be based on engineering design standards. The assessable cost for installing sanitary sewer improvements shall be based on the type of service required by the property. In residential areas, 100% of the cost of installing new sanitary sewer that is 8-inches in diameter; and up to 50% for reconstruction, shall be assessed to the abutting properties.

Where larger diameter sanitary sewers are required to serve commercial, industrial or institutional properties, the increased cost of installation shall be assessed to those properties. Where improvements are designed to serve an area beyond that of direct benefit, the City may defer that portion of the assessment and fund it as a system cost.

a. Sanitary Sewer Assessment Formula: Assessments to be levied against properties within the benefited area shall be distributed to those properties on the basis of the following provisions:
   1. Assessment Rate: The assessment rate shall be equal to the "assessable cost" of the improvement divided by the total number of assessable units benefited by the improvement. Projects having an uneven distribution of benefits may be subdivided into separate improvements using multiple assessment methods and rates to more equitably apportion the assessments.
   2. Assessable Units: The assessable units shall be determined as follows:
      i. *Lateral Sewers.* The assessment method shall be the "unit method", unless otherwise specified by the Council.
      ii. *Trunk Sewer and Lift Station.* Trunk fees shall be charged as outlined in City Code, Chapter 51: Regulating Public Sanitary Sewer and Water Within the City of Corcoran.
      iii. *Sewer Services.* The assessable cost for the construction or replacement of sewer service lines shall be 100% of the project cost. The assessment shall be based on the number of sewer services installed for each individual property. This is the unit cost method of assessment.
   3. Assessment Formula for Replacement: The following table shows the cost split for replacement of sanitary sewers (trunk sewers, lateral sewers, and lift stations), if they are to be assessed.

Reconstruction Assessments – Sewer System

Years After First Assessment Levied[1]	**City Share**[2]	**Assessed Share**[2]
0-20 years	100%	0%
20-40 years	75%	25%
Over 40 years	50%	50%

[1]First assessment refers to the original assessment for properties developed or platted at or before the time the improvement is constructed, or to the deferred assessment for properties developed or platted after the improvement is constructed.

[2]Percentage based on project construction cost. The assessed share of the project cost, as listed in the above table, will be apportioned against the benefiting properties. The City Engineer will use standard procedures to determine the benefiting property for each specific project.

4. Length of Assessment: The assessment period for sanitary sewer improvements, including new construction and replacement projects, is a maximum of twenty years.

3. Storm Sewer

Storm sewer improvements shall be classified to include all storm sewer, storm sewer pumping stations, culverts, ditches, rain gardens, swales, street grading and any other improvement, which will facilitate drainage. The assessment for the construction of storm drainage improvements shall be based on the level of service required by the property.

a. Storm Sewer Assessment Formula: Assessments to be levied against properties within the benefited area shall be distributed to those properties on the basis of the following provisions:
   1. Assessment Rate: The assessment rate shall be equal to the assessable cost of the improvement divided by the total number of assessable units benefited by the improvement. Projects having an uneven distribution of benefits may be subdivided into separate improvements using multiple assessment methods and rates to more equitably apportion the assessments.
   2. Assessable Units: The assessable unit, unless otherwise specified by the Council, shall be the gross area or adjusted area of the benefited properties, both present and future, as determined in the project design.
   3. Assessable Cost: The assessable cost shall be 100% of the total project cost for new or expanded storm drainage improvements, and up to 50% for reconstruction, based on the chart below.
   4. Length of Assessment: The assessment period for sanitary sewer improvements, including new construction and replacement projects, is a maximum of twenty years.

Reconstruction Assessments – Storm Sewer

Years After First Assessment Levied[1]	**City Share**[2]	**Assessed Share**[2]
0-20 years	100%	0%
20-40 years	75%	25%
Over 40 years	50%	50%

[1]First assessment refers to the original assessment for properties developed or platted at or before the time the improvement is constructed, or to the deferred assessment for properties developed or platted after the improvement is constructed.

[2]Percentage based on project construction cost. The assessed share of the project cost, as listed in the above table, will be apportioned against the benefiting properties. The City Engineer will use standard procedures to determine the benefiting property for each specific project.

5. Assessment Formula for Replacement: The cost split for replacement of storm

sewers, lift stations, and miscellaneous drainage improvements, if they are to be assessed, will be assessed in the same manner as sanitary sewer replacement as shown above.

6. Length of Assessment: The assessment period for storm sewers, lift stations, and miscellaneous drainage improvements is a maximum of twenty years.

Where improvements are designed to serve an area beyond that of direct benefit, the City may defer that portion of the assessment and fund it as a system cost.

4. New Street Construction

The City's general policy and practice is to require new residential street construction during land use development applications to be constructed to City standards by the developer/applicant with no special assessments or public bonding support.

5. Street Reconstruction, Rehabilitation, and Mill and Overlays

a. Reconstruction and Rehabilitation - The assessable cost of street reconstruction and street rehabilitation projects shall be determined by the benefit to properties affected by the project determined through a letter of benefit or similar from a licensed appraiser. The assessment shall be 90 percent of the low value of the benefit. For example, if the benefit for a direct access residential property was valued from $12,000-$15,000 per unit, the assessment would be $10,800 ($12,000 x .9 = $10,800). If the benefit for an indirect access residential property was $3,000-$5,000 per unit, the assessment would be $2,700 $3,600 ($3,000 x .9 = $2,700). The method of assessment shall be based on per unit. The remaining cost shall be a City cost.

1. For properties with access to the street receiving a reconstruction or rehabilitation, each existing unused development right and newly created development right resulting from the project will be assessed an amount equal to the assessment of a direct access property.
2. Landowners receiving assessments for existing unused development rights and newly created development rights may have the option of paying the entire assessment in one lump sum or through deferral until time of plat with no accrued interest during the period of deferral. Assessments will be filed with the County Recorder.

b. Mill and Overlays - The assessable cost of overlays and mill and overlays shall be determined by the benefit to properties affected by the project determined through a letter of benefit or similar from a licensed appraiser. The assessment shall be 90 percent of the median value of the benefit. For example, if the benefit was valued from $1,500-$2,500 per unit, the assessment would be $1,800. The method of assessment shall be based on per unit. The remaining cost shall be a City cost.
1. Exception: The City has completing initial overlays on roads without assessments, the following roads will receive one overlay without an assessment in order to complete the existing program, if the road is improved to a higher standard instead of an overlay the exception no longer applies: Bluestem Road, Cain Road, Cates Longhorn Road, Chisolm Trail, Corcoran Trail East, Corcoran Trail West, Duffney

Drive, Hackamore Road (CR 101 – CR 116), Hage Drive, Heather lane, High Bluff Lane, Hunters Ridge, Jubert Lane, Julie Ann Drive, Kings Ben Road, , Maple Hill Road, Meadow Creek Drive, Meadowview Drive, Mohawk Drive, Oswald Farm Road, Pioneer Trail, , Rush Creek Drive, Schutte Court, Schutte Farm Road, Schutte Lane, Summerhill Lane, Sunnyhill Road, Sunset Lane, Trail Lane, and Windmill Drive.

c. Length of Assessment - The assessment period for street improvements is a maximum of twenty years.

6. SIDEWALK

The front footage or unit cost method shall be the basis for assessment. The assessable cost for sidewalk improvements shall be 100% for both new construction and reconstruction up to 5 feet wide. Sidewalk maintenance and rehabilitation shall be repaired or replaced to the original standard and is the responsibility of the abutting property owner.

7. DRIVEWAY APPROACHES

Driveway approaches shall be part of the overall project and not assessed separately. The improvement to driveway approaches should be considered as the amount of benefit is established.

D. **Deferred Assessments for Green Acres**

In cases where improvement projects are determined to benefit properties that have been certified to qualify for Green Acres exemption, the City will determine that portion of the project cost that benefits those properties, and finance that portion of the project cost as a system cost. Landowners of benefiting properties may have the option of paying the entire assessment in one lump sum or through deferral as allowed by Minnesota Green Acres statutes. Once the benefiting properties no longer qualify for Green Acres status, the City may recover the system cost. Interest will not be accrued during the period of deferral if assessed on a Green Acres parcel which is not designated as homestead property. Assessments to landowners of Green Acres parcels which contain both homestead and non-homestead assessment units will accrue interest during the period of the deferral on the homestead assessment units only. Assessments against Green Acres parcels will be filed with the County Recorder.

E. **Deferred Assessments for Undeveloped Property**

In the Council's discretion, the City may, at the meeting in which the Council approves an assessment, levy the assessment but defer the first installment of the assessment for unimproved property until a designated future year, or until the platting of the property or the construction of improvements. However, all deferred assessments must be paid within 30 years of the assessment levy. The City Council may set, by resolution, terms, conditions, standards, and criteria for the deferral and future payments. Assessments deferred pursuant to this section shall not accrue interest during the period of deferral. The City shall file a certificate with the county recorder stating the legal description of property subject to deferred

assessments, and the amount of the deferred assessments. The City shall include all benefitted property in the assessment proceedings, including those properties on which it determines to defer assessments.

F. **Determination of Assessment Rate and Terms**

1. Interest Rate on Assessments: The City will charge interest on special assessments at a rate specified in the resolution approving the assessment roll. If bonds were sold to finance the improvement project, the interest rate shall generally be one percent (1.0%) more than the average rate of the bonds, rounded to the nearest quarter of a percent. If no bonds were sold, the interest rate shall be set using the same formula based on the current bond market.
2. Length of Assessment: The assessment period for all improvements is subject to the requirements of the bond market at the time of project financing and thus may vary in length from the time periods proposed.

G. **Undeveloped Property**

The City shall require the developer, owner or sub-divider of any property within the City's corporate limits desiring to install street, curb and gutter, sidewalk, sanitary sewer or water main improvements to follow the City's subdivision ordinance, in addition to the following:

1. Upon written request by a developer, the City Council shall give consideration to the preparation of a feasibility report to determine the feasibility of construction for the desired improvements. The developer will prepare a plan and other such information, as the Council requires, prior to the Council making a decision on the request.
2. The developer and/or the property owner are required to sign a Developer's Agreement and Petition and Waiver Agreement, in a form acceptable to the City, prior to awarding a contract.
3. At the completion of an improvement, all improvement costs will be recorded or certified to the County per the Developer's Agreement

H. **Petitioned Improvement Projects**

The City will consider petitioned improvement projects. However, the need for specific projects shall be determined based on engineering standards (e.g. the existing condition represents a physical or structural hazard, or is no longer cost-effective to maintain, etc.) as determined by the City Public Works Superintendent and City Engineer and approved by the City Council. The City may consider the following information in approving or denying the petition: comprehensive cost of the project; cost to individual properties; demonstrated need for the project; existing site conditions of the proposed project; geographic scope of the project area, and any other information the City deems relevant. The City Council has the authority to initiate non-petitioned improvement projects, if it is felt the improvements are in the best interest or safety of the citizens.

Special Assessment Procedures

Purpose:

This procedure is for internal purposes to summarize statutory and administrative requirements with respect to special assessments. Changes occur statutorily on an annual basis and administratively through Council direction and administrative review on an on-going basis. Verification of any changes needs to occur prior to utilizing this document as those changes may supersede the contents of this document at the time of approval.

Procedure:

I. Initiation of Proceedings

Either a petition from affected property owners or the Council initiates Minnesota State Statute chapter 429 proceedings.

A. By Petition: If the Council chooses to proceed with an improvement based on a petition it must have the signatures of the owners of at least 50 percent in frontage of the property bordering the proposed improvements.

B. By Council: The Council may act on its own initiative in proposing a local improvement and ordering a feasibility report. The Council must calculate the cost of the improvement or direct staff to do so.

II. Feasibility Report

Whether initiated by petition or by Council, Chapter 429 requires that the city engineer, or another person with similar skills, prepare a feasibility report. The feasibility report must cover such factors as whether the project is necessary, the availability of money in the general fund to pay the city's share of the cost, an estimate of that cost, whether the improvement is cost effective, and any other information necessary for Council consideration. The feasibility report must also include the estimated cost of the improvement as recommended. Since a reasonable estimate of the total amount to be assessed and a description of the methodology used to calculate individual assessments for affected parcels must be available at the hearing it could be part of the commissioned report. The feasibility report is integral to the assessment process. Best practice suggests that the City Council pass a resolution receiving the report and provide preliminary notice of the improvement.

Ill. Initial Considerations

The law requires two public hearings commonly known as an improvement hearing and an assessment hearing; in between these two public hearings Council may order the improvement, decide how to construct the project and tabulate an assessment roll.

A. Determining Benefit Districts: Determining what area benefits from improvement projects, or the area against which the City will levy assessments, is a major policy decision for the City Council. The benefit district varies with the kind of improvement. For some improvements, such as a water tank, the area benefited might be very large. In levying an assessment to finance the tank's construction the Council might assess the entire area the tank services. The special benefit test still applies. City staff, consulting engineers and attorneys may provide the basis for Council to determine what area or district to assess for a specific improvement because that area benefits from the improvement.

B. City's Share: At any time before or after the City actually incurs expenses for the improvement, the Council must pass a resolution determining how much the City plans to pay and separate that from amounts to be assessed. Best practices suggest the Council work with an appraiser and an attorney to determine the appropriate City share of a particular project. The City has adopted a policy to address the methodology of the assessment calculations.

C. Non-abutting Property: The Council may wish to levy assessments against adjacent, non-abutting properties if the properties benefit from the improvement.

D. Service Laterals: City utility ordinance requires that property owners maintain private water and sewer service laterals. When an improvement project requires new service laterals the City may require that property owner to install or replace them.

E. May Omit Improvement Hearing: The Council may omit the improvement hearing if 100 percent of the affected landowners sign the petition requesting the improvement. If the landowners are not paying 100% of the project costs the City will consider holding both public hearings.

F. Two or More Simultaneous Local Improvements: When the City proposes undertaking two or more local improvements simultaneously the City does not need to issue separate notices and hold separate improvement hearings on different dates. The notice will describe each improvement separately, stating the estimated cost for each one and noting that there will be a hearing to address each improvement.

IV. Prepare for the Improvement Hearing

The purpose of the first hearing is for the Council to discuss a specific local improvement before ordering it done. The Council considers all the information in the feasibility report and any other information necessary for Council deliberation.

A. Publish Notice of the Improvement Hearing: The City must publish notice of the initial public hearing on the proposed project twice in the official newspaper, stating the time and place of the hearing, the general nature of the improvement, the estimated cost, and the area proposed to be assessed. The notices must appear at least one week apart. At least three days must elapse between the last publication date and the date of the hearing.

B. Mail Notice of the Improvement Hearing: The City must mail a notice once to each property owner in the proposed assessment area, at least 10 days prior to the improvement hearing that states the time and place of the hearing, the general nature of the

improvement, the estimated cost and the proposed assessment area. The notice must also contain a statement that a reasonable estimate of the cost of the assessment will be available at the hearing. The City will diligently make every effort to notify citizens about assessment proceedings. According to statute, failure to give mailed notice of the improvement hearing will not invalidate subsequent assessment proceedings. Notice to other governmental entities must be sent out at least two weeks before the improvement hearing, by registered or certified mail to the head of the instrumentality, department or agency having jurisdiction over the property.

V. Improvement Hearing

At the improvement hearing, interested persons may voice their concerns, whether or not they are in the proposed assessment area. A reasonable estimate of the total amount to be assessed and a description of the methodology used to calculate individual assessments for affected parcels must be available at the hearing. If the Council rejects the project, it may not reconsider that same project unless another hearing is held following the required notice. The Council must prepare a record of the proceedings and make written findings. The Council may adjourn and subsequently continue the improvement hearing. To provide proper notice, before the improvement hearing is adjourned, the Council must state on record, the date, time and place of the continuation of the improvement hearing, if any.

VI. Ordering the Improvement

A resolution ordering the improvement may be adopted at any time within six months after the date of the improvement hearing.

A. Vote Requirements for Ordering the Improvement: If the improvement is made pursuant to a legally sufficient petition from property owners, the Council adopts the resolution by a simple majority vote of all members of the Council. If there is not a petition, adoption requires a 'super-majority' vote, meaning the council can only adopt the resolution by a four-fifths vote of all members of the Council.

B. Time Limits for Local Improvements: The resolution ordering the improvement may be adopted at any time within six months after the date of the improvement hearing. Either arrangements for day labor or a contract must be made within one year of adopting the resolution ordering the improvement, unless the Council specifically states a different timeframe in the resolution ordering the improvement.

VII. Competitive Bidding

The law permits the Council to carry out, in advance of the assessment hearing, all the steps prior to, but short of, actually issuing of a contract for the improvement. Thus, if the Council wishes to provide firm estimates of costs at the hearing, it may, in addition to the required preliminary report, prepare completed plans and specifications, advertise for bids, and open and tabulate them before the assessment hearing.

Once the Council orders a public improvement, staff or consultants prepare the necessary plans and specifications and the Council either:

- Contracts for all or part of the work to be performed by outside parties, or
- Orders all or part of the work to be done by city staff and contracts for any

necessary materials and equipment.

In either case, contracting law applies. The City Attorney should coordinate the contracting process in combination with the special assessment process.

VIII. Prepare the Proposed Assessment Rolls

The City Clerk, with the assistance of the engineer or other staff prepares the proposed assessment rolls. The proposed assessment cannot exceed the increase in market value accruing to the property as a result of the public improvement project.

Road Assessment Calculations Components:

A. Future Lots within the Combined Method Calculation: The maximum potential parcels are calculated with the current zoning.

B. Cemeteries: A cemetery cannot be assessed in accordance with State Statute.

C. Right of Way: Parcels that are entirely right of ways will not be assessed.

D. Rounding: Calculation of assessment will need to be adjusted due to rounding. Practice is that $.01 per parcel will be adjusted either positively or negatively beginning with the last parcel listed.

IX. Prepare for the Assessment Hearing

The purpose of the second hearing is to give property owners an opportunity to express concerns about the actual special assessment. The Council will pass a resolution setting the date and time of the assessment hearing and direct the City Clerk to publish and mail notice about the assessment hearing.

A. Publish Notice of the Assessment Hearing: At least once and at least two weeks before the assessment hearing, the City must publish notice of the hearing in the city newspaper. The published notice must include the hearing time, date, place, overall project description, area to be assessed, total cost of the improvement, a description of a landowner's right to appeal the assessment, and any deferment options, if available.

B. Mail Notice of the Assessment Hearing: At least two weeks before the hearing the City must mail notice of the hearing to each affected property owner. This mailed notice must include the amount of the special assessment against the individual parcels, a description of the landowner's right to appeal the assessment, possible prepayment provisions, and the interest rate on the assessments. Failure to comply with the requirements for published and mailed notice invalidates the assessments. The Clerk will execute an affidavit attesting to the mailing to property owners.

X. Assessment Hearing

The assessment hearing may be adjourned and continued to another time. If the assessment hearing is adjourned, proper notice shall be given, stating for the record, the date, time and place of the continuation of the hearing.

A. Resolution Adopting Assessment Roll: At the assessment hearing the Council shall hear and consider all objections to the proposed assessment, whether presented orally or in writing. The Council may change or amend the proposed assessment as to any parcel. Council must by resolution adopt the special assessment against the lands named in the assessment roll. Once the assessment roll is adopted the assessments are set and become liens against the properties listed. The Council must prepare a record of the proceedings and written findings as to the amount of the assessment roll at this hearing.

B. Council Decides Interest of Special Assessments: Special assessments may bear interest at any rate the Council determines. In setting the rate the Council should make sure there is a reasonable relationship between the assessment interest rate and the bond interest rate if the City is issuing bonds to finance the project. If the city finances the project with funds on hand without using bonds, the Council will want to look at the interest rate the City would otherwise have earned on the funds.

C. Council Decides Payment Timelines: The Council must also decide the number of years over which the property owners may pay the assessment. The statutes permit payment over a period of not more than 30 years.

XI. Sending of Final Notice

The law does not require that the City send final notice of assessment to property owners if the amount assessed is the same as that listed in the previously mailed assessment hearing notice. The City chooses to notify property owners of all final assessment amounts whether they differ from the proposed assessment or not. Staff will also notify owners by mail the interest rates and prepayment requirements as stated in the proposed assessment notice.

XII. Certification of Special Assessment Rolls

The City Clerk must certify the assessment rolls to the County Auditor by November 30. The Assessment Rolls need to be accompanied by Council Resolution, certificate with the city seal signed by the City Clerk and a rate card. The County Auditor spreads the assessment every year for collection with taxes.

XIII. Payment of Assessments and Interest

Property owners initially have two options regarding their assessment. They can either pay the total amount of their assessment immediately, or pay the assessments in annual installments with interest under the terms set by the Council.

The property owner can:

- Pay the entire amount of the assessment within 30 days after the Council adopts the assessment rolls with no interest.
- Pay the entire amount any time after 30 days, but before any certification has been made to the County Auditor with interest accrued to the date of payment.
- Any time after the certification the property owner may still pay the entire remaining unpaid amount to the City. The property owner must pay the entire remaining unpaid amount of the assessment before November 15 of any year and must also pay all interest accrued until the end of that calendar year.

If the property owner elects not to pay the entire amount of the assessment at once, they may pay it in annual installments spread over the number of years the Council has allowed including interest calculated at the rate established by the Council.

XIV. Deferred Assessments

Deferred assessments are certified to the County Auditor but collection is deferred. All deferred assessments constitute liens on the property and must be paid within 30 years of the assessment levy. Property owners may request deferment provided the property owner or the property meets certain criteria. The City authorizes deferrals for undeveloped property and Green Acres deferrals. If the assessment deferral is for undeveloped property, or for a Green Acres assessment unit which is not designated as homestead property, no interest shall accrue during the period of the deferral. If interest is deferred with the assessment it will be computed on a compounding basis. Any interest on deferred assessments may be paid or deferred during the period of the deferral.

A. Notice of Deferred Assessments: The City will record deferred special assessments with the County Auditor. The certificate of the deferred assessment will contain the type of deferral.

B. Interest on Deferred Assessments: Property owners may pay interest (if applicable) either annually during the period of deferment, or when the assessment becomes payable. If interest is deferred with the assessment it will be computed on a compounded basis.

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

Council Meeting: November 23, 2026	**Prepared By:** Matt Gsellmeier, Finance Director,
Topic: Budget Guidance	**Action Required:**

Summary

The preliminary budget and property tax levy amounts (cannot be increased) were adopted by City Council on September 10 and certified by the County on September 30, 2026. The total 2027 tax levy maximum increase was set at $1,813,354 or 16.92% from 2026. The General Fund maximum increase was set at $1,797,973 or 19.95% to fund services at the level of demand anticipated for established service lines. The Debt Levy increase of $15,381 or 0.90% is required per the scheduled bond payments. The 2027 tax rate of 44.076% is lower than the 2026 tax rate of 44.291%

The city has intentionally and transparently reviewed the details of the 2027 budget through scheduled budget discussions prior to the “Truth in Taxation” meeting (December 10). Staff presented detailed data on how the tax levy is distributed to fund the service lines as directed while soliciting feedback and direction from Council to make any appropriate line-item adjustments to align the final 2027 General Fund budget with service expectations. The first draft 2027 budget was presented for discussion and guidance at the August 27 Council meeting and was followed with the adoption of the preliminary or “not to exceed” levy at the September 10 meeting with the approval of Resolution 2026-64. Detailed presentations and discussion of each itemized department budget occurred through work sessions on October 8 for Public Works, Sewer and Water, and Community Development, and on November 12 for Administration, Finance, and Public Safety. Before the Truth in Taxation meeting, staff recommends that Council provide final direction on any desired budget adjustments for service areas to ensure the 2027 General Fund budget reflects and aligns with service delivery expectations.

Financial/Budget

The total 2027 tax levy maximum increase was set at $1,813,354 or 16.92% from 2026
The General Fund maximum increase was set at $1,797,973 or 19.95% from 2026
The Debt Levy increase of $15,381 or 0.90% from 2026
The 2027 proposed tax rate is 44.076%, which is lower than the 2026 tax rate of 44.291%

Recommendation

Staff recommends that council to provide final directions on any desired budget adjustments for service areas to ensure the 2027 General Fund budget reflects and aligns with service delivery expectations.

Council Action

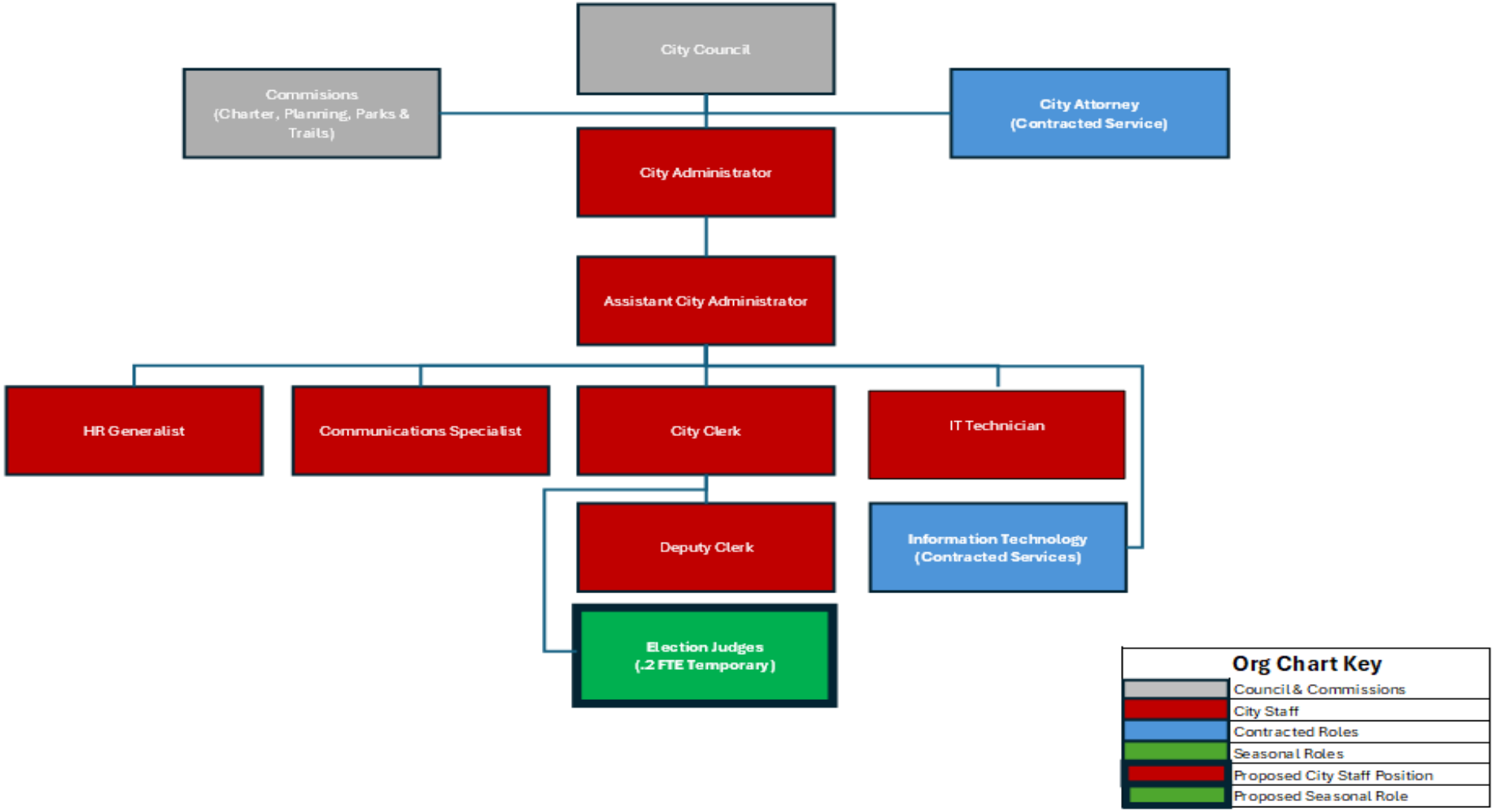
Attachments

1. 2027 Budget - Administration.pdf
2. 2027 Budget - Community Development.pdf
3. 2027 Budget - Finance.pdf
4. 2027 Budget - Public Safety.pdf
5. 2027 Budget - Public Works.pdf
6. 2027 Budget - Water & Sewer.pdf
7. 2027 Budget Detail - 11-23-26.pdf
8. Corcoran Preliminary Budget Memo 09.10.26.pdf
9. 11-23 Budget Review.pptx



2027 Administration Department Budget Presentation

BY: NALISHA WILLIAMS



Administration Department Organizational Chart



Human Resources

2026 Accomplishments:

- Recruited 6 FT positions, 2 PT positions, and 1 seasonal position
- Continued to improve recruitment process leading to higher quality candidate pools
- Onboarded new Minnesota Paid Leave benefit and facilitated an increase in leave volume
- Updated Section 1 & 2 of Employee Handbook

2027 Opportunities:

- Employee Handbook Updates Section 3 &4
- Public Safety Administration Labor Negotiations
- Develop and Implement performance review/management city-wide

Communications

2026 Accomplishments:

- Launched new website with vendor Revize to meet ADA Accessibility Requirements
- Continued “Corcoran Compass” – Monthly Meeting(s) Recap
- Improved Internal Employee Communication
- Improved External Communication
- Improved social media reach
  - Following up 181.2%
  - Views up 200.7%




CROW RIVER NEWS
THURSDAY • JULY 30, 2026
Medina recognizes staff, approves 50-unit apartment building
Playground opens





2027 Opportunities:

- Continue to meet ADA Accessibility Requirements
- Employee Intranet

Information Technology

2026 Accomplishments:

- Hire and onboard IT Technician
- License optimization for cost savings
- Launched Laserfiche Weblink Archives
- Reduced IT consulting contract
- Created AI policy
- Public Safety Motorola Server Upgrade

2027 Opportunities:

- Expand SharePoint sites and capabilities
- Retention Policy





City Clerk

2026 Elections:

- Approximately 36 days total of Early Voting for both the Primary and General Elections
- Number of registered voters at 7AM on Election Day: 6,536
- 80% voter turnout for November General Election: 2,557 voted early in person, 2,699 voted on Election Day.
- 240 Election Day Registrations, 67 additional registrations during Early Voting Period.

2026 Accomplishments:

- Municode
- 2026 Elections

2027 Opportunities:

- 2027 Elections
- Laserfiche





Administration Budget Summary

Business Unit	Total 2026 Budget	Proposed Total 2027 Budget	2026/2027 Difference	% Change
City Council	$28,320	$28,320	$0	0%
Communication	$151,102	$162,223	$11,121	7.36%
City Administrator	$258,999	$280,591	$21,592	8.34%
Administration	$599,611	$629,396	$29,785	4.97%
Election	$49,300	$25,150	-$24,150	-48.99%
Legal	$60,000	$60,000	$0	0%
Central Services	$551,700	$600,500	$48,800	8.85%
Information Technology	$432,005	$322,902	-$109,103	-25.25%
Total	$2,131,037	$2,109,082	-$21,955	-1.03%

Communication/City Administrator/ Administration/Legal

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
COMMUNICATION:	$151,102	$162,223	$11,121	+7.36%	• Personnel Costs (Wages, Benefits, Training) • Document Accessibility Program (ADA) • Newsletter Printing and Postage
CITY ADMINISTRATOR:	$258,999	$280,591	$21,592	+8.34%	• Personnel Costs (Wages, Benefits, Training)
ADMINISTRATION:	$599,611	$629,396	$29,785	+4.97%	• Software Maintenance Fees for Municode and Laserfiche Added • Personnel Costs (Wages, Benefits, Training)
LEGAL:	$60,000	$60,000	$0	0%	• No Change

Elections

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
ELECTIONS	$49,300	$25,150	$24,150	-48.99%	• Personnel Costs • Legal Notices • Operating Supplies

Central Services

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
Central Services	$551,700	$600,500	$48,800	8.85%	• Auto/properties added to City Liability Insurance (added WTP/park building) • LMC Dues ($11,000) moved from Admin to Central Services • Office Equipment Leases • City Hall Maintenance

Information Technology

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
Information Technology	$432,005	$322,902	-$109,103	-25.25%	• Personnel costs • Replacement Hardware • Reduced IT Consulting Contract • Software costs

Community Development Department

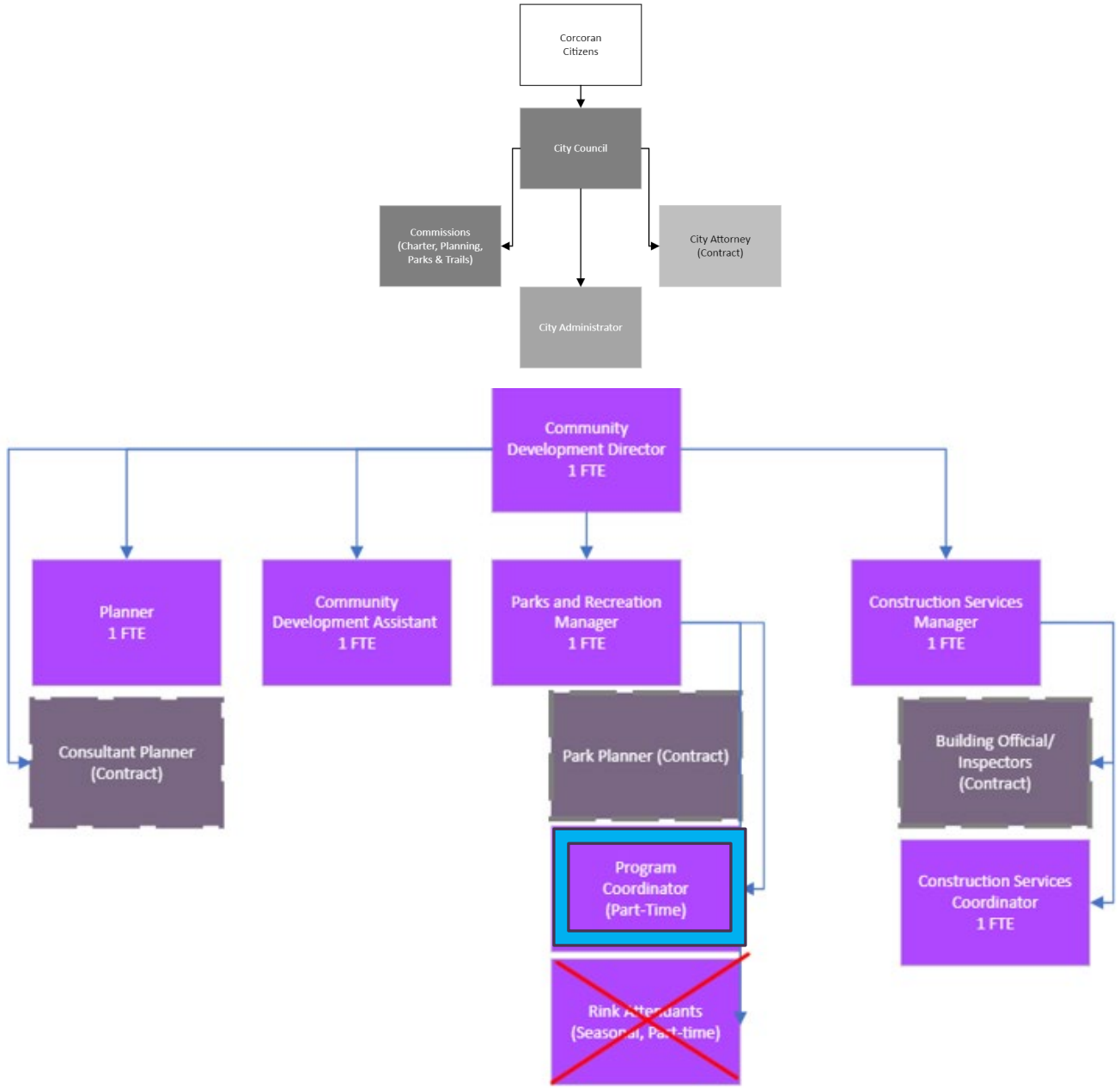
2027 Budget Briefing

Proposed 2027 Organizational Chart

In 2026, 1400 part-time hours were allocated for recreational seasonal staffing between the Recreation Program Coordinator (1040 hours) and Rink Attendants (360 hours).

As a part of the 2027 budget, staff proposes a restructure of the 1400 hours of part-time recreation employees.

Based on challenges in finding seasonal staffing and the anticipated capacity needed for Recreation going forward (e.g., continued park planning and park improvements, year-round park building, growing City events, etc.), **we're recommending that 1400 hours be consolidated into one year-round part-time position (Program Coordinator)** so we can deploy them where the workload exists throughout the year. It is anticipated the position would work approximately 26-27 hours a week on average.



Services We Provide

- Review of development applications
- Long-term and strategic city planning and implementation
  - E.g., 2050 Comprehensive Plan
- Educate residents, property owners, and developers about ordinances, regulations, and plans
- Administration of development escrows and financial securities
- Support the Planning Commission, Parks & Trails Commission, and Garden Club
- Parks planning and development
- Youth recreation programming
- Park amenity reservations
- Community engagement events
- Code enforcement and inspections
- Rental licensing and inspections
- New home construction site inspections
- Building and land disturbance permits
- Sign and fence permits
- Process and maintain records for Agricultural Preserve program
- Grant writing and administration for opportunities related to planning and parks and recreation

2026 Planning Activity

- **YTD City Initiated Projects: 1**
- **YTD Land Use Applications (Newly Reviewed/Approved): 22**
  - Administrative Permits/Minor Site Plan Amend.: 4
  - Concept Plans: 4
  - Conditional Use Permits: 7
  - Easement Vacations: 1
  - Final Plat: 1
  - Interim Use Permit: 1
  - Preliminary Plat: 1
  - Site Plan: 5
  - Variance: 4



- Still in Process/Upcoming:
  - Filed Land Use Applications: 7
  - City-Initiated Processes: 2
  - 2050 Comprehensive Plan

2026 Construction Services Activity

- Total Permits Issued YTD: 929
  - New homes YTD: 190
- General Building Inspections Completed YTD by MetroWest: 5,000+
- Final Grade and New Home Construction Site Inspections YTD by staff: 325+
- Increased net tax capacity
  - 2024 - $18,897,699
  - 2025 - $20,467,851
  - 2026 - $23,606,106
  - 2027 - $27,543,093



2026 Rental Licenses & Code Enforcement Activity

- 72 Active Rental Licenses
  - 11 new Rental Licenses established in 2026 YTD
  - 2 Rental Licenses expired in 2026
  - 59 Rental Licenses renewed
- 19 Rental License inspections completed by staff YTD

- Total Code Enforcement cases YTD in 2026: 23
  - Newly opened Code Enforcement cases YTD: 19
- Cases resolved in 2026 YTD: 15
- Active cases: 8
- Total inspections completed by staff YTD: 55

- Single Family Homes: 32
- Townhomes: 38
- Apartment Units: 153 (1 building)

2026 Recreation Activity

- **Night to Unite**
  - Neighborhood Party at Public Works estimated at 1,200 people
  - 20 additional neighborhood parties throughout the community
- **Tree Giveaway**
  - Provided 775 trees, for free, to the community with help from the Northwest Area Jaycees
- **Youth Baseball**
  - Approx. 250 registrants
- **Youth Soccer**
  - Approx. 175 registrants



2026 Recreation Activity

- **Bark in the Park**
  - 3rd Year
  - Estimated 50 people and 30 dogs in attendance.
- **Still to come:**
  - **2026 Trunk or Treat (NEW EVENT)**
    - Thursday, Oct 29 from 5-7PM
  - **2026 Holiday Toy & Food Drive**
    - 2025 Stats:
      - 7 neighborhoods
      - 1,056 pounds of toys
      - 2,030 pounds of food
      - $2,400 in monetary donations



2026 Recreation Activity

- **Heritage Park**
  - Ongoing work in updating Heritage Park
    - Soft opening of playground July 23
    - Anticipated completion in Oct
  - Diamond Lake Regional Trail
    - Working through reimbursement for the Heritage Park portion of the trail
  - Submitted for HUD grant reimbursements
    - Received remainder of the $500,000 HUD funding.
  - Finalized grant agreement with DNR on the Outdoor Recreation Grant funding.
  - Working through the Hennepin County Youth Activities close out.





2027 Opportunities

- 2050 Comprehensive Plan Process
  - Analyze Land Use and Staging
- Economic Development Strategic Plan Implementation
- Development/planning process of Neighborhood Park(s)
  - Applied for up to $300,000 for park development at the Horseshoe Trail (Tavera) park.
- Continued evaluations of City Code and Ordinances as related to development
- Continued evaluations and implementations using software programs to increase efficiencies, productivity, and customer experience

2050 Comprehensive Plan Draft Work Plan

Section A: Base Workplan			
1: Project Administration			
Council meeting to order project	2/11/2027	2/11/2027	Com Dev Director
Internal kickoff meeting to review scope, schedule, responsibilities and deliverables	3/17/2027	3/17/2027	Com Dev Director
Communication Strategy			
2050 Comp Plan Webpage on City Website	3/18/2027	4/12/2027	Com Dev Assistant
Survey/Storyboard Creation	3/18/2027	5/10/2027	Com Dev Director
Survey/Storyboard Available to public	5/12/2027	6/21/2026	Com Dev Director
Newspaper	3/18/2027	4/8/2027	Com Dev Director
Create & Maintain Email List	3/18/2027	Ongoing	Com Dev Assistant
Provide messaging for open house on monument sign and social media	4/5/2027	4/13/2027	Com Dev Director
Save the date for Open Houses in May & October	4/5/2027	4/13/2027	Com Dev Assistant
Spring Newsletter	2/12/2027	3/5/2027	Com Dev Assistant
Summer Newsletter	5/3/2027	6/1/2027	Com Dev Director
Invite to SW District Open House	5/4/2027	5/11/2027	Com Dev Assistant
Fall Newsletter	8/2/2027	9/3/2027	Com Dev Director
Business owner invite to engagement event 9/14/2027	8/2/2027	8/16/2027	Com Dev Assistant
Winter Newsletter	11/1/2027	12/3/2027	Com Dev Director

2050 Comprehensive Plan Draft Work Plan

2: Community Engagement			
Kickoff Meeting with Council/Commissions to identify priorities and vision	3/25/2027	3/25/2027	Com Dev Director
Meeting with Parks Commission			
Meeting 1 - Kick Off (JCB)	4/15/2027	4/15/2027	Parks and Rec Manager
Meeting 2 - Key Issue Priority	5/20/2027	5/20/2027	Parks and Rec Manager
Meeting 3 - Draft	12/16/2027	12/16/2027	Parks and Rec Manager
Meetings with Planning Commission			
Meeting 1 - Big Picture Itms	4/1/2027	4/1/2027	Com Dev Director
Meeting 2 - Land Use	5/6/2027	5/6/2027	Com Dev Director
Meeting 3 - Draft	12/2/2027	12/2/2027	Com Dev Director
Meeting 4 - Public Hearing	1/6/2028	1/6/2028	Com Dev Director
Meetings with City Council			
Meeting 1 - Kickoff and Big Picture Items	4/22/2027	4/22/2027	Com Dev Director
Meeting 2 - Land Use/MUSA (SW District)/Staging	5/27/2027	5/27/2027	Com Dev Director
Meeting 3 - Transportation	6/24/2027	6/24/2027	City Engineer
Meeting 4 - Water Resources	7/22/2027	7/22/2027	City Engineer
Meeting 5 - Housing	8/26/2027	8/26/2027	Com Dev Director
Meeting 6 - Parks/Climate/ Natural Systems	9/23/2027	9/23/2027	Parks and Rec Manager/Com Dev Director
Meeting 7 - Economic / Implementation / Other	10/28/2027	10/28/2027	Com Dev Director
Meeting 8 - Draft	11/22/2027	11/22/2027	Com Dev Director
Meeting 10 - Approve for Distribution	1/27/2028	1/27/2028	Com Dev Director

2050 Comprehensive Plan Draft Work Plan

Open House/Workshops			
City Hall Open House (Ice Cream Social)	5/11/2027	5/11/2027	Com Dev Director
City Hall Open House - SW MUSA	6/8/2027	6/8/2027	Com Dev Director
Hamel Rodeo	7/7/2027	7/11/2027	Com Dev Director
Night to Unite Outreach	8/3/2027	8/3/2027	Com Dev Director
Country Daze Outreach	8/21/2027	8/21/2027	Com Dev Director
Saturday in the Park	Summer 2027	Summer 2027	Parks and Rec Manager
Business Owner Engagement Event	9/14/2027	9/14/2027	Com Dev Director
City Hall Open House	10/5/2027	10/5/2027	Com Dev Director

Community Development Department Budget Summary

Business Unit	Total 2026 Budget	Total 2027 Budget	2026/2027 Difference	% Change
Planning & Code Enforcement	$430,131	$473,676	$43,545	10%
Construction Services	$1,010,493	$1,033,769	$23,276	2%
Recreation	$288,787	$307,693	$17,381	6%
Total	$1,729,411	**$1,815,139**	$85,728	5%

Planning & Code Enforcement Budget Summary

Budget Item	Total 2026 Budget	Total 2027 Budget	2026/2027 Difference	% Change	Notes
Planning Personnel Costs (Wages, Benefits)	$329,731	$358,921	$29,190	8.9%	- Increase in wages (COLA/step increases), payroll, and cost of benefits.
Planning and Code Enforcement Professional Services	$80,000	$88,000	$8,000	10%	- Accounting for decreased staff capacity during maternity leave of department director. Assistance with city-driven projects and code enforcement as needed, particularly while staff leads the 2050 Comp Plan. Assistance from Stantec for GIS. Other services such as production of wetland buffer signs.
Planning Training and Operating Expenses	$20,400	$26,755	$6,355	31%	- Increase in estimated costs for software and dues and memberships. Allocation of ¼ cost of Municode and Laserfiche (recently accounted for elsewhere). - $500 for mobile devices for planning/code enforcement previously tracked elsewhere - $2,500 vehicle repair expenses previously tracked under Central Services.

Material changes (Greater than $5,000 and/or a 5% increase) highlighted in yellow

Construction Services Budget Summary

Budget Item	Total 2026 Budget	Total 2027 Budget	2026/2027 Difference	% Change	Comments
Construction Services Personnel Expenses	$329,693	$346,569	$16,876	5%	- Increase in wages (COLA and annual step increases), payroll, and increase in employer paid insurance and benefits.
Construction Services Professional Services	$630,000	$630,000	0	0%	- Anticipated cost of Metrowest based on projected building permit revenue. If permit revenue is less than anticipated in 2027, then demand on professional services would decrease. No increase anticipated at this time.
Construction Services Training and Operating Expenses	$50,800	$57,200	$6,400	12.6%	- Increase in software related expenses, primarily due to allocation of 25% of cost for Municode and Laserfiche previously tracked elsewhere. - Construction Services Vehicle Repairs and Mobile Tablet now tracked under division, previously tracked under central services. - Estimated engineering fees based on data from 2024-2026 (YTD).

Material changes (Greater than $5,000 and/or a 5% increase) highlighted in yellow

Recreation Budget Summary

Budget Item	Total 2026 Budget	Total 2027 Budget	2026/2027 Difference	% Change	Comments
Recreation Personnel (Wages and Benefits)	$232,637	$246,364	$13,727	5.9%	- Increase in wages (COLA and annual steps), payroll, and employer paid insurance and benefits. - Increase of $2,350.80 in part-time wages attributed to reallocation of 360 hours previously earmarked for rink attendants to part-time rec coordinator position.
Recreation Training and Operating Expense (including Professional Services and Community Engagement)	$56,150	$61,330	$5,170	9.2%	- Anticipated increases in operating supplies for programming and Heritage Park building. - Vehicle repair for recreation gator and recreation mobile devices now tracked under division (previously under central services). - Increase anticipated for uniforms to account for safety gear needs as park improvement projects continue.

Material changes (Greater than $5,000 and/or a 5% increase) highlighted in yellow

Request

Provide feedback on the proposed budget changes.

Provide feedback on the draft work plan for the 2050 Comprehensive Plan:

- Would the Council prefer shorter and more frequent work sessions for comp plan topics as shown? Or longer but less frequent work sessions?
  - Example: Consolidate topics into 4 special work sessions each about 3-4 hours rather than monthly 1-1.5 hour work sessions ahead of a regular Council meeting?
- Thoughts on the communication and community open house/outreach sessions?
  - Work plan includes 2 city-wide open houses, 1 SW District specific open house (to discuss utilities and staging), 1 business owner engagement event, 1 park event, and staff participation in 3 existing community/City events.
  - 17 public meetings currently shown with Commissions and the City Council.

Finance Department

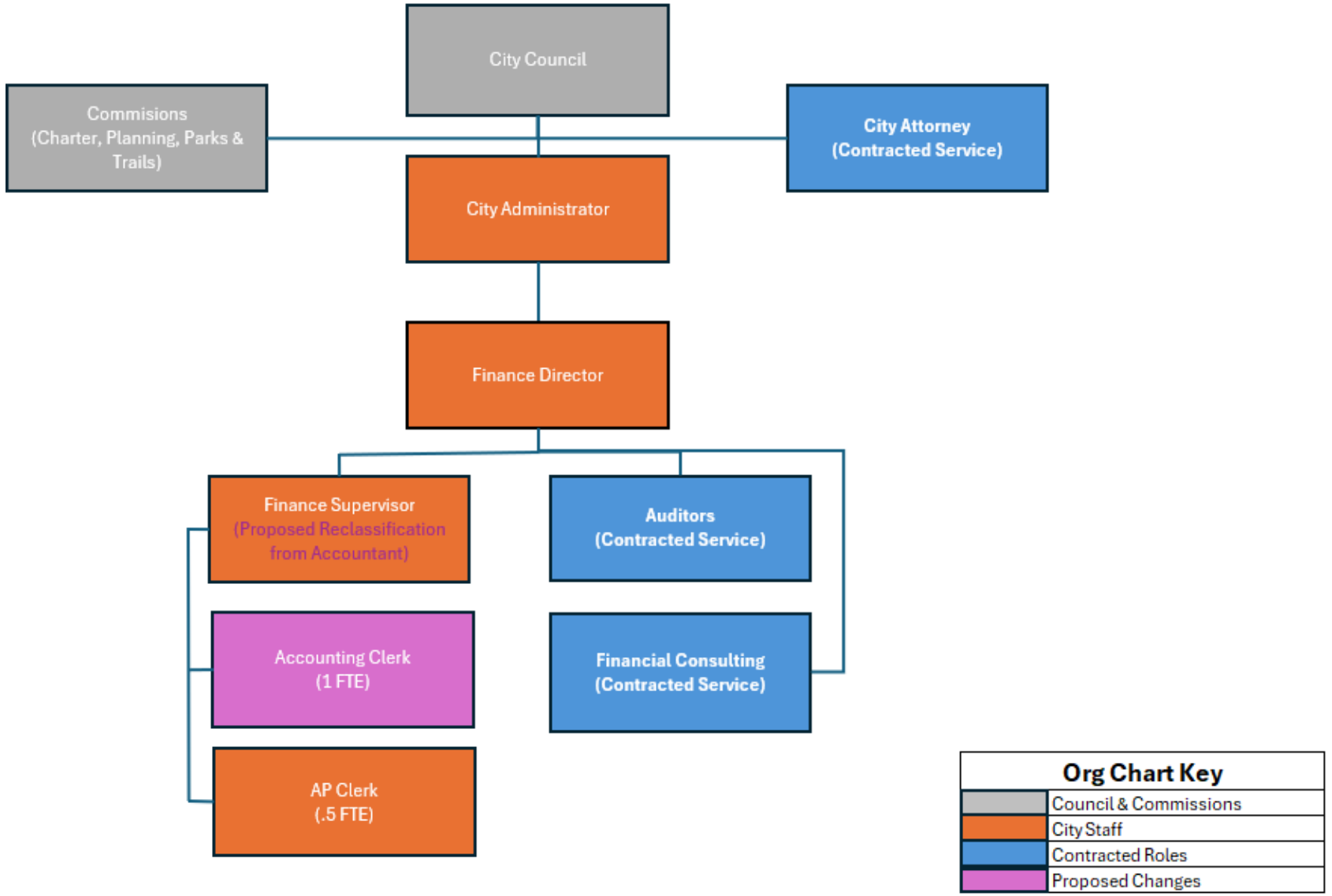
2027 Budget and Staffing Proposal

2026 Accomplishments

- Migration to Euna Budget Software
- Successful Completion of the 2025 Audit
- Streamlined Quarterly Reporting
- Strong Investment Returns
- Processed payroll accurately and on time
  - Implemented MN paid leave
- Bill transparency and timely payments
- Timely bank reconciliation each month
- Transitioned quarterly journal entry preparation from ABDO to in-house staff
- Grant and escrow account management
  - SLFRF Grant Closeout
  - Several escrow accounts closed out



Finance Organization Chart with Proposed Changes



Escrow Process

CURRENT STATE		DESIRED FUTURE STATE
Two reporting modules in BS&A (GL & Building)	→	One reporting module in BS&A (Building)
Reports sent as needed	→	Standardized reporting (monthly/quarterly)
Communication as needed	→	Standardized recurring communication
Escrow information online as needed / requested	→	Escrow information online (City website/other)
Limited process documentation	→	Processes and best practices documented
Abdo support as needed	→	In-house support (daily)
No reporting on escrow process.	→	Quarterly reports showing number of outstanding escrow accounts, financial impact, etc.
Support from one finance person	→	Strategic support from three finance people

2027 Proposed Budget

Account *	2025 Actual	2026 Budget	2027 Budget	Variance	Notes
50101 - FULL-TIME EMPLOYEES - REGULAR	77,639	158,836	322,055	163,219	FY Finance Director, Acct Clerk (new)
50102 - FULL-TIME EMPLOYEES - OVERTIME	1,204	1,500	-	(1,500)	
50111 - PART-TIME EMPLOYEES - REGULAR	19,394	30,990	33,090	2,100	
50121 - PERA	7,352	14,350	26,636	12,286	
50122 - FICA	6,189	11,863	21,761	9,898	
50126 - MEDICARE	1,377	2,775	5,150	2,375	
50127 - MN PAID LEAVE	-	699	1,563	864	
50130 - EMPLOYER PAID INSURANCE	15,385	29,245	47,712	18,467	
50140 - UNEMPLOYMENT COMPENSATION	12,807	-	-	-	
50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	1,501	5,000	5,000	-	
50210 - OPERATING SUPPLIES				-	
50300 - PROFESSIONAL SERVICES	254,464	150,000	107,000	(43,000)	Audit & Euna Budget
50301 - PROFESSIONAL SERVICES - ACCOUNTING	108,424	-	-	-	
50307 - PERSONNEL ADMINISTRATION	1,500	3,000	4,500	1,500	
50321 - TELEPHONE				-	
50331 - TRAVEL EXPENSE	221	500	500	-	
50365 - WORKER'S COMPENSATION INSURANCE	-	779	-	(779)	
50433 - DUES AND MEMBERSHIPS	78	700	700	-	
50437 - SURCHARGES 100-20809	99	200	-	(200)	
Total	507,633	410,437	575,667	165,230	

Backup

Accounting Clerk Job Responsibilities

Payroll:

- Process bi-weekly payroll and post payroll-related benefit deductions accurately and timely in collaboration with Human Resources.
- Ensure benefit plan invoices are reviewed by Human Resources and paid in a timely manner.
- Maintain payroll compliance with federal and state regulations and documents all payroll records; supports with quarterly/year-end preparation and W-2 processing.
- Assist with the annual Workers Compensation audit.

Escrow Support:

- Pulls escrow payment information as requested by internal and external stakeholders.
- Maintains letter of credit (LOC) information and provides developers with information as needed.
- Assists with monthly and quarterly reporting.
- Assists with data migration and other assignments as needed.

Other Accounting Support:

- Assist with data preparation and review for the annual audit, including year-end journal entries.
- Research and resolve account reconciling items.
- Prepares and enters cash receipts and monthly journal entries.

Finance Supervisor Job Responsibilities

Proposed:

- (Current) Supervise AP Clerk while overseeing AP/AR, and accounting systems (BS&A). Completes more complex AP/AR work, as needed.
- (Current) Processes bi-weekly payroll, researches payroll benefits, and maintains compliance.
- (Current) Assists with annual audit.
- (Current) Leads bank reconciliations, sales and use tax returns, gambling reporting, and other reporting as required.
- (Current) Processes monthly fuel tax return and performs other accounting responsibilities.
- (Current) Prepares accounting system for monthly bank reconciliation process.
- (Current) Provides support for utility billing reconciliation.
- (Current) Oversees purchase card processes and transactions in conjunction with the AP clerk.
- (New) Supervise Accounting Clerk while serving as an expert on letters of credit, escrow files and balances, and escrow reporting. Completes more complicated escrow work as needed.
- (New) Partners with Finance Director to complete escrow processes (reconciliations, reporting, etc.) and develop escrow best practices.

CITY OF CORCORAN, MINNESOTA

2027 Public Safety Budget Summary

Changes from the 2026 budget

Police and Police Administration
Emergency Management and Fire

Public safety budget overview

2027 compared with the 2026 budget

+$413,585 +8.8%

Combined expenditure change

Department	2026 Budget	2027	Change	%
42100 Police	$3,616,234	$3,900,651	+$284,417	+7.9%
42102 Police Administration	$289,225	$294,756	+$5,531	+1.9%
42151 Emergency Management	$18,400	$18,400	$0	0.0%
42200 Fire	$796,268	$919,905	+$123,637	+15.5%
TOTAL	**$4,720,127**	**$5,133,712**	**+$413,585**	**+8.8%**

12 expenditure changes meet both thresholds: 7 increases and 5 decreases.

Selected revenues: complete summary

Fund 100 General Fund Department 00000 Nondepartmental Dollars rounded

Account	2025 Actual	2026 Budget	2027	Change	%
33416 Police training reimbursement	$13,078	$12,100	$14,500	+$2,400	+19.8%
33423 Police state aid	$160,528	$231,883	$180,000	−$51,883	−22.4%
33640 Toward Zero Death Grant	$174,594	$181,000	$32,000	−$149,000	−82.3%
34200 Public safety permits	$5,090	$4,000	$4,500	+$500	+12.5%
34201 Special police services	$26,813	$21,000	$18,500	−$2,500	−11.9%
34203 Police reports	$649	$500	$500	$0	0.0%
35100 Fines	$28,759	$25,000	$29,500	+$4,500	+18.0%
Selected revenue total	**$409,511**	**$475,483**	**$279,500**	**−$195,983**	**−41.2 %**

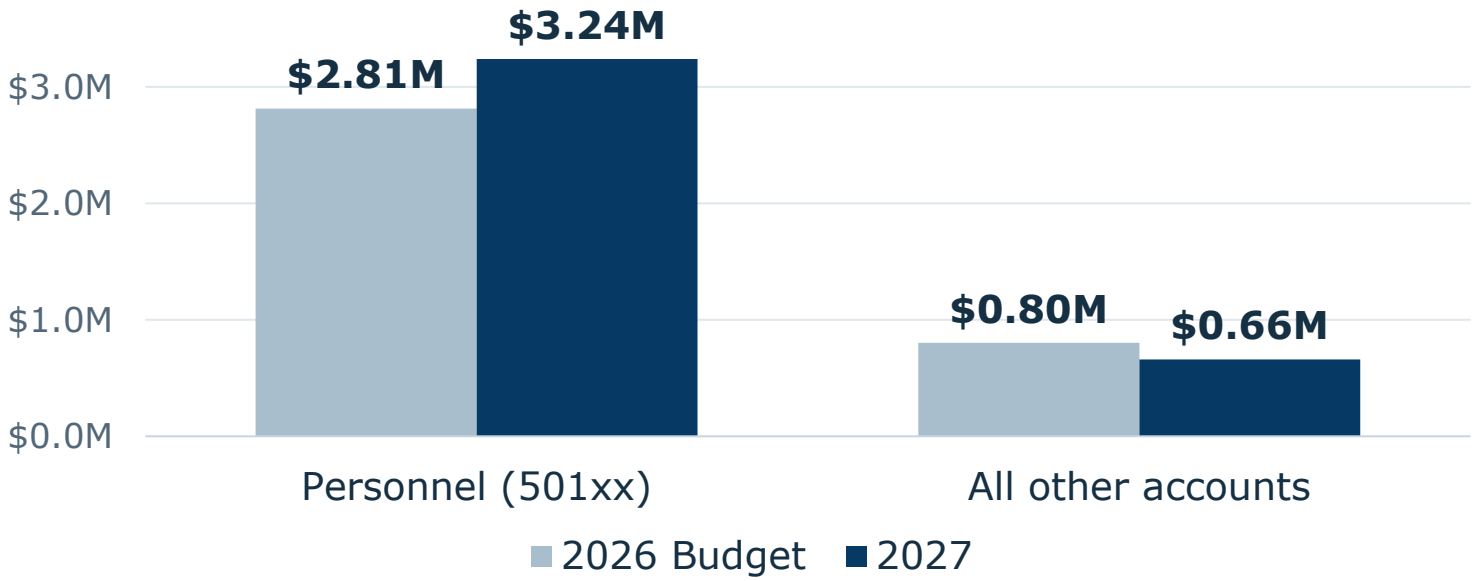
Corcoran is no longer the regional grant administrator. These are pass through revenues.
Only the seven requested revenue accounts are included. Percent changes compare 2027 with 2026.

Police budget summary

Department 42100

$3,900,651 in 2027

+$284,417 (+7.9%) from the 2026 budget



Personnel accounts

+$425,058

All other accounts

−$140,641

10 qualifying changes

Police pay and benefits

Department 42100 Changes of at least $5,000 and 10%

Account	2026 Budget	2027	Change	%	Comments
50101 Full-time regular pay	$1,808,865	$2,083,229	**+$274,364**	+15.2%	Officer hired in 2026 new to budget in 2027, contract wage adjustments
50111 Part-time regular pay	$178,360	$221,864	**+$43,504**	+24.4%	City wage adjustment and PT CSO position
50130 Employer paid insurance	$311,543	$381,132	**+$69,589**	+22.3%	Budget for new officer & provider adjustments

Police operating increases

Department 42100 Changes of at least $5,000 and 10%

Account	2026 Budget	2027	Change	%	Comments
50212 Motor fuels	$53,000	$73,000	**+$20,000**	+37.7%	Price increase +/- 30% and take-home squad adjustment
50308 Software	$38,600	$47,000	**+$8,400**	+21.8%	Graykey Preserve license and new RMS coming online
50323 Radio units	$26,500	$32,500	**+$6,000**	+22.6%	5% increase from Hennepin County and additional squads

Police budget reductions

Department 42100 Changes of at least $5,000 and 10%

Account	2026 Budget	2027	Change	%	Comments
50207 Training supplies	$78,000	$68,000	**−$10,000**	−12.8%	Remove ICPOET tuition, increase officer command development
50304 Legal fees	$40,000	$35,000	**−$5,000**	−12.5%	Past experience
50365 Workers' comp. insurance	$153,414	$133,523	**−$19,891**	−13.0%	3-year average
50435 Grant disbursement	$169,000	$20,000	**−$149,000**	−88.2%	No longer regional grant administrator, pass through funds

Administration and emergency management

Departments 42102 and 42151

Department	2026 Budget	2027	Change	%
42102 Police Administration	$289,225	$294,756	+$5,531	+1.9%
42151 Emergency Management	$18,400	$18,400	$0	0.0%

Emergency Management: all five accounts remain unchanged.

42102 Police Administration: qualifying change

Account	2026 Budget	2027	Change	%	Comments
50130 Employer paid insurance	$34,681	$28,296	**−$6,385**	−18.4%	Adjustments from HR/Finance

Fire budget summary

Department 42200

$919,905 in 2027

+$123,637 (+15.5%) from the 2026 budget

Professional services account for the full department budget.

Account	2026 Budget	2027	Change	%	Comments
50300 Professional services	$796,268	$919,905	**+$123,637**	+15.5%	Contractual increases, primarily market value driven

Selected revenue budget

Seven specified accounts 2027 compared with the 2026 budget

$279,500 in 2027

−$195,983 (−41.2%) from $475,483

Two decreases meet both thresholds: at least $5,000 and 10%.

Account	2026 Budget	2027	Change	%	Comments
33423 Police state aid	$231,883	$180,000	**−$51,883**	−22.4%	Formulaic from state
33640 Toward Zero Death Grant	$181,000	$32,000	**−$149,000**	−82.3%	No longer regional grant administrator, pass through funds

Upcoming Projects and Opportunities

Records Management Transition

- $200,000 Budgeted/Bonded for Replacement in 2025 CIP
  - Existing database relocation currently approaching completion
  - New solution possible by the end of this year
  - Initial deployment may require additional funding in 2027 & 2028 CIP
  - New system decision likely at December 10, 2026, City Council meeting

Drone as a First Responder (DFR)

- Included In Draft 2029 CIP Budget (Not adopted or committed)
  - Presented an opportunity for early deployment at IACP with the same financial timeline
  - Does Council wish to pursue early deployment?

Serving our community

Corcoran Police Department















Non-Presentation Supporting Data
Police expenditures: personnel

42100 Police Fund 100 General Fund Dollars rounded

Account	2025 Actual	2026 Budget	2027	Change	%
50101 Full-time regular pay	$1,469,004	$1,808,865	$2,083,229	+$274,364	+15.2%
50102 Full-time overtime	$67,568	$56,568	$59,397	+$2,829	+5.0%
50103 Full-time event pay	$14,927	$33,075	$35,000	+$1,925	+5.8%
50111 Part-time regular pay	$65,492	$178,360	$221,864	+$43,504	+24.4%
50112 Part-time overtime	$333	$0	$500	+$500	n/a
50113 Part-time event pay	$43,468	$11,025	$15,000	+$3,975	+36.1%
50121 PERA	$284,885	$350,587	$372,843	+$22,256	+6.3%
50122 FICA	−$1,582	$6,267	$8,882	+$2,615	+41.7%
50126 Medicare	$21,200	$29,586	$32,092	+$2,506	+8.5%
50127 MN Paid Leave	$0	$8,744	$9,738	+$994	+11.4%
50130 Employer paid insurance	$323,078	$311,543	$381,132	+$69,589	+22.3%
50150 Health insurance severance	$21,750	$20,000	$20,000	$0	0.0%
Personnel subtotal	**$2,310,122**	**$2,814,620**	**$3,239,678**	**+$425,058**	**+15.1%**

n/a indicates a zero 2026 budget. Negative 2025 FICA actuals match the extract.

Non-Presentation Supporting Data
Police expenditures: supplies and services

42100 Police Fund 100 General Fund Dollars rounded

Account	2025 Actual	2026 Budget	2027	Change	%
50200 Office supplies	$3,608	$4,000	$4,000	$0	0.0%
50207 Training / instructional supplies	$53,927	$78,000	$68,000	−$10,000	−12.8%
50209 Police reserves	$1,484	$4,000	$4,000	$0	0.0%
50210 Operating supplies	$25,185	$42,000	$45,000	+$3,000	+7.1%
50212 Motor fuels	$46,431	$53,000	$73,000	+$20,000	+37.7%
50220 Repair / maintenance supplies	$18,197	$16,000	$16,000	$0	0.0%
50223 Building repair supplies	$5,196	$7,500	$7,500	$0	0.0%
50300 Professional services	$33,495	$65,000	$70,000	+$5,000	+7.7%
50304 Legal fees	$32,786	$40,000	$35,000	−$5,000	−12.5%
50305 Prisoner	$4,226	$4,000	$4,000	$0	0.0%
50307 Personnel administration	$20,437	$24,000	$25,500	+$1,500	+6.3%
50308 Software	$17,376	$38,600	$47,000	+$8,400	+21.8%
50321 Telephone	$13,634	$16,500	$17,500	+$1,000	+6.1%
Supplies / services subtotal	**$275,980**	**$392,600**	**$416,500**	**+$23,900**	**+6.1%**

Non-Presentation Supporting Data
Police expenditures: remaining accounts

42100 Police Fund 100 General Fund Dollars rounded

Account	2025 Actual	2026 Budget	2027	Change	%
50322 Postage	$0	$100	$100	$0	0.0%
50323 Radio units	$26,962	$26,500	$32,500	+$6,000	+22.6%
50350 General notices / public info	$0	$500	$0	−$500	−100.0 %
50365 Workers' comp. insurance	$128,906	$153,414	$133,523	−$19,891	−13.0%
50400 Contract repair / maintenance	$0	$1,000	$0	−$1,000	−100.0 %
50403 Vehicle repair / maintenance	$4,524	$16,000	$16,000	$0	0.0%
50417 Uniforms	$56,901	$34,000	$35,000	+$1,000	+2.9%
50430 Miscellaneous expense	$5,911	$0	$0	$0	n/a
50432 Credit card fees	$361	$500	$350	−$150	−30.0%
50433 Dues and memberships	$2,961	$4,000	$4,000	$0	0.0%
50435 Grant disbursement	$159,570	$169,000	$20,000	−$149,000	−88.2%
50438 Police K9	$2,893	$4,000	$3,000	−$1,000	−25.0%
Remaining accounts subtotal	**$388,988**	**$409,014**	**$244,473**	**−$164,541**	**−40.2%**

Police totals: $2,975,091 in 2025, $3,616,234 in 2026, $3,900,651 in 2027.

Non-Presentation Supporting Data
Police Administration expenditures

42102 Police Administration Fund 100 General Fund Dollars rounded

Account	2025 Actual	2026 Budget	2027	Change	%
50101 Full-time regular pay	$165,434	$184,465	$193,823	+$9,358	+5.1%
50102 Full-time overtime	$27	$0	$300	+$300	n/a
50111 Part-time regular pay	$25,275	$29,795	$30,793	+$998	+3.3%
50121 PERA	$12,416	$16,070	$16,846	+$776	+4.8%
50122 FICA	$11,439	$13,285	$13,926	+$641	+4.8%
50126 Medicare	$2,507	$3,107	$3,257	+$150	+4.8%
50127 MN Paid Leave	$0	$943	$988	+$45	+4.8%
50130 Employer paid insurance	$42,106	$34,681	$28,296	−$6,385	−18.4%
50207 Training / instructional supplies	$2,407	$3,000	$3,000	$0	0.0%
50307 Personnel administration	$0	$3,000	$3,000	$0	0.0%
50365 Workers’ comp. insurance	$0	$879	$527	−$352	−40.0%
Department total	**$261,611**	**$289,225**	**$294,756**	**+$5,531**	**+1.9%**

n/a indicates a zero 2026 budget. Percent changes compare 2027 with 2026.

Non-Presentation Supporting Data
Emergency Management and Fire expenditures

Complete account detail Fund 100 General Fund Dollars rounded

42151 Emergency Management

Account	2025 Actual	2026 Budget	2027	Change	%
50207 Training / instructional supplies	$813	$5,000	$5,000	$0	0.0%
50210 Operating supplies	$6,238	$9,000	$9,000	$0	0.0%
50381 Electric utilities	$745	$1,500	$1,500	$0	0.0%
50404 Machinery / equipment repair	$2,279	$2,000	$2,000	$0	0.0%
50433 Dues and memberships	$500	$900	$900	$0	0.0%
Department total	**$10,574**	**$18,400**	**$18,400**	**$0**	**0.0%**

42200 Fire

Account	2025 Actual	2026 Budget	2027	Change	%
50300 Professional services	$679,103	$796,268	$919,905	+$123,637	+15.5%

All expenditure departments: $3,926,379 in 2025, $4,720,127 in 2026, $5,133,712 in 2027.



Public Works Department

2027 Budget Presentation


MACK



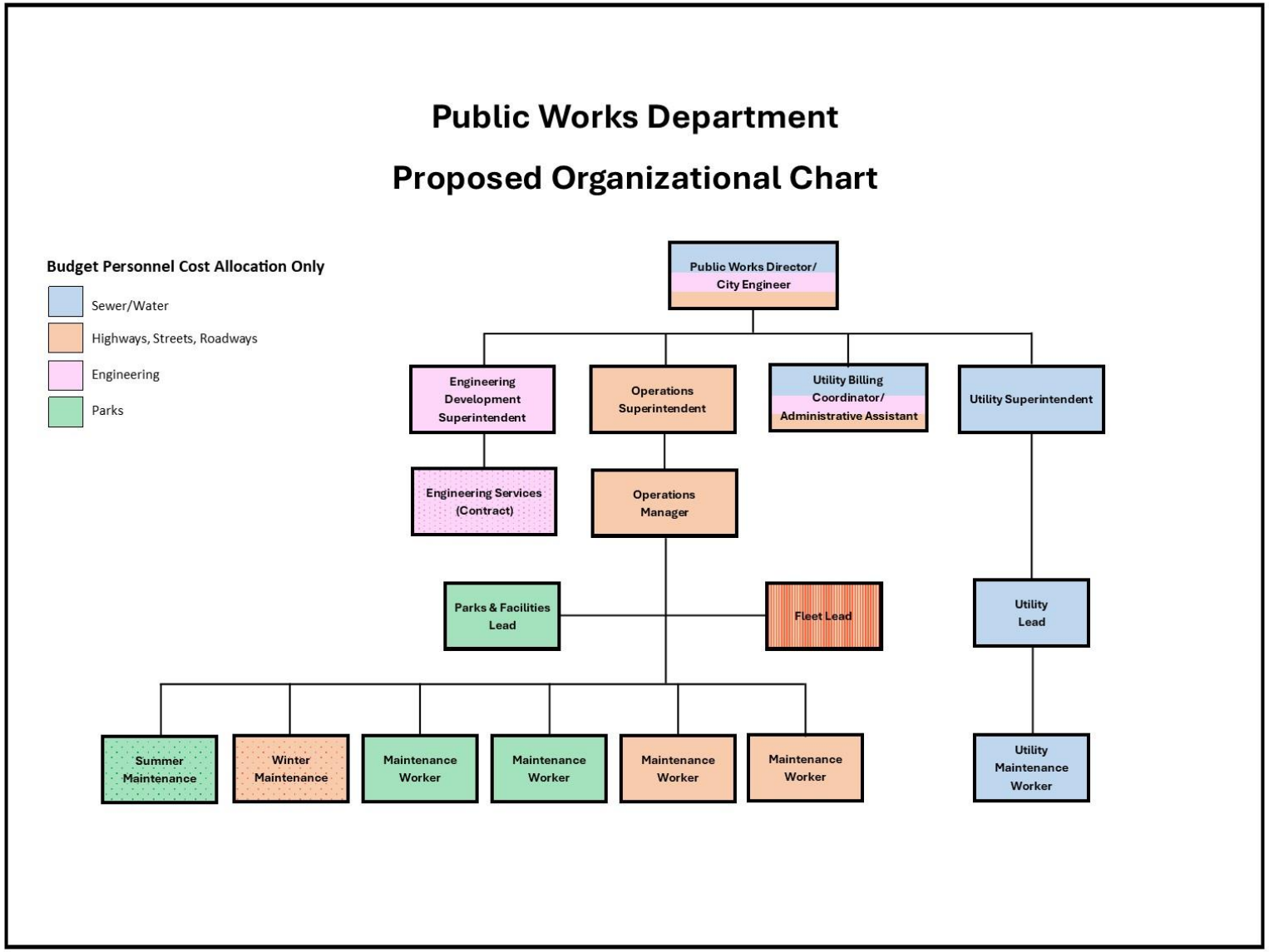
Public Works Department

Organizational Chart

The Public Works Department currently has one unfilled positions:

Fleet Lead

Request Council direction to complete an internal review of consultant organizational structure analysis and develop a draft implementation plan by end of 1Q2027.



Public Works and Parks Budget Summary

Business Unit	Total 2026 Budget	Total 2027 Budget	2026/2027 Difference	% Change
Highways, Streets & Roadways	$1,463,106	$1,538,815	$75,709	5.2%
Paved Streets	$375,000	$972,580	$597,580	159.4%
Unpaved Streets	$540,000	$565,000	$25,000	4.6%
Engineering	$377,070	$605,124	$228,054	60.5%
Parks	$658,782	$708,841	$50,059	7.6%
Total Public Works Budget	**$3,413,958**	**$4,390,360**	**$976,402**	**28.6%**

Highways, Streets, and Roadways

Budget Item	2026 Budget	2027 Budget	2026/20267 Difference	% Change	Comments
100-43100-50101 (Full Time Employees-Regular)	$605,063	625,294.11	$20,231.11	3.3%	COLA and step increases
100-43100-50200 (Office Supplies)	$2,000	$2,500	$500	25.0%	Demand and supply cost increases
100-43100-50210 (Operating Supplies)	$55,000	$60,000	$5,000	9.1%	Demand and supply cost increases Ex: carbide tips for grader went from $6 to $27
100-43100-50212 (Motor Fuels)	$65,000	$70,000	$5,000	7.7%	Demand and supply cost increases; diesel cost increase

Highways, Streets, and Roadways

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	100-43100-50217 (Ice & Snow Removal Supplies)	$75,000	$100,000	$25,000	33.0%	Cost increase of delivery/materials Ex: Brine, Cutting edges, & grit material
↑	100-43100-50307 (Personnel Administration)	$7,500	$8,250	$750	10.0%	Reallocation of funds from 100-43170-50307
↑	100-43100-50365 (Worker's Compensation Insurance)	$27,088	$36,151	$9,063	33.5%	Updating to reflect three- year average
↑	100-43100-50380 (Utility Services)	$22,000	$25,000	$3,000	13.6%	Service cost increases for garbage, internet, and energy

Highways, Streets, and Roadways

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-43100-50400 (Repair & Maintenance- Contract)	$10,000	$7,500	-$2,500	-25.0%	Reduction to reflect historic budget usage
100-43100-50417 (Uniforms)	$16,000	~~$20,000~~ $16,000	NO CHANGE		
100-43100-50430 (Miscellaneous Expense)	$500	$8,500	$8,000	1600.0%	Insurance claims; matching the LMC deductible

Paved Streets

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-43121-50224 (Street Maintenance Materials)	$25,000	$30,000	$5,000	20.0%	Supply cost increases
100-43121-50400 (Repair & Maintenance- Contract)	$350,000	$942,580	$592,580	169.3%	Reclamite- $215,000 Overlay/Rehab -$707,580 Vialytics software- $20,000

Unpaved Streets

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-43122-50224 (Street Maintenance Materials)	$180,000	$190,000	$10,000	5.6%	Increased cost of gravel per bid received in 2024
100-43122-50400 (Repair & Maintenance Contract)	$360,000	$375,000	$15,000	4.2%	Gravel Hauling and Dust Control cost increases per bids received in 2025

Engineering

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-43170-50101 (Full Time Employees- Regular)	$199,101	$347,994.40	$148,893.40	74.8%	Staff placeholder pending department organizational structure review
100-43170-50121 (PERA)	$14,933	$26,099.58	$11,166.58	74.8%	Staff placeholder pending department organizational structure review
100-43170-50122 (FICA)	$12,345	$21,007.04	$8,662.04	70.2%	Staff placeholder pending department organizational structure review
100-43170-50126 (Medicare)	$2,887	$5,045.92	$2,158.92	74.8%	Staff placeholder pending department organizational structure review

Engineering

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-43170-50127 (MN Paid Leave)	$877	$1,531.18	$654.18	74.6%	Staff placeholder pending department organizational structure review
100-43170-50130 (Employer Paid Insurance)	$34,097	$57,201	$23,104	67.8%	Staff placeholder pending department organizational structure review
100-43170-50300 (Professional Services)	$80,000	$100,000	$20,000	25.0%	Local Surface Water Management Plan (10-year cycle with Comp Plan)
100-43170-50307 (Personnel Administration)	$4,500	$3,750	-$750	-16.7%	Reallocation to 100-43100-50307

Engineering

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↓	100-43170-50309 (Watershed LGU)	$12,500	$10,000	-$2,500	-20.0%	Reduced to reflect historic usage
↓	100-43170-50365 (Worker's Compensation Insurance)	$6,830	---	-$6,830	-100.0%	Reduced to reflect 3-year average
↑	100-43170-50433 (Dues and Memberships)	$2,500	$25,995	$23,495	939.8%	Reallocation of Elm Creek Watershed Management Commission Dues

Parks

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-45200-50101 (Full Time Employees-Regular)	$273,812	$311,324.35	$37,512.35	13.7%	COLA and step increases Reallocation of standby pay
100-45200-50102 (Full Time Employees- Overtime)	---	$5,000	$5,000	Infinite	Reallocation of personnel costs to Parks from 43100
100-45200-50121 (PERA)	$24,546	$21,227	-$3,319	-13.5%	Internal coding adjustments
100-45200-50130 (Employer Paid Insurance)	$64,959	$56,748	-$8,211	-12.6%	Internal coding adjustments

Parks

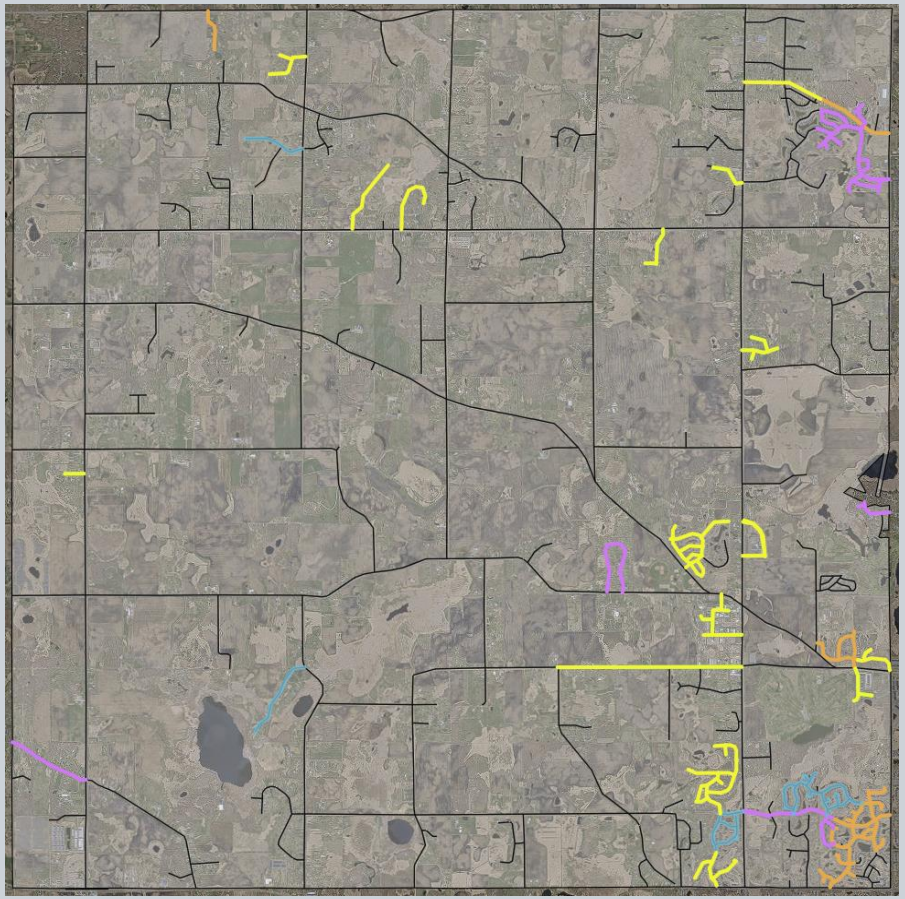
Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
100-45200-50365 (Worker's Compensation Insurance)	$18,001	$11,791	-$6,210	-34.5%	Updating to reflect three- year average
100-45200-50382 (Water & Sewer)	$10,000	$19,500	$9,500	95.0%	Increase for Heritage Park Building and irrigation
100-45200-50400 (Repair & Maintenance- Contract)	---	$2,500	$2,500	Infinite	Increase for Heritage Park Building
100-45200-50401 (Repair & Maintenance- Building)	---	$10,000	$10,000	Infinite	Increase for Heritage Park Building

Paved Streets - Reclamite

Background Update

- Current Approach
  - Treat new streets 2 years after final wear course is placed.
  - Apply 2nd application 3 – 4 years after the first application

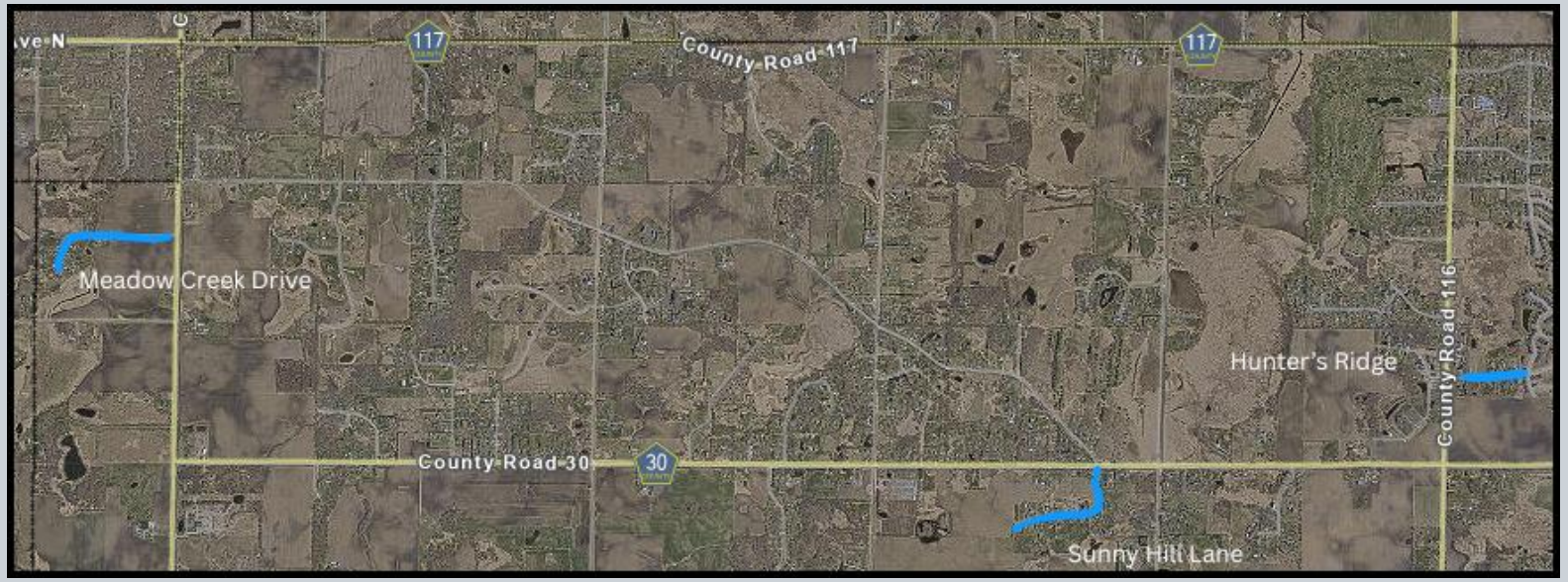
- Projected 2027 Application
  - 2nd Application for roads treated in 2023 ~ $78,000
  - 1st Application for new roads in 2027 ~ $136,000



Pavement Management Plan

Background Update

- Current Street Maintenance Policy
  - “Free Overlay” pavement maintenance policy (estimated 3-5 years remaining pending budget allocations)
    - Sunny Hill Lane ~$85,000
    - Meadow Creek Drive ~$100,000
    - Hunters Ridge ~$185,000 ($522,580)
      - A Feasibility Study will be brought to Council in November 2026 to consider pavement maintenance options for Hunters Ridge.



Pavement Management Plan

Background Update

- Street Pavement Management Planning
  - Develop city-wide program
  - Determine costs
  - Leverage software assessment programs
    - Vialytics
      - 2027 Budget - $20,000
      - 2028 & 2029 Budgets - $15,000
  - Software Features/Capabilities
    - Road Documentation
    - Inspection Capture (image)
    - Reporting
    - Condition Analysis
    - Work Order Management



Utilities Department

2027 Budget Presentation



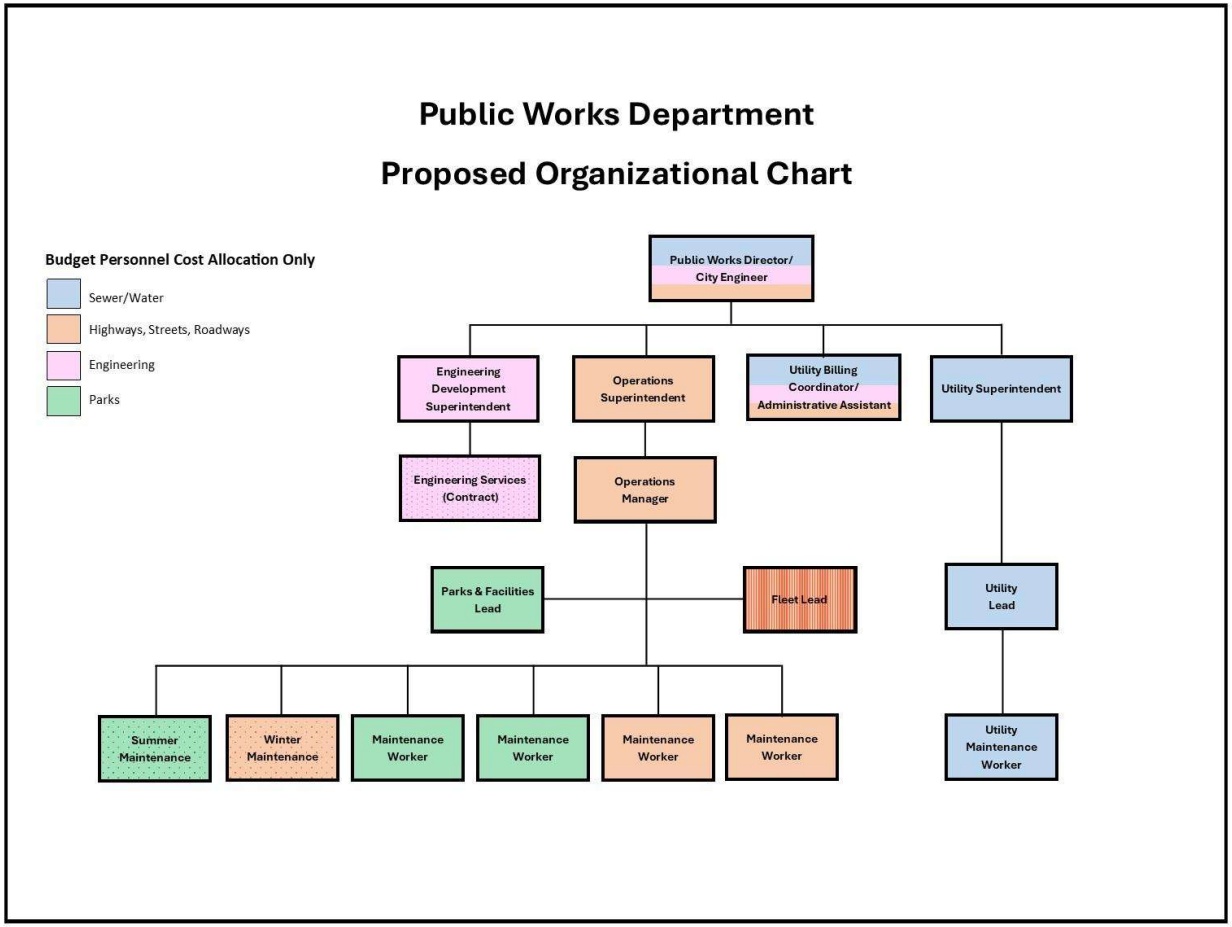



PUMP CONTROL PANEL
FOCUSED ON
24 7
OUR COMMUNITY
DANGER

Public Works Department

Organizational Chart

Staff continues to work towards completion of a Utility Rate Study which will identify future staffing needs and timelines.



Sewer & Water Operating Budget Summary

Business Unit	Total 2026 Budget	Total 2027 Budget	2026/2027 Difference	% Change
Water (Fund 601)	$3,440,369	$13,997,870	$10,361,124	301.2%
Sewer (Fund 602)	$1,525,984	1,637,998	$112,014	7.3%

Revenue	Total 2026 Revenue	Total 2027 Revenue	2026/2027 Difference	% Change
Water (Fund 601)	$3,290,500	$12,294,728	$9,004,228	273.6%
Sewer (Fund 602)	$1,775,144	$1,900,344	$125,200	7.1%

WATER

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	601-49400-50101 (Full-Time Employees- Regular)	$218,498	$224,256	$5,758	2.6%	COLA and step increases
↑	601-49400-50130 (Employer Paid Insurance)	$39,532	$42,975	$3,443	8.7%	
↑	601-49400-50207 (Training & Instructional Supplies)	$5,000	$5,500	$500	10.0%	Includes SafeAssure training, water licenses, and travel to local water conferences
↓	601-49400-50216 (Chemicals)	$25,000	$10,000	-$15,000	-60.0%	After a year of operations, we have accurate data for chemical usage and costs

WATER

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	601-49400-50227 (Utility System Maintenance Supplies)	$120,000	$150,000	$30,000	25.0%	Water Meters; pass through cost to builders
↓	601-49400-50300 (Professional Services)	$35,000	$10,000	-$25,000	-71.4%	Removal of proposed rate study
↑	601-49400-50303 (Engineering Fees)	$10,000	$10,010,000	$10,000,000	100,000.0%	$10,000,000 2023 State Bonding Water Infrastructure Grant
↑	601-49400-50307 (Personnel Administration)	$2,250	$3,000	$750	33.3%	Reallocation for internal coding

WATER

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	601-49400-50308 (Software)	$7,035	$8,000	$965	13.7%	$6,000 Neptune 360 (meter reading software; $2.65 qty 2200) $2,000 GIS software
↑	601-49400-50311 (Water Purchased)	$455,000	$1,000,000	$545,000	119.8%	Pass through to users; Adjusting for actual water usage
↑	601-49400-50321 (Telephone)	$2,500	$3,000	$500	20.0%	Adjusting for all cellular devices and plans Ex: water tower & treatment plant
↓	601-49400-50365 (Worker's Compensation Insurance)	$5,397	$884	-$4,513	-83.6%	Based on historic usage

WATER

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	601-49400-50380 (Utility Services)	$15,000	$32,000	$17,000	113.3%	Reallocation from 602-49450-50380 to accurately reflect where the services are utilized
↑	601-49400-50381 (Electric Utilities)	$60,000	$65,000	$5,000	8.3%	Electric for WTP/Well 1; Meter Pits; and Tower
↑	601-49400-50417 (Uniforms)	$4,000	$4,500	$500	12.5%	Standard uniforms cost increase; PPE; Outerwear
↑	601-49400-50432 (Credit Card Fees)	$12,500	$14,000	$1,500	12%	InvoiceCloud Processing Fees

WATER

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	601-49400-50600 (Debt Service Principal)	$578,800	$594,400	$15,600	2.7%	
↓	601-49400-50610 (Debt Service Interest)	$898,081	$874,961	-$23,120	-2.6%	

REVENUE
Water

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
601-00000-33400 (State Grants & Aids)	---	$10,000,000	$10,000,000	Infinite	2023 State Bonding Water Infrastructure Grant
601-00000-36210 (Interest Earnings)	$25,000	$125,000	$100,000	400.0%	
601-00000-37101 (Water Meters)	$132,000	$165,000	$33,000	25.0%	Water meters purchased plus 10% Increase for planned development
601-00000-37102 (Bulk Water Sales)	$500	$1,000	$500	100.0%	Projected increase in sales

REVENUE
Water

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
601-00000-37110 (Water Residential Usage)	$854,000	$1,301,106	$447,106	52.4%	As of 9/30/2026 we have added 186 accounts to SE and 60 accounts to NE
601-00000-37120 (Water Multi-Residential Usage)	$26,600	$69,690	$43,090	161.9%	Addition of 2 multi-residential facilities in 2027
601-00000-37130 (Water Commercial/Industrial)	$36,000	$57,932	$21,932	60.9%	Addition of commercial industrial in the NE Ex: Brockton Business Park
601-00000-37160 (Water Penalty)	$4,000	$5,000	$1,000	25.0%	Greater number of customers; consistent penalty application

REVENUE
Water

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
601-00000-37170 (Water Connection Charges)	$282,800	$300,000	$17,200	6.1%	Anticipated building permit activity
601-49400-37180 (Water Trunk Charges- TLAC)	$1,929,600	$270,000	-$1,659,000	-85.9%	Anticipated entitlement/platting activity

SEWER

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
602-49450-50101 (Full Time Employees- Regular)	218,498	224,256	$5,758	2.6%	COLA and step increases
602-49450-50130 (Employer Paid Insurance)	$39,532	$42,975	$3,443	8.7%	Increased personnel costs
602-49450-50207 (Training & Instructional Supplies)	$5,000	$5,500	$500	10.0%	Includes SafeAssure training, water licenses, and travel to local water conferences
602-49450-50307 (Personnel Administration)	$2,250	$3,000	$750	33.3%	Reallocation for internal coding

SEWER

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	602-49450-50312 (MCES Sewage Treatment)	$350,000	$452,851	$102,851	29.4%	Increased users
↑	602-49450-50321 (Telephone)	$2,500	$3,000	$500	20.0%	Adjusting for all cellular devices and plans Ex: lift stations
↓	602-49450-50365 (Worker's Compensation Insurance)	$4,788	$482	-$4,306	-89.9%	Based on historic usage
↓	602-49450-50380 (Utility Services)	$15,000	$1,000	-$14,000	-93.3%	Reallocation to 601-49400-50380 to accurately reflect where the services are utilized

SEWER

Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
602-49450-50381 (Electric Utilities)	$5,000	$8,000	$3,000	60.0%	Anticipation of acceptance of infrastructure Ex: Rush Creek & Tavera Lift Stations
602-49450-50417 (Uniforms)	$4,000	$4,500	$500	12.5%	Standard uniforms cost increase; PPE; Outerwear
602-49450-50420 (Depreciation)	$215,000	$225,000	$10,000	4.6%	
602-49450-50432 (Credit Card Fees)	$12,500	$14,000	$1,500	12%	InvoiceCloud Processing Fees

REVENUE
Sewer

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	602-00000-36200 (Miscellaneous Revenues)	$6,000	$10,000	$4,000	66.6%	Discount for Met Council payments increasing with usage
↑	602-00000-36210 (Interest Earnings)	$25,000	$60,000	$35,000	140.0%	
↑	602-00000-37120 (Sewer Residential)	$1,000,000	$1,414,994	$414,994	41.4%	Projected increase in users and usage
↑	602-00000-37230 (Sewer Commercial/Industrial)	$33,000	$38,350	$5,350	16.2%	Projected base fee increase

REVENUE
Sewer

	Budget Item	2026 Budget	2027 Budget	2026/2027 Difference	% Change	Comments
↑	602-00000-37160 (Sewer Penalty)	$4,000	$5,000	$1,000	25.0%	Greater number of customers; consistent penalty application
↑	602-00000-37120 (Sewer Residential)	$854,000	$1,000,000	$146,000	17.1%	Projected increase in users and usage
↑	602-00000-37275 (Sewer Access Charges- City)	$271,590	$300,000	$28,410	10.5%	Anticipated building permit activity
↓	602-00000-37280 (Sewer Trunk Charges)	$435,554	$72,000	-$363,554	-83.5%	Anticipated entitlement/platting activity

2027 Budget

**Adjustments for TZD Grants, PERA, and Paved Streeets made after department budget presentations. Impacted line items highlighted below.*

**Adjustments net to $20,350 with overall Tax Rate remaining at 40.076%*

Department	Account	2025 ACTUAL	2026 BUDGET	2027 BUDGET
41110 - CITY COUNCIL	50101 - FULL-TIME EMPLOYEES - REGULAR	15,600	19,260	19,260
41110 - CITY COUNCIL	50122 - FICA	967	1,195	1,195
41110 - CITY COUNCIL	50126 - MEDICARE	226	280	280
41110 - CITY COUNCIL	50127 - MN PAID LEAVE	-	85	85
41110 - CITY COUNCIL	50201 - POSTAGE/SHIPPING	-	-	-
41110 - CITY COUNCIL	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	5,622	5,500	5,500
41110 - CITY COUNCIL	50210 - OPERATING SUPPLIES	372	2,000	1,910
41110 - CITY COUNCIL	50308 - SOFTWARE	-	-	-
41110 - CITY COUNCIL	50365 - WORKER'S COMPENSATION INSURANCE	90	-	90
41110 - CITY COUNCIL Total		22,877	28,320	28,320
41130 - COMMUNICATION	50101 - FULL-TIME EMPLOYEES - REGULAR	-	89,448	98,717
41130 - COMMUNICATION	50121 - PERA	-	6,709	7,404
41130 - COMMUNICATION	50122 - FICA	-	5,546	6,120
41130 - COMMUNICATION	50126 - MEDICARE	-	1,297	1,431
41130 - COMMUNICATION	50127 - MN PAID LEAVE	-	394	434
41130 - COMMUNICATION	50130 - EMPLOYER PAID INSURANCE	-	17,341	19,416
41130 - COMMUNICATION	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	-	1,000	2,000
41130 - COMMUNICATION	50300 - PROFESSIONAL SERVICES	-	10,000	11,000
41130 - COMMUNICATION	50307 - PERSONNEL ADMINISTRATION	-	1,500	1,500
41130 - COMMUNICATION	50308 - SOFTWARE	-	-	6,000
41130 - COMMUNICATION	50322 - POSTAGE	-	4,000	5,000
41130 - COMMUNICATION	50325 - OTHER COMMUNICATION	-	13,500	3,000
41130 - COMMUNICATION	50365 - WORKER'S COMPENSATION INSURANCE	-	367	200
41130 - COMMUNICATION Total		-	151,102	162,223
41320 - CITY ADMINISTRATOR	50101 - FULL-TIME EMPLOYEES - REGULAR	175,002	187,524	208,317
41320 - CITY ADMINISTRATOR	50121 - PERA	13,124	14,065	15,084
41320 - CITY ADMINISTRATOR	50122 - FICA	9,951	11,627	9,114
41320 - CITY ADMINISTRATOR	50126 - MEDICARE	2,225	2,720	2,917
41320 - CITY ADMINISTRATOR	50127 - MN PAID LEAVE	-	826	885
41320 - CITY ADMINISTRATOR	50130 - EMPLOYER PAID INSURANCE	42,433	27,668	28,452
41320 - CITY ADMINISTRATOR	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	2,268	5,000	5,000
41320 - CITY ADMINISTRATOR	50210 - OPERATING SUPPLIES	79	200	200
41320 - CITY ADMINISTRATOR	50307 - PERSONNEL ADMINISTRATION	1,500	1,500	1,500
41320 - CITY ADMINISTRATOR	50321 - TELEPHONE	39	600	600
41320 - CITY ADMINISTRATOR	50331 - TRAVEL EXPENSE	838	5,000	5,000
41320 - CITY ADMINISTRATOR	50365 - WORKER'S COMPENSATION INSURANCE	-	769	522
41320 - CITY ADMINISTRATOR	50433 - DUES AND MEMBERSHIPS	2,692	1,500	3,000
41320 - CITY ADMINISTRATOR Total		250,151	258,999	280,591
41400 - ADMINISTRATION	50101 - FULL-TIME EMPLOYEES - REGULAR	437,377	405,483	434,729
41400 - ADMINISTRATION	50102 - FULL-TIME EMPLOYEES - OVERTIME	307	2,500	2,000
41400 - ADMINISTRATION	50121 - PERA	32,844	30,600	32,605
41400 - ADMINISTRATION	50122 - FICA	26,333	25,295	26,953
41400 - ADMINISTRATION	50126 - MEDICARE	5,823	5,917	6,304
41400 - ADMINISTRATION	50127 - MN PAID LEAVE	-	1,785	1,913
41400 - ADMINISTRATION	50130 - EMPLOYER PAID INSURANCE	74,066	88,768	85,200
41400 - ADMINISTRATION	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	8,950	11,000	11,000
41400 - ADMINISTRATION	50210 - OPERATING SUPPLIES	363	2,500	2,000
41400 - ADMINISTRATION	50307 - PERSONNEL ADMINISTRATION	7,500	6,000	6,000
41400 - ADMINISTRATION	50308 - SOFTWARE	-	-	4,450
41400 - ADMINISTRATION	50321 - TELEPHONE	39	600	600
41400 - ADMINISTRATION	50331 - TRAVEL EXPENSE	802	5,000	3,000
41400 - ADMINISTRATION	50365 - WORKER'S COMPENSATION INSURANCE	7,709	1,663	6,143
41400 - ADMINISTRATION	50403 - REPAIR AND MAINTENANCE - VEHICLE	-	-	2,500
41400 - ADMINISTRATION	50433 - DUES AND MEMBERSHIPS	1,470	12,500	4,000
41400 - ADMINISTRATION Total		603,582	599,611	629,396
41410 - ELECTIONS	50102 - FULL-TIME EMPLOYEES - OVERTIME	-	1,000	1,000
41410 - ELECTIONS	50114 - TEMPORARY/SEASONAL EMPLOYEES	-	40,000	20,000
41410 - ELECTIONS	50210 - OPERATING SUPPLIES	928	6,000	3,000
41410 - ELECTIONS	50331 - TRAVEL EXPENSE	-	300	150
41410 - ELECTIONS	50430 - MISCELLANEOUS EXPENSE	0	2,000	1,000
41410 - ELECTIONS Total		928	49,300	25,150
41500 - FINANCE	50101 - FULL-TIME EMPLOYEES - REGULAR	77,639	158,836	322,055
41500 - FINANCE	50102 - FULL-TIME EMPLOYEES - OVERTIME	1,204	1,500	-
41500 - FINANCE	50111 - PART-TIME EMPLOYEES - REGULAR	19,394	30,990	33,090
41500 - FINANCE	50121 - PERA	7,352	14,350	26,636
41500 - FINANCE	50122 - FICA	6,189	11,863	21,761
41500 - FINANCE	50126 - MEDICARE	1,377	2,775	5,150
41500 - FINANCE	50127 - MN PAID LEAVE	-	699	1,563
41500 - FINANCE	50130 - EMPLOYER PAID INSURANCE	15,385	29,245	47,712
41500 - FINANCE	50140 - UNEMPLOYMENT COMPENSATION	12,807	-	-
41500 - FINANCE	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	1,501	5,000	5,000
41500 - FINANCE	50300 - PROFESSIONAL SERVICES	254,464	150,000	107,000
41500 - FINANCE	50301 - PROFESSIONAL SERVICES - ACCOUNTING	108,424	-	-
41500 - FINANCE	50307 - PERSONNEL ADMINISTRATION	1,500	3,000	4,500
41500 - FINANCE	50331 - TRAVEL EXPENSE	221	500	500
41500 - FINANCE	50365 - WORKER'S COMPENSATION INSURANCE	-	779	-
41500 - FINANCE	50433 - DUES AND MEMBERSHIPS	78	700	700
41500 - FINANCE	50437 - SURCHARGES 100-20809	99	200	-
41500 - FINANCE Total		507,633	410,437	575,667

Department	Account	2025 ACTUAL	2026 BUDGET	2027 BUDGET
41600 - LEGAL	50300 - PROFESSIONAL SERVICES	63,194	60,000	60,000
41600 - LEGAL Total		63,194	60,000	60,000
41900 - CENTRAL SERVICES	50200 - OFFICE SUPPLIES	5,726	8,000	6,000
41900 - CENTRAL SERVICES	50210 - OPERATING SUPPLIES	27,500	25,000	20,000
41900 - CENTRAL SERVICES	50212 - MOTOR FUELS	1,493	1,000	1,000
41900 - CENTRAL SERVICES	50221 - REPAIR AND MAINTENANCE SUPPLIES - EQUIP.	3,375	2,000	2,000
41900 - CENTRAL SERVICES	50300 - PROFESSIONAL SERVICES	46,988	30,000	30,000
41900 - CENTRAL SERVICES	50308 - SOFTWARE	21,980	-	-
41900 - CENTRAL SERVICES	50321 - TELEPHONE	8,396	4,000	7,500
41900 - CENTRAL SERVICES	50322 - POSTAGE	4,799	6,000	5,000
41900 - CENTRAL SERVICES	50350 - GENERAL NOTICES AND PUB INFO	8,104	15,000	13,000
41900 - CENTRAL SERVICES	50360 - INSURANCE	155,454	150,000	225,000
41900 - CENTRAL SERVICES	50380 - UTILITY SERVICES	14,534	11,000	11,000
41900 - CENTRAL SERVICES	50381 - ELECTRIC UTILITIES	33,235	30,000	30,000
41900 - CENTRAL SERVICES	50382 - WATER & SEWER	4,297	2,000	2,000
41900 - CENTRAL SERVICES	50400 - REPAIR AND MAINTENANCE - CONTRACT	2,452	5,000	5,000
41900 - CENTRAL SERVICES	50401 - REPAIR AND MAINTENANCE - BUILDING	25,255	20,000	20,000
41900 - CENTRAL SERVICES	50403 - REPAIR AND MAINTENANCE - VEHICLE	280	3,500	-
41900 - CENTRAL SERVICES	50404 - REPAIR AND MAINTENANCE - MACHINERY/EQUIP	200	3,000	-
41900 - CENTRAL SERVICES	50413 - OFFICE EQUIPMENT RENTAL	4,235	10,000	12,000
41900 - CENTRAL SERVICES	50430 - MISCELLANEOUS EXPENSE	224	-	-
41900 - CENTRAL SERVICES	50431 - BANKING CHARGES	72	200	-
41900 - CENTRAL SERVICES	50432 - CREDIT CARD FEES	157	3,000	-
41900 - CENTRAL SERVICES	50433 - DUES AND MEMBERSHIPS	33,229	23,000	11,000
41900 - CENTRAL SERVICES	50700 - TRANSFERS	-	200,000	200,000
41900 - CENTRAL SERVICES Total		401,985	551,700	600,500
41910 - PLANNING & ZONING	50101 - FULL-TIME EMPLOYEES - REGULAR	214,366	241,092	262,272
41910 - PLANNING & ZONING	50102 - FULL-TIME EMPLOYEES - OVERTIME	168	1,000	1,000
41910 - PLANNING & ZONING	50121 - PERA	16,090	18,157	19,670
41910 - PLANNING & ZONING	50122 - FICA	12,289	15,010	15,840
41910 - PLANNING & ZONING	50126 - MEDICARE	2,727	3,511	3,803
41910 - PLANNING & ZONING	50127 - MN PAID LEAVE	-	1,061	1,154
41910 - PLANNING & ZONING	50130 - EMPLOYER PAID INSURANCE	42,717	44,411	50,982
41910 - PLANNING & ZONING	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	3,605	9,900	9,900
41910 - PLANNING & ZONING	50210 - OPERATING SUPPLIES	221	500	500
41910 - PLANNING & ZONING	50212 - MOTOR FUELS	-	-	-
41910 - PLANNING & ZONING	50300 - PROFESSIONAL SERVICES	48,049	80,000	88,000
41910 - PLANNING & ZONING	50307 - PERSONNEL ADMINISTRATION	4,500	4,500	3,450
41910 - PLANNING & ZONING	50308 - SOFTWARE	1,820	7,500	10,705
41910 - PLANNING & ZONING	50321 - TELEPHONE	-	-	500
41910 - PLANNING & ZONING	50365 - WORKER'S COMPENSATION INSURANCE	657	989	750
41910 - PLANNING & ZONING	50403 - REPAIR AND MAINTENANCE - VEHICLE	-	-	2,500
41910 - PLANNING & ZONING	50433 - DUES AND MEMBERSHIPS	888	2,500	2,650
41910 - PLANNING & ZONING Total		348,098	430,131	473,676
41920 - INFORMATION TECHNOLOGY	50101 - FULL-TIME EMPLOYEES - REGULAR	85,150	100,600	95,498
41920 - INFORMATION TECHNOLOGY	50102 - FULL-TIME EMPLOYEES - OVERTIME	-	-	5,000
41920 - INFORMATION TECHNOLOGY	50121 - PERA	6,306	7,545	7,162
41920 - INFORMATION TECHNOLOGY	50122 - FICA	5,401	6,237	5,921
41920 - INFORMATION TECHNOLOGY	50126 - MEDICARE	1,263	1,459	1,385
41920 - INFORMATION TECHNOLOGY	50127 - MN PAID LEAVE	-	443	420
41920 - INFORMATION TECHNOLOGY	50130 - EMPLOYER PAID INSURANCE	18,382	23,809	19,416
41920 - INFORMATION TECHNOLOGY	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	-	-	1,000
41920 - INFORMATION TECHNOLOGY	50210 - OPERATING SUPPLIES	25,613	30,000	20,000
41920 - INFORMATION TECHNOLOGY	50221 - REPAIR AND MAINTENANCE SUPPLIES - EQUIP.	33,494	80,000	20,000
41920 - INFORMATION TECHNOLOGY	50300 - PROFESSIONAL SERVICES	146,839	130,000	80,000
41920 - INFORMATION TECHNOLOGY	50307 - PERSONNEL ADMINISTRATION	487	1,500	1,500
41920 - INFORMATION TECHNOLOGY	50308 - SOFTWARE	59,300	50,000	65,000
41920 - INFORMATION TECHNOLOGY	50321 - TELEPHONE	-	-	600
41920 - INFORMATION TECHNOLOGY	50365 - WORKER'S COMPENSATION INSURANCE	-	412	-
41920 - INFORMATION TECHNOLOGY	50400 - REPAIR AND MAINTENANCE - CONTRACT	480	-	-
41920 - INFORMATION TECHNOLOGY Total		382,715	432,005	322,902

Department	Account	2025 ACTUAL	2026 BUDGET	2027 BUDGET
42100 - POLICE	50101 - FULL-TIME EMPLOYEES - REGULAR	1,469,004	1,808,865	2,083,229
42100 - POLICE	50102 - FULL-TIME EMPLOYEES - OVERTIME	67,568	56,568	59,397
42100 - POLICE	50103 - FULL-TIME EMPLOYEES - EVENT PAY	14,927	33,075	35,000
42100 - POLICE	50111 - PART-TIME EMPLOYEES - REGULAR	65,492	178,360	221,864
42100 - POLICE	50112 - PART-TIME EMPLOYEES - OVERTIME	333	-	500
42100 - POLICE	50113 - PART-TIME EMPLOYEES - EVENT PAY	43,468	11,025	15,000
42100 - POLICE	50121 - PERA	284,885	350,587	372,843
42100 - POLICE	50122 - FICA	(1,582)	6,267	8,882
42100 - POLICE	50126 - MEDICARE	21,200	29,586	32,092
42100 - POLICE	50127 - MN PAID LEAVE	-	8,744	9,738
42100 - POLICE	50130 - EMPLOYER PAID INSURANCE	323,078	311,543	381,132
42100 - POLICE	50150 - HEALTH INSURANCE SEVERANCE PAYMENT	21,750	20,000	20,000
42100 - POLICE	50200 - OFFICE SUPPLIES	3,608	4,000	4,000
42100 - POLICE	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	53,927	78,000	68,000
42100 - POLICE	50209 - POLICE RESERVES	1,484	4,000	4,000
42100 - POLICE	50210 - OPERATING SUPPLIES	25,185	42,000	45,000
42100 - POLICE	50212 - MOTOR FUELS	46,431	53,000	73,000
42100 - POLICE	50220 - REPAIR AND MAINTENANCE SUPPLIES	18,197	16,000	16,000
42100 - POLICE	50223 - BUILDING REPAIR SUPPLIES	5,196	7,500	7,500
42100 - POLICE	50300 - PROFESSIONAL SERVICES	33,495	65,000	70,000
42100 - POLICE	50304 - LEGAL FEES	32,786	40,000	35,000
42100 - POLICE	50305 - PRISONER	4,226	4,000	4,000
42100 - POLICE	50307 - PERSONNEL ADMINISTRATION	20,437	24,000	25,500
42100 - POLICE	50308 - SOFTWARE	17,376	38,600	47,000
42100 - POLICE	50321 - TELEPHONE	13,634	16,500	17,500
42100 - POLICE	50322 - POSTAGE	-	100	100
42100 - POLICE	50323 - RADIO UNITS	26,962	26,500	32,500
42100 - POLICE	50350 - GENERAL NOTICES AND PUB INFO	-	500	-
42100 - POLICE	50365 - WORKER'S COMPENSATION INSURANCE	128,906	153,414	133,523
42100 - POLICE	50400 - REPAIR AND MAINTENANCE - CONTRACT	-	1,000	-
42100 - POLICE	50403 - REPAIR AND MAINTENANCE - VEHICLE	4,524	16,000	16,000
42100 - POLICE	50417 - UNIFORMS	56,901	34,000	35,000
42100 - POLICE	50430 - MISCELLANEOUS EXPENSE	5,911	-	-
42100 - POLICE	50432 - CREDIT CARD FEES	361	500	350
42100 - POLICE	50433 - DUES AND MEMBERSHIPS	2,961	4,000	4,000
42100 - POLICE	50435 - GRANT DISBURSEMENT	159,570	169,000	11,650
42100 - POLICE	50438 - POLICE K9	2,893	4,000	3,000
42100 - POLICE Total		2,975,091	3,616,234	3,892,301
42102 - POLICE ADMINISTRATION	50101 - FULL-TIME EMPLOYEES - REGULAR	165,434	184,465	193,823
42102 - POLICE ADMINISTRATION	50102 - FULL-TIME EMPLOYEES - OVERTIME	27	-	300
42102 - POLICE ADMINISTRATION	50111 - PART-TIME EMPLOYEES - REGULAR	25,275	29,795	30,793
42102 - POLICE ADMINISTRATION	50121 - PERA	12,416	16,070	16,846
42102 - POLICE ADMINISTRATION	50122 - FICA	11,439	13,285	13,926
42102 - POLICE ADMINISTRATION	50126 - MEDICARE	2,507	3,107	3,257
42102 - POLICE ADMINISTRATION	50127 - MN PAID LEAVE	-	943	988
42102 - POLICE ADMINISTRATION	50130 - EMPLOYER PAID INSURANCE	42,106	34,681	28,296
42102 - POLICE ADMINISTRATION	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	2,407	3,000	3,000
42102 - POLICE ADMINISTRATION	50307 - PERSONNEL ADMINISTRATION	-	3,000	3,000
42102 - POLICE ADMINISTRATION	50365 - WORKER'S COMPENSATION INSURANCE	-	879	527
42102 - POLICE ADMINISTRATION Total		261,611	289,225	294,756
42151 - EMERGENCY MANAGEMENT	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	813	5,000	5,000
42151 - EMERGENCY MANAGEMENT	50210 - OPERATING SUPPLIES	6,238	9,000	9,000
42151 - EMERGENCY MANAGEMENT	50381 - ELECTRIC UTILITIES	745	1,500	1,500
42151 - EMERGENCY MANAGEMENT	50404 - REPAIR AND MAINTENANCE - MACHINERY/EQUIP	2,279	2,000	2,000
42151 - EMERGENCY MANAGEMENT	50433 - DUES AND MEMBERSHIPS	500	900	900
42151 - EMERGENCY MANAGEMENT Total		10,574	18,400	18,400
42200 - FIRE	50300 - PROFESSIONAL SERVICES	679,103	796,268	919,905
42200 - FIRE Total		679,103	796,268	919,905
42400 - BUILDING INSPECTION	50101 - FULL-TIME EMPLOYEES - REGULAR	212,874	241,340	254,937
42400 - BUILDING INSPECTION	50102 - FULL-TIME EMPLOYEES - OVERTIME	1,797	1,200	1,200
42400 - BUILDING INSPECTION	50121 - PERA	16,100	18,191	19,120
42400 - BUILDING INSPECTION	50122 - FICA	13,143	15,039	15,716
42400 - BUILDING INSPECTION	50126 - MEDICARE	2,944	3,518	3,697
42400 - BUILDING INSPECTION	50127 - MN PAID LEAVE	-	1,062	1,122
42400 - BUILDING INSPECTION	50130 - EMPLOYER PAID INSURANCE	42,116	41,720	46,983
42400 - BUILDING INSPECTION	50200 - OFFICE SUPPLIES	-	-	-
42400 - BUILDING INSPECTION	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	4,565	11,200	9,100
42400 - BUILDING INSPECTION	50210 - OPERATING SUPPLIES	-	-	1,700
42400 - BUILDING INSPECTION	50212 - MOTOR FUELS	-	-	-
42400 - BUILDING INSPECTION	50300 - PROFESSIONAL SERVICES	752,340	630,000	630,000
42400 - BUILDING INSPECTION	50303 - ENGINEERING FEES	37,220	37,000	37,000
42400 - BUILDING INSPECTION	50307 - PERSONNEL ADMINISTRATION	3,000	3,000	3,525
42400 - BUILDING INSPECTION	50308 - SOFTWARE	385	400	3,355
42400 - BUILDING INSPECTION	50321 - TELEPHONE	-	-	275
42400 - BUILDING INSPECTION	50331 - TRAVEL EXPENSE	193	500	500
42400 - BUILDING INSPECTION	50365 - WORKER'S COMPENSATION INSURANCE	-	4,623	269
42400 - BUILDING INSPECTION	50403 - REPAIR AND MAINTENANCE - VEHICLE	-	-	2,500
42400 - BUILDING INSPECTION	50417 - UNIFORMS	-	-	1,000
42400 - BUILDING INSPECTION	50432 - CREDIT CARD FEES	739	700	730
42400 - BUILDING INSPECTION	50433 - DUES AND MEMBERSHIPS	489	1,000	1,040
42400 - BUILDING INSPECTION Total		1,087,906	1,010,493	1,033,769

Department	Account	2025 ACTUAL	2026 BUDGET	2027 BUDGET
43100 - HIGHWAYS, STREETS & ROADWAYS	50101 - FULL-TIME EMPLOYEES - REGULAR	728,916	605,063	625,294
43100 - HIGHWAYS, STREETS & ROADWAYS	50102 - FULL-TIME EMPLOYEES - OVERTIME	37,658	25,000	25,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50111 - PART-TIME EMPLOYEES - REGULAR	47,784	39,077	38,412
43100 - HIGHWAYS, STREETS & ROADWAYS	50112 - PART-TIME EMPLOYEES - OVERTIME	110	-	-
43100 - HIGHWAYS, STREETS & ROADWAYS	50121 - PERA	57,903	45,380	45,279
43100 - HIGHWAYS, STREETS & ROADWAYS	50122 - FICA	46,564	39,937	39,243
43100 - HIGHWAYS, STREETS & ROADWAYS	50126 - MEDICARE	10,313	9,341	9,311
43100 - HIGHWAYS, STREETS & ROADWAYS	50127 - MN PAID LEAVE	-	2,725	2,825
43100 - HIGHWAYS, STREETS & ROADWAYS	50130 - EMPLOYER PAID INSURANCE	164,579	116,395	115,449
43100 - HIGHWAYS, STREETS & ROADWAYS	50200 - OFFICE SUPPLIES	575	2,000	2,500
43100 - HIGHWAYS, STREETS & ROADWAYS	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	6,477	7,500	7,500
43100 - HIGHWAYS, STREETS & ROADWAYS	50210 - OPERATING SUPPLIES	41,574	55,000	60,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50211 - STREETSCAPE BEAUTIFICATION	5,915	20,000	20,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50212 - MOTOR FUELS	49,920	65,000	70,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50217 - ICE & SNOW REMOVAL SUPPLIES	4,300	75,000	100,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50220 - REPAIR AND MAINTENANCE SUPPLIES	47,974	80,000	80,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50223 - BUILDING REPAIR SUPPLIES	20,572	25,000	25,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50225 - LANDSCAPE/DITCH MATERIALS	43,643	45,000	45,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50226 - SIGN REPAIR MATERIALS	360	15,000	15,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50300 - PROFESSIONAL SERVICES	855	3,500	3,500
43100 - HIGHWAYS, STREETS & ROADWAYS	50307 - PERSONNEL ADMINISTRATION	12,106	7,500	8,250
43100 - HIGHWAYS, STREETS & ROADWAYS	50314 - PROFESSIONAL SERVICES - ICE & SNOW	-	2,100	2,100
43100 - HIGHWAYS, STREETS & ROADWAYS	50321 - TELEPHONE	8,607	15,000	15,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50323 - RADIO UNITS	4,195	6,000	6,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50350 - GENERAL NOTICES AND PUB INFO	-	500	500
43100 - HIGHWAYS, STREETS & ROADWAYS	50365 - WORKER'S COMPENSATION INSURANCE	32,529	27,088	36,151
43100 - HIGHWAYS, STREETS & ROADWAYS	50380 - UTILITY SERVICES	14,833	22,000	25,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50381 - ELECTRIC UTILITIES	19,486	60,000	60,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50400 - REPAIR AND MAINTENANCE - CONTRACT	3,201	10,000	7,500
43100 - HIGHWAYS, STREETS & ROADWAYS	50401 - REPAIR AND MAINTENANCE - BUILDING	9,001	10,000	10,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50403 - REPAIR AND MAINTENANCE - VEHICLE	761	10,000	10,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50417 - UNIFORMS	19,608	16,000	20,000
43100 - HIGHWAYS, STREETS & ROADWAYS	50430 - MISCELLANEOUS EXPENSE	49,492	500	8,500
43100 - HIGHWAYS, STREETS & ROADWAYS	50433 - DUES AND MEMBERSHIPS	-	500	500
43100 - HIGHWAYS, STREETS & ROADWAYS Total		1,489,808	1,463,106	1,538,815
43121 - PAVED STREETS	50224 - STREET MAINTENANCE MATERIALS	8,222	25,000	30,000
43121 - PAVED STREETS	50320 - COMMUNICATIONS (GENERAL)	-	-	-
43121 - PAVED STREETS	50400 - REPAIR AND MAINTENANCE - CONTRACT	98,981	350,000	927,643
43121 - PAVED STREETS Total		107,204	375,000	957,643
43122 - UNPAVED STREETS	50224 - STREET MAINTENANCE MATERIALS	176,188	180,000	190,000
43122 - UNPAVED STREETS	50400 - REPAIR AND MAINTENANCE - CONTRACT	335,906	360,000	375,000
43122 - UNPAVED STREETS Total		512,094	540,000	565,000
43125 - ICE & SNOW REMOVAL	50210 - OPERATING SUPPLIES	65,177	-	-
43125 - ICE & SNOW REMOVAL Total		65,177	-	-
43170 - ENGINEERING	50101 - FULL-TIME EMPLOYEES - REGULAR	178,636	199,101	347,994
43170 - ENGINEERING	50102 - FULL-TIME EMPLOYEES - OVERTIME	41	-	-
43170 - ENGINEERING	50121 - PERA	13,401	14,933	26,100
43170 - ENGINEERING	50122 - FICA	9,534	12,345	21,007
43170 - ENGINEERING	50126 - MEDICARE	2,140	2,887	5,046
43170 - ENGINEERING	50127 - MN PAID LEAVE	-	877	1,531
43170 - ENGINEERING	50130 - EMPLOYER PAID INSURANCE	35,283	34,097	57,201
43170 - ENGINEERING	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	550	5,000	5,000
43170 - ENGINEERING	50300 - PROFESSIONAL SERVICES	63,148	80,000	100,000
43170 - ENGINEERING	50307 - PERSONNEL ADMINISTRATION	1,875	4,500	3,750
43170 - ENGINEERING	50308 - SOFTWARE	120	1,500	1,500
43170 - ENGINEERING	50309 - WATERSHED LGU	5,281	12,500	10,000
43170 - ENGINEERING	50365 - WORKER'S COMPENSATION INSURANCE	-	6,830	-
43170 - ENGINEERING	50433 - DUES AND MEMBERSHIPS	-	2,500	25,995
43170 - ENGINEERING Total		310,008	377,070	605,124
43201 - RECYCLING	50210 - OPERATING SUPPLIES	6,135	6,000	-
43201 - RECYCLING	50300 - PROFESSIONAL SERVICES	14,268	15,000	26,000
43201 - RECYCLING Total		20,403	21,000	26,000
45100 - RECREATION	50101 - FULL-TIME EMPLOYEES - REGULAR	123,017	140,125	149,814
45100 - RECREATION	50102 - FULL-TIME EMPLOYEES - OVERTIME	220	-	-
45100 - RECREATION	50111 - PART-TIME EMPLOYEES - REGULAR	13,529	32,113	39,163
45100 - RECREATION	50121 - PERA	9,243	12,918	14,173
45100 - RECREATION	50122 - FICA	8,193	10,679	11,626
45100 - RECREATION	50126 - MEDICARE	1,860	2,498	2,740
45100 - RECREATION	50127 - MN PAID LEAVE	-	758	831
45100 - RECREATION	50130 - EMPLOYER PAID INSURANCE	22,994	24,380	27,567
45100 - RECREATION	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	460	4,000	4,150
45100 - RECREATION	50210 - OPERATING SUPPLIES	7,578	23,000	25,250
45100 - RECREATION	50212 - MOTOR FUELS	-	-	-
45100 - RECREATION	50213 - COMMUNITY ENGAGEMENT PROGRAM	8,171	22,100	23,000
45100 - RECREATION	50300 - PROFESSIONAL SERVICES	950	5,000	5,200
45100 - RECREATION	50307 - PERSONNEL ADMINISTRATION	1,500	1,500	2,025
45100 - RECREATION	50321 - TELEPHONE	-	-	500
45100 - RECREATION	50365 - WORKER'S COMPENSATION INSURANCE	-	7,666	1,361
45100 - RECREATION	50403 - REPAIR AND MAINTENANCE - VEHICLE	-	-	1,000
45100 - RECREATION	50417 - UNIFORMS	195	250	410
45100 - RECREATION	50432 - CREDIT CARD FEES	654	1,200	1,200
45100 - RECREATION	50433 - DUES AND MEMBERSHIPS	425	600	620
45100 - RECREATION Total		198,988	288,787	310,631

Department	Account	2025 ACTUAL	2026 BUDGET	2027 BUDGET
45200 - PARKS	50101 - FULL-TIME EMPLOYEES - REGULAR	-	273,812	311,324
45200 - PARKS	50102 - FULL-TIME EMPLOYEES - OVERTIME	-	-	5,000
45200 - PARKS	50111 - PART-TIME EMPLOYEES - REGULAR	16	53,465	55,838
45200 - PARKS	50121 - PERA	-	24,546	21,227
45200 - PARKS	50122 - FICA	1	20,292	21,009
45200 - PARKS	50126 - MEDICARE	0	4,746	4,913
45200 - PARKS	50127 - MN PAID LEAVE	-	1,461	1,491
45200 - PARKS	50130 - EMPLOYER PAID INSURANCE	-	64,959	56,748
45200 - PARKS	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	100	1,000	1,000
45200 - PARKS	50210 - OPERATING SUPPLIES	33,611	55,000	55,000
45200 - PARKS	50221 - REPAIR AND MAINTENANCE SUPPLIES - EQUIP.	49,304	55,000	55,000
45200 - PARKS	50300 - PROFESSIONAL SERVICES	1,296	1,000	1,000
45200 - PARKS	50307 - PERSONNEL ADMINISTRATION	-	4,500	4,500
45200 - PARKS	50321 - TELEPHONE	-	2,000	2,000
45200 - PARKS	50365 - WORKER'S COMPENSATION INSURANCE	11,211	18,001	11,791
45200 - PARKS	50380 - UTILITY SERVICES	6,344	10,000	10,000
45200 - PARKS	50381 - ELECTRIC UTILITIES	1,549	5,000	5,000
45200 - PARKS	50382 - WATER & SEWER	3,736	10,000	19,500
45200 - PARKS	50400 - REPAIR AND MAINTENANCE - CONTRACT	-	-	2,500
45200 - PARKS	50401 - REPAIR AND MAINTENANCE - BUILDING	-	-	10,000
45200 - PARKS	50405 - SNOWMOBILE TRAIL MAINTENANCE	2,150	45,000	45,000
45200 - PARKS	50417 - UNIFORMS	-	9,000	9,000
45200 - PARKS	50530 - IMPROVEMENTS OTHER THAN BLDGS	30,098	-	-
45200 - PARKS Total		139,415	658,782	708,842
100 - GENERAL FUND Total		10,438,545	12,425,970	14,029,610

Department	Account	2025 ACTUAL	2026 BUDGET	2027 BUDGET
49400 - WATER	50101 - FULL-TIME EMPLOYEES - REGULAR	158,508	218,498	224,256
49400 - WATER	50102 - FULL-TIME EMPLOYEES - OVERTIME	4,965	12,500	12,500
49400 - WATER	50111 - PART-TIME EMPLOYEES - REGULAR	-	3,998	3,852
49400 - WATER	50121 - PERA	12,260	16,688	16,191
49400 - WATER	50122 - FICA	9,978	13,795	13,055
49400 - WATER	50126 - MEDICARE	2,334	3,227	3,186
49400 - WATER	50127 - MN PAID LEAVE	-	924	967
49400 - WATER	50130 - EMPLOYER PAID INSURANCE	25,591	39,532	42,975
49400 - WATER	50200 - OFFICE SUPPLIES	5,958	3,000	3,000
49400 - WATER	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	3,730	5,000	5,500
49400 - WATER	50210 - OPERATING SUPPLIES	44,682	60,000	60,000
49400 - WATER	50212 - MOTOR FUELS	-	5,000	5,000
49400 - WATER	50216 - CHEMICALS	30	25,000	10,000
49400 - WATER	50220 - REPAIR AND MAINTENANCE SUPPLIES	22,554	40,000	40,000
49400 - WATER	50227 - UTILITY SYSTEM MAINTENANCE SUPPLIES	134,697	120,000	150,000
49400 - WATER	50300 - PROFESSIONAL SERVICES	116,108	35,000	10,000
49400 - WATER	50303 - ENGINEERING FEES	27,661	10,000	10,010,000
49400 - WATER	50304 - LEGAL FEES	-	5,000	5,000
49400 - WATER	50306 - INSPECTIONS	12,343	10,000	10,000
49400 - WATER	50307 - PERSONNEL ADMINISTRATION	2,625	2,250	3,000
49400 - WATER	50308 - SOFTWARE	6,574	7,035	8,000
49400 - WATER	50310 - OTHER PROFESSIONAL SERVICES	32,523	39,404	39,404
49400 - WATER	50311 - WATER PURCHASED	460,848	455,000	1,000,000
49400 - WATER	50313 - UTILITY LOCATES	-	8,500	8,500
49400 - WATER	50321 - TELEPHONE	-	2,500	3,000
49400 - WATER	50322 - POSTAGE	2,580	3,000	3,000
49400 - WATER	50350 - GENERAL NOTICES AND PUB INFO	-	500	500
49400 - WATER	50360 - INSURANCE	-	1,500	1,500
49400 - WATER	50365 - WORKER'S COMPENSATION INSURANCE	692	5,397	884
49400 - WATER	50380 - UTILITY SERVICES	8,815	15,000	32,000
49400 - WATER	50381 - ELECTRIC UTILITIES	22,247	60,000	65,000
49400 - WATER	50400 - REPAIR AND MAINTENANCE - CONTRACT	105	1,500	1,500
49400 - WATER	50401 - REPAIR AND MAINTENANCE - BUILDING	36,065	50,000	50,000
49400 - WATER	50403 - REPAIR AND MAINTENANCE - VEHICLE	1,889	7,500	7,500
49400 - WATER	50413 - OFFICE EQUIPMENT RENTAL	736	500	500
49400 - WATER	50417 - UNIFORMS	-	4,000	4,500
49400 - WATER	50420 - DEPRECIATION	154,555	375,000	375,000
49400 - WATER	50430 - MISCELLANEOUS EXPENSE	6,793	-	-
49400 - WATER	50432 - CREDIT CARD FEES	11,622	12,500	14,000
49400 - WATER	50433 - DUES AND MEMBERSHIPS	1,298	1,500	1,500
49400 - WATER	50600 - DEBT SERVICE PRINICPAL	-	578,800	594,400
49400 - WATER	50610 - DEBT SERVICE INTEREST	921,512	898,081	874,961
49400 - WATER	50720 - INTERFUND TRANSFERS	-	283,740	283,740
49400 - WATER Total		2,252,878	3,440,369	13,997,870
601 - WATER Total		2,253,178	3,440,369	13,997,870
49450 - SEWER	50101 - FULL-TIME EMPLOYEES - REGULAR	158,508	218,498	224,256
49450 - SEWER	50102 - FULL-TIME EMPLOYEES - OVERTIME	4,965	12,500	12,500
49450 - SEWER	50111 - PART-TIME EMPLOYEES - REGULAR	-	3,998	3,852
49450 - SEWER	50121 - PERA	12,260	16,688	16,191
49450 - SEWER	50122 - FICA	9,978	13,795	13,055
49450 - SEWER	50126 - MEDICARE	2,334	3,227	3,186
49450 - SEWER	50127 - MN PAID LEAVE	-	924	967
49450 - SEWER	50130 - EMPLOYER PAID INSURANCE	25,591	39,532	42,975
49450 - SEWER	50200 - OFFICE SUPPLIES	5,767	3,000	3,000
49450 - SEWER	50207 - TRAINING AND INSTRUCTIONAL SUPPLIES	1,565	5,000	5,500
49450 - SEWER	50210 - OPERATING SUPPLIES	18,102	15,000	15,000
49450 - SEWER	50212 - MOTOR FUELS	-	5,000	5,000
49450 - SEWER	50220 - REPAIR AND MAINTENANCE SUPPLIES	12,474	20,000	20,000
49450 - SEWER	50300 - PROFESSIONAL SERVICES	1,790	75,000	75,000
49450 - SEWER	50303 - ENGINEERING FEES	9,505	10,000	10,000
49450 - SEWER	50306 - INSPECTIONS	6,629	10,000	10,000
49450 - SEWER	50307 - PERSONNEL ADMINISTRATION	2,625	2,250	3,000
49450 - SEWER	50312 - MCES SEWAGE TREATMENT	367,513	350,000	452,851
49450 - SEWER	50313 - UTILITY LOCATES	-	8,500	8,500
49450 - SEWER	50321 - TELEPHONE	-	2,500	3,000
49450 - SEWER	50322 - POSTAGE	2,556	3,000	3,000
49450 - SEWER	50350 - GENERAL NOTICES AND PUB INFO	-	500	500
49450 - SEWER	50360 - INSURANCE	-	1,500	-
49450 - SEWER	50365 - WORKER'S COMPENSATION INSURANCE	(246)	4,788	482
49450 - SEWER	50380 - UTILITY SERVICES	7,756	15,000	1,000
49450 - SEWER	50381 - ELECTRIC UTILITIES	4,406	5,000	8,000
49450 - SEWER	50400 - REPAIR AND MAINTENANCE - CONTRACT	105	1,500	1,500
49450 - SEWER	50401 - REPAIR AND MAINTENANCE - BUILDING	3,943	15,000	15,000
49450 - SEWER	50403 - REPAIR AND MAINTENANCE - VEHICLE	5,833	7,500	7,500
49450 - SEWER	50413 - OFFICE EQUIPMENT RENTAL	736	500	500
49450 - SEWER	50417 - UNIFORMS	-	4,000	4,500
49450 - SEWER	50420 - DEPRECIATION	210,852	215,000	225,000
49450 - SEWER	50430 - MISCELLANEOUS EXPENSE	234,431	-	-
49450 - SEWER	50432 - CREDIT CARD FEES	11,622	12,500	14,000
49450 - SEWER	50433 - DUES AND MEMBERSHIPS	779	1,500	1,500
49450 - SEWER	50600 - DEBT SERVICE PRINICPAL	-	91,200	95,600
49450 - SEWER	50610 - DEBT SERVICE INTEREST	33,788	31,094	31,094
49450 - SEWER	50720 - INTERFUND TRANSFERS	-	300,990	300,990
49450 - SEWER Total		1,156,169	1,525,984	1,637,998
602 - SEWER Total		1,156,169	1,525,984	1,637,998

BUDGET MEMO

TO: CITY ADMINISTRATOR & CITY COUNCIL

FROM: MATT GSELLMEIER, FINANCE DIRECTOR

SUBJECT: CITY COUNCIL 2027 PRELIMINARY BUDGET

DATE: 9/10/2026

Introduction

Below is a summary of Corcoran's 2027 preliminary budget for the general fund.

Budget Format

The 2027 preliminary budget includes the Council approved priorities for each department. These will continue to be reviewed and updated as needed in the 2027 budget.

Key items in this year's budget:

- The proposed 2027 tax rate is 44.076%, which is lower than the 2026 tax rate of 44.291%
- The total 2027 tax levy is proposed to increase $1,813,354 or 16.92% from 2026.
    - The general fund levy increased $1,797,973 or 19.95%.
        - Factors relating to this increase are explained in this memo under the General Fund Budget Summary section.
    - The debt levy increased by $15,381 or 0.90%. There are no bonds expiring in 2027, and there are no new bonds that will impact the 2027 budget.
- Staffing
    - **Added positions:** Accounting Clerk, Assistant City Engineer, Police Officer, and part-time Community Service Officer. A Police officer and part-time Community Service Officer were hired in 2026 but are not funded until 2027.
    - **Proposed promotion:** The budget includes one proposed promotion for the Accountant position which will provide additional assistance with the escrow process.
    - **Employee compensation:** All employees are projected to receive a COLA increase of 3.0%, and eligible employees will receive a step increase.
    - **Police compensation**: Education pay and longevity pay for eligible police officers is included in the 2027 budget and was not included in the 2026 budget as union negotiations were finalized after the 2026 budget was adopted.

Tax Levy Summary

Overall, the property tax levy includes levies for general operations and debt service. The 2026 actual and 2027 proposed property tax levies are listed below:

Program or service	2026 Levied	2027 Proposed	Increase / Decrease	% Change from Prior Year
Base Levy				
General fund	$9,011,237	$10,809,210	$1,797,973	19.95
Debt Service				
Equipment Certificate Debt 2018A	78,068	81,113	3,045	3.90
Debt Service Levy 2018A	23,389	20,868	(2,521)	(10.78)
Abatement Levy 2018A	84,000	89,250	5,250	6.25
Equipment Certificate Debt 2020A	102,375	105,735	3,360	3.28
Facility Expansion Debt – Public Works 2020B	234,455	235,820	1,365	.58
Equipment Certificate 2022A	248,364	250,884	2,520	1.01
Abatement Levy 2023A	205,000	215,000	10,000	4.88
Debt Service Levy 2023A	169,903	159,640	(10,263)	(6.04)
Debt Service Levy 2025A	557,183	559,808	2,625	.47
Total Property Taxes	**$10,713,974**	**$12,527,327**	**$1,813,354**	**16.92**

The following table shows the actual calculation of the city tax rate for years 2025 and 2026 and the effect of the proposed levy on the city tax rate for 2027.

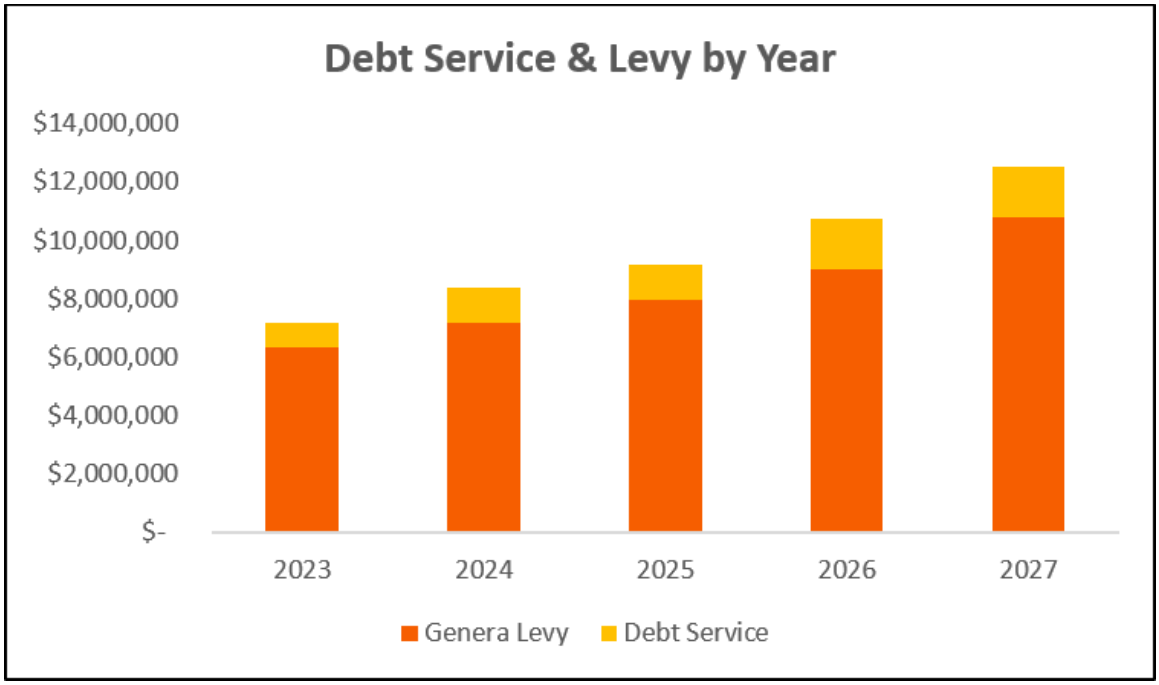
	Payable 2025	Payable 2026	Payable 2027
Tax Capacity	21,281,770	24,127,011	28,328,758
Fiscal Disparities Contribution	(813,719)	(956,763)	(1,032,079)
Net Tax Capacity	**20,468,051**	**23,170,248**	**27,306,679**
Certified Levy	9,159,264	10,713,974	12,527,327
Fiscal Disparities Distribution	(414,037)	(451,697)	(491,635)
Local Levy	8,745,227	10,262,277	12,035,692

Tax Rate Trends

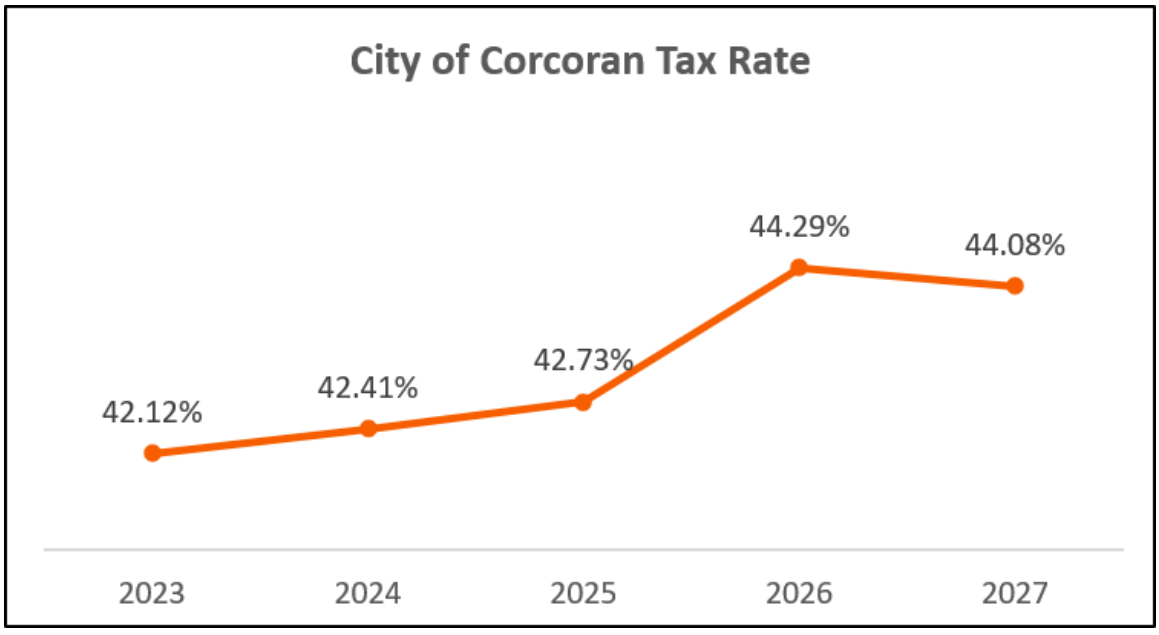
	2025	2026	2027
City Tax Rate	42.726%	44.291%	44.076%

The preliminary levy will be set on September 10, 2026. Once the preliminary levy is set, it cannot go any higher. The final levy will be adopted on December 10, 2026.

Tax Levy Summary 2023 to 2026 Actual and 2027 Proposed



Tax Rate 2023 to 2026 Actual and 2027 Proposed



Estimate Property Taxes

The following table summarizes the estimated tax impact on residential homes, based on the proposed increase in city tax levy.

Market Value of a Home	Taxable Market Value	2026 Actual	2027 Estimated	$ Increase / (decrease)	% Increase / (decrease)
$175,000	$144,200	$639	$683	$44	7%
$200,000	$171,500	$760	$812	$52	7%
$300,000	$280,500	$1,242	$1,328	$86	7%
$400,000	$389,500	$1,725	$1,844	$119	7%
$500,000	$498,599	$2,208	$2,360	$152	7%
$550,000	$550,000	$2,436	$2,604	$168	7%
$600,000	$600,000	$2,657	$2,841	$183	7%
$650,000	$650,000	$2,879	$3,077	$199	7%
$700,000	$700,000	$3,100	$3,314	$214	7%
$750,000	$750,000	$3,322	$3,551	$229	7%
$800,000	$800,000	$3,543	$3,788	$244	7%
$850,000	$850,000	$3,765	$4,024	$260	7%
$900,000	$900,000	$3,986	$4,261	$275	7%
$950,000	$950,000	$4,208	$4,498	$290	7%
$1,000,000	$1,000,000	$4,429	$4,735	$305	7%

*The median home value for taxes payable in 2026 is $582,200, which is a 7.42% increase from the median value home in 2025. Information on the median value home was obtained from the Hennepin County 2026 Assessment Report – Estimated Market Value Medians by City Report. Actual impact to a home will vary.

**The Homestead Market Value Exclusion maximum exclusion amount is $38,000. The exclusion phases out at a value of $517,200.

General Fund Budget Summary

	Actual 2025	Budget 2026	YTD 6.30.26	Budget 2027	Amount Change
Revenues					
Taxes	7,853,888	9,011,237	3,900,805	$10,809,210	1,797,973
Licenses and permits	1,840,398	1,725,800	846,037	1,721,300	(4,500)
Intergovernmental	662,667	827,983	265,713	580,000	(247,983)
Charges for services	288,552	282,700	112,830	299,200	16,500
Fines and forfeitures	28,759	25,000	11,435	29,500	4,500
Interest on investments	73,225	45,000	76,580	100,000	55,000
Transfers	0	500,000	0	500,000	0
Miscellaneous	85,165	8,250	45,583	10,750	2,500
Total Revenues	10,832,654	12,425,970	5,217,883	14,049,960	1,623,990

Revenue Key Changes:

- Taxes –
    - Overall increase in property taxes to offset increase in expenses and changes in other revenues
- Licenses and permits –
    - Wetland permit fees are budgeted lower in 2027 based on historical averages.
- Intergovernmental –
    - Police state aid is expected to be lower based on TZD grants which will yield less revenue and less expense in 2027.
    - State grant aids are lower in 2027 based on historical averages.
- Charges for Services –
    - Recreation programming is budgeted higher in 2027 based on historical figures.
- Fines and forfeitures –
    - Increase based on historical figures.
- Interest on investments –
    - Increase based on new investment strategy with more investments in CDs and Treasuries.
    - Interest earnings increased by $25,000 since the 8-27 Council meeting based on recent trends.
- Transfers –
    - No change to budget for 2027.
- Miscellaneous –
    - Increase based on historical figures.

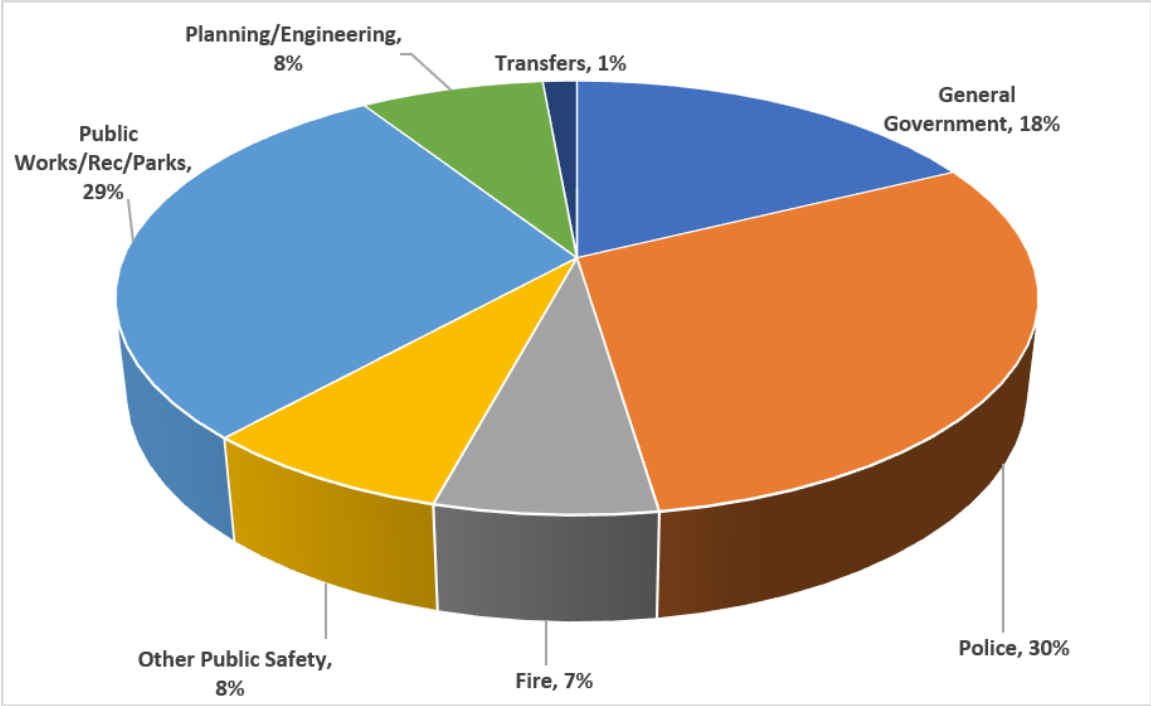
General Fund Budget Summary (Continued)

	Actual 2025	Budget 2026	YTD 6.30.26	Budget 2027	Amount Change
Expenditures					
General Government	2,233,065	2,341,474	1,117,331	2,484,748	143,274
Police	3,236,702	3,905,459	1,725,465	4,195,407	289,948
Fire	679,103	796,268	398,298	919,905	123,637
Other Public Safety	1,098,480	1,028,893	407,733	1,052,169	23,276
Public Works/Rec/Parks	2,533,089	3,346,675	1,101,669	4,118,930	772,255
Planning/Engineering	658,106	807,201	318,616	1,078,800	271,599
Transfers	0	200,000	0	200,000	0
Total Expenditures	10,438,545	12,425,970	5,069,112	14,049,960	1,623,990
Excess Revenues (Expenditures)	394,109	0	148,771	0	0

Expenditure Key Changes:

- General Government –
    - Increase in personnel costs for COLA, step increases, and medical costs.
    - Addition of one full-time accounting clerk.
    - Increase in insurance costs driven by higher rates, and addition of Heritage Park facility.
    - Lower professional service costs for Information Technology driven by staffing re-alignment and process efficiencies.
- Police -
    - Increase in personnel costs for COLA, step increases, medical costs, longevity pay, and education pay.
    - Addition of one full-time police officer and one part-time community service officer.
    - Lower TZD grant expense driven by program methodology change (offsetting on revenue side)
- Fire
    - Increase in fire services contract with Rogers, West Suburban, and Hanover.
- Public Works/Rec/Parks
    - Increase in personnel costs for COLA, step increases, and medical costs.
    - Increase in paved streets department to help maintain roadways.
    - Higher supply costs for ice and snow removal, and higher fuel costs.
- Planning/Engineering
    - Increase in personnel costs for COLA, step increases, and medical costs.
    - Addition of one full-time assistant city engineer.

General Fund Budget Summary (Continued)



Budget Detail - By Fund

The following financial report is attached:

- Revenues and Expenses for City of Corcoran



2027 Budget

Final Review before Truth in Taxation

11-23-26

2027 LEVY DIRECTION

Tax levy: Total amount of projected tax revenue we need to collect to fund the operations to deliver the services we are tasked with delivering.

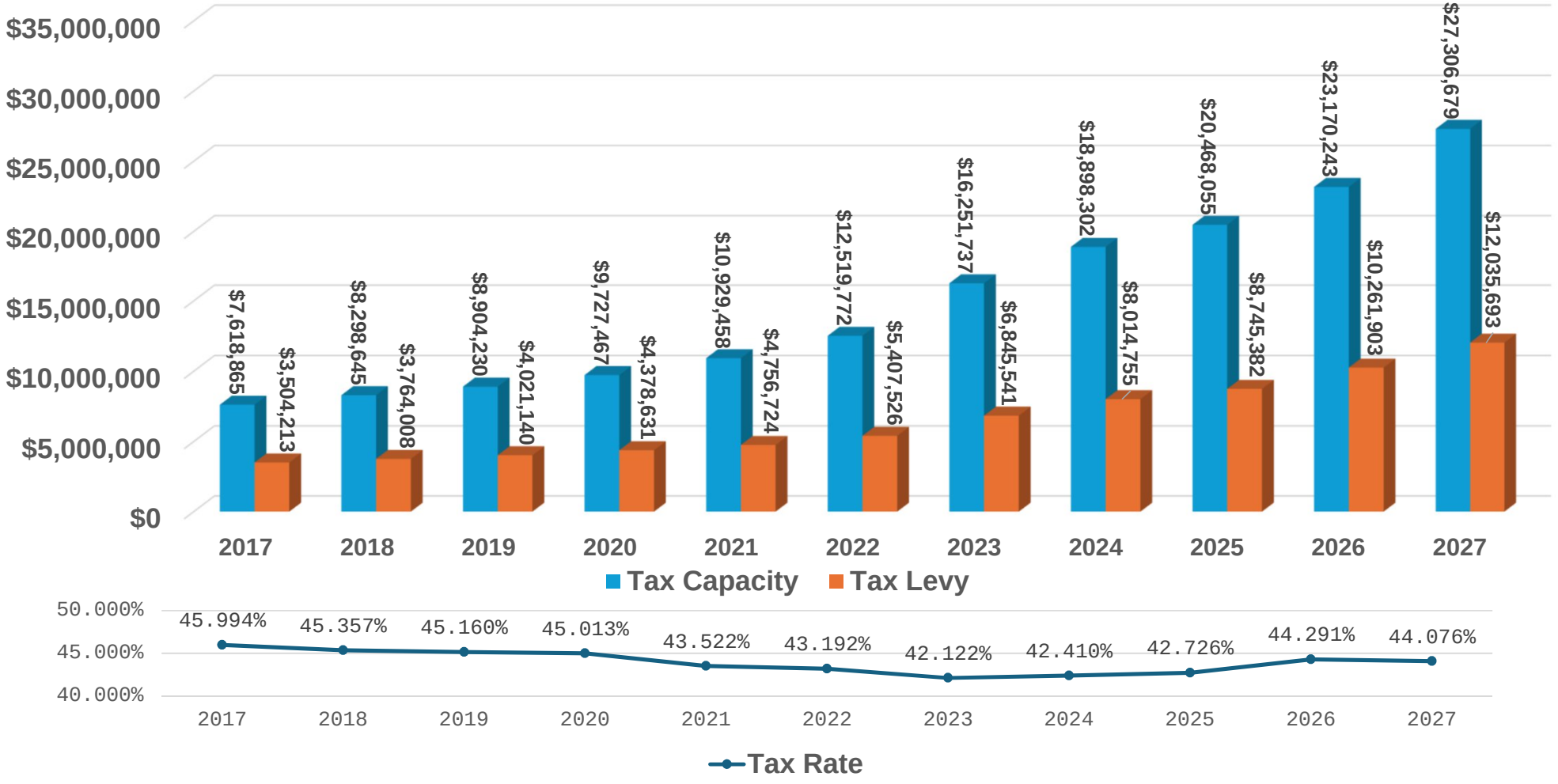
The total preliminary 2027 tax levy maximum increase was set at $1,813,354 or 16.92% from 2026.

The General Fund increase maximum was set at $1,797,973 or 19.95% to fund services at the level of demand anticipated for established service lines.

Tax rate: Percentage or dollar amount per valuation unit that is applied to an individual property’s assessed value/

The tax rate in Corcoran is projected to decrease from 44.291% in 2026 to 44.076% in 2027, or -.215%

Net Tax Capacity, Tax Levy, and Tax Rate



*Excludes fiscal disparities

Homeowner Impact Estimates - County Overall:	Median County Value Home			Median Suburban Value Home		
	2026	2027	% Chg	2026	2027	% Chg
Median Estimated Market Value	$ 400,900	$ 414,200	3.3%	$ 428,700	$ 441,300	2.9%
Market Value Exclusion	(10,469)	(9,272)	(11.4%)	(7,967)	(6,833)	(14.2%)
Taxable Value	390,431	404,928	3.7%	420,733	434,467	3.3%
Tax Capacity	3,904	4,049	3.7%	4,207	4,345	3.3%
Net Tax - Co. Share including RRA and HRA	1,616	1,752	8.4%	1,742	1,879	7.9%
Net Chg from 2026		**136**	**8.4%**		**137**	**7.9%**

Homeowner Impact Estimates by City:	Bloomington			Brooklyn Center		
	2026	2027	% Chg	2026	2027	% Chg
Median Estimated Market Value	$ 365,500	$ 376,100	2.9%	$ 281,000	$ 290,300	3.3%
Market Value Exclusion	(13,655)	(12,701)	(7.0%)	(21,260)	(20,423)	(3.9%)
Taxable Value	351,845	363,399	3.3%	259,740	269,877	3.9%
Tax Capacity	3,518	3,634	3.3%	2,597	2,699	3.9%
Net Tax - Co. Share including RRA and HRA	1,457	1,572	7.9%	1,075	1,167	8.6%
Net Chg from 2026		**115**	**7.9%**		**92**	**8.6%**

Homeowner Impact Estimates by City:	Brooklyn Park			Champlin		
	2026	2027	% Chg	2026	2027	% Chg
Median Estimated Market Value	$ 337,300	$ 339,300	0.6%	$ 351,000	$ 354,250	0.9%
Market Value Exclusion	(16,193)	(16,013)	(1.1%)	(14,960)	(14,668)	(2.0%)
Taxable Value	321,107	323,287	0.7%	336,040	339,583	1.1%
Tax Capacity	3,211	3,233	0.7%	3,360	3,396	1.1%
Net Tax - Co. Share including RRA and HRA	1,329	1,399	5.3%	1,391	1,469	5.6%
Net Chg from 2026		**70**	**5.3%**		**78**	**5.6%**

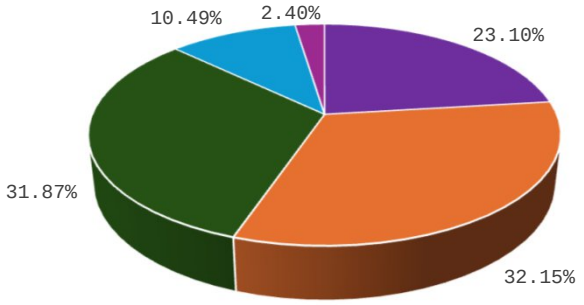
Homeowner Impact Estimates by City:	Corcoran			Crystal		
	2026	2027	% Chg	2026	2027	% Chg
Median Estimated Market Value	$ 542,000	$ 582,200	7.4%	$ 292,100	$ 302,500	3.6%
Market Value Exclusion	-	-	0.0%	(20,261)	(19,325)	(4.6%)
Taxable Value	542,000	582,200	7.4%	271,839	283,175	4.2%
Tax Capacity	5,525	6,028	9.1%	2,718	2,832	4.2%
Net Tax - Co. Share including RRA and HRA	2,287	2,607	14.0%	1,125	1,225	8.9%
Net Chg from 2026		**320**	**14.0%**		**100**	**8.9%**

Homeowner Impact Estimates by City:	Dayton			Deephaven		
	2026	2027	% Chg	2026	2027	% Chg
Median Estimated Market Value	$ 503,400	$ 519,500	3.2%	$ 999,450	$ 1,017,300	1.8%
Market Value Exclusion	(1,244)	-	0.0%	-	-	0.0%
Taxable Value	502,156	519,500	3.5%	999,450	1,017,300	1.8%
Tax Capacity	5,027	5,244	4.3%	11,243	11,466	2.0%
Net Tax - Co. Share including RRA and HRA	2,081	2,268	9.0%	4,655	4,960	6.6%
Net Chg from 2026		**187**	**9.0%**		**305**	**6.6%**

Hennepin County
A-600 Government Center
300 S. Sixth Street
Minneapolis, MN 55487-0060
612-348-3011 *www.hennepin.us*

Proposed levies & taxes **2027**
2026 values for taxes payable in 2027

Property Tax Change: Percentage (Number of 2,498)



Recent Budget Adjustments

Late September:

- Added $50k for Call and Standby pay for seven employees in public works (was missing from calculation in Euna Budget).
- Adjusted paved streets budget to remain at 44.076% tax rate.

October:

- Added $3k in PERA for one employee in Recreation department (was missing from calculation in Euna Budget).
- TZD grant numbers finalized – Reduced expense by $8k and reduced revenue by $20k.
- Adjusted paved streets budget to remain at 44.076 tax rate.

Most recent itemized report reflects these changes.

Potential Budget Adjustments

Additions:

- Special election addition of $24,500.
- Hunters Ridge and Chisholm Trail addition TBD.
- Other items TBD based on Council direction.

Reductions:

- Engineering position reduction of $178,439.
- Uniforms reduction of $4,000.
- Other items TBD based on Council direction.

STAFF REPORT **Agenda Item: 10.a**

Council Meeting: November 23, 2026	**Prepared By:** Nalisha Williams, Assistant City Administrator
Topic: City Council Advisory Group for Labor Agreement Negotiations (LELS, Local #641, Public Safety Clerical and Technical Employees).	**Action Required:** Direction

Summary
Clerical and technical staff of the Public Safety department have formed a union group represented by Law Enforcement Labor Services (LELS).

A draft contract has been submitted to the City. Staff is requesting the City Council consider appointing two Councilmembers to serve on an advisory group that would provide feedback to staff during the clerical and technical Public Safety labor agreement negotiations, similar to the advisory group established during the 2025 police officer labor negotiations.

Financial/Budget
A new labor agreement will outline various items which have an impact on salaries and benefits.

Recommendation
Motion to appoint two Councilmembers to serve on an advisory group that will provide feedback to staff regarding the clerical and technical Public Safety labor agreement negotiations.

Council Action
Motion to appoint two Councilmembers to serve on an advisory group that will provide feedback to staff regarding the clerical and technical Public Safety labor agreement negotiations.

STAFF REPORT **Agenda Item: 10.b**

Council Meeting: November 23, 2026	**Prepared By:** Nalisha Williams, Assistant City Administrator
Topic: Council Member Resignation - Direction for Interim Appointment and Special Election	**Action Required:** Direction

Summary

Background:

On November 18, 2026, Council Member Dean Vehrenkamp submitted written notice of his resignation from the Corcoran City Council, effective December 11, 2026.

Minnesota Statutes § 412.02, subdivision 2a, establishes the requirements for filling vacancies on statutory city councils. The City Attorney has confirmed that Council Member Vehrenkamp's resignation meets the statutory requirements, triggering a mandatory special election.

Accordingly, the City Council is required to conduct a special election to fill the vacancy and appoint an eligible individual to serve in the interim until a successor is elected and qualified through that special election.

Discussion:

The City Council must address two related responsibilities: conducting the mandatory special election and establishing a process for appointing an interim Council Member.

Mandatory Special Election:

Minnesota Statutes § 412.02, subdivision 2a, requires the City to conduct a special election to fill the remainder of Council Member Vehrenkamp's unexpired term.

The Council retains discretion regarding the timing of the special election, subject to applicable statutory requirements.

Minnesota Statutes § 412.02, subdivision 2a, and § 205.10 establish the applicable requirements for scheduling and conducting municipal special elections. In *Walsh v. City of Orono* (2025), the Minnesota Supreme Court confirmed that a statutory city may adopt an ordinance authorizing an earlier special election after a vacancy occurs, including after an interim appointment has been made.

Staff requests Council direction regarding the timing of the mandatory special election. Following that direction, staff will coordinate with the City Attorney and Hennepin County Elections to identify the necessary ordinances, resolutions, statutory deadlines, and associated costs.

Interim Council Appointment:

Minnesota Statutes § 412.02, subdivision 2a, also requires the City Council to appoint an eligible individual to serve temporarily until a successor is elected and qualified through the special election.

While the appointment is mandatory, the statute does not prescribe a specific recruitment or selection process. The Council may solicit applications or letters of interest from eligible residents, conduct public interviews, or establish another process consistent with applicable law.

With the vacancy becoming effective December 11, 2026, and a newly constituted City Council taking office in January 2027, the Council may also wish to consider the timing of the interim appointment process during this transition.

Staff requests direction regarding the preferred process and timeline for soliciting and considering interested candidates.

Financial/Budget

The cost of the mandatory special election will depend on the timing selected.

A standalone special election would involve additional costs associated with election judges, ballots, notices, equipment, and other administrative requirements. Conducting the special election in conjunction with another scheduled election may reduce these costs.

Staff will coordinate with Hennepin County Elections to develop cost estimates based on Council direction.

Options

Option 1: Direct staff to develop a proposed schedule for the mandatory special election, including applicable statutory requirements and costs, and establish an open application and interview process for the interim Council appointment.

Option 2: Direct staff to evaluate alternative dates for the mandatory special election, including applicable ordinance requirements and costs, and establish an alternative process for soliciting and considering eligible individuals for the interim appointment.

Option 3: Direct staff to return with additional information regarding special election timing, associated costs, and alternative interim appointment processes before establishing an implementation schedule.

Recommendation

Staff recommends that the City Council provide direction regarding the timing of the mandatory special election and the process for appointing an interim Council Member.

Following Council direction, staff will coordinate with the City Attorney and election officials and return with the necessary resolutions, procedures, and implementation timeline.

Council Action

Staff recommends that the City Council provide direction regarding the timing of the mandatory special election and the process for appointing an interim Council Member.

Attachments

1. Council Member Dean Vehrenkamp's November 18, 2026 resignation notice.pdf
2. Minnesota Statutes Â§ 412.02, subdivision 2a.pdf
3. Minnesota Statutes Â§ 205.10.pdf
4. Walsh v. City of Orono (2025).pdf

From: Dean Vehrenkamp <dvehrenkamp@corcoranmn.gov>
Sent: Wednesday, November 18, 2026 9:49 AM
Subject: Dean notice of Resignation from Corcoran City Council Position Nov 18, 2026
All,
After much thought and many conversations, I have made the decision to step away from Corcoran City Council effective Dec 11, 2026.

I will be happy to share my thoughts in person if anyone has questions.

It has been an Honor to serve the area over the past 40 years in one way or another to make the region a great place to live and play.

I will be available for each and every event the City puts on as I have in the past. If you will have me. Specifically
TOY/FOOD drive parade (Santa)
Shop with a COP (Santa)
Recycling Day
Country Days
All events at the Corcoran Lions Park (I intend on requesting membership to the Lions at their next meeting in December)
Also looking at Joining the NW area Jaycees, if they will have me.

Feel Free to reach out to me any time or stop by.

Cell number 612-309-1885
Home address
9310 Becthtold Road
Corcoran MN 55347
Work Address
A1-Acrylics
8653 Jefferson Hwy
Osseo MN 55369

To Staff
You have never disappointed me. You are top notch at everything you do. I can not imagine a better group of folks!

PD
You all know how I feel about each and everyone of you. You are always welcome to come sit on the porch and BS any time Day or Night.

Dino

412.02 MS 1945 [Repealed, 1949 c 119 s 110]

412.02 CITY ELECTIONS; OFFICERS, TERMS, VACANCIES, CITY EMPLOYEES.

Subdivision 1. **Officers elected.** The following officers shall be elected for the terms and in the years shown and in the cities described in the table.

Officer	Number of Years in Term	Year Elected	City Elected
Mayor	Two or four	Every two years except where four years is otherwise provided pursuant to statute	Every statutory city
Clerk	Four	Every four years in year when treasurer is not elected	Every statutory standard plan city in which there is no clerk-treasurer
Treasurer	Four	Every four years in year in which clerk is not elected	Every statutory standard plan city in which there is no clerk-treasurer
Clerk-Treasurer	Four	Every four years in year in which one council member is elected	Every statutory standard plan city where such office exists pursuant to subdivision 3
Three Council members	Four	Two every four years and one in alternative election	Every statutory standard plan city with a council of five
Four Council members	Four	Two each election	Every statutory optional plan city with a council of five
Five Council members	Four	Three every four years and two in alternative election	Every statutory standard plan city with a council of seven
Six Council members	Four	Three each election	Every statutory optional plan city with a council of seven

Subd. 1a. **City council; city employees.** Neither the mayor nor any city council member may be employed by the city. For purposes of this subdivision, "employed" refers to full-time permanent employment as defined by the city's employment policy.

Subd. 2. **Term.** Terms of elective officers shall commence on the first Monday in January following the election at which the officer is chosen. All officers chosen and qualified as such shall hold office until their successors qualify.

Subd. 2a. **Vacancy.** Except as otherwise provided in subdivision 2b, a vacancy in an office shall be filled by council appointment until an election is held as provided in this subdivision. In case of a tie vote in the council, the mayor shall make the appointment. If the vacancy occurs before the first day to file affidavits of candidacy for the next regular city election and more than two years remain in the unexpired term, a special election shall be held at or before the next regular city election and the appointed person shall

serve until the qualification of a successor elected at a special election to fill the unexpired portion of the term. If the vacancy occurs on or after the first day to file affidavits of candidacy for the regular city election or when less than two years remain in the unexpired term, there need not be a special election to fill the vacancy and the appointed person shall serve until the qualification of a successor. The council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election.

All of the provisions of the Minnesota Election Law are applicable to special elections as far as practicable.

Subd. 2b. **Inability or refusal to serve.** A vacancy in the office of mayor or council member may be declared by the council when the officeholder is unable to serve in the office or attend council meetings for a 90-day period because of illness, or because of absence from or refusal to attend council meetings for a 90-day period. If any of the preceding conditions occurs, the council may, after it has by resolution declared a vacancy to exist, fill the vacancy at a regular or special council meeting for the remainder of the unexpired term, or until the person is again able to resume duties and attend council meetings, whichever is earlier. When the person is again able to resume duties and attend council meetings, the council shall by resolution remove the temporary officeholder and restore the original officeholder.

Subd. 3. **Clerk, treasurer combined; audit standards.** (a) In cities operating under the standard plan of government the council may by ordinance adopted at least 60 days before the next regular city election combine the offices of clerk and treasurer in the office of clerk-treasurer, but such an ordinance shall not be effective until the expiration of the term of the incumbent treasurer or when an earlier vacancy occurs. After the effective date of the ordinance, the duties of the treasurer and deputy treasurer as prescribed by this chapter shall be performed by the clerk-treasurer or a duly appointed deputy. The offices of clerk and treasurer may be reestablished by ordinance.

(b) If the offices of clerk and treasurer are combined as provided by this section and the city's annual revenue for all governmental and enterprise funds combined is more than the amount in paragraph (c), the council shall provide for an annual audit of the city's financial affairs by the state auditor or a public accountant in accordance with minimum auditing procedures prescribed by the state auditor. If the offices of clerk and treasurer are combined and the city's annual revenue for all governmental and enterprise funds combined is the amount in paragraph (c), or less, the council shall provide for an audit of the city's financial affairs by the state auditor or a public accountant in accordance with minimum audit procedures prescribed by the state auditor at least once every five years, which audit shall be for a one-year period to be determined at random by the person conducting the audit.

(c) For the purposes of paragraph (b), the amount in 2025 is $1,000,000, and is adjusted annually thereafter for inflation using the annual implicit price deflator for state and local expenditures as published by the United States Department of Commerce.

Subd. 4. MS 1971 [Repealed, 1973 c 34 s 7]

Subd. 5. MS 1982 [Repealed, 1983 c 359 s 151]

Subd. 6. **Council increased or reduced.** The council may by ordinance adopted at least 60 days before the next regular city election submit to the voters of the city the question of whether the city council should be increased or reduced to seven or five members. The ordinance shall include a schedule of elections and terms and ward boundary changes, if applicable, to accomplish the change. The proposal shall be voted on at the next city general election and, if approved by a majority of those voting on the question, go into effect in accordance with the schedule and ward boundaries, if applicable.

Subd. 7. **Wards.** (a) A city may adopt an ordinance to elect its city council members by ward in the following circumstances:

(1) if the ordinance is submitted to the voters of the city for approval at a regular or special election, and the ordinance is adopted at least 180 days before that election; or

(2) when approved or ordered to do so by a court of competent jurisdiction acting in response to a challenge to the city's method of conducting elections.

(b) If the city is petitioned by at least 15 percent of the electors voting at the last previous city election asking that the question of city council member election by ward be put to the voters of the city, the city must adopt an ordinance for that purpose and submit the ordinance to the voters of the city for approval at a regular or special election.

(c) An ordinance must designate the boundaries of the wards. The ordinance must also state whether the city will otherwise operate as a statutory standard plan city or statutory optional plan city, subject to voter approval as may be required under this chapter. If submitted to the voters by ballot question, the ordinance shall go into effect at the next regular city election if it is approved by a majority of those voting on the question. Except as provided by this subdivision, section 205.10 applies to a ballot question submitted to the voters at a special election under this subdivision.

(d) A city that elects its council members by ward is subject to the requirements of sections 204B.135 and 205.84.

History: *1959 c 675 art 6 s 30; 1961 c 230 s 1; 1963 c 799 s 5; 1963 c 811 s 1; 1965 c 417 s 1-4; 1967 c 289 s 2; 1973 c 34 s 1; 1973 c 123 art 2 s 1 subd 2; art 2 s 2; 1973 c 492 s 7; 1974 c 337 s 5; 1976 c 2 s 131; 1976 c 44 s 21; 1981 c 172 s 3,4; 1983 c 359 s 62; 1986 c 444; 1989 c 30 s 1,2; 1995 c 27 s 2; 1996 c 422 s 2,3; 1999 c 75 s 2; 1999 c 132 s 43; 2004 c 281 s 2; 2010 c 206 s 2; 2021 c 31 art 3 s 27; 2024 c 112 art 3 s 12,13; 2025 c 39 art 6 s 10*

205.10 MS 1957 [Repealed, 1959 c 675 art 13 s 1]

205.10 MUNICIPAL SPECIAL ELECTIONS.

Subdivision 1. **Questions.** Special elections may be held in a city or town on a question on which the voters are authorized by law or charter to pass judgment. A special election may be ordered by the governing body of the municipality on its own motion or, on a question that has not been submitted to the voters in an election within the previous six months, upon a petition signed by a number of voters equal to 20 percent of the votes cast at the last municipal general election. A question is carried only with the majority in its favor required by law or charter. The election officials for a special election shall be the same as for the most recent municipal general election unless changed according to law. Otherwise special elections shall be conducted and the returns made in the manner provided for the municipal general election.

Subd. 2. **Vacancies in city offices.** Special elections shall be held in statutory cities to fill vacancies in elective city offices as provided in section 412.02, subdivision 2a.

Subd. 3. [Repealed, 2017 c 92 art 2 s 26]

Subd. 3a. **Uniform election dates.** (a) Except as allowed in paragraph (b) and subdivision 4, a special election held in a city or town must be held on one of the following dates: the second Tuesday in February, the second Tuesday in April, the second Tuesday in May, the second Tuesday in August, or the first Tuesday after the first Monday in November. A home rule charter city must not designate additional dates in its charter.

(b) A special election may be held on a date other than those designated in paragraph (a) if the special election is held in response to an emergency or disaster. "Emergency" means an unforeseen combination of circumstances that calls for immediate action to prevent a disaster from developing or occurring. "Disaster" means a situation that creates an actual or imminent serious threat to the health and safety of persons or a situation that has resulted or is likely to result in catastrophic loss to property or the environment.

Subd. 4. **Vacancies in town offices.** Special elections to fill vacancies in town offices as provided in section 367.03, subdivision 6, must be held with the town general election or on a date authorized by subdivision 3a.

Subd. 5. **Limit on ballot questions.** The governing body of a city or town may not act to submit a ballot question at a general or special election and may not accept a petition for submission of a ballot question at a general or special election unless all election-related deadlines can be met, including publication deadlines for all required notices. A petition rejected under this subdivision may be resubmitted at a time when compliance with all election-related deadlines is possible. Nothing in this subdivision requires the scheduling of a special election for a ballot question.

Subd. 6. **Cancellation.** A special election ordered by the governing body of the municipality on its own motion under subdivision 1 may be canceled by motion of the governing body, but not less than 84 days before the election.

History: *1959 c 675 art 6 s 10; 1976 c 2 s 74; 1976 c 44 s 6; 1981 c 29 art 7 s 38; 1981 c 172 s 1; 1983 c 62 s 4; 1993 c 375 art 7 s 7; 1994 c 646 s 8,9; 1997 c 147 s 42; 1999 c 75 s 1; 1999 c 132 s 31,32; 2003 c 75 s 1; 2008 c 244 art 1 s 15; 2013 c 131 art 2 s 54; 2016 c 161 art 1 s 14; 2017 c 92 art 2 s 10,11; 2024 c 112 art 2 s 37*

STATE OF MINNESOTA

IN SUPREME COURT

A25-0354

Hennepin County

Hudson, C.J.
Concurring in part, dissenting in part,
Thissen, Moore, III, JJ.
Withdrew from participation, Hennesy, J.

Dennis Walsh,

Appellant,

vs.

Filed: December 31, 2025
Office of Appellate Courts

City of Orono, Minnesota, et al.,

Respondents.

Nicholas J. Nelson, Douglas P. Seaton, James V.F. Dickey, Austin M. Lysy, Upper Midwest Law Center, Minnetonka, Minnesota, for appellant.

Charles N. Nauen, David J. Zoll, Rachel A. Kitze Collins, R. David Hahn, Lockridge Grindal Nauen PLLP, Minneapolis, Minnesota, for respondents.

S Y L L A B U S

1. The claims in the petition filed before the district court under Minnesota Statutes section 204B.44 fall within the scope of that statute because the claims allege errors involving respondents' duties concerning a specific election.

2. Minnesota Statutes section 412.02, subdivision 2a, authorizes a statutory city to call for a special election to fill a city council vacancy before the next regular city

election based on a special-election ordinance enacted after a person was initially appointed to fill the vacancy.

3. A statutory city does not violate article VIII, section 5, of the Minnesota Constitution regarding the removal of inferior officers when it calls for a special election to fill a city council seat vacated by a sitting councilmember's resignation.

Affirmed.

O P I N I O N

HUDSON, Chief Justice.

This case presents the issue of whether a statutory city may apply a special-election ordinance—specifically, an ordinance identifying the circumstances under which a special election to fill a vacancy in a city office will be held before the next regular city election—to a vacancy that occurred before the ordinance was enacted. On November 12, 2024, Matt Johnson resigned from his seat on the Orono City Council with more than two years remaining until the expiration of his term. The mayor appointed Claire Berrett to fill his seat. The City of Orono did not have a special-election ordinance at the time of Johnson's resignation. The Orono City Council subsequently passed a special-election ordinance, and based on that ordinance, it adopted a resolution to hold a special election for the city council seat on May 13, 2025.

Appellant Dennis Walsh, the former mayor who appointed Berrett, filed a petition in district court pursuant to Minnesota Statutes section 204B.44 seeking to quash the special election. He argued that for statutory cities that do not have a preexisting special-election ordinance in place, the plain language of Minnesota Statutes section 412.02,

subdivision 2a, requires a duly appointed official to serve the duration of the term to which they were appointed and that a special election for this vacancy cannot be called until the next regular city election. He also argued that holding a special election before the next regular city election when the city did not have a preexisting special-election ordinance in place would divest the appointed councilmember of her right to hold the seat, in violation of the Minnesota Constitution.

On March 3, 2025, the district court denied Walsh's petition. Walsh filed a petition for accelerated review with this court, which we granted. On May 9, 2025, we issued an order with opinion to follow affirming the district court's decision to deny Walsh's petition to quash the special election. This opinion explains the reasons for our decision.

FACTS

Orono (the City) is a statutory city, meaning that it "has not adopted a home rule charter pursuant to the constitution and laws," Minn. Stat. § 410.015, and has "only those powers expressly conferred by statute or implied as necessary in aid of those powers." *City of Waconia v. Dock*, 961 N.W.2d 220, 229 (Minn. 2021) (citation omitted) (internal quotation marks omitted). On November 12, 2024, Orono City Councilmember Matt Johnson submitted his letter of resignation to the Orono City Council (the Council). Johnson had been elected in 2022 and was set to serve a four-year term that would have expired on December 31, 2026. *See* Minn. Stat. § 412.02, subd. 1 (setting four-year terms for statutory city councilmembers). That same day, the Council accepted Johnson's resignation and declared a vacancy on the Council. *See* Minn. Stat. § 351.02(2) ("Every office shall become vacant on the happening of either of the following events, before the

expiration of the term of such office: . . . the incumbent's resignation . . . ."); Minn. Stat. § 351.01, subd. 2 (stating that "a resignation is effective when it is received by the officer, body, or board authorized to receive it").

On November 25, 2024, Dennis Walsh, then the mayor of Orono, moved the Council to appoint Claire Berrett to fill Johnson's vacancy; the motion was seconded by a councilmember. The motion failed in the Council on a tied two-to-two vote, which enabled the mayor to directly appoint Berrett to the seat. *See* Minn. Stat. § 412.02, subd. 2a ("In case of a tie vote in the council, the mayor shall make the appointment" for a vacancy in the office of a councilmember in a statutory city.). Berrett took her oath of office that same day.

At the time of Councilmember Johnson's resignation, Orono did not have a municipal ordinance governing special elections for city offices. On February 10, 2025, the Council met to consider whether Orono should adopt a special-election ordinance.[1] After some discussion, the Council voted to adopt Ordinance No. 307, which created a new special-election provision.[2] In relevant part, the ordinance says "[a]fter a vacancy is declared on the city council and a person appointed to fill the vacancy, a special election

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[1] When using the term "special-election ordinance," we mean an ordinance adopted by a statutory city indicating "under what circumstances it will hold a special election to fill a vacancy" in a city office "other than a special election held at the same time as the regular city election." Minn. Stat. § 412.02, subd. 2a.

[2] Ordinance No. 307 has since been codified into the Orono City Code. *See* Orono, Minn., Code of Ordinances §§ 1.12.020, 1.12.030 (2025). The language in the code of ordinances does not exactly match Ordinance No. 307. We use the language in Ordinance No. 307 because it was operative on February 10, 2025, when the special election was ordered. *See* Res. 7554, Orono City Council (Feb. 10, 2025).

shall be held pursuant to Minn. Stats. § 412.02, subd. 2a, if there are more than 365 days remaining until the next general election." Orono, Minn., Ordinance 307, § 1 (as passed Feb. 10, 2025). The ordinance defines "vacancy" as "occur[ring] for the reasons stated in Minnesota Statute section 351.02 or other state law."[3] *Id.* The ordinance authorizes the Council to adopt a resolution to set the date for the special election. *Id.* And it states that the ordinance "shall take effect immediately" and "apply to all special elections required as of the date of passage of this ordinance including any special elections relating to a vacancy which occurred with more than two years remaining." *Id.* at § 2.

At the same meeting, the Council voted to adopt Resolution No. 7554, which ordered a special election to be held on Tuesday, May 13, 2025, "to fill the vacancy on city council." Res. 7554, Orono City Council (Feb. 10, 2025). This date was before Orono's next regular city election, which will be held on November 3, 2026.

Five days after the passage of the ordinance, Walsh filed a "Petition for Correction of Errors and Omissions" in Hennepin County district court pursuant to Minnesota Statutes section 204B.44. He sought to quash the Orono special election based on two principal theories. First, he asserted that Minnesota Statutes section 412.02, subdivision 2a, which addresses vacancies in offices in statutory cities, bars Orono from applying a special-election ordinance when a person has already been appointed to fill the vacancy. Second, he argued that the Council's passage of Resolution No. 7554, calling for a special election, unconstitutionally divested Berrett of her right to hold her seat for the remainder of the

[3] A vacancy arises upon "the incumbent's resignation." Minn. Stat. § 351.02(2).

term, in violation of article VIII, section 5, of the Minnesota Constitution. Respondents City of Orono and Christine Lusian, in her official capacity as City Clerk of the City of Orono, opposed the petition. They argued that Minnesota Statutes section 412.02, subdivision 2a, empowered Orono to pass a special-election ordinance and apply it to a vacancy that arose before the ordinance was enacted and that Orono did not unconstitutionally divest Berrett of her seat.

On March 3, 2025, the district court denied Walsh's petition. The court found that section 412.02, subdivision 2a, required Orono to hold a special election for a successor to fill the unexpired portion of Johnson's term at or before the next regular city election. It also dispensed with Walsh's argument that Orono could not apply its special-election ordinance to a vacancy that occurred before the ordinance was enacted. The court thus declined to quash the May 13, 2025 special election.

Walsh appealed and filed a petition for accelerated review in this court, which we granted. On May 9, 2025, after oral argument, we affirmed the denial of Walsh's section 204B.44 petition in an order with opinion to follow.[4]

ANALYSIS

The primary question before us is whether Minnesota Statutes section 412.02, subdivision 2a—which governs vacancies on a city council in statutory cities—allows a city council to apply a special-election ordinance to a vacancy that was filled by appointment before the ordinance was enacted. If so, we must also address whether doing

[4] Orono held its special election on May 13, 2025, which precedes the publication of this opinion.

so unconstitutionally divests Berrett of her seat on the Council under article VIII, section 5, of the Minnesota Constitution. But before we address either of these issues, we must first address respondents' argument that Walsh's claims fall outside the scope of Minnesota Statutes section 204B.44.

I.

Minnesota Statutes section 204B.44 is the statute under which Walsh filed his petition to quash the election in district court.[5] The statute provides that "[a]ny individual may file a petition in the manner provided in this section for the correction of any of the following . . . which have occurred or are about to occur: . . . any wrongful act, omission, or error of any . . . municipal clerk, . . . or any other individual charged with any duty concerning an election."[6] Minn. Stat. § 204B.44(a)(4). A petition to quash an election based on an alleged violation of election law certainly pertains to "any wrongful act . . . concerning an election" as enumerated by the statute. *See Minn. Voters All. v. Walz*, 17 N.W.3d 732, 734–35 (Minn. 2025) (considering a petition brought under Minn. Stat. § 204B.44 challenging the issuance of a writ of special election). Walsh's claims—that Ordinance No. 307 and Resolution No. 7554 were improper under Minnesota Statutes

[5] The Legislature amended Minnesota Statutes section 204B.44 in its 2025 session. Act of May 23, 2025, ch. 39, art. 8, § 58, 2025 Minn. Laws 1195, 1333–34 (codified as amended at Minn. Stat. § 204B.44(c)-(f) (2025)). This change is irrelevant to our analysis.

[6] Such a petition is filed in district court "in the case of an election for county, municipal, or school district office." Minn. Stat. § 204B.44(b). But a section 204B.44 petition is filed with "the supreme court in the case of an election for state or federal office." *Id.*

section 412.02, subdivision 2a—fall within the scope of a permissible petition under section 204B.44.

Respondents, however, argue that, to the extent Walsh claims that Orono violated a constitutional duty to refrain from removing a councilmember when it passed Resolution No. 7554, that issue is not one "concerning an election" and thus is not properly brought in a section 204B.44 petition. We disagree.

We have previously addressed petitions brought under section 204B.44 alleging that a certain election process infringes upon the constitution.[7] In *Clark v. Pawlenty*, two petitioners filed a section 204B.44 petition seeking to strike an associate justice's name from an upcoming judicial ballot. 755 N.W.2d 293, 297 (Minn. 2008). Petitioners' primary claim was that printing the justice's name on the ballot would contravene the judicial vacancies clause of the Minnesota Constitution. *Id.* at 298; *see* Minn. Const. art. VI, § 8. Similarly, here Walsh alleges that the Council violated article VIII, section 5, of the Minnesota Constitution—the removal of inferior officers provision—when it passed

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[7] *See, e.g.*, *De La Fuente v. Simon*, 940 N.W.2d 477, 490, 492, 496–97 (Minn. 2020) (holding that the procedure established by Minn. Stat. § 207A.13, which allows a major political party to determine which candidates' names will be on the presidential nomination primary ballot, did not violate the Minnesota Constitution's prohibition against special privileges, the Presidential Eligibility Clause of the United States Constitution, or the petitioners' rights of free association under the First and Fourteenth Amendments to the United States Constitution); *In re Candidacy of Indep. Party Candidates Moore v. Kiffmeyer*, 688 N.W.2d 854, 860–61 (Minn. 2004) (holding that a statute that imposed a threshold vote percentage in the primary election for a major political party's nominees to appear on the general election ballot violated the First and Fourteenth Amendment rights of those candidates and their supporters); *Erlandson v. Kiffmeyer*, 659 N.W.2d 724, 732–34 (Minn. 2003) (holding that a statute prohibiting the mailing of a replacement ballot for the general election to certain absentee voters after the death of a candidate violated constitutional rights to equal protection).

Resolution No. 7554. *See* Minn. Const. art. 8, § 5 ("The legislature of this state may provide for the removal of inferior officers for malfeasance or nonfeasance in the performance of their duties."). Walsh claims that calling for the special election based on an ordinance enacted after Berrett was appointed violates the Minnesota Constitution because the election will impermissibly divest Berrett of her seat for a reason other than malfeasance or nonfeasance. In light of the connection between the special election and the alleged constitutional violation, we conclude that this claim also involves a "duty concerning an election." Minn. Stat. § 204B.44(a)(4). Walsh's constitutional claim, like Clark's, may appropriately be raised in a section 204B.44 petition.

Because we hold that both of Walsh's claims fall within the scope of section 204B.44, we now turn to the merits of his arguments.

II.

Walsh argues that the City of Orono violated Minnesota Statutes section 412.02, subdivision 2a, when it adopted Resolution No. 7554 calling for the special election on May 13, 2025.

Minnesota Statutes section 412.02, subdivision 2a, addresses the filling of vacancies in city offices in statutory cities.[8] Because Councilmember Johnson resigned on November 12, 2024, and his term would have expired on December 31, 2026, "more than two years remain[ed] in the unexpired term." Minn. Stat. § 412.02, subd. 2a. In these circumstances, the statute provides the following procedures:

[8] Chapter 412 of the Minnesota Statutes applies to statutory cities. Minn. Stat. § 412.016, subd. 1.

> [A] vacancy in an office shall be filled by . . . appointment until an election is held as provided in this subdivision. . . . [A] special election shall be held at or before the next regular city election and the appointed person shall serve until the qualification of a successor elected at a special election to fill the unexpired portion of the term. . . . The council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election.

Id.[9]

In support of his position that the special election is unlawful, Walsh advances two primary arguments. First, he contends that the plain language of section 412.02, subdivision 2a, precludes a statutory city from adopting a special-election ordinance after a vacancy on the city council has been filled by appointment. He also argues that the statute prohibits using the special-election ordinance as authority to call for a special election for the seat sooner than the next regular city election. Second, he contends that section 412.02, subdivision 2a, requires there be a vacancy in a city office before calling for a special election, but he argues there was no vacancy on the Council to fill when the Council called for the special election. We address each argument in turn.

A.

Walsh asserts that if a statutory city wishes to hold a special election on a date other than the next regular city election, then the plain language of section 412.02, subdivision 2a, requires a city to have a special-election ordinance in place *before* the vacancy arises and a person is appointed to fill the seat. Because the City did not have an ordinance in place before Berrett was appointed to the seat, and because Orono wishes to

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[9] If the vacancy occurs "when less than two years remain in the unexpired term, there need not be a special election to fill the vacancy and the appointed person shall serve until the qualification of a successor." Minn. Stat. § 412.02, subd. 2a.

hold the special election on a date other than its next regular city election—November 3, 2026—he argues that holding a special election on May 13, 2025, violates the statute. Respondents disagree, contending that the statute's plain language allows a city to pass a special-election ordinance at any time before or after the vacancy arises.[10]

Interpreting the applicable statutory subdivision is a question of statutory interpretation, which we review de novo. *Harstad v. City of Woodbury*, 916 N.W.2d 540, 545 (Minn. 2018). To determine the statute's plain meaning, we construe the words and phrases of the statute "according to rules of grammar and according to their common and approved usage." *State v. Riggs*, 865 N.W.2d 679, 682 (Minn. 2015) (quoting Minn. Stat. § 645.08(1)). When the language of the law is unambiguous, our "role is to enforce the language of the statute and not explore the spirit or purpose of the law." *Caldas v. Affordable Granite & Stone, Inc.*, 820 N.W.2d 826, 836 (Minn. 2012). A statute is unambiguous when its language "is susceptible to only one reasonable interpretation." *State v. Culver*, 941 N.W.2d 134, 139 (Minn. 2020).

Walsh's plain-language argument that a special-election ordinance may only be applied to a vacancy that occurs after the ordinance is enacted hinges on one specific portion of the statute. The penultimate sentence of the statute says that "[t]he council must

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[10] All special elections, if not held at the time of the next regular city election, must be held on certain statutorily prescribed dates to ensure uniformity across the State. Minn. Stat. § 205.10, subd. 3a ("[A] special election held in a city or town must be held on one of the following dates: the second Tuesday in February, the second Tuesday in April, the second Tuesday in May, the second Tuesday in August, or the first Tuesday after the first Monday in November."). When we refer to an election being held "at any time," we mean that the special election may be held on any statutorily proscribed date before or after the next regular city election.

specify by ordinance under what circumstances it *will hold* a special election to fill a vacancy other than a special election held at the same time as the regular city election." Minn. Stat. § 412.02, subd. 2a (emphasis added). Walsh interprets "will hold" in the statute to mean that a special-election ordinance enacted under section 412.02, subdivision 2a, can only apply prospectively. Essentially, he argues that the statute is forward-looking as it relates to when the vacancy arises.

There is no dispute that if a special-election ordinance is in place before the vacancy occurs, then a statutory city is fully entitled to hold a special election "at or before the next regular city election." *Id.* However, if the vacancy arises when there is no ordinance in place, Walsh contends that the city is constrained to holding the special election on the same date as the next regular city election. The respondents, on the other hand, argue that the statute is forward-looking as to the special elections that have not yet occurred, not as to the vacancies. They assert that if a city determines that it wants to hold a special election when it does not already have an ordinance in place, then the statute requires a city to specify by ordinance what the circumstances for doing so will look like. We agree with the respondents' reading of the statute.

We construe "the words and phrases in the statute . . . according to rules of grammar . . . ." *State v. Pakhnyuk*, 926 N.W.2d 914, 920 (Minn. 2019) (citation omitted) (internal quotation marks omitted). The words "under what circumstances it will hold a special election to fill a vacancy" are plainly and unambiguously conjugated in the future tense. Minn. Stat. § 412.02, subd. 2a; *see The American Heritage Dictionary of the English Language* 1982 (5th ed. 2011) (defining "will" as "used to indicate simple futurity"). The

point of contention between the parties is, therefore, whether the future tense requires the city to have a special-election ordinance in place before the appointment is made.

Looking to the rest of the subdivision is instructive. One of the preceding sentences in the same subdivision says that "a special election *shall* be held *at or before* the next regular city election and the appointed person shall serve until the qualification of a successor elected at a special election to fill the unexpired portion of the term." Minn. Stat. § 412.02, subd. 2a (emphasis added). That clause establishes two things: (1) that a special election is required, *see State v. Humes*, 581 N.W.2d 317, 319 (Minn. 1998) ("The canons of statutory construction provide that 'shall' is mandatory."); and (2) a special election may occur at any proscribed date up to and including the date of the next regular election. Although Walsh encourages us to read the words "it will hold" in isolation, the rest of subdivision 2a indicates that a city may hold an election to fill a vacancy at any proscribed date "at or before the next regular city election"; there is no explicit temporal modifier for when the ordinance must be enacted. To require the special-election ordinance to be in place *before* the vacancy arose would be reading words into the statute that do not exist. *See Hutchinson Tech., Inc. v. Comm'r of Revenue*, 698 N.W.2d 1, 8 (Minn. 2005) ("[W]e will not add requirements to the statute beyond those specified by the legislature.").

The words "it will hold" are written in the future tense because the statute empowers city councils to decide by majority vote if they wish to hold their vacancy-filling elections on a future date other than their next regular city election. The full statutory clause says: "The council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular

city election." Minn. Stat. § 412.02, subd. 2a. This use of the future tense, however, does not preclude a city from adopting a special-election ordinance and then declaring, based on that ordinance, that a special election will be held at a date before the next regular city election for a vacancy that was filled by appointment before the ordinance was enacted.[11] We thus agree with respondents that the statute's plain language allows a city to pass a special-election ordinance at any time before or after the vacancy arises.

B.

Walsh's second argument is that section 412.02, subdivision 2a, requires there to be a vacancy before a city council may decide there will be a special election for the vacancy. But he contends that there was no city council vacancy to fill at the time the Council adopted Resolution No. 7554 and declared a special election would be held on May 13, 2025. Walsh asserts that when Berrett was appointed and took her seat on the Council on

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[11] We disagree with the concurrence/dissent that there is another reasonable interpretation of whether section 412.02, subdivision 2a, allows a city council to apply a special-election ordinance to a vacancy that predates the adoption of the ordinance. In asserting that the penultimate sentence of section 412.02, subdivision 2a, only adds value if it serves as a temporal limitation, the concurrence/dissent ignores that the default date for a special election is the next regular city election. The penultimate sentence provides the process that a city must follow to opt out of the default. By focusing on the penultimate sentence, the alternative interpretation ignores the mandate that "a special election *shall be held*" and reads ambiguity into the plain language of the statute. Minn. Stat. § 412.02, subd. 2a (emphasis added). The tools of statutory interpretation leave only one reasonable conclusion, so there is no gap left by the legislature and no ambiguity to resolve. Because we resolve this issue based on a plain language reading of section 412.02, subdivision 2a, we do not address the concurrence/dissent nor the parties' arguments about the legislative history or comments by the bill's authors on the House floor. *See Rohmiller v. Hart*, 811 N.W.2d 585, 589 (Minn. 2012) (stating "we will go beyond the plain language of the statute to determine the intent of the legislature" only "[w]hen the language is unclear or ambiguous.").

November 25, 2024, she became the incumbent of the seat and extinguished the vacancy for the remainder of the unexpired term. Walsh essentially argues that, because the vacancy was filled by Berrett, Orono would be improperly declaring a "new" vacancy by calling for a special election. We conclude that Walsh's argument is contrary to the language of the statute.

Section 412.02, subdivision 2a, empowers a city to fill the remainder of the unexpired term for a seat—if more than two years remain in the term—by holding a special election at a time other than the next regular city election. The city is not declaring a new vacancy when it seeks to fill that unexpired term. This reading is clearly mandated by the plain language of the statutory text. The statute states "a special election shall be held at or before the next regular city election and the *appointed person* shall serve until the qualification of a *successor* elected at a special election to fill the unexpired portion of the term." Minn. Stat. § 412.02, subd. 2a (emphasis added). The statute contemplates two different categories of officeholder: one is an initial appointee and one is elected at a special election to fill the remainder of the term.[12] The statute designates the appointee as temporarily filling the vacancy in anticipation of the elected successor. Stated differently, by the statute's own terms, even after a person has been appointed to temporarily hold the

[12] The appointed person may run for the seat in the special election, and if they win the special election, they would initially be the appointee and then become the elected successor. *See Clark*, 755 N.W.2d at 307 (holding that the Minnesota Constitution does not bar a supreme court justice "from seeking election to the judicial office to which she was appointed" by the governor).

seat, a vacancy exists which a city must fill through a special election and this special election may "be held at or before the next regular city election." *Id.*

Walsh turns to several cases to support his argument that there is no vacancy on the Council because Berrett's appointment extinguished it. First, he cites *Minnesota Voters Alliance v. Walz*, 17 N.W.3d 732 (Minn. 2025). In *Minnesota Voters Alliance*, the governor called for a special election for a seat in the Minnesota House after the person recently elected to the seat submitted what he characterized as a resignation letter to the governor. *Id.* at 735. Because that person had never assumed his seat or taken his oath of office, we noted that "someone cannot 'resign' from an office they do not hold." *Id.* at 741. We concluded that the timing for issuing the writ was controlled by Minnesota Statutes section 204D.19, subdivision 4, and that the writ had been issued prematurely based on the provisions of that statute, and therefore, we quashed the writ for a special election.[13] *Minn. Voters All.*, 17 N.W.3d at 743.

But *Minnesota Voters Alliance* is inapposite. The statute at issue in that case, Minnesota Statutes section 204D.19, subdivision 4, governs special elections for the Legislature due to successful election contests and has no provision for temporarily filling a vacancy by appointment and then holding a special election to determine a successor. And here, there is no debate that section 412.02, subdivision 2a, was invoked when

[13] Minnesota Statutes section 204D.19, subdivision 4, says in relevant part, "If a vacancy results from a successful election contest, the governor shall issue 22 days after the first day of the legislative session a writ calling for a special election . . . ."

Councilmember Johnson created a vacancy, as opposed to the elected representative's actions in *Minnesota Voters Alliance*, which did not create a vacancy.

Walsh also cites *State ex rel. Dosland v. Holm*, 279 N.W. 218 (Minn. 1938), to assert that just because a city gives itself the power to fill a vacancy by ordinance does not mean it can use that power to *declare* a vacancy. Specifically, he points to the language in that opinion that says a "vacancy must exist before an election to fill it can be ordered." *Id.* at 220 (citation omitted). But *Holm* is materially distinguishable. There, a district court judge submitted a letter of retirement to the governor, but his retirement was not set to take effect until after the upcoming general election. *Id.* at 218. Because the judge had not relinquished the office by the time of the election, no election could be held for his successor—in sum, no vacancy existed, despite the governor's acceptance of the judge's letter of retirement. *Id.* at 220. That is the key distinction between *Holm* and this case. When Councilmember Johnson resigned, he unequivocally created a vacancy. *See* Minn. Stat. § 351.02(2) (stating that an office becomes vacant on "the incumbent's resignation"). *Holm* thus has no bearing on our decision here.

For these reasons, we reject Walsh's argument that there was no vacancy on the Council at the time the Council adopted Resolution No. 7554 calling for the May 13, 2025 special election. Instead, the plain language of section 412.02, subdivision 2a, provides for a two-step process for filling the vacancy if more than two years remain in the unexpired term: (1) a person is initially appointed to temporarily hold the seat, and then (2) there must be a special election for the person who will succeed the appointee for the remainder of the term. Although Berrett had already been appointed when the Council adopted

Resolution No. 7554, a vacancy still remained that had to be filled through a special election.

* * *

In sum, as to Walsh's claim regarding Minnesota Statutes section 412.02, subdivision 2a, we conclude that statute authorizes a statutory city to call for a special election before the next regular city election based on a special-election ordinance enacted *after* a person was initially appointed to fill the vacancy if more than two years remain in the unexpired term. The Council complied with this statute when it passed Ordinance No. 307 after Berrett was initially appointed to fill the vacant Council seat caused by Johnson's resignation and then relied on that ordinance to pass Resolution No. 7554 calling for a special election on May 13, 2025 to fill the remainder of Johnson's unexpired term. We therefore hold that Walsh failed to establish that respondents violated Minnesota Statutes section 412.02, subdivision 2a, when calling for the May 13, 2025 special election.

III.

Because we hold that the City of Orono acted within its statutory authority when it passed Resolution No. 7554 calling for a special election, we must address Walsh's second claim that holding a special election would unconstitutionally divest Berrett of her seat on the Council. Walsh argues that electing a successor would "remove" Berrett from her seat and thus trigger article VIII, section 5, of the Minnesota Constitution. That clause provides: "The legislature of this state may provide for the removal of inferior officers for malfeasance or nonfeasance in the performance of their duties." Minn. Const. art. VIII, § 5. Walsh contends that a special election is an impermissible form of removal from office

because it is not done on the basis of nonfeasance or malfeasance. The respondents, in turn, argue that the City did not "remove" Berrett from office but rather acted within its statutory duty to declare a special election to fill the remainder of the unexpired term. We agree with the respondents.

City councilmembers are inferior officers under the Minnesota Constitution. *See Jacobsen v. Nagel*, 96 N.W.2d 569, 571 (Minn. 1959). Typically, the removal of inferior officers clause of the Minnesota Constitution is implicated when a recall petition is filed. *See, e.g.*, *id.*; *Jacobs v. City of Columbia Heights*, 9 N.W.3d 536, 539 (Minn. 2024). Here, there was no affirmative action taken to recall Berrett from the seat, nor were there any allegations that she committed malfeasance or nonfeasance. *See Jacobsen*, 96 N.W.2d at 573 (laying out the three-part test for a malfeasance claim); *In re Proposed Petition to Recall Hatch*, 628 N.W.2d 125, 126 (Minn. 2001) (defining nonfeasance as "a failure to act"). We have not previously decided whether a special election to fill a vacancy that did not arise from a recall petition is considered a removal of an inferior officer.

Although it did not concern a special election, a similar question was raised in *State ex rel. Todd v. Essling*, a case upon which Walsh relies in support of his argument. 128 N.W.2d 307 (Minn. 1964). In that case, the governor appointed Essling to the Board of Tax Appeals. *Id.* at 309. After several months of Essling fully discharging his duties, a newly elected governor attempted to remove Essling from the seat and appoint another person. *Id.* at 310. We rejected the new governor's attempt to remove Essling, reasoning that "a recall of the appointment would operate as a removal from office in violation of the

appointee's right to continue in office subject only to a rejection by the senate or removal for cause." *Id.* at 311.

Walsh compares the facts in *Essling* to those in the case at hand. He asserts that Berrett is fully vested in her seat and has a right to continue to hold it. Although we agree that Berrett is fully entitled to temporarily hold the seat as an appointee, Walsh overlooks the plain and unambiguous command of section 412.02, subdivision 2a: Because more than two years remained in the unexpired term, Orono is obligated to hold a special election to determine Berrett's successor, whether at or before the next regular city election. The statute at issue is the key distinguishing factor from *Essling*. In *Essling*, we predicated our holding on the different statutory text governing that case, which said " '[a]ny vacancy shall be filled by the governor *for the unexpired term*.' " *Id.* at 310 (quoting Minn. Stat. § 271.01, subd. 2 (1964)) (emphasis added). That statute did not contemplate having appointees and successors. Once a person was appointed by the governor, that person clearly and unequivocally held the seat to the end of the term. Here, however, section 412.02, subdivision 2a, creates two categories of officeholder: one must be initially appointed, and the statutory city is then required to hold a special election to elect a successor. In this case, *Essling* stands for nothing more than the recognition that Berrett is fully vested in her seat only while she holds it as a temporary appointee.

Walsh contends that allowing Orono to hold a special election renders appointed officials indefinitely susceptible to the "political whims" of their elected fellow officeholders. But Walsh's concern is a political consideration that exists regardless of the controversy in this case. Even if we were to decide in Walsh's favor and hold that a

statutory city was required to have a special-election ordinance in place before the vacancy arose, that would not negate the city's ability to call for a special election to replace a new appointee. This is illustrated by the following hypothetical. Orono passes Ordinance No. 307 before Councilmember Johnson's resignation. Johnson resigns, and Berrett is appointed. At the next Council meeting, the Council decides that they wish to hold a special election before the next general city election. Orono would be fully entitled to hold that special election because it had passed the special-election provision before the vacancy arose. Walsh conceded as much when he stated in his principal brief, "[h]ad the Orono City Council enacted an ordinance allowing for a special election at a different time than the regular city election before the appointment of Berrett and then appointed her subject to a May 13, 2025 special election, that would probably have been valid . . . ."

This exemplifies the nature of the democratic system in which we live. A statutory city council can act—by a majority vote—within the proscriptions of the Legislature's laws for statutory cities. The Orono Council acted pursuant to section 412.02, subdivision 2a, when it voted to hold a special election for Berrett's seat.

In sum, the City of Orono did not unconstitutionally divest Berrett of her right to the seat. Holding a special election does not constitute a "removal" of an inferior officer because Berrett's appointment was always temporary and subject to end upon a special election. We therefore hold that Walsh has not established a violation of article VIII, section 5, of the Minnesota Constitution.

* * *

In conclusion, the claims in appellant's petition are appropriately addressed by a petition brought pursuant to Minnesota Statutes section 204B.44 because the claims allege errors involving respondents' duties concerning a specific election. As to the merits, however, both of appellant's claims fail. On the first claim, because more than two years remained in the unexpired term, Minnesota Statutes section 412.02, subdivision 2a, enables a statutory city to call for a special election to fill a city council vacancy before the next regular city election based on a special-election ordinance enacted after a person was initially appointed to fill the vacancy. On the second constitutional claim, calling for a special election does not implicate a removal of the appointee who holds the seat because the position is temporary until the election of a successor. For these reasons, the district court did not err when it denied Walsh's petition to quash the special election held on May 13, 2025.

CONCLUSION

For the foregoing reasons, we affirm the decision of the district court denying the section 204B.44 petition of appellant Dennis Walsh.

Affirmed.

HENNESY, J., withdrew from participation in this case.

C O N C U R R E N C E & D I S S E N T

THISSEN, Justice (concurring in part and dissenting in part).

I agree with Part I of the court's opinion that Walsh's claims fall within the scope of Minnesota Statutes section 204B.44. But I disagree with Part II of the court's opinion regarding Minnesota Statutes section 412.02, subdivision 2a, and so I dissent. And because I dissent, I need not and do not express any opinion on Part III of the court's opinion regarding Walsh's constitutional claim.

Matt Johnson resigned from the Orono City Council (the Council) on November 12, 2024. When he resigned, more than two years remained of Johnson's four-year term, which began on January 1, 2022. Claire Berrett was appointed to fill the seat on November 25, 2024.

Under Minnesota Statutes section 412.02, subdivision 2a, Berrett's service as an appointed council member lasts "until the qualification of a [new councilmember] elected at a special election to fill the unexpired portion of the term." Because more than two years remained on Johnson's unexpired term, section 412.02 provides that the special election shall be held at the next regular city election unless the Council "specif[ies] by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election." *Id.* Accordingly, Berrett's service lasts until the date of the next regular city election—November 3, 2026—unless a city ordinance provides otherwise.

In November 2024, when Johnson resigned and Berrett was appointed to fill the seat, the City of Orono (the City) had no ordinance specifying that an election to fill a

Council vacancy should be held at a time other than the next regular city election. On February 10, 2025, the Council voted to adopt Ordinance No. 307, which amended the City code to provide:

> **Sec. 6-2. Definitions**
> For the purposes of this section, the following terms shall have the following meanings:
>
> ***City*** The City of Orono, County of Hennepin, State of Minnesota.
>
> ***General Election*** A "general election" is an election held at regular intervals on a day determined by law or charter at which the voters of the state or any of its subdivisions choose by ballot public officials or presidential electors.
>
> ***Special Election*** A "special election" is an election held at any time to fill vacancies in public offices.
>
> ***Vacancy*** A vacancy occurs for the reasons stated in Minnesota Statute[s] Section 351.02 or other state law.
>
> **Sec. 6-3. Special election timing**
> After a vacancy is declared on the City Council and a person appointed to fill the vacancy, a special election shall be held pursuant to Minnesota Statute[s] Section 412.02, subd. 2a if there are more than 365 days remaining until the next general election. The Council may by resolution establish the dates of filing affidavits of candidacy for the office, the time for absentee balloting, and the dates of the special election, as well as other provisions for the effective administration of the elections. The special election must be held on one of the uniform election dates pursuant to Minn. Stat. [§] 205.10, subd. 3a.

Orono, Minn., Ordinance 307, § 1 (as passed Feb. 10, 2025). The ordinance also provided that it would "take effect immediately upon its passage and apply to all special elections required as of the date of passage of this ordinance . . . ." *Id.* at § 2. The Council then adopted Resolution No. 7554, which ordered a special election to be held on Tuesday,

May 13, 2025, "to fill the vacancy on city council." Res. 7554, Orono City Council (Feb. 10, 2025).

The central substantive question in this case is whether a city may hold an election to fill the vacancy before November 3, 2026—the next regular city election—despite the fact that, on the dates of the vacancy and the appointment of a council member to fill the vacancy, the city had no ordinance specifying that a special election to fill the council vacancy should be held before the next regular city election. The question is one of statutory interpretation.

The court appropriately starts with the text of section 412.02, subdivision. 2a, which provides in relevant part:

> [A] vacancy in an office shall be filled by council appointment until an election is held as provided in this subdivision. . . . If the vacancy occurs before the first day to file affidavits of candidacy for the next regular city election and more than two years remain in the unexpired term, a special election shall be held at or before the next regular city election and the appointed person shall serve until the qualification of a successor elected at a special election to fill the unexpired portion of the term. . . . The council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election.[1]

Under the statute, a councilmember appointed to fill a vacancy under the circumstances in this case serves until the "qualification of a successor elected at a special election . . . ." *Id.*

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[1] Section 412.02, subdivision 2a, includes a second, one-sentence paragraph that states: "All of the provisions of the Minnesota Election Law are applicable to special elections as far as practicable." Consequently, for convenience, I will refer to the sentence of the statute stating that "[t]he council must specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election" as the penultimate sentence of subdivision 2a.

The special election may be held "at or before" the next regularly scheduled election, but the default date for the special election is "the next regular city election." *Id.* That is so because the statute provides that if a council wants to hold a special election before the next regular city election it must do something additional: the council must "specify by ordinance under what circumstances it will hold a special election to fill a vacancy other than a special election held at the same time as the regular city election." *Id.*

With that background in mind, I turn to the question of whether a city code at the time a vacancy occurs and a new councilmember has been appointed to fill the vacancy governs the timing of a special election to fill the vacancy or whether a city can adopt a new ordinance changing the timing of a special election *after* the vacancy occurs and a new councilmember has been appointed. The statute, by its plain terms, does not directly answer the question one way or the other.[2] Therefore, we must fill in the gap the Legislature left using our tools of statutory interpretation and construction.

One reasonable way to fill in the gap is to say, as the court does, that the city is free to change the timing of a special election to fill a vacancy at any time. To support this position, the court relies on the omitted-case canon. According to the court and this canon, because nothing in the statute states when an ordinance must be adopted relative to the date of the vacancy and appointment of a new councilmember to fill the vacancy, we would have to read words into the statute—something like "[t]he council must specify by

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[2] I agree with the court that the use of the words "it will hold" in the penultimate sentence of section 412.02, subdivision 2a, does not compel the conclusion that the ordinance setting the special election on a date before the next regular city election must be in place before the vacancy and a new councilmember's appointment.

ordinance *adopted before the vacancy occurs* under what circumstances it will hold a special election to fill a vacancy"—in order to find that the statute prohibits altering the default special election date after a vacancy occurs. And we have often said that we will not do that. *See, e.g.*, *Hutchinson Tech., Inc. v. Comm'r of Revenue*, 698 N.W.2d 1, 8 (Minn. 2005) (noting that we will not add requirements to a statute beyond those specified by the Legislature). The omitted-case canon, however, like all canons, "must be applied with judgment and discretion, and with careful regard to context." *In re Krogstad*, 958 N.W.2d 331, 335 (Minn. 2021).

Here, there are interpretive clues in the provision's structure which support another reasonable interpretation of the statute: that it requires a council to adopt an ordinance setting the date of a special election to fill a vacancy on a date other than the default date of the next regular city election *before* the vacancy occurs. *See State v. Beganovic*, 991 N.W.2d 638, 647 (Minn. 2023) (stating that "[t]he text and structure of the language are strong clues to the Legislature's intent"). In particular, even without the penultimate sentence, section 412.02, subdivision 2a, gives a statutory city the power to call a special election "at or before" the next regular city election. The penultimate sentence, which requires that a city have clear rules for deviating from the default special election date, does not add much to that existing power—and indeed seems to create a formal, but unnecessary, step—if it does not place a temporal limitation on adopting an ordinance.

Indeed, the legislative history—which I reach based on my determination that there are two reasonable ways of understanding how section 412.02, subdivision 2a, addresses the question of whether a council must adopt an ordinance before any vacancy and

appointing a new councilmember, *see Staab v. Diocese of St. Cloud*, 853 N.W.2d 713, 718 (Minn. 2014)—tells us the Legislature intended the ordinance outlined in the penultimate sentence to be in place before any vacancy and appointment of a new councilmember.

In 1999, the Legislature amended subdivision 2a in two relevant ways. Prior to 1999, the statute provided that, under the circumstances presented in this case, "a special election shall be held at the next regular city election." Minn. Stat. § 412.02, subd. 2a (1998). Stakeholders expressed concern that under the statute as written, if a councilmember died or resigned early in their term, a person who had not been elected by the people, but instead appointed by other councilmembers, would serve for a long period of time. *See* Hearing on S.F. 257, Sen. Comm. Elections., 81st Minn. Leg., Feb. 24, 1999, at 2:40–3:30 (audio file) (statement of Councilmember Dale Oldenburg, City of Jordan, Minn.), 8:14–8:30 (audio file) (statement of Sen. Robling). Accordingly, the bill was amended in committee to add the words "or before" to the statute to give a city the choice to wait until the next regular city election or to hold a special election before the next regular city election to fill a city council vacancy. *Id.* at 8:14–8:30 (audio file) (statement of Sen. Robling); Journal of the Senate 392 (81st Minn. Leg. Mar. 1, 1999) (Report of the Committee on Election Laws on S.F. 257). On March 11, 1999, the bill passed the Senate as amended. Journal of the Senate 623 (81st Minn. Leg. Mar. 11, 1999).

The House of Representatives took up Senate File 257 on April 8, 1999. The House Chief Author of the legislation, Representative Mark Buesgens, and his co-author, Representative Phil Carruthers, offered an amendment to make a second change to

section 412.02, subdivision 2a, adding the penultimate sentence. Journal of the House 1917 (81st Minn. Leg. Apr. 8, 1999). Representative Buesgens stated that there should "be a provision [in the statute] that if those cities, if they're going to change their special election process from what is currently in statute, that they specify that change in ordinance. I believe that is a very appropriate thing to add to this bill." H. debate on S.F. 257, 81st Minn. Leg., Apr. 8, 1999, at 47:31–48:06 (video file) (statement of Rep. Buesgens). Representative Carruthers stated even more plainly:

> The purpose [of the amendment] is just so that people, *before a vacancy occurs*, know how it's going to be handled so that it's not being handled on a case by case basis, where you know one time they have a special election and another time they do by appointment, and maybe the next time they do it by appointment, et cetera. So, that's the purpose of this.

Id. at 48:11–48:36 (video file) (statement of Rep. Carruthers) (emphasis added). The amendment adding the penultimate sentence was adopted. Journal of the House 1917 (81st Minn. Leg. Apr. 8, 1999). Thereafter, the House passed the bill as amended, *id.* at 1918, and the Senate subsequently passed the bill with the House amendments. Journal of the Senate 1407–08 (81st Minn. Leg. Apr. 9, 1999). This legislative history is a strong clue that a council must adopt an ordinance allowing deviation from the default date for a special election to fill a vacancy—the next regular city election—before the vacancy occurs.[3]

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[3] Notably, the Council agenda from November 25, 2024—the day Berrett was sworn in—reflects that the lawyer advising the City also understood section 412.02, subdivision 2a, to require that an election to fill a Council vacancy had to be held at the next ordinary city election because the City had not adopted an ordinance authorizing an earlier special election prior to filling the vacancy by appointment:

I am not persuaded by the City's argument that requiring a statutory city to adopt an ordinance deviating from the default special election date before a vacancy occurs undermines the purpose the Legislature articulated for the language in section 412.02, subdivision 2a—to provide the residents of a city an earlier opportunity to cast a vote for a replacement city councilmember. First, the language of subdivision 2a authorizing a city to hold a special election "at or before the next regular city election" gives the city the *choice* to make that determination—it does not require the city to accelerate the election to a date before the next regular city election. Minn. Stat. § 412.02, subdivision 2a. The 1999 amendment also retained the preexisting default rule that a special election will be held at the next regularly scheduled election. *Id.* Moreover, the purpose of adding the penultimate sentence is to provide clear rules and stability—and avoid political gamesmanship—in scheduling special elections to fill city council vacancies after knowing the identity of any councilmember who vacates their seat and the person appointed to fill the vacancy.

* * *

> The statute [governing statutory cities] includes conditions where a special election is used to fill a vacancy. One of the conditions is that the city code contains a special election provision. The Orono code does not contain a special election section. After consulting with the Minnesota Secretary of State['s] office and legal review, the City Attorney concluded there is no authority for the [C]ity to adopting [sic] an ordinance authorizing a special election at a time other than the regular city election to fill a vacancy that has already been filled by appointment. Our next regular election is November 2026. Based on this interpretation, the person appointed will serve for the next two years.

At the time Johnson resigned from the Council and Berrett was appointed to fill the vacancy, the City did not have an ordinance specifying the circumstances under which it would hold a special election to fill a vacancy other than at the next regular city election. Accordingly, I conclude that, under section 412.02, subdivision 2a, the special election to fill the Council's vacancy could not be held before the next regular city election. Therefore, while I agree with the court that both of Walsh's claims fall within the scope of section 204B.44, I dissent from the court's determination that Walsh failed to establish that respondents violated Minnesota Statutes section 412.02, subdivision 2a, in setting the May 13, 2025 special election.

MOORE, III, Justice (concurring in part and dissenting in part).

I join the opinion of Justice Thissen concurring in part and dissenting in part.

STAFF REPORT **Agenda Item: 12.a**

Council Meeting: November 23, 2026	**Prepared By:** Nalisha Williams, Assistant City Administrator
Topic: Residential Exterior Lighting Discussion	**Action Required:** Direction

Summary

City Councilmembers have requested that the topic of residential exterior lighting be added to the agenda for discussion.

Council Action

Provide staff with direction.

STAFF REPORT **Agenda Item: 13.a**

Council Meeting: November 23, 2026	**Prepared By:** Karen Heiden, Deputy Clerk
Topic: 2026 City Council Schedule	**Action Required:** Information Only

Council Action

Attachments

1. 2026 City Council Meeting Calendar as of 11.18.26.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 November 18, 2026)

Below is a tentative schedule for City Council meetings and events - subject to change.

November 23, 2026*NOTE (Monday) 5:30pm Work Session – Heritage Park Building Ribbon Cutting

November 23, 2026* NOTE: (Monday)

- Hunters Ridge Street Improvement Feasibility Study
- Stieg Farm Concept Plan

December 8, 2026 HOLIDAY TOY & FOOD DRIVE

December 10, 2026

- Truth and Taxation Public Hearing