EMPIRE CITY COUNCIL AGENDA
March 10, 2026 - 7:00 PM, Empire City Hall

A. Call Meeting to Order and Flag Pledge

B. Roll Call

C. Approve the Agenda

D. Consent Agenda

D.1 Minutes of the 2/24/2026 City Council Meeting; 3/9/2026 Park & Rec. Commission Meeting
D.2 Bill List as of 3/10/2026
D.3 Profit & Loss / Budget Comparison Report
D.4 Consider Approving Mobile Food Unit Licenses

E. Visitors

The Visitors Forum is intended to afford the public the opportunity to address concerns to the City Council. Each presenter will have no more than five (5) minutes to speak. Topics of discussion are restricted to local governmental topics rather than private agendas. The Council may discuss but will not take formal action on visitors' forum presentations.

F. Committee Reports:

Maintenance / Sewer and Water / Road and Bridges
1. Information/Updates on 2026 Street Maintenance Budget

Law Enforcement
1. Statistics Reports for February 2026 / Summary Reports for the Year 2025

Park & Rec

Engineering
1. Information on Timeline and Financing for Proposed North End Water Tower
2. Information on Financing for Proposed 2029 Street Reconstruction Project

Planning
1. Minnesota Legislative and Met Council Updates
2. Information on Proposed Housing Market Study

G. Old Business

H. New Business

H.1 Presentation of 2025 Financial Audit and Draft Financial Statements (Tyler See, CPA)
H.2 Consider Proposed Lease Agreement for Farming Operations on Empire Public Works Building Property
H.3 Cambodian Temple Large Gathering Permit Application (Preliminary Information)
H.4 Update from Councilmember Marla Vagts on Communications with State Representatives

I. Meetings: Planning Commission Meeting 3/17/2026, 8PM; City Council Meeting 3/24/2026, 7PM

J. FYI

J.1 2026 Dakota County Market Value Update

J.2 Charlie Out of Office March 11 - March 17

K. Adjournment

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Minutes of the 2/24/2026 City Council Meeting; 3/9/2026 Park & Rec. Commission Meeting

Attachment(s): *2 24 26 Council Minutes.pdf*
PR minutes 3 9 2026.pdf

CITY OF EMPIRE

Empire City Council Meeting Minutes
February 24, 2026, Empire City Hall

The meeting of the Empire City Council was called to order by Mayor Melanie Lee at 7:00 PM.

Present were: Council Members: Eric Hanson; Danny Rubio; Marla Vagts. Also present were Brian Hilgardner, Consulting Engineer with Bolton & Menk; Jenni Faulkner, Consulting Planner with Bolton & Menk; Brandon Buckley, Dakota County Sheriff's Seargeant; Jerod Waltman, Maintenance Supervisor; Charles Seipel-Teng, Clerk-Administrator. Council Member Mark Page was absent.

A. Call Meeting to Order and Flag Pledge

B. Roll Call

C. Approve the Agenda

Eric Hanson made a motion to approve. Marla Vagts seconded. Motion carried 4-0

D. Consent Agenda

D.1 Minutes of the 2/10/2026 City Council Meeting; 2/17/2026 Planning Commission Meeting

D.2 Bill List as of 2/24/2026

D.3 Cash Balance Report as of 2/24/2026

Danny Rubio made a motion to approve. Marla Vagts seconded. Motion carried 4-0

E. Visitors

None.

F. Committee Reports:

Maintenance / Sewer and Water / Road and Bridges

Jerod Waltman reported that he, Seipel-Teng, and Brad Fisher met with representatives from Frontier Communications regarding an upcoming fiber optic project. The project is expected to begin in mid-April and will cover the entire MXR District. The contractor is TD&I from Hudson, WI and they will have a crew on the ground that will communicate with residents and City Staff. The contractor will provide door hangers with a QR code that provides project updates and contact information prior to

starting work in the neighborhood. Staff will have a standing meeting with the contractor once per week to discuss updates and concerns. The City can also post project and contact information on the website, social media and in the spring newsletter. The contractor will not be parking equipment in the street after hours. The contractor expects to be completed with the project in Empire at the end of this year. Jerod noted that he is concerned that the gravel nature of the soil south of 197th Street will slow the project down. Jerod will be meeting with the contractor sometime in the next few weeks to discuss some location details.

Law Enforcement
Seargeant Buckley provided an update on behalf of Deputy Martin. Deputy Martin expects to be back at work this Thursday.

Park & Rec
No report.

Engineering
Brian Hilgardner reported that he met with a representative from the engineering firm that works with the City of Farmington. Farmington plant to construct a new water tower on the west side of Highway 3; however, they do not formally have land secured for it. Farmington would not likely work on an interconnect with Empire until their new tower is constructed. When Empire's new water tower is constructed, staff will recommend that the City connect the two Empire water tower service areas to provide a backup water source. This likely will not happen until the area containing Southern Hills golf course develops. An interconnect with Farmington would also be beneficial at some point to provide for an emergency water source.

Planning

1. Consider Approving Site Plan for Co-Location on Existing Telecommunications Tower at 4272 170th St. W

Jenni Faulkner presented a memo regarding the proposed co-location for this tower. The site is zoned AG and consists of two vacant structures and a telecommunications tower. The applicant is proposing to place equipment for a 260-foot co-location on the existing 500 ft. telecommunications pole, in addition to accessory structures to house equipment. The performance standards do not change with the proposed use as the tower exists. Per code, towers and antennae shall be located and designed to blend into the surrounding environment. The applicant stated that the equipment will be a steel and muted white color and will be located on the side of the tower that is white. This should blend in relatively well. The Planning Commission was comfortable with the color of the existing equipment.

The Zoning Ordinance requires landscaping improvements to the site and the City may require that landscaping materials be provided to screen accessory structures or equipment. The current equipment cabinet on site and the surrounding fencing does not have any screening, and the area surrounding the tower is clearcut. The existing landscaping along the property boundaries is a majority deciduous and does not provide full screening during non-leafing seasons. The applicant is requesting to place a slatted fence around the site instead of the required landscaping. The applicant does not believe that the company will have the staff to maintain the landscaping. The Planning Commission was comfortable with the slatted fence, however it is currently only permitted in the Zoning Ordinance through the issuance of a CUP. The Planning

Commission recommended that the City consider amending the Zoning Ordinance to allow for slatted fences as screening for the site.

The City Council discussed the location of the site and the potential for future development near the site. Mayor Lee noted that she is not supportive of the slatted fence on the site due to its aesthetics and the fast rate of deterioration for these materials. Eric Hanson noted that he is comfortable with it.

Marla Vagts made a motion to approve the Site Plan Review Application with the conditions as outlined in the staff memo and that the slatted fence be considered after an amendment to the zoning ordinance, with said amendment to be initiated by the applicant. Danny Rubio seconded. Vagts, Rubio, and Hanson voted in favor. Mayor Lee opposed. Motion carried 3-1.

2. Information on Proposed Zoning Ordinance Updates for Telecommunications Towers and Battery Energy Storage Systems

Jenni Faulkner presented a memo proposed amendments to the Zoning Ordinance regarding telecommunication towers and Battery Energy Storage Systems (BESS). The memo included setback and height requirements from neighboring cities. To help address some concerns relating to a previously approved telecommunications tower, staff recommends amendments to Section 6.17 of the Zoning Ordinance to require that towers in AG or Residential districts to be set back from the nearest residential structure a distance equal to one-and-a-half times the height of the tower and antenna. Staff also proposes adding the ability for the City to modify accessory structure requirements through the IUP process and add a requirement for radiation testing. The Planning Commission recommended that towers be set back a minimum distance of one-quarter mile from the nearest residential structure.

BESS structures can be defined in a number of ways but are generally commercial/industrial facilities that house individual groups of batteries that store large amounts of energy created to be used at a later time. They are typically used to store energy from wind or solar projects. It is an emerging technology and there are some concerns regarding health, safety and environmental impacts.

The memo included some recommendations for amendments to the Zoning Ordinance that include adding definitions of Batteries and Battery Energy Storage Systems, and the creation of a new section in the Zoning Ordinance regulating them through the issuance of an Interim Use Permit. The Planning Commission recommended keeping the proposed zoning ordinance recommendations on file for future use.

G. Old Business

None.

H. New Business

H.1 Consider Adopting Ordinance No. 230, An Ordinance Regulating Large Assemblies in the City of Empire

Charles Seipel-Teng presented a memo regarding the proposed amendments to Ordinance No. 230. It is the intent of the ordinance to update and simplify the regulation and permitting for large assemblies in Empire and if adopted, would replace an ordinance regulating large outdoor assemblies.

The draft ordinance was created by reviewing similar ordinances from other cities that our attorney works with. It has been reviewed by the City's consulting planner, attorney and law enforcement and has also been provided to organizations that are typical large gathering permit applicants (Farmington Rotary and Cambodian Buddhist Temple).

The ordinance updates all references from Empire Township to the City of Empire. Additionally, the draft ordinance updates the following: Large assembly is defined as any event that requires public street closure or is expected to host 100 or more individuals; Permits from the City are required for large assemblies, with some variances and exceptions; Exceptions include events at regularly established places, such as places of worship or athletic fields with less than 500 people, events facilitated by the City, activities approved by the City on public property, funeral processions, certain social events held on private property (graduations, birthdays etc.); the fee is to be referenced in the Fee Schedule Ordinance.

The amended ordinance also removes the condition for overnight camping; requires information on food vendors, plans for garbage/recycling; portable water requirements references federal and state requirements; specifies toilet requirements; removes the requirement for physicians and nurses but requires information on general location and capacity of medical care; removes the requirement for landline telephones; removes language pertaining to overnight camping; requires applicant to obtain necessary permits for electrical and building; replaces the bond requirement with evidence of insurance; adds conditions for denial or revocation; removes additional conditions that are covered by law enforcement

The current permit fee and escrow requirement for applicants is $100 and $5,000 respectfully, as set by the existing ordinance. The City Council discussed decreasing the escrow requirement amount to make it more feasible for small organizations. The fee can be amended with an amendment to the Fee Schedule Ordinance. Staff will bring the fee schedule ordinance back for review at the next City Council Meeting. The ordinance exempts places of businesses that are conducting regular business as well as city sponsored or approved events such as ball tournaments at Stelzel Fields that have been approved for use.

Danny Rubio made a motion to adopt Ordinance 230 and its summary for publication. Eric Hanson seconded. Motion carried 4-0

H.2 Consider Agreement with Highland Sanitation for Garbage Services

Charles Seipel-Teng reported that the proposed agreement has been amended to have a start date of October 2025 and spells out the pricing parameters for all three years of the agreement.

Danny Rubio made a motion to approve. Marla Vagts seconded. Motion carried 4-0

H.3 Clerk-Administrator 2025 Review

Mayor Lee reported that she and Councilmember Rubio conducted the annual review with Seipel-Teng in January based on input that they received from City Council. Seipel-Teng noted his goals for this year during the review. The Personnel Committee noted that Seipel-Teng performed well in 2025 and plays a significant role in upholding the high quality of

service that the City has come to expect. No recommendations for compensation adjustment are being made at this time, until the compensation and classification analysis has been completed.

H.4 Other Discussion

Eric Hanson suggested that staff work with paid consultants that attend Council Meetings to make sure that the consultant is either at the beginning of the meeting or joins when their item is up for discussion. This could help save on consultant expenses. City Council agreed.

Marla Vagts noted that she will be attending the LMC's Day on the Hill in March and is looking for information to bring to law makers that she meets with. Staff will provide some suggestions and meet with Marla to discuss.

I. Meetings: Planning Commission Meeting 3/3/2026, 8PM; Park & Rec. Commission Meeting 3/9/2026, 7PM; City Council Meeting 3/10/2026, 7PM

J. FYI

J.1 Save the Date- DCTOA Spring Meeting, Saturday, March 14

K. Adjournment

Eric Hanson made a motion to adjourn. Marla Vagts seconded. Motion carried 4-0. The City Council meeting ended at 8:15 PM.

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Melanie Lee, Mayor

_____

Charles Seipel-Teng, Clerk - Administrator

Parks and Recreation Minutes

March 9th, 2026

The meeting was called to order by Committee member Nicole Bower. Present were Nicole Bower, Amanda Stender, AB Morales, Lisa Klemmensen, Tanya Borchardt, Eric Hanson and Dawn McCracken.

Some of the food venders Dawn had contacted weren't available. The Committee discussed additional recommendations which Dawn will follow up with this week.

We received a request for a Yellow Ribbon table at the food truck event. The Committee determined this request be revisited for the 2027 event as there are other organizations who are interested in the same. Future meeting will host a discussion on how to best merge these requests with the food truck night.

The joint meeting with Farmington Parks and Rec will be on Monday, October 26th, 2026.

In order to charge a rental fee for the disc golf course, we'll need to recommend an addition to the Parks & Recreation fee scheduled for 2027. In lieu of this ability, the Committee has requested a donation for the use of the disc golf course, and Jacob Winter has graciously offered to donate $15.00 for the use of the course for classes.

The Committee received a request for permission to hang temporary signs during their softball games this season. The Committee confirmed there are no ordinances against this and the standard damage rules and regulations from the contract apply.

Sunday Entertainment has been confirmed! The Carpenter Nature Center is on June 14th and the farm animals will be on July 12th. The Barron of Bubbles, ballon animals and the puppet wagon will be on July 26th, Empire Celebration on August 6th, and the Farmington band on August 23rd.

To date, 22 baskets have been committed for the egg hunt and we're waiting to hear back from others. Dawn will check with deputy Martin to see if signs are ready so we can deliver them to businesses for promotion. Baskets will be picked up by Committee members from participating business. If you cannot pick up your baskets, please alert Dawn so she can make alternate arrangements.

Dawn is working to purchase candy and stickers. The additional eggs and other supplies are in transit. Dawn will coordinate the egg/candy pick-up with Deputy Martin so the Explorers can prep them. Committee members making signs should return them by 3/25 for maintenance to put them out ahead of the event.

The AEDs have been placed in Empire City Hall, Empire Public Works (both the shop and community space, Stelzel Fields and in 2 City trucks.

The meeting was adjourned.

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Bill List as of 3/10/2026

Attachment(s): *Bill List.pdf*
_Claim RegisterÂ©.pdf

City of Empire

Claims List for Approval (February 25- March 10, 2026)

Invoices Paid Previous to Claims List Batch

25-Feb-26	EFT	Castle Rock Bank	Deposit Book Order	57.00
27-Feb-26	EFT	United States Treasury	Federal Withholding	3,762.70
27-Feb-26	EFT	Minnesota Dept. of Revenue	State Withholding	686.05
27-Feb-26	EFT	PERA	Retirement	2,222.45
27-Feb-26	28600	Wex Bank	Fuel (Holiday Card)	366.64
6-Mar-26	EFT	United States Treasury	Federal Withholding	222.06
6-Mar-26	EFT	Minnesota Dept. of Revenue	State Withholding	20.00
6-Mar-26	EFT	PERA	Retirement	93.50
		SEE ATTACHED CLAIMS REGISTER REPORT		**43,665.22**

Subtotal	51,095.62
Payroll	12,075.59
Total	**63,171.21**

CITY OF EMPIRE

*Claim Register©

031026PAY

MARCH 2026

Claim Type

Claim#	6150 *CITY OF EMPIRE*		Ck# 028615 3/10/2026			
Cash Payment Invoice	G 101-21030 Flex Account		Flex Withholding			$20.00
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$20.00
Claim#	6151 *CCP NI Master Tenant 4, LLC*		Ck# 028613 3/10/2026			
Cash Payment Invoice	E 101-41000-381 Electric Utilities		Buildings Electric			$73.76
Cash Payment Invoice	E 600-49400-381 Electric Utilities		Water Electric			$255.11
Cash Payment Invoice	E 600-49450-381 Electric Utilities		Sewer Electric			$3.26
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$332.13
Claim#	6152 *RENT N SAVE*		Ck# 028630 3/10/2026			
Cash Payment Invoice	E 101-45000-415 Rental - Other		February Portable Restrooms			$183.81
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$183.81
Claim#	6153 *PSN Payment Systems*		Ck# 000869E 3/3/2026			
Cash Payment Invoice	E 101-41510-433 Dues and Subscriptions		Payment Processing Services			$100.00
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$100.00
Claim#	6154 *Xcel Energy*		Ck# 028631 3/10/2026			
Cash Payment Invoice	E 101-41000-381 Electric Utilities		51-6291687-0 Town Hall			$0.00
Cash Payment Invoice	E 101-41000-381 Electric Utilities		51-9344076-7 Maint. Bldg.			$336.30
Cash Payment Invoice	E 101-45000-381 Electric Utilities		51-0203701-8 Ballfield			$167.50
Cash Payment Invoice	E 101-43000-381 Electric Utilities		51-6005472-6 Street Lgt.			$1,653.98
Cash Payment Invoice	E 101-43000-381 Electric Utilities		51-8372975-3 Street Lgt.			$10.20
Cash Payment Invoice	E 600-49400-381 Electric Utilities		51-7928991-1 Well			$1,242.65
Cash Payment Invoice	E 600-49400-381 Electric Utilities		51-5015068-6 Well			$105.65
Cash Payment Invoice	E 600-49400-381 Electric Utilities		51-4664833-7 Tower			$814.53
Cash Payment Invoice	E 600-49450-381 Electric Utilities		51-6960047-5 Lift Station			$24.35
Cash Payment Invoice	E 101-43000-381 Electric Utilities		51-001330188-0 170th St. Roundabout			$0.00
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$4,355.16
Claim#	6155 *Flyte HCM*		Ck# 028620 3/10/2026			
Cash Payment Invoice	E 101-41000-307 Management Fees		Flex Plan			$27.75
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$27.75
Claim#	6156 *BlueNose Coffee*		Ck# 028610 3/10/2026			

Cash Payment	E 101-45000-392 Program Expenses		Celebration and Holiday Party			$960.00
Invoice 075						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$960.00
Claim#	6157 *Highland Sanitation Inc.*		Ck# 028622 3/10/2026			
Cash Payment	E 101-43000-384 Refuse Disposal					$31.25
Invoice 0001503484						
Cash Payment	E 101-45000-384 Refuse Disposal					$0.00
Invoice 0001503484						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$31.25
Claim#	6159 *Coefer, Susan*		Ck# 028617 3/10/2026			
Cash Payment	R 600-49400-37110 Rate Class I		W/S Over Payment			$34.69
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$34.69
Claim#	6160 *ECM Publishers*		Ck# 028619 3/10/2026			
Cash Payment	E 101-41000-351 Legal Notices Publishing		Ord. No. 2026-6 Legal Notice Publishing			$59.40
Invoice 1088369						
Cash Payment	E 101-41000-351 Legal Notices Publishing		Ord. No. 2026-5 Legal Notice Publishing			$54.45
Invoice 1088368						
Cash Payment	E 101-41000-351 Legal Notices Publishing		Ord. No. 2026-4 Legal Notice Publishing			$59.40
Invoice 1088367						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$173.25
Claim#	6161 *Popp Stacey*		Ck# 028627 3/10/2026			
Cash Payment	E 101-45000-392 Program Expenses		January Yoga Classes			$60.00
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$60.00
Claim#	6162 *ELAN FINANCIAL SERVICES*		Ck# 000870E 3/4/2026			
Cash Payment	E 101-41510-133 Life					$27.53
Invoice						
Cash Payment	E 101-45000-133 Life					$13.99
Invoice						
Cash Payment	E 101-43000-133 Life					$13.99
Invoice						
Cash Payment	E 600-49400-133 Life					$13.98
Invoice						
Cash Payment	E 101-41510-570 Office Equipment and Furn		Coat Rack			$11.89
Invoice						
Cash Payment	E 101-45000-392 Program Expenses		Poster Markers			$21.57
Invoice						
Cash Payment	E 101-41510-201 Accessories		Table Cloths/Ink Stamp/Pens			$54.75
Invoice						
Cash Payment	E 101-41510-203 Forms and Paper		Paper			$9.16
Invoice						
Cash Payment	E 101-41510-322 Postage		Certified Mail			$15.90
Invoice						
Cash Payment	E 101-43000-212 Motor Fuels					$205.39
Invoice						
Cash Payment	E 101-41000-215 Shop Materials		Shop Parts			$173.88
Invoice						

CITY OF EMPIRE

*Claim Register©

031026PAY

MARCH 2026

Cash Payment	E 101-45000-208 Other Supplies		Park Supplies			$255.70
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$817.73
Claim#	6163 *Rave Wireless, Inc*		Ck# 028629 3/10/2026			
Cash Payment	E 101-41510-433 Dues and Subscriptions		Emergency Alert System (Annual)			$1,275.00
Invoice	INV-72890					
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$1,275.00
Claim#	6164 *Pellici Hardware & Rental*		Ck# 028626 3/10/2026			
Cash Payment	E 101-45000-221 Equipment Parts		Equipment Parts			$8.99
Invoice						
Cash Payment	E 101-41000-215 Shop Materials		Shop Supply			$607.77
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$616.76
Claim#	6165 *Met Council Environmental Srv*		Ck# 028623 3/10/2026			
Cash Payment	E 600-49450-385 Sewer Service		April 2026 Sewer Service			$18,904.45
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$18,904.45
Claim#	6169 *Bound Tree Medical, LLC*		Ck# 028611 3/10/2026			
Cash Payment	E 101-45000-580 Other Equipment		AED Signs / Pads			$272.35
Invoice	86115410					
Cash Payment	E 101-41510-208 Other Supplies		AED Signs / Pads			$272.35
Invoice	86115410					
Cash Payment	E 101-45000-580 Other Equipment		AED Signs / Pads			$452.66
Invoice	86120934					
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$997.36
Claim#	6170 *Apple Ford Lincoln*		Ck# 028607 3/10/2026			
Cash Payment	E 101-43000-404 Equipment Repairs		Plow Truck DOT Inspections			$137.94
Invoice	A1CP987326					
Cash Payment	E 101-43000-404 Equipment Repairs		Plow Truck DOT Inspections			$137.94
Invoice	A1CP992083					
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$275.88
Claim#	6171 *Gopher State One Call*		Ck# 028621 3/10/2026			
Cash Payment	E 600-49400-315 Locates		February 2026 Locates			$17.55
Invoice	6020952					
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$17.55
Claim#	6172 *Premium Waters, Inc.*		Ck# 028628 3/10/2026			
Cash Payment	E 101-41510-208 Other Supplies		Maint. / City Hall Water			$5.43
Invoice	877811-02-26					
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$5.43
Claim#	6173 *Eby Courtney*		Ck# 028618 3/10/2026			
Cash Payment	E 101-45000-392 Program Expenses		Cardio Strength Class			$270.00
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$270.00
Claim#	6174 *MVTL Laboratories, Inc.*		Ck# 028625 3/10/2026			
Cash Payment	E 600-49400-314 Water Testing		Water Testing			$59.00
Invoice	1347650					

CITY OF EMPIRE

*Claim Register©

031026PAY

MARCH 2026

Cash Payment	E 600-49400-314 Water Testing		Water Testing			$29.00
Invoice 1347651						
Cash Payment	E 600-49400-314 Water Testing		Water Testing			$29.00
Invoice 1347652						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$117.00
Claim#	6175 *City of Farmington*		Ck# 028616 3/10/2026			
Cash Payment	E 101-43000-381 Electric Utilities		190th St/ Hwy 3 Roundabout Lights (2025) Per JPA			$744.31
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$744.31
Claim#	6176 *BlueCross BlueShield of MN*		Ck# 028609 3/10/2026			
Cash Payment	G 101-21025 Health Insurance		Health Ins. Withholding			$849.32
Invoice						
Cash Payment	E 101-43000-131 Health		Road Health Ins			$1,235.20
Invoice						
Cash Payment	E 600-49400-131 Health		Water Health Ins			$1,235.20
Invoice						
Cash Payment	E 101-41510-131 Health		Admin Health Ins			$1,903.88
Invoice						
Cash Payment	E 101-45000-131 Health		Parks Health Ins			$1,235.21
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$6,458.81
Claim#	6177 *CATALIS LLC*		Ck# 028612 3/10/2026			
Cash Payment	E 101-41510-433 Dues and Subscriptions		Year 3 of 3 Year Agreement			$5,458.17
Invoice 308370987						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$5,458.17
Claim#	6178 *CHARTER COMMUNICATIONS*		Ck# 028614 3/10/2026			
Cash Payment	E 101-41000-321 Telephone		Phone / Internet Service			$242.38
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$242.38
Claim#	6179 *Minnesota Energy Resources*		Ck# 028624 3/10/2026			
Cash Payment	E 101-41000-383 Gas Utilities		0504967034 City Hall			$180.57
Invoice						
Cash Payment	E 101-41000-383 Gas Utilities		0505361442 Maint. Gas			$738.70
Invoice						
Cash Payment	E 600-49400-383 Gas Utilities		0502990841 Water Gas			$215.94
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$1,135.21
Claim#	6180 *AT & T*		Ck# 028608 3/10/2026			
Cash Payment	E 101-43000-321 Telephone		Maint. Cell Phone			$25.57
Invoice						
Cash Payment	E 600-49400-321 Telephone		Maint. Cell Phone			$25.57
Invoice						
Transaction Date	3/10/2026	Due 0	Checking	10100	**Total**	$51.14

Claim Type	**Total**	**$43,665.22**

CITY OF EMPIRE

*Claim Register©

031026PAY

MARCH 2026

Pre-Written Checks	$43,665.22
Checks to be Generated by the Compute	$0.00
Total	$43,665.22

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Profit & Loss / Budget Comparison Report

Attachment(s): *Profit & Loss Comparison (Annual).pdf*
Budget Comparison (By Month).pdf

	AMOUNT	ACTUAL	VARIANCE
3/10/2026			
GENERAL REVENUE			
R 101-41000-31010 Ad Valorem Property Tax Revenu	$984,122.60	$6,116.61	*-$978,005.99*
R 101-41000-31020 Delinquent Ad Valorem Taxes	$0.00	$0.00	*$0.00*
R 101-41000-31030 Mobile Home Tax Revenue	$12.00	$20.88	*$8.88*
R 101-41000-31040 Fiscal Disparities Tax	$125,000.00	$53,357.30	*-$71,642.70*
R 101-41000-31702 Solar Production Tax	$0.00	$0.00	*$0.00*
R 101-41000-32100 Business License and Permits	$5,000.00	$225.00	*-$4,775.00*
R 101-41000-32200 Non Business License - Permits	0.00	$0.00	*$0.00*
R 101-41000-32211 Permit Fee / New Construction	75,000.00	$6,134.45	*-$68,865.55*
R 101-41000-32212 Remodel	500.00	$0.00	*-$500.00*
R 101-41000-32213 Mechanical	2,500.00	$925.00	*-$1,575.00*
R 101-41000-32214 Repair	500.00	$0.00	*-$500.00*
R 101-41000-32215 Plumbing	2,500.00	$625.00	*-$1,875.00*
R 101-41000-32216 Demolition	0.00	$0.00	*$0.00*
R 101-41000-32217 Septic	0.00	$0.00	*$0.00*
R 101-41000-32260 Driveway Permit	200.00	$0.00	*-$200.00*
R 101-41000-32261 Right of Way Permit	1,500.00	$1,139.25	*-$360.75*
R 101-41000-32262 Mining Permit	50,000.00	$0.00	*-$50,000.00*
R 101-41000-32263 Grading Permit	750.00	$0.00	*-$750.00*
R 101-41000-32265 Other Permits	$350.00	$20.00	*-$330.00*
R 101-41000-33100 Federal Grants and Aids	$0.00	$0.00	*$0.00*
R 101-41000-33400 State Grants and Aids	$66,554.00	$0.00	*-$66,554.00*
R 101-41000-33426 Argicultural Market Value Cred	$5,000.00	$0.00	*-$5,000.00*
R 101-41000-33428 State-Payments in Lieu of Tax	$5,000.00	$0.00	*-$5,000.00*
R 101-41000-33429 State PERA Aid	$0.00	$0.00	*$0.00*
R 101-41000-33600 Grants and Aids From Local Gov	$1,000.00	$0.00	*-$1,000.00*
R 101-41000-33640 Other Grant	$0.00	$0.00	*$0.00*
R 101-41000-34000 Charges for Services	$0.00	$0.00	*$0.00*
R 101-41000-34103 Zoning and Subdivision Fees	$85,000.00	$1,041.00	*-$83,959.00*
R 101-41000-34107 Assessment Searches	$0.00	$0.00	*$0.00*

	AMOUNT	ACTUAL	VARIANCE
R 101-41000-34108 Admin. Charges to Other Funds	$0.00	$0.00	*$0.00*
R 101-41000-34109 Franchise Fees	$87,500.00	$1,043.00	*-$86,457.00*
R 101-41000-34110 Developer Fees	$5,000.00	$0.00	*-$5,000.00*
R 101-41000-34111 Bldg. Inspection / Plan Review	$50,000.00	$3,711.15	*-$46,288.85*
R 101-41000-34200 Public Safety	$0.00	$0.00	*$0.00*
R 101-41000-34202 Special Fire Protection Servic	$0.00	$0.00	*$0.00*
R 101-41000-34950 State Surcharge (Bldg. Permits	$2,500.00	$318.55	*-$2,181.45*
R 101-41000-35101 Court Fines	$23,000.00	$6,508.83	*-$16,491.17*
R 101-41000-35102 Parking Fines	$0.00	$0.00	*$0.00*
R 101-41000-35104 Other Fines	$0.00	$0.00	*$0.00*
R 101-41000-35105 Administrative Penalties	$0.00	$0.00	*$0.00*
R 101-41000-35200 Forfeits	$0.00	$0.00	*$0.00*
R 101-41000-36100 Special Assessments	$0.00	$0.00	*$0.00*
R 101-41000-36101 Principal	$0.00	$0.00	*$0.00*
R 101-41000-36102 Penalties and Interest	$0.00	$0.00	*$0.00*
R 101-41000-36200 Miscellaneous Revenues	$0.00	$0.00	*$0.00*
R 101-41000-36210 Interest Earnings	$175,000.00	$43,054.57	*-$131,945.43*
R 101-41000-36220 Rents and Royalties	$20,000.00	$10,517.25	*-$9,482.75*
R 101-41000-36230 Contributions and Donations (P	$0.00	$0.00	*$0.00*
	$1,773,488.60	**$134,757.84**	***-$1,638,730.76***

ROAD & BRIDGE REVENUE

R 101-43000-31701 Gravel Tax	$130,000.00	$0.00	*-$130,000.00*
R 101-43000-34304 Public Lighting	$23,500.00	$4,406.08	*-$19,093.92*
R 101-43000-34305 Storm Water Management	$18,500.00	$4,066.98	*-$14,433.02*
R 101-43000-34306 Storm Wtr/ Street Lgt Penalty	$0.00	$45.91	*$45.91*
R 101-43000-36200 Miscellaneous Revenues	$0.00	$0.00	*$0.00*
	$172,000.00	**$8,518.97**	***-$163,481.03***

PARK & RECREATION REVENUE

R 101-45000-34740 Park and Recreation Concession	$0.00	$0.00	*$0.00*

	AMOUNT	ACTUAL	VARIANCE
R 101-45000-34780 Park & Trail Fees	$0.00	$0.00	*$0.00*
R 101-45000-34790 Program Fees	$2,500.00	$455.00	*-$2,045.00*
R 101-45000-36220 Rents and Royalties	$13,000.00	$0.00	*-$13,000.00*
R 101-45000-36230 Contributions and Donations (P	$3,500.00	$0.00	*-$3,500.00*
	$19,000.00	**$455.00**	***-$18,545.00***
DEBT SERVICE FUND REVENUE			
R 301-47100-31010 Ad Valorem Property Tax Revenu	$341,670.00	$1,883.83	*-$339,786.17*
R 301-47100-36210 Interest Earnings	$0.00	$0.00	*$0.00*
	$341,670.00	**$1,883.83**	***-$339,786.17***
CAPITAL IMPROVEMENT FUND			
R 450-41000-31010 Ad Valorem Property Tax Revenu	$310,000.00	$1,710.01	*-$308,289.99*
Sale of Investments	$0.00	$0.00	*$0.00*
	$310,000.00	**$1,710.01**	***-$308,289.99***
TOTAL GENERAL FUND REVENUE	**$2,616,158.60**	**$138,806.68**	***-$2,305,351.92***
WATER FUND REVENUE			
R 600-49400-31300 Sales & Use Tax	$0.00	$133.22	*$133.22*
R 600-49400-36210 Interest Earnings	$60,000.00	$13,886.96	*-$46,113.04*
R 600-49400-37110 Rate Class I	$358,900.00	$53,283.92	*-$305,616.08*
R 600-49400-37150 Connection/Reconnection Fees	$35,000.00	$0.00	*-$35,000.00*
R 600-49400-37160 Penalties and Forfeited Discou	$4,500.00	$518.88	*-$3,981.12*
R 600-49400-37170 New Water Meter Charge	$2,800.00	$0.00	*-$2,800.00*
Sale of Investments	$137,000.00	$0.00	*-$137,000.00*
	$598,200.00	**$67,822.98**	***-$393,377.02***
SEWER FUND REVENUE			
R 600-49450-37210 Rate Class 1	$196,800.00	$39,425.43	*-$157,374.57*
R 600-49450-37250 Connection/Reconnection Fees	$28,000.00	$0.00	*-$28,000.00*
R 600-49450-37260 Penalties and Forfeited Discou	$4,000.00	$496.43	*-$3,503.57*

	AMOUNT	ACTUAL	VARIANCE
R 600-49450-37270 Sewer Inspection Fee	$50.00	$0.00	*-$50.00*
R 600-49450-37290 SAC Charges	$0.00	-$7,380.45	*-$7,380.45*
	$228,850.00	**$32,541.41**	***-$196,308.59***
TOTAL ENTERPRISE FUND REVENUE	**$827,050.00**	**$100,364.39**	***-$589,685.61***
TOTAL ENTERPRISE & GENERAL FUND	**$3,443,208.60**	**$239,171.07**	***-$2,895,037.53***

3/10/2026

GENERAL EXPENDITURE

E 101-41000-106 City Council / Committee Wages	$16,000.00	$1,955.00	*$14,045.00*
E 101-41000-121 PERA Contributions	$900.00	$97.75	*$802.25*
E 101-41000-122 FICA Contributions	$1,100.00	$149.60	*$950.40*
E 101-41000-143 MN Paid Leave Insurance	$145.00	$8.61	*$136.39*
E 101-41000-211 Cleaning Supplies	$700.00	$51.36	*$648.64*
E 101-41000-215 Shop Materials	$8,500.00	$1,238.37	*$7,261.63*
E 101-41000-221 Equipment Parts	$3,500.00	$1,020.19	*$2,479.81*
E 101-41000-223 Building Repair Supplies	$2,500.00	$1,550.61	*$949.39*
E 101-41000-300 Professional Services	$105,000.00	$24,031.06	*$80,968.94*
E 101-41000-303 Engineering Fees	$82,000.00	$22,809.00	*$59,191.00*
E 101-41000-307 Management Fees	$700.00	$83.25	*$616.75*
E 101-41000-310 Planner Fees	$150,000.00	$45,443.67	*$104,556.33*
E 101-41000-312 Fire Contract	$445,112.60	$0.00	*$445,112.60*
E 101-41000-313 Ambulance Contract	$500.00	$500.00	*$0.00*
E 101-41000-321 Telephone	$4,500.00	$727.00	*$3,773.00*
E 101-41000-351 Legal Notices Publishing	$3,100.00	$697.95	*$2,402.05*
E 101-41000-362 Property Insurance	$19,166.00	$0.00	*$19,166.00*
E 101-41000-381 Electric Utilities	$7,000.00	$1,153.15	*$5,846.85*
E 101-41000-383 Gas Utilities	$7,500.00	$3,307.48	*$4,192.52*
E 101-41000-437 Other (State Surcharge)	$5,000.00	$1,507.20	*$3,492.80*
E 101-41000-490 Donations to Civic Organizatio	$1,000.00	$0.00	*$1,000.00*

	AMOUNT	ACTUAL	VARIANCE
E 101-41120-107 Legislative Committees	$8,500.00	$560.00	*$7,940.00*
E 101-41120-122 FICA Contributions	$0.00	$42.84	*-$42.84*
E 101-41120-143 MN Paid Leave Insurance	$0.00	$2.52	*-$2.52*
E 101-41410-104 Wages-temp	$3,500.00	$0.00	*$3,500.00*
E 101-41410-143 MN Paid Leave Insurance	$31.00	$0.00	*$31.00*
E 101-41410-203 Forms and Paper	$650.00	$0.00	*$650.00*
E 101-41410-208 Other Supplies	$1,000.00	$0.00	*$1,000.00*
E 101-41410-203 Professional Services	$1,200.00	$0.00	*$1,200.00*
E 101-41410-331 Travel Expense	$300.00	$0.00	*$300.00*
E 101-41410-351 Legal Notices Publishing	$200.00	$0.00	*$200.00*
E 101-41410-580 Other Equipment	$2,100.00	$115.00	*$1,985.00*
E 101-41510-101 Full-time Wages	$165,000.00	$26,235.15	*$138,764.85*
E 101-41510-121 PERA Contributions	$12,000.00	$1,967.64	*$10,032.36*
E 101-41510-122 FICA Contributions	$12,000.00	$1,952.23	*$10,047.77*
E 101-41510-131 Health	$26,000.00	$5,153.30	*$20,846.70*
E 101-41510-132 Dental	$1,000.00	$162.64	*$837.36*
E 101-41510-133 Life	$2,000.00	$459.13	*$1,540.87*
E 101-41510-143 MN Paid Leave Insurance	$326.00	$57.72	*$268.28*
E 101-41510-151 Workers Comp Insurance	$3,000.00	$0.00	*$3,000.00*
E 101-41510-201 Accessories	$2,000.00	$125.75	*$1,874.25*
E 101-41510-203 Forms and Paper	$900.00	$275.73	*$624.27*
E 101-41510-208 Other Supplies	$500.00	$286.54	*$213.46*
E 101-41510-308 Instructors' Fees	$500.00	$0.00	*$500.00*
E 101-41510-309 EDP, Software and Design	$11,000.00	$0.00	*$11,000.00*
E 101-41510-322 Postage	$2,100.00	$15.90	*$2,084.10*
E 101-41510-331 Travel Expense	$800.00	$171.09	*$628.91*
E 101-41510-433 Dues and Subscriptions	$16,000.00	$12,972.17	*$3,027.83*
E 101-41510-570 Office Equipment and Furnishin	$4,000.00	$56.13	*$3,943.87*
E 101-41530-301 Auditing and Accounting Servic	$20,000.00	$14,400.00	*$5,600.00*
E 101-41610-304 Legal Fees	$35,000.00	$12,935.58	*$22,064.42*
E 101-42000-317 Law Enforcement Contract	$171,330.00	$34,861.00	*$136,469.00*

		AMOUNT	ACTUAL	VARIANCE
		$1,366,860.60	**$219,139.31**	***$1,147,721.29***
ROAD & BRIDGE EXPENDITURE				
E 101-43000-101	Full-time Wages	$75,000.00	$12,310.56	*$62,689.44*
E 101-43000-121	PERA Contributions	$5,000.00	$923.28	*$4,076.72*
E 101-43000-122	FICA Contributions	$5,000.00	$936.06	*$4,063.94*
E 101-43000-131	Health	$15,500.00	$4,346.60	*$11,153.40*
E 101-43000-132	Dental	$1,000.00	$148.46	*$851.54*
E 101-43000-133	Life	$1,200.00	$107.75	*$1,092.25*
E 101-43000-143	MN Paid Leave Insurance	$726.00	$27.08	*$698.92*
E 101-43000-151	Workers Comp Insurance	$2,800.00	$0.00	*$2,800.00*
E 101-43000-212	Motor Fuels	$19,000.00	$4,386.69	*$14,613.31*
E 101-43000-221	Equipment Parts	$6,500.00	$2,007.23	*$4,492.77*
E 101-43000-224	Street Maintenance Materials	$95,000.00	$8,031.12	*$86,968.88*
E 101-43000-303	Engineering Fees	$20,000.00	$1,776.50	*$18,223.50*
E 101-43000-308	Instructors' Fees	$400.00	$0.00	*$400.00*
E 101-43000-321	Telephone	$500.00	$76.71	*$423.29*
E 101-43000-362	Property Insurance	$1,000.00	$0.00	*$1,000.00*
E 101-43000-381	Electric Utilities	$23,000.00	$5,891.61	*$17,108.39*
E 101-43000-384	Refuse Disposal	$1,650.00	$238.07	*$1,411.93*
E 101-43000-402	Repair & Maintenance	$130,000.00	$40.00	*$129,960.00*
E 101-43000-404	Equipment Repairs	$10,000.00	$551.88	*$9,448.12*
E 101-43000-417	Uniforms	$1,500.00	$300.00	*$1,200.00*
E 101-43000-433	Dues and Subscriptions	$1,500.00	$1,255.19	*$244.81*
E 101-43000-580	Other Equipment	$5,000.00	$1,666.99	*$3,333.01*
		$421,276.00	**$43,354.79**	***$376,254.22***
PARK & RECREATION EXPENDITURE				
E 101-45000-101	Full-time Wages	$74,000.00	$14,188.02	*$59,811.98*
E 101-45000-121	PERA Contributions	$5,500.00	$1,064.09	*$4,435.91*
E 101-45000-122	FICA Contributions	$5,500.00	$1,073.48	*$4,426.52*

		AMOUNT	ACTUAL	VARIANCE
E 101-45000-131	Health	$15,500.00	$4,346.61	*$11,153.39*
E 101-45000-132	Dental	$1,000.00	$148.46	*$851.54*
E 101-45000-133	Life	$1,000.00	$107.76	*$892.24*
E 101-45000-143	MN Paid Leave Insurance	$330.00	$31.21	*$298.79*
E 101-45000-151	Workers Comp Insurance	$3,000.00	$0.00	*$3,000.00*
E 101-45000-208	Other Supplies	$11,000.00	$255.70	*$10,744.30*
E 101-45000-221	Equipment Parts	$5,000.00	$802.29	*$4,197.71*
E 101-45000-225	Landscaping Materials	$5,000.00	$0.00	*$5,000.00*
E 101-45000-362	Property Insurance	$8,279.00	$0.00	*$8,279.00*
E 101-45000-381	Electric Utilities	$4,000.00	$334.43	*$3,665.57*
E 101-45000-384	Refuse Disposal	$3,500.00	$0.00	*$3,500.00*
E 101-45000-392	Program Expenses	$15,000.00	$1,841.57	*$13,158.43*
E 101-45000-403	Improvements Other Than Buildi	$9,000.00	$0.00	*$9,000.00*
E 101-45000-404	Equipment Repairs	$4,000.00	$276.00	*$3,724.00*
E 101-45000-415	Rental - Other	$4,500.00	$551.43	*$3,948.57*
E 101-45000-580	Other Equipment	$1,000.00	$725.01	*$274.99*
		$176,109.00	**$25,021.05**	***$150,362.94***

OTHER

E 101-49200-141	Insurance Premiums (Work Comp)	$0.00	$0.00	*$0.00*
		$0.00	**$0.00**	***$0.00***

DEBT SERVICE FUND EXPENDITURE

E 301-47100-601	Bond Principal	$285,000.00	$285,000.00	*$0.00*
E 301-47100-611	Bond Interest	$36,100.00	$20,900.00	*$15,200.00*
E 301-47100-620	Fiscal Agents Fees	$1,000.00	$550.00	*$450.00*
		$322,100.00	**$306,450.00**	***$15,650.00***

CAPITAL OUTLAY EXPENDITURE

E 450-43000-402	Repair & Maintenance	$0.00	$0.00	*$0.00*
E 450-43000-416	Machinery	$12,500.00	$0.00	*$12,500.00*
E 450-43000-540	Heavy Machinery	$0.00	$0.00	*$0.00*

	AMOUNT	ACTUAL	VARIANCE
E 450-45000-403 Improvements Other Than Buildings	$0.00	$43,574.32	*-$43,574.32*
E 450-45000-416 Machinery	$62,500.00	$46,156.85	*$16,343.15*
E 450-45000-580 Other Equipment	$0.00	$0.00	*$0.00*
Purchase of Investments	$235,000.00	$0.00	*$235,000.00*
	$310,000.00	**$89,731.17**	***$220,268.83***
TOTAL GENERAL FUND EXPENDITURE	**$2,596,345.60**	**$683,696.32**	**$1,910,257.28**
WATER FUND EXPENDITURE			
E 600-49400-101 Full-time Wages	$87,000.00	$15,684.48	*$71,315.52*
E 600-49400-121 PERA Contributions	$7,300.00	$1,176.34	*$6,123.66*
E 600-49400-122 FICA Contributions	$7,300.00	$1,124.46	*$6,175.54*
E 600-49400-131 Health	$15,500.00	$4,346.60	*$11,153.40*
E 600-49400-132 Dental	$1,000.00	$148.48	*$851.52*
E 600-49400-133 Life	$1,100.00	$107.76	*$992.24*
E 600-49400-143 MN Paid Leave Insurance	$383.00	$34.50	*$348.50*
E 600-49400-151 Workers Comp Insurance	$3,000.00	$0.00	*$3,000.00*
E 600-49400-203 Forms and Paper	$400.00	$338.00	*$62.00*
E 600-49400-216 Chemical Products	$20,000.00	$1,992.32	*$18,007.68*
E 600-49400-221 Equipment Parts	$16,000.00	$5.70	*$15,994.30*
E 600-49400-240 Small Tools & Minor	$4,000.00	$0.00	*$4,000.00*
E 600-49400-300 Professional Services	$500.00	$2,200.50	*-$1,700.50*
E 600-49400-303 Engineering Fees	$150,000.00	$6,305.00	*$143,695.00*
E 600-49400-309 EDP, Software and Design	$4,000.00	$0.00	*$4,000.00*
E 600-49400-314 Water Testing	$1,500.00	$341.00	*$1,159.00*
E 600-49400-315 Locates	$1,000.00	$124.25	*$875.75*
E 600-49400-316 Licenes & Permits	$5,000.00	$0.00	*$5,000.00*
E 600-49400-321 Telephone	$2,000.00	$76.72	*$1,923.28*
E 600-49400-322 Postage	$3,100.00	$15.40	*$3,084.60*
E 600-49400-362 Property Insurance	$3,116.00	$0.00	*$3,116.00*
E 600-49400-381 Electric Utilities	$25,000.00	$4,541.85	*$20,458.15*

	AMOUNT	ACTUAL	VARIANCE
E 600-49400-383 Gas Utilities	$2,000.00	$716.37	*$1,283.63*
E 600-49400-386 State Surcharge	$11,500.00	$4,737.65	*$6,762.35*
E 600-49400-402 Repair & Maintenance	$150,000.00	$1,723.75	*$148,276.25*
E 600-49400-411 Land	$0.00	$290,863.05	*-$290,863.05*
E 600-49400-433 Dues and Subscriptions	$1,500.00	$0.00	*$1,500.00*
E 600-49400-438 (Other) State Tax	$0.00	$483.00	*-$483.00*
E 600-49400-580 Other Equipment	$1,000.00	$0.00	*$1,000.00*
	$524,199.00	**$337,087.18**	***$187,111.82***
SEWER FUND EXPENDITURE			
E 600-49450-303 Engineering Fees	$0.00	$0.00	*$0.00*
E 600-49450-308 Instructors' Fees	$500.00	$0.00	*$500.00*
E 600-49450-331 Travel Expense	$0.00	$0.00	*$0.00*
E 600-49450-362 Property Insurance	$50.00	$0.00	*$50.00*
E 600-49450-381 Electric Utilities	$400.00	$77.17	*$322.83*
E 600-49450-385 Sewer Service	$226,853.00	$56,713.35	*$170,139.65*
E 600-49450-402 Repair & Maintenance	$75,000.00	$0.00	*$75,000.00*
E 600-49450-420 Depreciation Expense	$0.00	$0.00	*$0.00*
	$302,803.00	**$56,790.52**	***$246,012.48***
TOTAL ENTERPRISE FUND EXPENDITURE	**$827,002.00**	**$393,877.70**	***$433,124.30***
TOTAL ENTERPRISE & GENERAL FUND EXP.	**$3,423,347.60**	**$1,077,574.02**	***$2,343,381.58***

TOTAL ENTERPRISE FUND REVENUE	**$100,364.39**
TOTAL ENTERPRISE FUND EXPENDITURE	**$393,877.70**
BALANCE TO INVEST ENTERPRISE FUND	($293,513.31)

TOTAL GENERAL REVENUE	**$138,806.68**
TOTAL GENERAL EXPENDITURE	**$683,696.32**
BALANCE TO INVEST GENERAL FUND	($544,889.64)

Less Amount Invested in Budget $0.00 Investments Purchased

($544,889.64)

	AMOUNT	ACTUAL	VARIANCE
Total Balance to Invest		**$0.00**	

2/28/2026	BUDGETED AMOUNT	JANUARY (A)	FEBRUARY (A)	MARCH	APRIL	MAY	JUNE	JULY	
GENERAL REVENUE									
R 101-41000-31010 Ad Valorem Property Tax Revenu	$984,122.60	$6,116.61	$0.00	$0.00	$0.00	$0.00	$0.00	$492,061.30	
R 101-41000-31020 Delinquent Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-31030 Mobile Home Tax Revenue	$12.00	$20.88	$0.00	$0.00	$0.00	$0.00	$0.00	$12.00	
R 101-41000-31040 Fiscal Disparities Tax	$125,000.00	$53,357.30	$0.00	$0.00	$0.00	$0.00	$0.00	$62,500.00	
R 101-41000-31702 Solar Production Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-32100 Business License and Permits	$5,000.00	$0.00	$175.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-32200 Non Business License - Permits	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-32211 Permit Fee / New Construction	$75,000.00	$4,355.95	$868.75	$3,000.00	$3,000.00	$10,500.00	$10,000.00	$10,000.00	
R 101-41000-32212 Remodel	$500.00	$0.00	$0.00	$0.00	$0.00	$250.00	$0.00	$0.00	
R 101-41000-32213 Mechanical	$2,500.00	$425.00	$500.00	$200.00	$200.00	$200.00	$200.00	$200.00	
R 101-41000-32214 Repair	$500.00	$0.00	$0.00	$0.00	$0.00	$250.00	$0.00	$0.00	
R 101-41000-32215 Plumbing	$2,500.00	$250.00	$375.00	$200.00	$200.00	$200.00	$200.00	$200.00	
R 101-41000-32216 Demolition	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-32217 Septic	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R101-41000-32260 Driveway Permit	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200.00	$0.00	
R 101-41000-32261 Right of Way Permit	$1,500.00	$0.00	$540.00	$125.00	$125.00	$125.00	$125.00	$125.00	
R 101-41000-32262 Mining Permit	$50,000.00	$0.00	$0.00	$35,000.00	$15,000.00	$0.00	$0.00	$0.00	
R 101-41000-32263 Grading Permit	$750.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750.00	
R 101-41000-32265 Other Permits	$350.00	$0.00	$0.00	$0.00	$100.00	$0.00	$0.00	$0.00	
R 101-41000-33100 Federal Grants and Aids	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-33400 State Grants and Aids	$66,554.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$66,554.00	
R 101-41000-33426 Argicultural Market Value Cred	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,500.00	
R 101-41000-33428 State-Payments in Lieu of Tax	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-33429 State PERA Aid	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-33600 Grants and Aids From Local Gov	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-33640 Other Grant	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-34000 Charges for Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
R 101-41000-34103 Zoning and Subdivision Fees	$85,000.00	$406.00	$635.00	$7,000.00	$7,000.00	$7,000.00	$7,000.00	$7,500.00	
R 101-41000-34107 Assessment Searches	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

R 101-41000-34108 Admin. Charges to Other Funds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-34109 Franchise Fees	$87,500.00	$0.00	$1,043.00	$0.00	$7,000.00	$0.00	$2,500.00	$13,000.00
R 101-41000-34110 Developer Fees	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$0.00
R 101-41000-34111 Bldg. Inspection / Plan Review	$50,000.00	$2,701.37	$418.44	$4,000.00	$4,000.00	$4,500.00	$4,500.00	$5,500.00
R 101-41000-34200 Public Safety	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-34900 Other Charges	$10.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10.00	$0.00
R 101-41000-34950 State Surcharge (Bldg. Permits	$2,500.00	$240.83	$34.00	$625.00	$0.00	$0.00	$625.00	$0.00
R 101-41000-35101 Court Fines	$23,000.00	$2,577.68	$1,501.48	$1,900.00	$1,900.00	$1,900.00	$1,900.00	$1,900.00
R 101-41000-35102 Parking Fines	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-35105 Administrative Penalties	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-35200 Forfeits	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-36100 Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-36101 Principal	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-36102 Penalties and Interest	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-36200 Miscellaneous Revenues	$0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-41000-36210 Interest Earnings	$175,000.00	$41,671.87	$1,382.70	$10,000.00	$35,000.00	$0.00	$10,000.00	$35,000.00
R 101-41000-36220 Rents and Royalties	$20,000.00	$1,100.00	$9,167.25	$1,500.00	$1,500.00	$3,000.00	$2,500.00	$1,750.00
R 101-41000-36230 Contributions and Donations (P	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$1,773,498.60	**$113,223.49**	**$16,640.62**	**$63,550.00**	**$75,025.00**	**$27,925.00**	**$44,760.00**	**$699,552.30**
ROAD & BRIDGE REVENUE								
R 101-41000-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-31701 Gravel Tax	$130,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$130,000.00
R 101-43000-33100 Federal Grants and Aids	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-33400 State Grants and Aids	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-33610 County Grants and Aids for Hig	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-34000 Charges for Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-34301 Street, Sidewalk and Curb Repa	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-34303 Transportation Fee	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-34304 Public Lighting	$23,500.00	$2,073.98	$2,283.11	$1,000.00	$2,500.00	$2,500.00	$1,000.00	$2,500.00
R 101-43000-34305 Storm Water Management	$18,500.00	$1,914.97	$2,107.11	$1,000.00	$2,000.00	$2,000.00	$1,000.00	$2,000.00
R 101-43000-34306 Storm Wtr/ Street Lgt Penalty	$0.00	$0.11	$37.33	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-43000-36200 Miscellaneous Revenues	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$172,000.00	**$3,989.06**	**$4,427.55**	**$2,000.00**	**$4,500.00**	**$4,500.00**	**$2,000.00**	**$134,500.00**

PARK & RECREATION REVENUE								
R 101-45000-34740 Park and Recreation Concession	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-45000-34780 Park & Trail Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 101-45000-34790 Program Fees	$2,500.00	$210.00	$235.00	$208.00	$208.00	$208.00	$208.00	$208.00
R 101-45000-36220 Rents and Royalties	$13,000.00	$0.00	$0.00	$0.00	$0.00	$2,600.00	$2,600.00	$2,600.00
R 101-45000-36230 Contributions and Donations (P	$3,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$19,000.00	**$210.00**	**$235.00**	**$208.00**	**$208.00**	**$2,808.00**	**$2,808.00**	**$2,808.00**
DEBT SERVICE FUND REVENUE								
R 301-47100-31010 Ad Valorem Property Tax Revenu	$341,670.00	$1,883.83	$0.00	$0.00	$0.00	$0.00	$170,835.00	$0.00
R 301-47100-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$341,670.00	**$1,883.83**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$170,835.00**	**$0.00**
CAPITAL IMPROVEMENT FUND								
R 450-41000-31010 Ad Valorem Property Tax Revenu	$310,000.00	$1,710.01	$0.00	$0.00	$0.00	$0.00	$155,000.00	$0.00
Sale of Investments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$310,000.00	**$1,710.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$155,000.00**	**$0.00**
TOTAL GENERAL FUND REVENUE	**$2,616,168.60**	**$121,016.39**	**$21,303.17**	**$65,758.00**	**$79,733.00**	**$35,233.00**	**$375,403.00**	**$836,860.30**
WATER FUND REVENUE								
R 600-49400-31300 Sales & Use Tax	$0.00	$133.22	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
R 600-49400-36210 Interest Earnings	$60,000.00	$13,886.96	$0.00	$0.00	$15,000.00	$0.00	$0.00	$15,000.00
R 600-49400-37110 Rate Class I	$358,900.00	$26,122.31	$26,702.22	$20,000.00	$30,000.00	$35,000.00	$20,000.00	$30,000.00
R 600-49400-37150 Connection/Reconnection Fees	$35,000.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$5,000.00	$5,000.00
R 600-49400-37160 Penalties and Forfeited Discou	$4,500.00	$247.70	$229.18	$1,000.00	$0.00	$0.00	$1,000.00	$0.00
R 600-49400-37170 New Water Meter Charge	$2,800.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$1,000.00	$0.00
Sale of Investments	$137,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$137,000.00	$0.00
	$598,200.00	**$40,390.19**	**$26,931.40**	**$22,000.00**	**$45,000.00**	**$40,000.00**	**$164,000.00**	**$50,000.00**
SEWER FUND REVENUE								
R 600-49450-37210 Rate Class 1	$196,800.00	$18,983.13	$19,620.02	$10,000.00	$25,500.00	$15,000.00	$10,000.00	$25,500.00
R 600-49450-37250 Connection/Reconnection Fees	$28,000.00	$0.00	$0.00	$0.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
R 600-49450-37260 Penalties and Forfeited Discou	$4,000.00	$247.61	$169.73	$1,000.00	$0.00	$0.00	$1,000.00	$0.00
R 600-49450-37270 Sewer Inspection Fee	$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00
R 600-49450-37290 SAC Charges	$0.00	-$7,380.45	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

	$228,850.00	$11,850.29	$19,789.75	$11,000.00	$30,500.00	$20,000.00	$16,000.00	$30,550.00
TOTAL ENTERPRISE FUND REVENUE	**$827,050.00**	**$52,240.48**	**$46,721.15**	**$33,000.00**	**$75,500.00**	**$60,000.00**	**$180,000.00**	**$80,550.00**
TOTAL ENTERPRISE & GENERAL FUND REVENU	**$3,443,218.60**	**$173,256.87**	**$68,024.32**	**$98,758.00**	**$155,233.00**	**$95,233.00**	**$555,403.00**	**$917,410.30**

2/28/2026

GENERAL EXPENDITURE

E 101-41000-106 City Council / Committee Wages	$16,000.00	$0.00	$1,020.00	$1,330.00	$1,330.00	$1,330.00	$1,330.00	$1,330.00
E 101-41000-121 PERA Contributions	$900.00	$0.00	$51.00	$75.00	$75.00	$75.00	$75.00	$75.00
E 101-41000-122 FICA Contributions	$1,100.00	$0.00	$78.05	$91.66	$91.70	$91.66	$91.70	$91.66
E 101-41000-143 MN Paid Leave Insurance	$145.00	$0.00	$4.49	$0.00	$36.25	$0.00	$0.00	$36.25
E 101-41000-211 Cleaning Supplies	$700.00	$0.00	$51.36	$58.33	$58.33	$58.33	$58.33	$58.33
E 101-41000-215 Shop Materials	$8,500.00	$261.42	$195.30	$708.00	$708.00	$708.00	$708.00	$708.00
E 101-41000-221 Equipment Parts	$3,500.00	$0.00	$1,020.19	$290.00	$294.00	$290.00	$290.00	$294.00
E 101-41000-223 Building Repair Supplies	$2,500.00	$1,550.61	$0.00	$0.00	$500.00	$0.00	$0.00	$500.00
E 101-41000-300 Professional Services	$105,000.00	$13,837.91	$10,193.15	$7,000.00	$13,000.00	$10,000.00	$10,000.00	$10,000.00
E 101-41000-303 Engineering Fees	$82,000.00	$3,997.00	$18,812.00	$6,800.00	$7,000.00	$6,800.00	$6,800.00	$6,800.00
E 101-41000-307 Management Fees	$700.00	$27.75	$27.75	$58.00	$58.00	$58.00	$58.00	$58.00
E 101-41000-310 Planner Fees	$150,000.00	$14,933.50	$30,510.17	$10,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
E 101-41000-312 Fire Contract	$445,112.60	$0.00	$0.00	$0.00	$111,278.60	$0.00	$0.00	$111,278.00
E 101-41000-313 Ambulance Contract	$500.00	$0.00	$500.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41000-321 Telephone	$4,500.00	$242.31	$242.31	$375.00	$375.00	$375.00	$375.00	$375.00
E 101-41000-351 Legal Notices Publishing	$3,100.00	$103.95	$420.75	$258.00	$258.00	$258.00	$258.00	$258.00
E 101-41000-362 Property Insurance	$19,166.00	$0.00	$0.00	$19,166.00	$0.00	$0.00	$0.00	$0.00
E 101-41000-381 Electric Utilities	$7,000.00	$465.26	$277.83	$583.00	$583.00	$583.00	$583.00	$583.00
E 101-41000-383 Gas Utilities	$7,500.00	$1,149.24	$1,238.97	$900.00	$450.00	$450.00	$250.00	$400.00
E 101-41000-437 Other (State Surcharge)	$5,000.00	$1,507.20	$0.00	$1,250.00	$0.00	$0.00	$1,250.00	$0.00
E 101-41000-490 Donations to Civic Organizatio	$1,000.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00
E 101-41120-107 Legislative Committees	$8,500.00	$0.00	$240.00	$708.00	$708.00	$708.00	$708.00	$708.00
E 101-41120-143 MN Paid Leave Insurance	$0.00	$0.00	$18.36	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41410-104 Wages-temp	$3,500.00	$0.00	$1.08	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41410-143 MN Paid Leave Insurance	$31.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

E 101-41410-203 Forms and Paper	$650.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00
E 101-41410-208 Other Supplies	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41410-203 Professional Services	$1,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41410-331 Travel Expense	$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41410-351 Legal Notices Publishing	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150.00
E 101-41410-580 Other Equipment	$2,100.00	$115.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 101-41510-101 Full-time Wages	$165,000.00	$13,894.33	$12,340.82	$13,750.00	$13,750.00	$13,750.00	$13,750.00	$13,750.00
E 101-41510-121 PERA Contributions	$12,000.00	$1,042.07	$925.57	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
E 101-41510-122 FICA Contributions	$12,000.00	$1,035.54	$916.69	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
E 101-41510-131 Health	$26,000.00	$2,132.08	$1,117.34	$2,170.00	$2,160.00	$2,170.00	$2,160.00	$2,170.00
E 101-41510-132 Dental	$1,000.00	$81.32	$81.32	$83.33	$83.33	$83.33	$83.33	$83.33
E 101-41510-133 Life	$2,000.00	$207.16	$224.44	$166.00	$166.00	$166.00	$166.00	$166.00
E 101-41510-143 MN Paid Leave Insurance	$326.00	$30.57	$27.15	$0.00	$81.50	$0.00	$0.00	$81.50
E 101-41510-151 Workers Comp Insurance	$3,000.00	$0.00	$0.00	$3,000.00	$0.00	$0.00	$0.00	$0.00
E 101-41510-201 Accessories	$2,000.00	$0.00	$71.00	$200.00	$200.00	$0.00	$200.00	$200.00
E 101-41510-203 Forms and Paper	$900.00	$135.00	$131.57	$0.00	$0.00	$200.00	$0.00	$0.00
E 101-41510-208 Other Supplies	$500.00	$8.76	$0.00	$0.00	$250.00	$0.00	$0.00	$0.00
E 101-41510-308 Instructors' Fees	$500.00	$0.00	$0.00	$250.00	$0.00	$0.00	$0.00	$0.00
E 101-41510-309 EDP, Software and Design	$11,000.00	$0.00	$0.00	$500.00	$2,000.00	$0.00	$1,000.00	$500.00
E 101-41510-322 Postage	$2,100.00	$0.00	$0.00	$500.00	$0.00	$0.00	$500.00	$0.00
E 101-41510-331 Travel Expense	$800.00	$171.09	$0.00	$67.00	$67.00	$67.00	$67.00	$67.00
E 101-41510-433 Dues and Subscriptions	$16,000.00	$5,914.00	$225.00	$272.00	$272.00	$272.00	$272.00	$272.00
E 101-41510-570 Office Equipment and Furnishin	$4,000.00	$34.82	$9.42	$0.00	$0.00	$1,000.00	$0.00	$0.00
E 101-41530-301 Auditing and Accounting Servic	$20,000.00	$4,800.00	$9,600.00	$5,000.00	$0.00	$0.00	$0.00	$0.00
E 101-41610-304 Legal Fees	$35,000.00	$5,299.08	$7,636.50	$2,920.00	$2,916.00	$2,916.00	$2,916.00	$2,920.00
E 101-42000-317 Law Enforcement Contract	$171,330.00	$34,861.00	$0.00	$0.00	$42,832.50	$0.00	$0.00	$0.00
	$1,366,860.60	**$107,837.97**	**$98,209.58**	**$80,529.32**	**$218,582.21**	**$60,409.32**	**$60,949.36**	**$170,963.07**
ROAD & BRIDGE EXPENDITURE								
E 101-43000-101 Full-time Wages	$75,000.00	$6,755.36	$5,555.20	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00
E 101-43000-121 PERA Contributions	$5,000.00	$506.64	$416.66	$416.66	$416.66	$416.66	$416.66	$416.66
E 101-43000-122 FICA Contributions	$5,000.00	$513.32	$422.74	$416.66	$416.66	$416.66	$416.66	$416.66
E 101-43000-131 Health	$15,500.00	$2,437.55	$673.85	$1,290.00	$1,290.00	$1,290.00	$1,290.00	$1,290.00
E 101-43000-132 Dental	$1,000.00	$74.23	$74.23	$83.00	$83.00	$83.00	$83.00	$83.00

E 101-43000-133	Life	$1,200.00	$43.43	$50.33	$100.00	$100.00	$100.00	$100.00	$100.00
E 101-43000-143	MN Paid Leave Insurance	$726.00	$14.86	$12.22	$0.00	$181.50	$0.00	$0.00	$181.50
E 101-43000-151	Workers Comp Insurance	$2,800.00	$0.00	$0.00	$2,800.00	$0.00	$0.00	$0.00	$0.00
E 101-43000-212	Motor Fuels	$19,000.00	$684.61	$3,496.69	$2,500.00	$1,000.00	$1,500.00	$1,000.00	$1,000.00
E 101-43000-221	Equipment Parts	$6,500.00	$1,596.41	$410.82	$500.00	$500.00	$500.00	$500.00	$500.00
E 101-43000-224	Street Maintenance Materials	$95,000.00	$3,816.97	$4,214.15	$1,000.00	$5,000.00	$5,000.00	$5,000.00	$60,000.00
E 101-43000-303	Engineering Fees	$20,000.00	$721.50	$1,055.00	$1,000.00	$1,000.00	$5,000.00	$2,500.00	$2,500.00
E 101-43000-308	Instructors' Fees	$400.00	$0.00	$0.00	$0.00	$0.00	$400.00	$0.00	$0.00
E 101-43000-321	Telephone	$500.00	$25.57	$25.57	$40.00	$40.00	$40.00	$40.00	$51.00
E 101-43000-362	Property Insurance	$1,000.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$0.00
E 101-43000-381	Electric Utilities	$23,000.00	$1,820.26	$1,662.86	$1,920.00	$1,920.00	$1,900.00	$1,920.00	$1,920.00
E 101-43000-384	Refuse Disposal	$1,650.00	$11.77	$195.05	$137.50	$137.50	$137.50	$137.50	$137.50
E 101-43000-402	Repair & Maintenance	$130,000.00	$0.00	$40.00	$2,500.00	$2,500.00	$2,500.00	$50,000.00	$50,000.00
E 101-43000-404	Equipment Repairs	$10,000.00	$0.00	$276.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
E 101-43000-417	Uniforms	$1,500.00	$150.00	$150.00	$0.00	$500.00	$0.00	$0.00	$500.00
E 101-43000-433	Dues and Subscriptions	$1,500.00	$810.00	$445.19	$0.00	$500.00	$0.00	$0.00	$500.00
E 101-43000-580	Other Equipment	$5,000.00	$0.00	$1,666.99	$1,000.00	$0.00	$0.00	$1,000.00	$0.00
		$421,276.00	**$19,982.48**	**$20,843.55**	**$23,953.82**	**$22,835.32**	**$26,533.82**	**$71,653.82**	**$126,846.32**
PARK & RECREATION EXPENDITURE									
E 101-45000-101	Full-time Wages	$74,000.00	$7,687.66	$6,500.36	$6,166.00	$6,166.00	$6,166.00	$6,166.00	$6,166.00
E 101-45000-121	PERA Contributions	$5,500.00	$576.57	$487.52	$458.33	$458.33	$458.33	$458.33	$458.33
E 101-45000-122	FICA Contributions	$5,500.00	$582.60	$490.88	$458.33	$458.33	$458.33	$458.33	$458.33
E 101-45000-131	Health	$15,500.00	$2,437.55	$673.85	$1,290.00	$1,290.00	$1,290.00	$1,290.00	$1,290.00
E 101-45000-132	Dental	$1,000.00	$74.23	$74.23	$83.00	$83.00	$83.00	$83.00	$83.00
E 101-45000-133	Life	$1,000.00	$43.44	$50.33	$83.00	$83.00	$83.00	$83.00	$83.00
E 101-45000-143	MN Paid Leave Insurance	$330.00	$16.91	$14.30	$0.00	$82.50	$0.00	$0.00	$82.50
E 101-45000-151	Workers Comp Insurance	$3,000.00	$0.00	$0.00	$3,000.00	$0.00	$0.00	$0.00	$0.00
E 101-45000-208	Other Supplies	$11,000.00	$0.00	$0.00	$500.00	$1,000.00	$1,500.00	$1,000.00	$1,500.00
E 101-45000-221	Equipment Parts	$5,000.00	$83.12	$710.18	$0.00	$500.00	$1,000.00	$0.00	$1,000.00
E 101-45000-225	Landscaping Materials	$5,000.00	$0.00	$0.00	$0.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
E 101-45000-362	Property Insurance	$8,279.00	$0.00	$0.00	$8,279.00	$0.00	$0.00	$0.00	$0.00
E 101-45000-381	Electric Utilities	$4,000.00	$166.93	$0.00	$333.00	$333.00	$333.00	$333.00	$333.00
E 101-45000-384	Refuse Disposal	$3,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.00

E 101-45000-392 Program Expenses	$15,000.00	$530.00	$0.00	$500.00	$500.00	$500.00	$1,000.00	$1,000.00
E 101-45000-403 Improvements Other Than Buildi	$9,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,000.00	$0.00
E 101-45000-404 Equipment Repairs	$4,000.00	$0.00	$276.00	$0.00	$0.00	$1,000.00	$0.00	$1,000.00
E 101-45000-415 Rental - Other	$4,500.00	$183.81	$183.81	$0.00	$0.00	$0.00	$500.00	$0.00
E 101-45000-580 Other Equipment	$1,000.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00
	$176,109.00	**$12,382.82**	**$9,461.46**	**$21,150.66**	**$11,954.16**	**$14,871.66**	**$21,371.66**	**$15,154.16**
DEBT SERVICE FUND EXPENDITURE								
E 301-47100-601 Bond Principal	$285,000.00	$285,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 301-47100-611 Bond Interest	$36,100.00	$20,900.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,200.00
E 301-47100-620 Fiscal Agents Fees	$1,000.00	$550.00	$0.00	$0.00	$500.00	$0.00	$0.00	$0.00
	$322,100.00	**$306,450.00**	**$0.00**	**$0.00**	**$500.00**	**$0.00**	**$0.00**	**$15,200.00**
CAPITAL OUTLAY EXPENDITURE								
E 450-43000-402 Repair & Maintenance	$0.00	$0.00	$43,574.32	$0.00	$0.00	$0.00	$0.00	$0.00
E 450-43000-416 Machinery	$12,500.00	$0.00	$0.00	$0.00	$12,500.00	$0.00	$0.00	$0.00
E 450-43000-540 Heavy Machinery	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 450-45000-403 Improvements Other Than Buildings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 450-45000-416 Machinery	$62,500.00	$46,156.85	$0.00	$0.00	$0.00	$0.00	$12,500.00	$0.00
E 450-45000-580 Other Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Purchase of Investments	$235,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$310,000.00	**$46,156.85**	**$43,574.32**	**$0.00**	**$12,500.00**	**$0.00**	**$12,500.00**	**$0.00**
TOTAL GENERAL FUND EXPENDITURE	**$2,597,845.60**	**$492,960.12**	**$172,238.91**	**$125,633.80**	**$266,871.69**	**$101,814.80**	**$166,474.84**	**$328,663.55**
WATER FUND EXPENDITURE								
E 600-49400-101 Full-time Wages	$87,000.00	$8,215.68	$7,468.80	$7,250.00	$7,250.00	$7,250.00	$7,250.00	$7,250.00
E 600-49400-121 PERA Contributions	$7,300.00	$616.18	$560.16	$608.33	$608.33	$608.33	$608.33	$608.33
E 600-49400-122 FICA Contributions	$7,300.00	$590.98	$533.48	$608.33	$608.33	$608.33	$608.33	$608.33
E 600-49400-131 Health	$15,500.00	$2,437.55	$673.85	$1,290.00	$1,290.00	$1,290.00	$1,290.00	$1,290.00
E 600-49400-132 Dental	$1,000.00	$74.24	$74.24	$83.00	$83.00	$83.00	$83.00	$83.00
E 600-49400-133 Life	$1,100.00	$43.43	$50.35	$91.66	$91.66	$91.66	$91.66	$91.66
E 600-49400-143 MN Paid Leave Insurance	$383.00	$18.08	$16.42	$0.00	$95.75	$0.00	$0.00	$95.75
E 600-49400-151 Workers Comp Insurance	$3,000.00	$0.00	$0.00	$3,000.00	$0.00	$0.00	$0.00	$0.00

E 600-49400-203 Forms and Paper	$400.00	$338.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 600-49400-216 Chemical Products	$20,000.00	$40.00	$1,952.32	$1,666.00	$1,666.00	$1,666.00	$1,666.00	$1,666.00
E 600-49400-221 Equipment Parts	$16,000.00	$0.00	$5.70	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,500.00
E 600-49400-240 Small Tools & Minor	$4,000.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$1,000.00	$0.00
E 600-49400-300 Professional Services	$500.00	$2,200.50	$0.00	$0.00	$0.00	$500.00	$0.00	$0.00
E 600-49400-303 Engineering Fees	$150,000.00	$2,475.00	$3,830.00	$10,000.00	$10,000.00	$10,000.00	$15,000.00	$15,000.00
E 600-49400-309 EDP, Software and Design	$4,000.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$2,000.00
E 600-49400-314 Water Testing	$1,500.00	$112.00	$112.00	$125.00	$125.00	$125.00	$125.00	$125.00
E 600-49400-315 Locates	$1,000.00	$17.55	$89.15	$100.00	$100.00	$100.00	$100.00	$100.00
E 600-49400-316 Licenes & Permits	$5,000.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,000.00
E 600-49400-321 Telephone	$2,000.00	$25.58	$25.57	$160.00	$160.00	$160.00	$160.00	$160.00
E 600-49400-322 Postage	$3,100.00	$0.00	$15.40	$1,000.00	$0.00	$0.00	$1,000.00	$0.00
E 600-49400-362 Property Insurance	$3,116.00	$0.00	$0.00	$3,116.00	$0.00	$0.00	$0.00	$0.00
E 600-49400-381 Electric Utilities	$25,000.00	$1,284.25	$839.66	$2,083.00	$2,083.00	$2,083.00	$2,083.00	$2,083.00
E 600-49400-383 Gas Utilities	$2,000.00	$245.54	$254.89	$250.00	$75.00	$75.00	$75.00	$75.00
E 600-49400-386 State Surcharge	$11,500.00	$1,621.65	$3,116.00	$2,875.00	$0.00	$0.00	$2,875.00	$0.00
E 600-49400-402 Repair & Maintenance	$150,000.00	$0.00	$1,723.75	$10,000.00	$10,000.00	$50,000.00	$10,000.00	$10,000.00
E 600-49400-411 Land	$0.00	$290,863.05	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 600-49400-433 Dues and Subscriptions	$1,500.00	$0.00	$0.00	$500.00	$0.00	$0.00	$500.00	$0.00
E 600-49400-438 (Other) State Tax	$0.00	$483.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 600-49400-580 Other Equipment	$1,000.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00
	$524,199.00	**$311,702.26**	**$21,341.74**	**$47,106.32**	**$36,536.07**	**$77,940.32**	**$45,815.32**	**$43,736.07**
SEWER FUND EXPENDITURE								
E 600-49450-303 Engineering Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 600-49450-308 Instructors' Fees	$500.00	$0.00	$0.00	$0.00	$500.00	$0.00	$0.00	$0.00
E 600-49450-331 Travel Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
E 600-49450-362 Property Insurance	$50.00	$0.00	$0.00	$50.00	$0.00	$0.00	$0.00	$0.00
E 600-49450-381 Electric Utilities	$400.00	$37.40	$12.16	$33.00	$33.00	$33.00	$33.00	$33.00
E 600-49450-385 Sewer Service	$226,853.00	$18,904.45	$18,904.45	$18,904.00	$18,904.00	$18,904.00	$18,904.00	$18,904.00
E 600-49450-402 Repair & Maintenance	$75,000.00	$0.00	$0.00	$5,000.00	$0.00	$0.00	$0.00	$60,000.00
E 600-49450-420 Depreciation Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$302,803.00	**$18,941.85**	**$18,916.61**	**$23,987.00**	**$19,437.00**	**$18,937.00**	**$18,937.00**	**$78,937.00**
TOTAL ENTERPRISE FUND EXPENDITURE	**$827,002.00**	**$330,644.11**	**$40,258.35**	**$71,093.32**	**$55,973.07**	**$96,877.32**	**$64,752.32**	**$122,673.07**

TOTAL ENTERPRISE & GENERAL FUND REVENU	**$3,443,218.60**	$173,256.87	$68,024.32	$98,758.00	$155,233.00	$95,233.00	$555,403.00	$917,410.30
TOTAL ENTERPRISE & GENERAL FUND EXP.	**$3,424,847.60**	$823,604.23	$212,497.26	$196,727.12	$322,844.76	$198,692.12	$231,227.16	$451,336.62
PROFIT / LOSS		**($650,347.36)**	**($144,472.94)**	**($97,969.12)**	**($167,611.76)**	**($103,459.12)**	**$324,175.84**	**$466,073.68**
PROJECTED CASH BALANCE	**$8,533,260.29**							

AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
$0.00	$0.00	$0.00	$0.00	$492,061.30	**$990,239.21**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$32.88**
$0.00	$0.00	$0.00	$0.00	$0.00	**$115,857.30**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$5,000.00	$0.00	$0.00	**$5,175.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$10,000.00	$10,000.00	$10,000.00	$2,500.00	$0.00	**$74,224.70**
$250.00	$0.00	$0.00	$0.00	$0.00	**$500.00**
$200.00	$300.00	$200.00	$200.00	$200.00	**$3,025.00**
$0.00	$250.00	$0.00	$0.00	$0.00	**$500.00**
$200.00	$300.00	$200.00	$200.00	$200.00	**$2,725.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$200.00**
$125.00	$125.00	$125.00	$125.00	$125.00	**$1,790.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$50,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$750.00**
$100.00	$50.00	$0.00	$100.00	$0.00	**$350.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$66,554.00**
$0.00	$0.00	$0.00	$0.00	$2,500.00	**$5,000.00**
$5,000.00	$0.00	$0.00	$0.00	$0.00	**$5,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$1,000.00	$0.00	$0.00	$0.00	**$1,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$7,000.00	$7,500.00	$7,000.00	$7,000.00	$7,000.00	**$72,041.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**

$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$13,000.00	$13,000.00	$13,000.00	$13,000.00	$13,000.00	**$88,543.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$5,000.00**
$4,500.00	$4,500.00	$4,500.00	$4,000.00	$4,000.00	**$47,119.81**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$10.00**
$0.00	$625.00	$0.00	$0.00	$625.00	**$2,774.83**
$2,000.00	$1,900.00	$1,900.00	$2,000.00	$1,900.00	**$23,279.16**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$10,000.00	$35,000.00	$0.00	$5,000.00	**$183,054.57**
$1,750.00	$1,750.00	$1,500.00	$1,500.00	$1,500.00	**$28,517.25**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$44,125.00	**$51,300.00**	**$78,425.00**	**$30,625.00**	**$528,111.30**	**$1,773,262.71**

$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$130,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$2,500.00	$1,000.00	$2,500.00	$2,000.00	$1,000.00	**$22,857.09**
$1,500.00	$1,000.00	$2,000.00	$1,000.00	$1,000.00	**$18,522.08**
$0.00	$0.00	$0.00	$0.00	$0.00	**$37.44**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$4,000.00	**$2,000.00**	**$4,500.00**	**$3,000.00**	**$2,000.00**	**$171,416.61**

$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$208.00	$208.00	$212.00	$208.00	$208.00	**$2,529.00**
$2,600.00	$2,600.00	$0.00	$0.00	$0.00	**$13,000.00**
$3,500.00	$0.00	$0.00	$0.00	$0.00	**$3,500.00**
$6,308.00	**$2,808.00**	**$212.00**	**$208.00**	**$208.00**	**$19,029.00**
$0.00	$0.00	$0.00	$0.00	$170,835.00	**$343,553.83**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	**$0.00**	**$0.00**	**$0.00**	**$170,835.00**	**$343,553.83**
$0.00	$0.00	$0.00	$0.00	$155,000.00	**$311,710.01**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	**$0.00**	**$0.00**	**$0.00**	**$155,000.00**	**$311,710.01**
$54,433.00	**$56,108.00**	**$83,137.00**	**$33,833.00**	**$856,154.30**	**$2,618,972.16**
$0.00	$0.00	$0.00	$0.00	$0.00	**$133.22**
$0.00	$0.00	$0.00	$0.00	$15,000.00	**$58,886.96**
$35,000.00	$20,000.00	$30,000.00	$45,000.00	$28,900.00	**$346,724.53**
$5,000.00	$5,000.00	$0.00	$5,000.00	$0.00	**$30,000.00**
$0.00	$1,000.00	$0.00	$0.00	$1,500.00	**$4,976.88**
$0.00	$800.00	$0.00	$0.00	$0.00	**$2,800.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$137,000.00**
$40,000.00	**$26,800.00**	**$30,000.00**	**$50,000.00**	**$45,400.00**	**$443,521.59**
$15,000.00	$10,000.00	$25,500.00	$15,200.00	$10,100.00	**$200,403.15**
$5,000.00	$3,000.00	$0.00	$0.00	$0.00	**$28,000.00**
$0.00	$1,000.00	$0.00	$0.00	$1,000.00	**$4,417.34**
$0.00	$0.00	$0.00	$0.00	$0.00	**$50.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**-$7,380.45**

$20,000.00	$14,000.00	$25,500.00	$15,200.00	$11,100.00	$225,490.04
$60,000.00	**$40,800.00**	**$55,500.00**	**$65,200.00**	**$56,500.00**	**$806,011.63**
$114,433.00	**$96,908.00**	**$138,637.00**	**$99,033.00**	**$912,654.30**	**$3,424,983.79**
$1,330.00	$1,330.00	$1,330.00	$1,330.00	$1,370.00	**$14,360.00**
$75.00	$75.00	$75.00	$75.00	$75.00	**$801.00**
$91.66	$91.66	$91.66	$91.66	$91.66	**$994.73**
$0.00	$0.00	$36.25	$0.00	$36.25	**$149.49**
$58.33	$58.33	$58.37	$58.33	$58.33	**$634.70**
$708.00	$712.00	$708.00	$708.00	$708.00	**$7,540.72**
$290.00	$290.00	$294.00	$294.00	$294.00	**$3,940.19**
$0.00	$0.00	$500.00	$0.00	$500.00	**$3,550.61**
$10,000.00	$10,000.00	$7,000.00	$7,000.00	$7,000.00	**$115,031.06**
$6,800.00	$6,800.00	$6,800.00	$7,000.00	$6,800.00	**$91,209.00**
$58.00	$58.00	$58.00	$62.00	$58.00	**$639.50**
$10,000.00	$10,000.00	$10,000.00	$10,000.00	$15,000.00	**$170,443.67**
$0.00	$0.00	$111,278.00	$0.00	$111,278.00	**$445,112.60**
$0.00	$0.00	$0.00	$0.00	$0.00	**$500.00**
$375.00	$375.00	$375.00	$375.00	$375.00	**$4,234.62**
$258.00	$262.00	$258.00	$258.00	$258.00	**$3,108.70**
$0.00	$0.00	$0.00	$0.00	$0.00	**$19,166.00**
$583.00	$583.00	$587.00	$583.00	$583.00	**$6,577.09**
$450.00	$450.00	$550.00	$900.00	$900.00	**$8,088.21**
$0.00	$1,250.00	$0.00	$0.00	$1,250.00	**$6,507.20**
$0.00	$0.00	$0.00	$0.00	$0.00	**$1,000.00**
$708.00	$712.00	$708.00	$708.00	$708.00	**$7,324.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$18.36**
$1,500.00	$0.00	$0.00	$2,000.00	$0.00	**$3,501.08**
$0.00	$0.00	$0.00	$31.00	$0.00	**$31.00**

$300.00	$0.00	$0.00	$300.00	$0.00	**$650.00**
$400.00	$0.00	$0.00	$600.00	$0.00	**$1,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$250.00	$0.00	$0.00	$50.00	$0.00	**$300.00**
$0.00	$0.00	$50.00	$0.00	$0.00	**$200.00**
$0.00	$0.00	$0.00	$0.00	$2,100.00	**$2,215.00**
$13,750.00	$13,750.00	$13,750.00	$13,750.00	$13,750.00	**$163,735.15**
$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$11,967.64**
$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$11,952.23**
$2,170.00	$2,160.00	$2,170.00	$2,170.00	$2,170.00	**$24,919.42**
$83.33	$83.33	$83.33	$83.33	$83.37	**$995.98**
$166.00	$166.00	$166.00	$166.00	$174.00	**$2,099.60**
$0.00	$0.00	$81.50	$0.00	$81.50	**$383.72**
$0.00	$0.00	$0.00	$0.00	$0.00	**$3,000.00**
$200.00	$0.00	$200.00	$200.00	$200.00	**$1,671.00**
$200.00	$0.00	$0.00	$0.00	$300.00	**$966.57**
$250.00	$0.00	$0.00	$0.00	$0.00	**$508.76**
$250.00	$0.00	$0.00	$0.00	$0.00	**$500.00**
$500.00	$1,000.00	$500.00	$500.00	$500.00	**$7,000.00**
$0.00	$500.00	$0.00	$0.00	$600.00	**$2,100.00**
$67.00	$63.00	$67.00	$67.00	$67.00	**$837.09**
$272.00	$272.00	$272.00	$272.00	$272.00	**$8,859.00**
$0.00	$1,000.00	$0.00	$0.00	$1,000.00	**$3,044.24**
$0.00	$0.00	$0.00	$0.00	$0.00	**$19,400.00**
$2,916.00	$2,916.00	$2,916.00	$2,916.00	$2,916.00	**$42,103.58**
$42,832.50	$0.00	$0.00	$42,832.50	$0.00	**$163,358.50**
$99,891.82	**$56,957.32**	**$162,963.11**	**$97,380.82**	**$173,557.11**	**$1,388,231.01**
$6,250.00	$6,250.00	$6,250.00	$6,250.00	$6,250.00	**$74,810.56**
$416.66	$416.66	$416.66	$416.74	$416.66	**$5,089.98**
$416.66	$416.66	$416.66	$416.74	$416.66	**$5,102.74**
$1,290.00	$1,290.00	$1,290.00	$1,290.00	$1,310.00	**$16,031.40**
$83.00	$83.00	$83.00	$83.00	$87.00	**$982.46**

$100.00	$100.00	$100.00	$100.00	$100.00	**$1,093.76**
$0.00	$0.00	$181.50	$0.00	$181.50	**$753.08**
$0.00	$0.00	$0.00	$0.00	$0.00	**$2,800.00**
$1,000.00	$1,000.00	$1,000.00	$2,000.00	$2,000.00	**$18,181.30**
$1,000.00	$500.00	$500.00	$500.00	$500.00	**$7,507.23**
$10,000.00	$5,000.00	$1,000.00	$1,000.00	$0.00	**$101,031.12**
$2,500.00	$1,000.00	$1,000.00	$1,000.00	$500.00	**$19,776.50**
$0.00	$0.00	$0.00	$0.00	$0.00	**$400.00**
$40.00	$40.00	$49.00	$40.00	$40.00	**$471.14**
$0.00	$0.00	$0.00	$0.00	$0.00	**$1,000.00**
$1,920.00	$1,920.00	$1,900.00	$1,920.00	$1,920.00	**$22,643.12**
$137.50	$137.50	$137.50	$137.50	$137.50	**$1,581.82**
$5,000.00	$3,500.00	$3,500.00	$3,500.00	$3,500.00	**$126,540.00**
$1,000.00	$1,000.00	$0.00	$1,000.00	$1,000.00	**$9,276.00**
$0.00	$0.00	$500.00	$0.00	$0.00	**$1,800.00**
$0.00	$0.00	$500.00	$0.00	$0.00	**$2,755.19**
$1,000.00	$0.00	$1,000.00	$0.00	$1,000.00	**$6,666.99**
$32,153.82	**$22,653.82**	**$19,824.32**	**$19,653.98**	**$19,359.32**	**$426,294.39**

$6,166.00	$6,166.00	$6,166.00	$6,166.00	$6,174.00	**$75,856.02**
$458.33	$458.33	$458.33	$458.33	$458.37	**$5,647.43**
$458.33	$458.33	$458.33	$458.33	$458.37	**$5,656.82**
$1,290.00	$1,290.00	$1,290.00	$1,290.00	$1,310.00	**$16,031.40**
$83.00	$83.00	$83.00	$83.00	$87.00	**$982.46**
$83.00	$83.00	$83.00	$83.00	$87.00	**$927.77**
$0.00	$0.00	$82.50	$0.00	$82.50	**$361.21**
$0.00	$0.00	$0.00	$0.00	$0.00	**$3,000.00**
$1,000.00	$1,000.00	$1,000.00	$1,000.00	$500.00	**$10,000.00**
$500.00	$500.00	$500.00	$500.00	$0.00	**$5,293.30**
$1,000.00	$0.00	$0.00	$0.00	$0.00	**$5,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$8,279.00**
$333.00	$333.00	$333.00	$333.00	$337.00	**$3,500.93**
$700.00	$700.00	$700.00	$700.00	$0.00	**$3,500.00**

$8,500.00	$500.00	$500.00	$500.00	$500.00	**$14,530.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$9,000.00**
$0.00	$1,000.00	$0.00	$1,000.00	$0.00	**$4,276.00**
$2,500.00	$0.00	$0.00	$1,500.00	$0.00	**$4,867.62**
$0.00	$0.00	$0.00	$0.00	$0.00	**$1,000.00**
$23,071.66	**$12,571.66**	**$11,654.16**	**$14,071.66**	**$9,994.24**	**$177,709.96**
$0.00	$0.00	$0.00	$0.00	$0.00	**$285,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$36,100.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$1,050.00**
$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$322,150.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$43,574.32**
$0.00	$0.00	$0.00	$0.00	$0.00	**$12,500.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$58,656.85**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$114,731.17**
$155,117.30	**$92,182.80**	**$194,941.59**	**$131,106.46**	**$202,910.67**	**$2,430,916.53**
$7,250.00	$7,250.00	$7,250.00	$7,250.00	$7,250.00	**$88,184.48**
$608.33	$608.33	$608.33	$608.33	$608.37	**$7,259.68**
$608.33	$608.33	$608.33	$608.33	$608.37	**$7,207.80**
$1,290.00	$1,290.00	$1,290.00	$1,290.00	$1,310.00	**$16,031.40**
$83.00	$83.00	$83.00	$83.00	$87.00	**$982.48**
$91.66	$91.66	$91.66	$91.66	$91.74	**$1,010.46**
$0.00	$0.00	$95.75	$0.00	$95.75	**$417.50**
$0.00	$0.00	$0.00	$0.00	$0.00	**$3,000.00**

$0.00	$0.00	$0.00	$0.00	$0.00	**$338.00**
$1,666.00	$1,666.00	$1,666.00	$1,666.00	$1,674.00	**$18,660.32**
$1,300.00	$1,300.00	$1,500.00	$1,300.00	$1,300.00	**$13,405.70**
$0.00	$1,000.00	$0.00	$0.00	$1,000.00	**$4,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$2,700.50**
$15,000.00	$15,000.00	$15,000.00	$15,000.00	$10,000.00	**$136,305.00**
$0.00	$0.00	$1,000.00	$0.00	$0.00	**$4,000.00**
$125.00	$125.00	$125.00	$125.00	$125.00	**$1,474.00**
$100.00	$100.00	$100.00	$50.00	$50.00	**$1,006.70**
$1,000.00	$0.00	$1,000.00	$0.00	$500.00	**$4,500.00**
$170.00	$160.00	$160.00	$160.00	$230.00	**$1,731.15**
$0.00	$600.00	$0.00	$0.00	$0.00	**$2,615.40**
$0.00	$0.00	$0.00	$0.00	$0.00	**$3,116.00**
$2,083.00	$2,083.00	$2,083.00	$2,083.00	$2,087.00	**$22,957.91**
$75.00	$125.00	$250.00	$250.00	$250.00	**$2,000.43**
$0.00	$2,875.00	$0.00	$0.00	$2,875.00	**$16,237.65**
$10,000.00	$10,000.00	$10,000.00	$10,000.00	$0.00	**$131,723.75**
$0.00	$0.00	$0.00	$0.00	$0.00	**$290,863.05**
$0.00	$0.00	$500.00	$0.00	$0.00	**$1,500.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$483.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$1,000.00**
$41,450.32	**$44,965.32**	**$43,411.07**	**$40,565.32**	**$30,142.23**	**$784,712.36**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$500.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$50.00**
$33.00	$33.00	$33.00	$33.00	$37.00	**$383.56**
$18,904.00	$18,904.00	$18,904.00	$18,904.00	$18,909.00	**$226,853.90**
$0.00	$10,000.00	$0.00	$0.00	$0.00	**$75,000.00**
$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**
$18,937.00	**$28,937.00**	**$18,937.00**	**$18,937.00**	**$18,946.00**	**$302,787.46**
$60,387.32	**$73,902.32**	**$62,348.07**	**$59,502.32**	**$49,088.23**	**$1,087,499.82**

$114,433.00	$96,908.00	$138,637.00	$99,033.00	$912,654.30	**$3,424,983.79**
$215,504.62	$166,085.12	$257,289.66	$190,608.78	$251,998.90	**$3,518,416.35**
($101,071.62)	**($69,177.12)**	**($118,652.66)**	**($91,575.78)**	**$660,655.40**	**($93,432.56)**
					$8,439,827.73

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Consider Approving Mobile Food Unit Licenses

License Applications to be considered are:

* Waffle Bar Food Truck (One Event License at Empire Food Truck Night, May 15)

* California Dip & Eat (Seasonal License for Empire Food Truck Night at Crazy Legs Farms with dates YTBD)

* Byblos Mediterranean Express (One Event License for Empire Food Truck Night, May 15)

Attachment(s): *WAFFLE BAR.pdf*
CALIFORNIA DIP & EAT.pdf
BYBLOS-001.pdf

APPLICATION FOR MOBLIE FOOD UNIT (MFU) LICENSE
(Apply at least 14 regular business days prior to conducting business)

Check One:

One Event (1-3days) License ~~$50~~ $0 (This fee is waived for Empire/ Farmington Spring Food Truck event only) $50 Seasonal License $125____

Business:
Name of Business: Waffle Bar Food Truck

Phone: (952) 393-4707 Email:

Mailing Address: 6423 157th St
Savage, MN 55378

Applicant:
Full Legal Name: Julie (First) Chen (Middle) (Last)

Name/DBA Waffle Bar Food Truck

Phone: (952) 393-4707 Email:

Mailing Address: 6423 157th St
Savage, MN 55378

Brief physical description of the MFU, which may include physical layout plan and dimensions, photographs, equipment types, manufacture, and model numbers, axle weight, license plate numbers, and VINs (Vehicle Size shall not exceed thirteen feet and six inches (13' 6") feet in height and thirty-seven (37) feet in length):

'14 Chevrolet VN P30
VIN # 5D14366C13 - lic. YCF0822
H-W-L 12' x 6' x 12'

Brief description of the nature of the MFU (cart, truck, ice cream truck, etc.), goods to be sold, and method of operation:

Bubble Waffles wrapped with ice cream
bubble teas

Brief description of the nature, character, and contents of advertising to be done:

Social Media platforms; IG + FB with
over 10K followers

Have you been convicted of any felony, gross misdemeanor, misdemeanor, or municipal ordinance violation involving activities relating to the operation of the MFU?

____ Yes ✓ NO

If yes, describe the nature of the offense and the punishment or penalty assessed:

Ice Cream Truck vendors will be required to undergo a criminal background check at the cost of the applicant.

Length of time of operation in Empire and location(s) of operation (a maximum of four locations and not to exceed 21 days per location). Attach a list of dates and locations if needed.

Friday, May 15th 5pM- 8pM

ATTACHMENTS REQUIRED:

- Copy of Applicant Photo ID
- Note of Written Permission of Property Owner or Lessee
- Minnesota Department of Health (MDH) License, including conditions of MDH license.
- List of dates of operation and locations (If needed)

MOBLIE FOOD UNIT RULES OF OPERATION:

- MFUs shall be kept in a neat and orderly manner. Further, the applicant is responsible for the disposal of all waste and litter generated by the operation of the MFU and shall clean all such waste and litter before moving from the location. Trash and/or recycling collection and cleanup must be provided by the applicant.
- Licenses are only good for the property at which it was issued.
- All licenses expire after the last date noted on the application or December 31st of the application year, whichever date comes first.
- MFUs must provide independent power supply which is screened from view. Generators are permitted.
- MFUs may not maintain or use outside sound amplifying equipment, televisions, or other similar visual entertainment devices, or noisemakers such as bells, horns, or whistles. Ice cream trucks traveling through a residential district may have outdoor music or noise-making devices to announce their presence.
- MFUs cannot obstruct the movement of pedestrians or vehicles or pose a hazard to public safety.
- MFUs shall be located on asphalt or concrete surface. The City may waive the MFU site surfacing requirements when the license is approved for operation within a park.
- MFUs must close during adverse weather conditions when shelter is not provided.
- MFUs are permitted to operate between the hours of 8:00 A.M. 10:00 P.M.
- A copy of the MDH and City
- License must be displayed in an easily visible location on the MFU.

Yuri Chun
Signature of Applicant

1/23/2026
Date

Signature of Property Owner

Date

APPLICATION FOR MOBLIE FOOD UNIT (MFU) LICENSE
(Apply at least 14 regular business days prior to conducting business)

Check One:

One Event (1-3days) License $50.00_____ Seasonal License $125 X

Business:
Name of Business: California Di[p & Eat

Phone: 612 408 1457 Email:

Mailing Address: 13935 Broughshane Ave. Rosemount Mn, 55068

Applicant:
Full Legal Name: Hugo Torres
First Middle Last

Name/DBA California Dip & Eat

Phone: 612 408 1457 Email:

Mailing Address: Same

Brief physical description of the MFU, which may include physical layout plan and dimensions, photographs, equipment types, manufacture, and model numbers, axle weight, license plate numbers, and VINs (Vehicle Size shall not exceed thirteen feet and six inches (13' 6") feet in height and thirty-seven (37) feet in length):

Plates YZG1444. Make Ford 2022. VIN 1F6F5KN7N0A19066.

Brief description of the nature of the MFU (cart, truck, ice cream truck, etc.), goods to be sold, and method of operation:

Menu Attached.

Brief description of the nature, character, and contents of advertising to be done:

facebook. Instagram.

Have you been convicted of any felony, gross misdemeanor, misdemeanor, or municipal ordinance violation involving activities relating to the operation of the MFU?

_____ Yes _____ NO

If yes, describe the nature of the offense and the punishment or penalty assessed:

Ice Cream Truck vendors will be required to undergo a criminal background check at the cost of the applicant.

Length of time of operation in Empire and location(s) of operation (a maximum of four locations and not to exceed 21 days per location). Attach a list of dates and locations if needed.

May 15 - Food Truck Night / Crazy Legs (Fall)

ATTACHMENTS REQUIRED:

- Copy of Applicant Photo ID
- Note of Written Permission of Property Owner or Lessee
- Minnesota Department of Health (MDH) License, including conditions of MDH license.
- List of dates of operation and locations (If needed)

MOBLIE FOOD UNIT RULES OF OPERATION:

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- Licenses are only good for the property at which it was issued.

- All licenses expire after the last date noted on the application or December 31st of the application year, whichever date comes first.

- MFUs must provide independent power supply which is screened from view. Generators are permitted.

- MFUs may not maintain or use outside sound amplifying equipment, televisions, or other similar visual entertainment devices, or noisemakers such as bells, horns, or whistles. Ice cream trucks traveling through a residential district may have outdoor music or noise-making devices to announce their presence.

- MFUs cannot obstruct the movement of pedestrians or vehicles or pose a hazard to public safety.

- MFUs shall be located on asphalt or concrete surface. The City may waive the MFU site surfacing requirements when the license is approved for operation within a park.

- MFUs must close during adverse weather conditions when shelter is not provided.

- MFUs are permitted to operate between the hours of 8:00 A.M. 10:00 P.M.

- A copy of the MDH and City

- License must be displayed in an easily visible location on the MFU.

Signature of Applicant — Date: 02/19/26

Signature of Property Owner — Date

APPLICATION FOR MOBLIE FOOD UNIT (MFU) LICENSE
(Apply at least 14 regular business days prior to conducting business)

Check One:

One Event (1-3days) License $50.00 X Seasonal License $125____

Business:
Name of Business: Byblos Mediterranean Express

Phone: 612-450-4000 Email._

Mailing Address: 10680 Alicia Cir, Inver Grove Heights, MN 55077

Applicant:
Full Legal Name: Michael AYOUB
First Middle Last

Name/DBA Byblos Mediterranean Express

Phone: 612 356 4743 Email:

Mailing Address: Same as above

Brief physical description of the MFU, which may include physical layout plan and dimensions, photographs, equipment types, manufacture, and model numbers, axle weight, license plate numbers, and VINs (Vehicle Size shall not exceed thirteen feet and six inches (13' 6") feet in height and thirty-seven (37) feet in length):

Food Trailer is 29 Ft long including Tongue, twin axle

LC # CSP5272, VIN #3J9A12268RM095548

Brief description of the nature of the MFU (cart, truck, ice cream truck, etc.), goods to be sold, and method of operation:

Food Trailer

Mediterranean food, such as Gyro, hummus, shawarma and Falafel

Brief description of the nature, character, and contents of advertising to be done:

Social Media posts

Have you been convicted of any felony, gross misdemeanor, misdemeanor, or municipal ordinance violation involving activities relating to the operation of the MFU?

_____ Yes X NO

If yes, describe the nature of the offense and the punishment or penalty assessed:

Ice Cream Truck vendors will be required to undergo a criminal background check at the cost of the applicant.

Length of time of operation in Empire and location(s) of operation (a maximum of four locations and not to exceed 21 days per location). Attach a list of dates and locations if needed.

Spring Food Festival

ATTACHMENTS REQUIRED:

- Copy of Applicant Photo ID
- Note of Written Permission of Property Owner or Lessee
- Minnesota Department of Health (MDH) License, including conditions of MDH license.
- List of dates of operation and locations (If needed)

MOBLIE FOOD UNIT RULES OF OPERATION:

- MFUs shall be kept in a neat and orderly manner. Further, the applicant is responsible for the disposal of all waste and litter generated by the operation of the MFU and shall clean all such waste and litter before moving from the location. Trash and/or recycling collection and cleanup must be provided by the applicant.

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- MFUs cannot obstruct the movement of pedestrians or vehicles or pose a hazard to public safety.

- MFUs shall be located on asphalt or concrete surface. The City may waive the MFU site surfacing requirements when the license is approved for operation within a park.

- MFUs must close during adverse weather conditions when shelter is not provided.

- MFUs are permitted to operate between the hours of 8:00 A.M. 10:00 P.M.

- A copy of the MDH and City

- License must be displayed in an easily visible location on the MFU.



Signature of Applicant — Date: 2/23/2026

Signature of Property Owner — Date

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Jerod Waltman, Maintenance
RE:	1. Information/Updates on 2026 Street Maintenance Budget

Attachment(s): *Maintenance Memo.pdf*
Street Budget Projections.pdf
Street Light List Simplified.pdf
Streetlight locations.pdf

Informational Memo on Street Repair Budget Updates

City staff are proposing to move forward with scheduling for our 2026 street repair plans. These plans include patch sealing on 197th Street and a couple other minor potholes across the city. The condition of 197th Street has deteriorated this winter. This work will be done by RCM out of Hastings for $9,070.

We are also proposing work on roads from the 2019 street project to be crack filled and micro sealed. This work will be done by Astech Asphalt in the amount of $87,676.08, with total street maintenance at $96,746.08. These figures are slightly higher because of the dissolvement of the Burnsville JPA. The total 2026 Budget for Street Repairs is $130K. This budget item also includes streetlight replacement and boulevard tree removal.

Streetlights- 2026 has seven streetlights aging out of contract with Xcel Energy and an additional three that came due last year. In 2027 25 lights will come due. Two of the lights for 2026 are LED and all are still working. Maintenance is requesting that staff discuss further with Xcel Energy about the process of replacing multiple lights on different grids. The attached map will show that we replace 2 lights this year with a third being added at 197th and Chille to help address safety concerns. This would be proposed with the hope of being on a more accurate and affordable replacement schedule in years to come. Last year, the City Council proposed replacing all aging streetlights that are co-owned with Xcel Energy through the Pre-Pay Option, at a current cost of $5,087 per light. Staff have reached out to Xcel Energy to try to formulate a plan to replace certain sections of streetlights at a time. City Council should discuss if there are specific parameters on how it would like to proceed with incorporating streetlight replacement in the CIP.

Boulevard Trees- At this time we have $15K budgeted for tree removal with no applicants at this time. Funds allocated for this expense could possibly go towards street light repair later in the year.

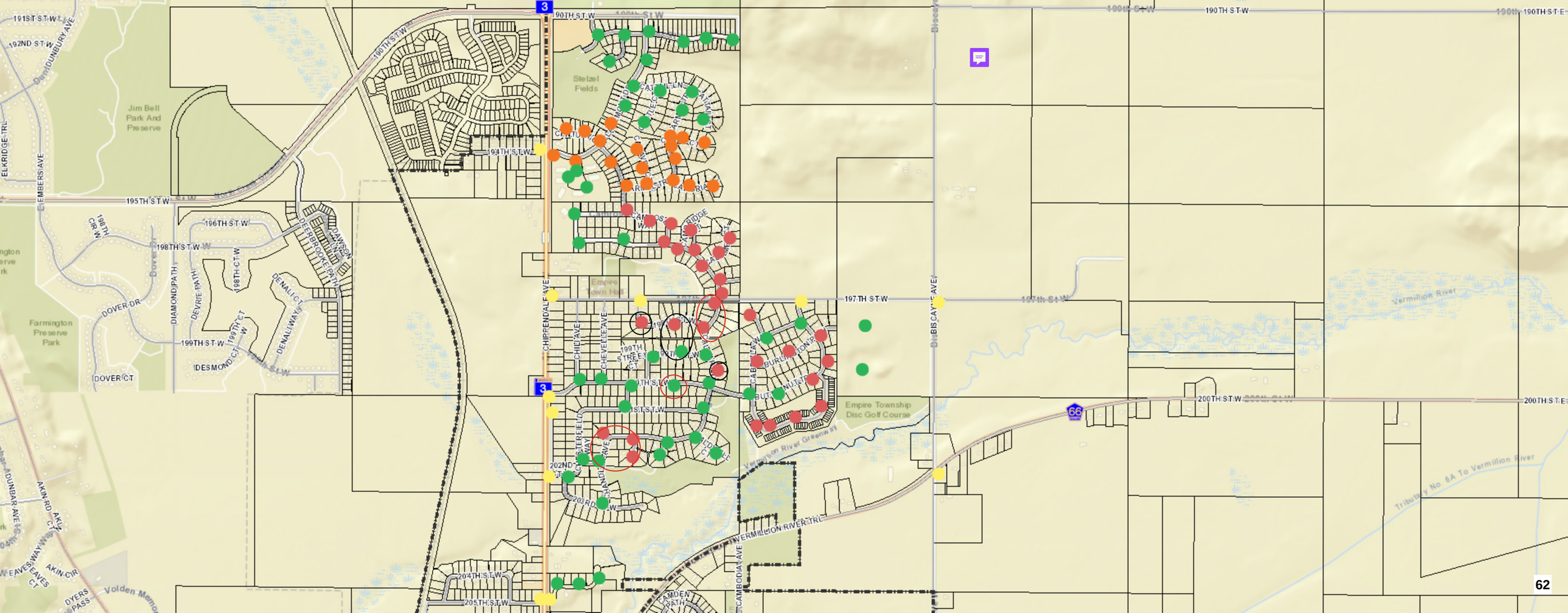
Attached is a summary of the budget expense breakdown as well as a streetlight aging list/map prepared by staff.

2026 Budget for Street Repair and Maint.	**$130,000.00**		
Patch sealing 197th and minor other spots	$9,070.00		
Proposed Microsurfacing/ Crack Seal (Base Bid)	$87,676.08	$96,746.08	Total
Remaining	**$33,253.92**		
Tree Removal	$15,000.00		
Remaining	**$18,253.92**		
Street Light Replacement			
Pre-Pay Option @ $5,087 per light	$10,174.00	2	
Street Light on 197th	$5,087.00		
Remaining	**$2,992.92**		

HouseNo1	StreetName1	StreetType1	HouseNo2	StreetName2	StreetType2	Owner	Rate Description	Wattage	Lumens	LampType	Fixture	PoleHeight	InstallDate	
19466	CAMBRIA					CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL		0	
19482	CENTURY	RD				CITY	City owned-unmetered				COLONIAL	0	0	
3088	199TH	ST	19901	CALGARY	TRL	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	19970925	REPLACED IN 2025
3157	199TH	ST	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	19970925	REPLACED IN 2025
19944	CALGARY	TRL	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	19970925	PAST 25 YEARS (5)
3152	198TH	ST	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	19991007	
	198TH	ST	19800	CANADA	AVE	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	19991007	
3102	198TH	ST	19835	CALGARY	TRL	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20010108	
3270	199TH STREET	CT	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	COLONIAL	18	20010108	REPLACED IN 2025
3178	200TH	ST	0			XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20010108	
19771	CALGARY	TRL	0	197TH	ST	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20010108	
19910	CALIFORNIA	AVE	3230	199TH	ST	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	COLONIAL	18	20010108	REPLACED IN 2025
20164	CALGARY	TRL	20117	CARLISLE	CT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20010410	
20177	CALGARY	TRL				XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20010410	
20145	CARLISLE	CT	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20010410	
20193	CHANDLER	AVE	0	202ND	ST	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20010410	25 YEARS IN 2026 (7)
0	197TH	ST	0	CALGARY	TRL	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	$52,263 to Replace (Pre-pay)
0	CALGARY	TRL	19600	CAMBRIDGE	CT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	$18,135 to Replace (Standard)
0	CALGARY	TRL	0	CAMROSE	WAY	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19671	CALGARY	TRL	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19687	CALGARY	TRL	0	CALUMET	CT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19600	CALUMET	CT	19604	CALUMET	CT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19615	CALUMET	CT	19616	CALUMET	CT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19593	CAMBRIDGE	CT	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19642	CAMROSE	WAY	0	CENTURY	RD	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	
19649	CAMROSE	WAY	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	25 YEARS IN 2027 (24)
19654	CAMROSE	WAY	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020711	$139,368 to Replace (Pre-pay)
19694	CALGARY	TRL	3045	CALEDONIA	DR	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20020811	$48,360 to Replace (Standard)
19827	BURLINGTON	PAT	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
0	BUTTERNUT	TRL	19760	BURLINGTON	PAT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19820	BUTTERNUT	TRL	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19866	BUTTERNUT	TRL	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19951	BUTTERNUT	TRL	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19743	CABRILLA	CT	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19790	CABRILLA	WAY	0	CABRILLA	CT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19876	CABRILLA	WAY	0	BURLINGTON	PAT	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
20025	CABRILLA	WAY	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
20044	CABRILLA	WAY	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
20062	CABRILLA	WAY	0			XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
20084	CABRILLA	WAY	20098	CABRILLA	WAY	XCEL ENERGY	Pre-Pay Option	100 WATTS		HPS	TRADITIONAL	18	20021107	
19478	CAMBRIA	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19350	CANBY	CT	0	CARMEL	TRL	CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	0	20061201	
19405	CANBY	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	0	20061201	
19416	CARAVEL	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19349	CARMEL	TRL				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19403	CARMEL	TRL				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	

HouseNo1	StreetName1	StreetType1	HouseNo2	StreetName2	StreetType2	Owner	Rate Description	Wattage	Lumens	LampType	Fixture	PoleHeight	InstallDate	
19430	CARMEL	TRL				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19444	CARMEL	TRL				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19472	CARMEL	TRL	0	CARAVEL	CT	CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	0	20061201	
19335	CENTURY	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	0	20061201	
19366	CENTURY	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19398	CENTURY	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	0	20061201	
19439	CENTURY	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19466	CENTURY	RD				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
0	CLAREMONT	DR	19628	CLAREMONT	CIR	CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
0	CLAREMONT	DR	0	HIGHWAY 3		CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19303	CLAREMONT	DR				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	0	20061201	
19402	CLAREMONT	DR				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19406	CLAREMONT	DR				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19410	CLAREMONT	DR				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19418	CLAREMONT	DR				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19430	CLAREMONT	DR				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20061201	
19975	CABRILLA	WAY		BUTTERNUT	TRL	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20090720	PAST 25 YEARS IN 2034 (2)
19722	CABRILLA	WAY	0	BUTTERNUT		XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20091204	
19461	CARAVEL	CT				CITY	City owned-unmetered	100 WATTS		HPS	COLONIAL	18	20131003	
0	191ST	ST	0	CENTERFIELD	CT	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20131114	
0	191ST	ST	0	CLEAT	CIR	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20131114	PAST 25 YEARS IN 2038 (3)
19148	CLEAT	CIR				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20131114	
3014	191ST	ST				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20141209	
3080	191ST	ST				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20141209	PAST 25 YEARS IN 2039 (3)
3152	191ST	ST				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20141209	
19644	CALGARY	TRL		CAMROSE	WAY	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20150910	
0	CAMROSE	WAY	19619	CALGARY	TRL	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20150910	PAST 25 YEARS IN 2040 (3)
19614	CAMROSE	WAY				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20150910	
19472	CLAREMONT	CIR				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20160825	
19584	CLAREMONT	CIR				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20160825	PAST 25 YEARS IN 2041 (3)
19632	CLAREMONT	CIR				XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20160825	
						XCEL ENERGY	Standard Service-Overhead	D	14,000	LED	COBRAHEAD		20170222	
3250	197TH	ST		CANADA	AVE	XCEL ENERGY	Standard Service-Underground	C	6,000	LED	COBRAHEAD	30	20170227	
20050	CHIPPENDALE	AVE				XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD	0	20170227	
						XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	B	4,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	C	6,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Underground	C	6,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Underground	C	6,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	D	14,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	D	14,000	LED	COBRAHEAD		20170227	
						XCEL ENERGY	Standard Service-Overhead	D	14,000	LED	COBRAHEAD		20170228	

HouseNo1	StreetName1	StreetType1	HouseNo2	StreetName2	StreetType2	Owner	Rate Description	Wattage	Lumens	LampType	Fixture	PoleHeight	InstallDate	
0	200TH	ST	0	CALGARY	TRL	XCEL ENERGY	Security Light	400 WATTS		HPS	DIRECTIONAL	30	20191220	
0	200TH	ST	0	CALGARY	TRL	XCEL ENERGY	Security Light	400 WATTS		HPS	DIRECTIONAL	30	20191220	
3227	191ST	ST		CLAREMONT	DR	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3272	200TH	ST	19978	CASCADE	ST	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3415	200TH	ST		CHEVELLE	AVE	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3109	201ST	ST		CALGARY	TRL	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3307	201ST	ST		CASCADE	AVE	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3385	203RD	ST				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3485	203RD	ST		CHESTERFIELD		XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3402	205TH ST	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3438	205TH ST	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
3441	205TH ST	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	2021 were changed from HPS to LED
20135	CALDWELL	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19961	CALGARY	TRL	3200	200TH	ST	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
20120	CALGARY	TRL		CALDWELL	CT	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19950	CALIFORNIA	AVE	3235	200TH	ST	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
20124	CANBERRA	CT		CALGARY	TRL	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
20145	CANBERRA	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19247	CARMEL	TRL		CATTAIL	CT	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19254	CARMEL	TRL				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19275	CASTLE	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19385	CATTAIL	CT				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19221	CATTAIL	LN		CASTLE	CT	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
20055	CHESTERFIELD	WAY		201ST	ST	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19940	CHILI	AVE		200TH	ST	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19132	CLAREMONT	DR				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19240	CLAREMONT	DR		CATTAIL	LN	XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
19264	CLAREMONT	DR				XCEL ENERGY	Standard Service-Underground	A	3,000	LED	TRADITIONAL		20210127	
20170	CHESTERFIELD	WAY		202	ST	XCEL ENERGY	Pre-Pay Option	A	3,000	LED	TRADITIONAL	18	20220505	
	DEER CREEK 1ST ADDITION													


191ST ST W
192ND ST W
DUNBURY AVE
Jim Bell Park And Preserve
ELKRIDGE TRL
CLEMENS AVE
195TH ST W
196TH ST W
198TH CIR W
198TH ST W
198TH CT W
DOVER DR
DIAMOND PATH
DEVRIE PATH
DENALI CT
DENALI WAY
DERBYSHIRE PATH
DAWSON
Farmington Preserve Park
199TH ST W
199TH CT W
DESMOND CT
DOVER CT
190TH ST W
194TH ST W
Stelzel Fields
CHIPPENDALE AVE
Empire Town Hall
CHICTAW AVE
CHEVELLE AVE
199TH STREET CT
201ST ST W
202ND CT
203RD ST W
204TH ST W
205TH ST W
BISCAYNE AVE
197TH ST W
Empire Township Disc Golf Course
Vermillion River Greenway
200TH ST W
66
VERMILION RIVER TRL
CAMBODIA AVE
Vermillion River
Tributary No. 6A To Vermillion River
AKIN RD
AKIN CT
AKIN CIR
EAVES WAY
EAVES CT
DUNBAR AVE
DYERS PASS
3

MEMORANDUM

Date: March 10, 2026

To: Empire City Council

From: Charles Seipel-Teng, Clerk-Administrator

RE: 1. Statistics Reports for February 2026 / Summary Reports for the Year 2025

Attachment(s): *DC - CAD - Metrics - Event Count by Event Type - Empire.pdf*
DC - CAD - Metrics - Event Count by Event Type - Empire - Martin.pdf
DC - CAD - Metrics - Event Count by Event Type - Empire - Martin.pdf
DC - CAD - Metrics - Event Count by Event Type - Empire.pdf

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire

Start Date: 2/1/2026 12:00:00 AM **End Date:** 3/1/2026 12:00:00 AM

Problem	Count of Incidents
911 Hangup	10
Accident /Injuries	1
Accident Medic Request	2
Accident/No injury	4
Alarm Burg/Holdup/Panic	10
Animal Calls	3
Assist Other Juris	1
Civil Assist	4
Community Policing	3
Deceased	1
Detail Trfc/Tobacco,etc	4
DNR/Hunting/Off Road/Fishing	2
Domestic/Disputes in Progress	1
Dumping/Littering	1
Extra Patrol	1
Follow up	6
Fraud Activity RPT	1
Medical	7
Medical/Priority	1
Misc/Uncategorized	4
Motorist Assist	10
Ordinance Violation	8
Paper Service/Civil	7
Parking Violation	1
Premise Check	314
Road and Driving Comp	3
Scam Attempt	1
Suspicious Activity	7
Theft RPT	1
Traffic Stop	175
Warrant Check/Processing	1

Run Time: 3/1/2026 8:01:22 AM

Incidents at Dakota 911 (2860 160th St W) are excluded from report

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire

Start Date: 2/1/2026 12:00:00 AM **End Date:** 3/1/2026 12:00:00 AM

Weapons	1
Total	***596***

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire - Martin, Hanah

Start Date: 2/1/2026 12:00:00 AM **End Date:** 3/1/2026 12:00:00 AM

Problem	Count of Incidents
Community Policing	1
Follow up	1
Misc/Uncategorized	1
Motorist Assist	1
Premise Check	47
Suspicious Activity	2
Traffic Stop	16
Total	***69***

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire - Martin, Hanah

Start Date: 1/1/2025 12:00:00 AM **End Date:** 12/31/2025 11:59:59 PM

Problem	Count of Incidents
911 Hangup	7
Accident /Injuries	5
Accident/No injury	6
Alarm Burg/Holdup/Panic	5
Animal Calls	9
Assist Other Juris	4
Civil Assist	3
Community Policing	41
Crisis Mental Health	5
Deceased	1
Detail Trfc/Tobacco,etc	12
Disturbance/Disorderly	5
DNR/Hunting/Off Road/Fishing	4
Domestic/Disputes in Progress	1
Drug Activity	2
Drunkenness	1
Extra Patrol	33
Fire Alarm	1
Fire Related Call	6
Follow up	6
Fraud Activity RPT	3
Juvenile Complaint	1
Medical	7
Medical/Priority	1
Mental Health Aftercare	1
Misc/Uncategorized	1
Missing Person/Runaway	3
Motorist Assist	9
Ordinance Violation	6
Paper Service/Civil	1
Parking Violation	2

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire - Martin, Hanah

Start Date: 1/1/2025 12:00:00 AM **End Date:** 12/31/2025 11:59:59 PM

Pedestrian / Bike Stop	1
Predatory Offender Registratio	15
Premise Check	489
Public Assist	6
Recovered Prop/Person	1
Road and Driving Comp	11
Suspicious Activity	12
Theft RPT	4
Threats/Stalking	4
Traffic Stop	404
Vandalism/Property Damage	1
Warrant Check/Processing	4
Weapons	1
Welfare Check	6
Total	***1151***

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire

Start Date: 1/1/2025 12:00:00 AM **End Date:** 12/31/2025 11:59:59 AM

Problem	Count of Incidents
911 Hangup	137
Accident /Injuries	12
Accident Medic Request	2
Accident/No injury	49
Admin Background/Permits	3
Alarm Burg/Holdup/Panic	44
Animal Calls	57
Assault RPT	2
Assist Other Juris	27
Child Protection	1
Civil Assist	39
Community Policing	67
Criminal Sexual Conduct	3
Crisis Mental Health	22
CRU Referral	6
Deceased	1
Detail Trfc/Tobacco,etc	80
Disturbance/Disorderly	41
DNR/Hunting/Off Road/Fishing	19
Domestic/Disputes in Progress	6
Domestic/Disputes RPT	2
Drug Activity	2
Drunkenness	7
Dumping/Littering	3
Extra Patrol	131
Fight	1
Fire Alarm	12
Fire Related Call	24
Fireworks	1
Follow up	77
Fraud Activity RPT	10

Run Time: 3/9/2026 2:50:09 PM

Incidents at Dakota 911 (2860 160th St W) are excluded from report

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire

Start Date: 1/1/2025 12:00:00 AM **End Date:** 12/31/2025 11:59:59 AM

Harassment	5
Juvenile Complaint	5
Medical	55
Medical/Priority	33
Mental Health Aftercare	8
Misc/Uncategorized	46
Missing Person/Runaway	4
Motorist Assist	154
OFP/DANCO Violation RPT	6
Online	2
Open Doors/Windows	2
Ordinance Violation	167
Paper Service/Civil	25
Parking Violation	8
Pedestrian / Bike Stop	1
Predatory Offender Registratio	21
Premise Check	4602
Probation Check	1
Property Lost/Found	9
Public Assist	83
Recovered Prop/Person	1
Recreational Fire	2
Road and Driving Comp	94
Scam Attempt	5
Suspicious Activity	96
Theft RPT	10
Threats/Stalking	6
Tow Repo/Private	7
Traffic Stop	2357
Trespass	2
Utility Callout	12
Vandalism/Property Damage	10

Dakota County Sheriff's Office

Event Count by Event Type - Incidents in City of Empire

Start Date: 1/1/2025 12:00:00 AM **End Date:** 12/31/2025 11:59:59 AM

Void/Test Call	3
Warrant Check/Processing	23
Weapons	1
Welfare Check	40
Total	***8794***

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Brian Hilgardner, Consulting Engineer
RE:	1. Information on Timeline and Financing for Proposed North End Water Tower

Attachment(s): *20260310 Empire CC Report.pdf*
Brian PPT Empire Meeting (1).pdf
agenda memo 3.05.26.pdf
Empire GO 2027A $9.5MM.pdf
Tax Impact Empire 2027A Water Tower.pdf

City Engineer's Staff Report
March 10, 2026 City Council Meeting

Date: March 6, 2026

To: Honorable Mayor & City Council Members

From: Brian Hilgardner, P.E., City Engineer

Updates:

1) Deer Creek Phase 2

The developer hosted pre-construction on February 26th. At this point, all necessary permits are in place, and the Development Agreement is complete. They anticipate mobilizing in early May and will complete the utilities in 2-3 weeks. Street work will follow with curb preliminarily scheduled for June 18. The bituminous base course is expected to be completed by June 30th. Private Utilities will be installed in the boulevard in July, and sidewalk and final restoration will wrap up in August and September.

Informational

2) Water Tower/Well

I will be presenting a Power Point that goes over the water tower and well design and construction schedule in its entirety. We used two different schedules:

1. Utilizing PFA Low Interest Loan Process
2. Bidding the project traditionally through City Administration and funding via bonds

I will note that Jenni is providing an estimate to complete a market study to provide a better idea of the residential and commercial development demands in the region that will support repayment of the bonds through connection and area charges. I will also note that the builder's association growth indices look favorable. Lastly, I will mention that tower construction costs are rising annually.

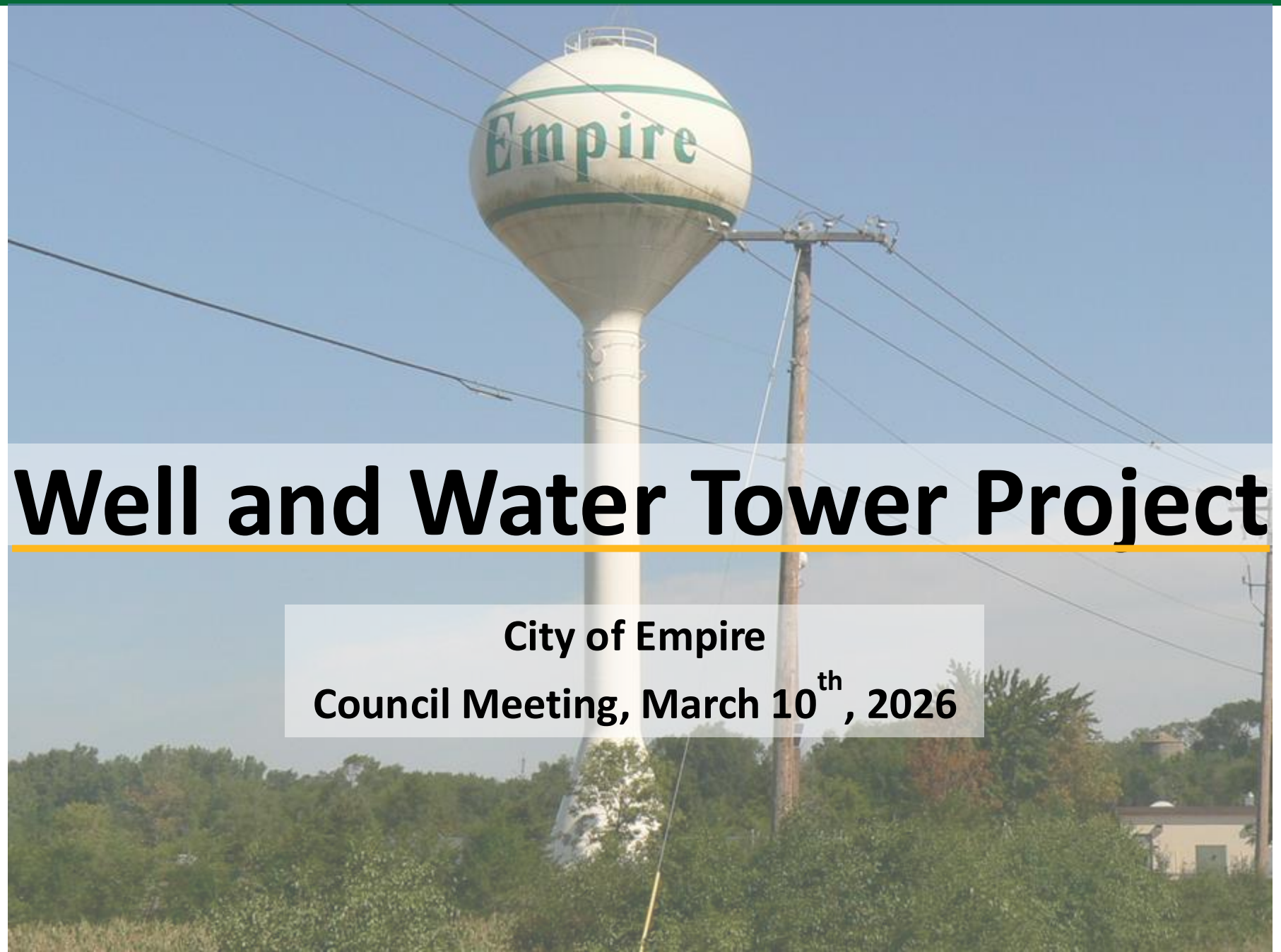
George Eilertson will be in attendance to go over a funding scenario. We used a conservative schedule and project cost for our initial analysis. We even included a tax impact scenario if development was less than half of what was anticipated in the AUAR, to see what potential levy impacts could be. The good news is that our enterprise funds and connection fees will pay off the bond even with modest development.

Informational

3) Pavement Management Plan

In February, I presented some different options and updates to the pavement management plan. One of the options was to combine the 2027 and 2030 projects into one project (with some modifications to what the original project would entail…. for example some reclaim will be completed in lieu of mill & overlay).

Since George will be in attendance tonight, he will also run some financial scenarios for this project as well. Keep in mind, one of the existing reconstruction bonds will be paid off an expiring and this "new" bond payment will essentially take the place of that bond payment schedule (in fact preliminary numbers show a typical annual saving of $100,000 in bond payments).



Well and Water Tower Project

City of Empire

Council Meeting, March 10th, 2026

Project Need

Water Demands

- Current: 0.240 MGD Average, 1.032 Max Day
- 2040: 0.289 MGD Average, 1.243 Max Day

Supply:

- Firm capacity should meet future Max Day

Storage

- Total should meet Average Day, &
- Turnover approx. every 2 days

Supply

- Total: 2.04 MGD
- Firm: **0.60 MGD**

Storage

- Total: 0.30 MG
- Turnover: **1 day**

Need Additional

- Storage (0.75 MG)
- Supply (~0.643 MGD/535 gpm)

New Supply Well

- Increase firm capacity
- Use Chippendale site (new 3-acre site)
- Design of 550 gpm
- Housed in well house with chemical treatment (chlorine and fluoride)
- Estimated cost: $2.1 million
- Design of Well: $225,000



New Water Tower

- Decrease turnover
- Provide pressure to northern end of City
- Design of 0.75 MG (industry standard size)
- Estimated cost: $6.5 million
  - Tariffs/overloaded market has raised costs significantly
- Design of Tower: $250,000



Permits Required

- DNR Preliminary Construction Assessment
- DNR Appropriations Permit Amendment
- FAA Tower Clearance
- MDH Approval (both projects)

DEPARTMENT OF NATURAL RESOURCES

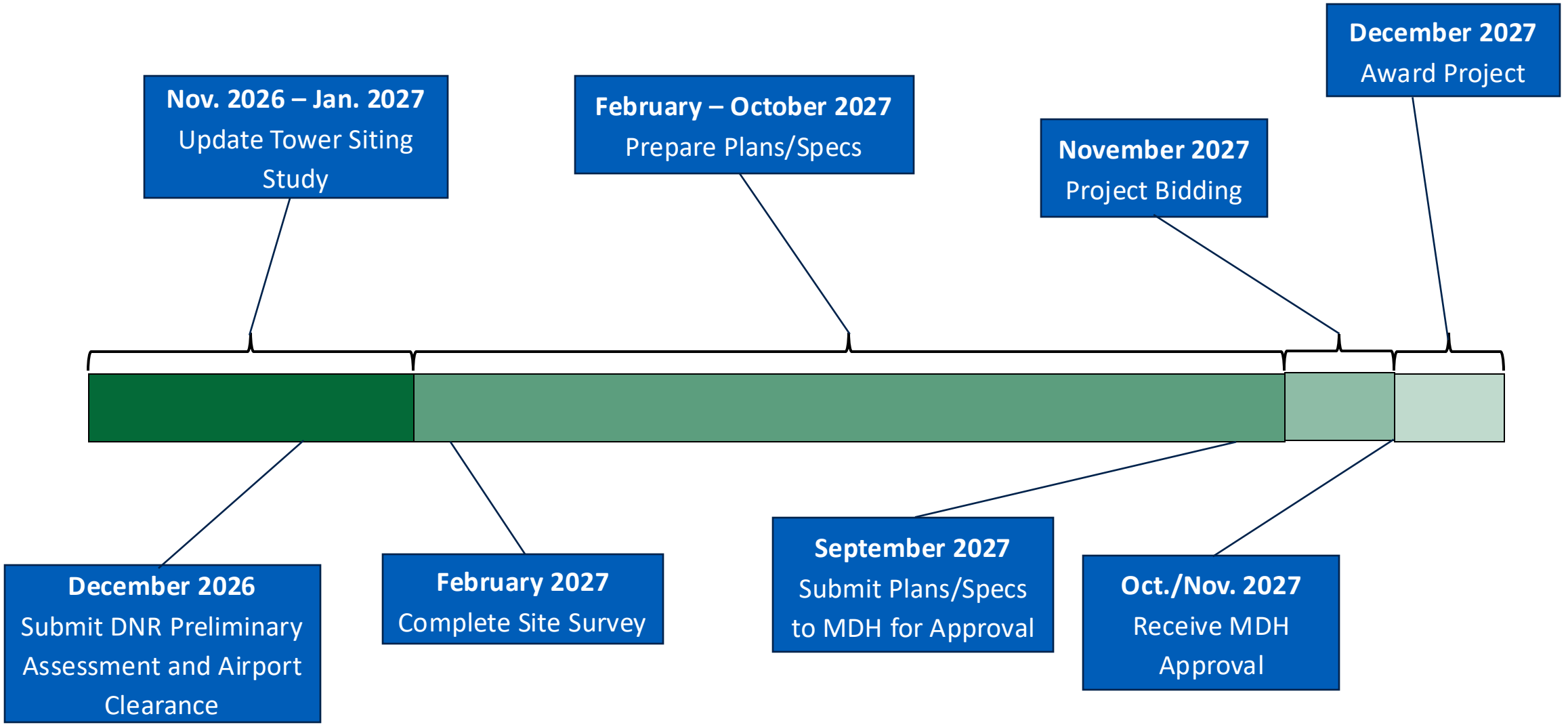
Federal Aviation Administration

DEPARTMENT OF HEALTH

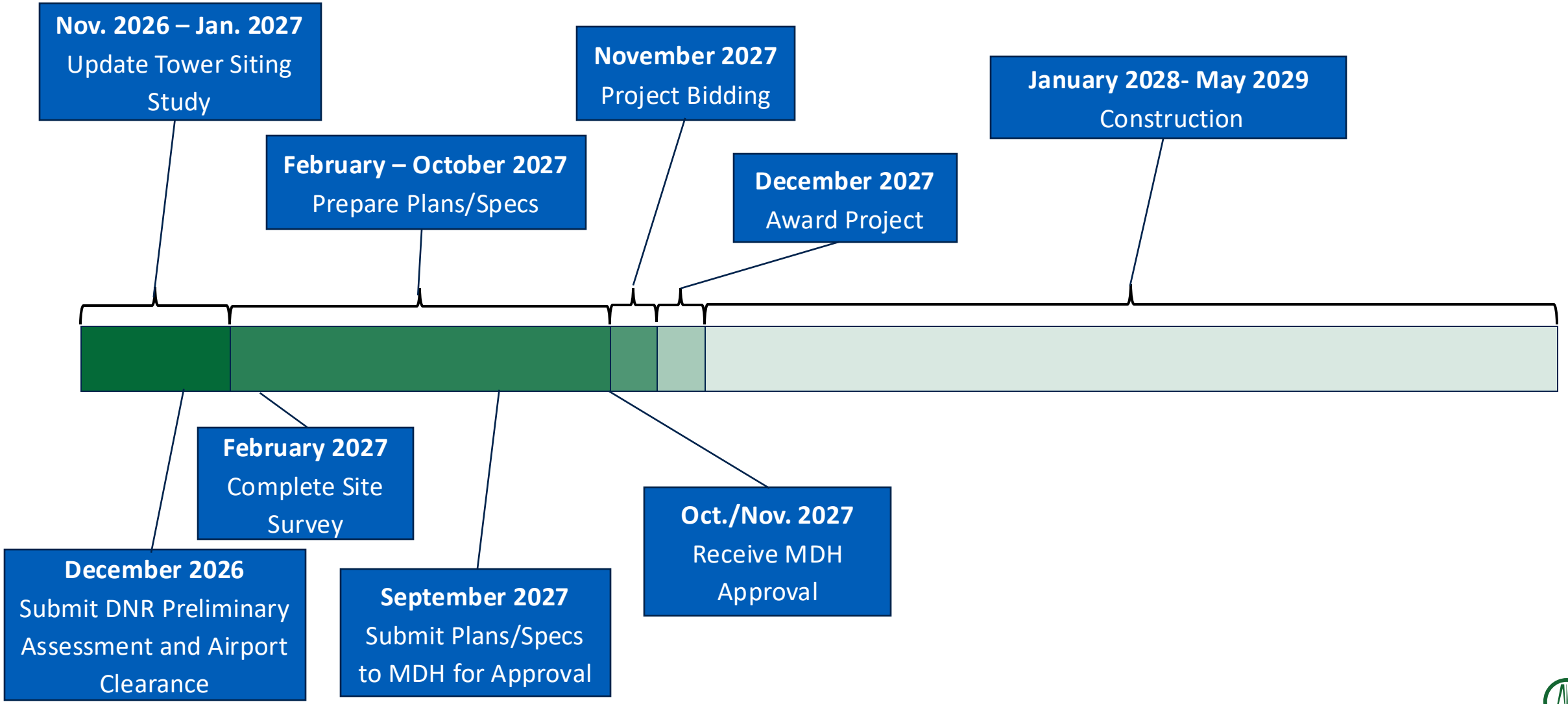
Project Costs

Item	Cost
Construction	
Well	$1,700,000
Tower	$5,900,000
Total	***$7,600,000***
Engineering	
Well	$225,000
Tower	$250,000
Construction Services	$475,000
Total	***$950,000***
Total Project Costs	**$8,550,000**

Schedule (No Construction, No PFA)



Schedule (Construction, No PFA)



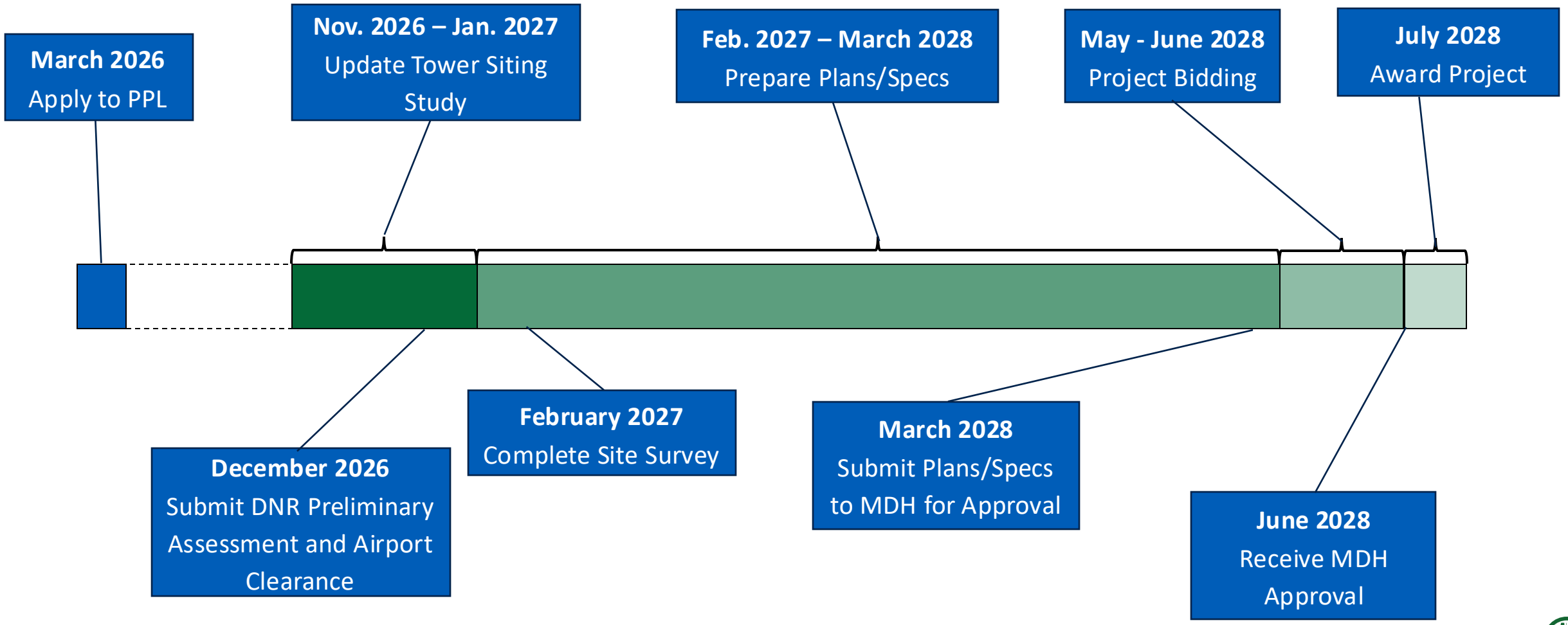
Thank you!

Questions?

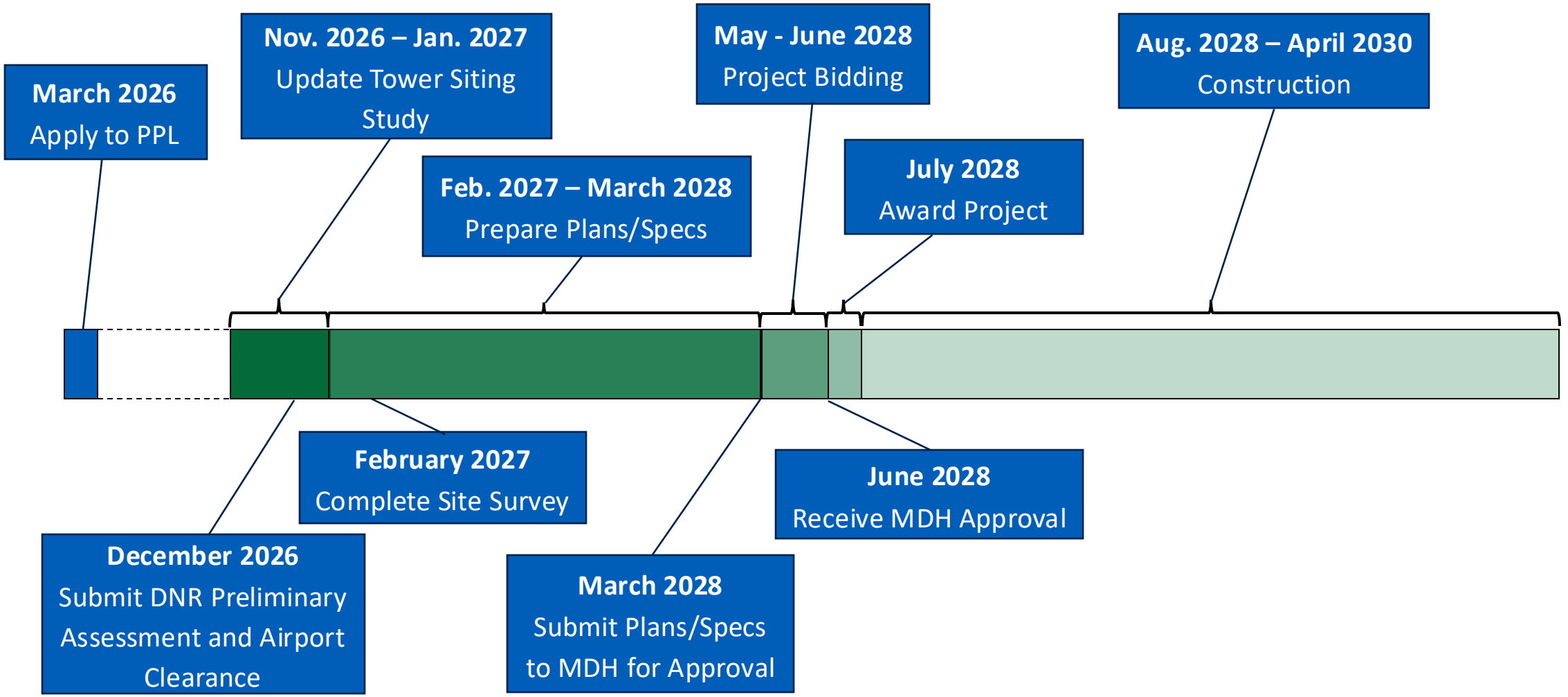
BOLTON & MENK

Real People. Real Solutions.

Schedule (No Construction, PFA)



Schedule (Construction, PFA)



150 South Fifth Street
Suite 3300
Minneapolis, MN 55402

(800) 851-2920
(612) 851-5906

DATE: March 5, 2025

TO: Honorable Melanie Lee, Mayor & Members of the City Council
Mr. Charles Seipel-Teng, Administrator
City of Empire

FROM: George Eilertson, Managing Director
Northland Securities

RE: March 10th Meeting topics:
1. Review the Water Tower and Well Financing / NW Area Development
2. Review 2029 Street Reconstruction Project Financing

Review Water Tower and Well Financing / NW Area Development

Northland Securities has reviewed with the City Administrator and Bolton & Menk the preliminary cost estimates for the 750,000 gallon water and well. In addition, we have reviewed development assumptions for the Northwest Area of Empire. We have prepared a preliminary financing scenario based on a project financing need as follows:

Water tower & well	$ 9,500,000
Related bond issuance costs	$ 185,000
Total	$ 9,685,000

For review at the meeting, we have assembled the following item in a presentation packet:

1. Preliminary General Obligation Water Revenue Bond based on the preliminary project costs and development assumptions and the developer fees identified in the Financial Management Plan

Summary – we structured a preliminary 15-year bond issue with principal deferred for up to three years from the closing date of the bonds. City Utility Funds would be the revenue source to pay the interest cost on the Bond until such point that development fees are collected. The bonds would be callable (prepayable) beginning seven years after the issuance date and any date thereafter.

Based on the following table (listing the developments following the water tower construction), there is sufficient revenue from projected development fees to meet the debt service requirements.

								Scenario: Financial Management Plan				
								$ 3,050	$ 2,485	$ 5,000	$ 4,000	
Development Name (if known)	Total Acres	Net Developable Area (80% of total acres)	Housing Unit Count (3.5 u/acre)	Year of Plat	Year Permit Pulled	Year Construction Complete	Units per year	Water Connection Fees	Sewer Connection Fees	Water Availability Charge	Sewer Availability Charge	Total Platting / Development Fees
SE- Fischer (in reclamation phase)	325	260	910	2029	2030	2037	130	$ 2,775,500	$ 2,261,350	$ 1,300,000	$ 1,040,000	$ 7,376,850
SE- Schuman (not in mining overlay)	69	55	193	2031	2032	2036	48	$ 589,260	$ 480,102	$ 276,000	$ 220,800	$ 1,566,162
David J Finnegan- starts at apple orchard	195	156	546	2027	2028	2035	78	$ 1,665,300	$ 1,356,810	$ 780,000	$ 624,000	$ 4,426,110
John and Brenda Brand (not in mining overlay)	79	63	221	2030	2031	2035	55	$ 674,660	$ 549,682	$ 316,000	$ 252,800	$ 1,793,142
	668	534.4	1870					$ 5,704,720	$ 4,647,944	$ 2,672,000	$ 2,137,600	$ 15,162,264

Review 2029 Street Reconstruction Project Financing

Northland Securities has reviewed with the City Administrator and Bolton & Menk the preliminary cost estimates for the 2029 Street Reconstruction Project. The City has one bond issue outstanding – the $2,730,000 General Obligation Street Reconstruction Bonds, Series 2019A. The 2019A Bonds' final payment is scheduled for February 1, 2029. The approximate annual levy is $340,670 (final collection year is 2028). New General Obligation Bonds can be structured so the first levy collection year is 2029.

The City has reviewed the following two approaches to finance the 2029 Street Project:

1. General Obligation Street Reconstruction Bonds – paid 100% by a debt service levy
2. General Obligation Improvement Bonds – paid by a combination of a debt service levy and special assessments to benefiting property owners

A summary table of the two financing approaches follows:

City of Empire, Minnesota
Financing Review of 2029 Street Improvement Project
(interest rates based upon "AA+" Bank Qualified Rates as of 2/24/26)
Issuance of General Obligation Bonds over 10 years

	G.O. Street Reconstuction Bonds (BQ AA+) 10 Yr. Term	G.O. Improvement Bonds (BQ AA+) 10 Yr. Term
DEBT SERVICE		
Bond Amount	$ 2,080,000	$ 2,080,000
Bond term (Years)	10	10
Avg. Interest Rate	2.92%	2.92%
Total Net Debt Service	$ 2,399,056	$ 2,399,056
Avg. Annual Debt Service	$ 239,906	$ 239,906
105% Statutory Annual Debt Service	***$ 251,901***	***$ 251,901***

SPECIAL ASSESSMENT REVENUE	**0% assessed**	**25% assessed**
($500,000 assessed over a 10-year term @ 4.40%)		
Annual Special Assessment Revenue	***$ -***	***$ 63,218***

TAX LEVY REVENUE		
Annual Tax Levy Required	***$ 251,901***	***$ 188,683***
Tax Impact Information		
Net Tax Capacity Value (Pay 2025)	$ 6,068,610	$ 6,068,610
Estimated Net Tax Rate Increase	4.1509%	3.1092%
Market Value of Residential Property		
300,000	$ 116.41	$ 87.20
400,000	$ 161.66	$ 121.09
500,000	$ 206.90	$ 154.98
600,000	$ 259.43	$ 194.32

City of Empire, Minnesota

$9,685,000 General Obligation Bonds, Series 2027A

(Preliminary BQ "AA+" Rates as of 3/2/26)

Scenario: 15-Year Term / Net $9,500,000 / February 1, 2036 call date and any date thereafter

Sources & Uses

Dated 05/01/2027 | Delivered 05/01/2027

Sources Of Funds	
Par Amount of Bonds	$9,685,000.00
Total Sources	**$9,685,000.00**

Uses Of Funds	
Deposit to Project Construction Fund	9,500,000.00
Costs of Issuance	184,405.00
Rounding Amount	595.00
Total Uses	**$9,685,000.00**

City of Empire, Minnesota

$9,685,000 General Obligation Bonds, Series 2027A

(Preliminary BQ "AA+" Rates as of 3/2/26)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/01/2027	-	-	-	-	-
02/01/2028	-	-	223,361.25	223,361.25	223,361.25
08/01/2028	-	-	148,907.50	148,907.50	-
02/01/2029	-	-	148,907.50	148,907.50	297,815.00
08/01/2029	-	-	148,907.50	148,907.50	-
02/01/2030	200,000.00	2.250%	148,907.50	348,907.50	497,815.00
08/01/2030	-	-	146,657.50	146,657.50	-
02/01/2031	565,000.00	2.300%	146,657.50	711,657.50	858,315.00
08/01/2031	-	-	140,160.00	140,160.00	-
02/01/2032	580,000.00	2.350%	140,160.00	720,160.00	860,320.00
08/01/2032	-	-	133,345.00	133,345.00	-
02/01/2033	590,000.00	2.450%	133,345.00	723,345.00	856,690.00
08/01/2033	-	-	126,117.50	126,117.50	-
02/01/2034	605,000.00	2.550%	126,117.50	731,117.50	857,235.00
08/01/2034	-	-	118,403.75	118,403.75	-
02/01/2035	620,000.00	2.700%	118,403.75	738,403.75	856,807.50
08/01/2035	-	-	110,033.75	110,033.75	-
02/01/2036	640,000.00	2.850%	110,033.75	750,033.75	860,067.50
08/01/2036	-	-	100,913.75	100,913.75	-
02/01/2037	655,000.00	3.050%	100,913.75	755,913.75	856,827.50
08/01/2037	-	-	90,925.00	90,925.00	-
02/01/2038	675,000.00	3.150%	90,925.00	765,925.00	856,850.00
08/01/2038	-	-	80,293.75	80,293.75	-
02/01/2039	695,000.00	3.250%	80,293.75	775,293.75	855,587.50
08/01/2039	-	-	69,000.00	69,000.00	-
02/01/2040	720,000.00	3.400%	69,000.00	789,000.00	858,000.00
08/01/2040	-	-	56,760.00	56,760.00	-
02/01/2041	745,000.00	3.500%	56,760.00	801,760.00	858,520.00
08/01/2041	-	-	43,722.50	43,722.50	-
02/01/2042	770,000.00	3.600%	43,722.50	813,722.50	857,445.00
08/01/2042	-	-	29,862.50	29,862.50	-
02/01/2043	800,000.00	3.650%	29,862.50	829,862.50	859,725.00
08/01/2043	-	-	15,262.50	15,262.50	-
02/01/2044	825,000.00	3.700%	15,262.50	840,262.50	855,525.00
Total	**$9,685,000.00**	**-**	**$3,341,906.25**	**$13,026,906.25**	**-**

Yield Statistics

Bond Year Dollars	$102,313.75
Average Life	10.564 Years
Average Coupon	3.2663315%
Net Interest Cost (NIC)	3.2663315%
True Interest Cost (TIC)	3.2413630%
Bond Yield for Arbitrage Purposes	3.2413630%
All Inclusive Cost (AIC)	3.4616729%

IRS Form 8038

Net Interest Cost	3.2663315%
Weighted Average Maturity	10.564 Years

Date	Total P+I	105% Levy	Utility Fund Revenue	Platting/ Development Fees	(Insufficient)/ Excess Revenues	Cash Balance	Bond Balance	Collection Year
02/01/2028	223,361.25	234,529.31	234,529.31	-	-	-	-	-
02/01/2029	297,815.00	312,705.75	312,705.75	553,263.75	553,263.75	553,264	9,685,000	2028
02/01/2030	497,815.00	522,705.75	-	553,263.75	30,558.00	583,822	9,485,000	2029
02/01/2031	858,315.00	901,230.75	-	1,475,370.00	574,139.25	1,157,961	8,920,000	2030
02/01/2032	860,320.00	903,336.00	-	1,833,998.40	930,662.40	2,088,623	8,340,000	2031
02/01/2033	856,690.00	899,524.50	-	2,147,230.80	1,247,706.30	3,336,330	7,750,000	2032
02/01/2034	857,235.00	900,096.75	-	2,147,230.80	1,247,134.05	4,583,464	7,145,000	2033
02/01/2035	856,807.50	899,647.88	-	2,147,230.80	1,247,582.93	5,831,047	6,525,000	2034
02/01/2036	860,067.50	903,070.88	-	2,147,230.80	1,244,159.93	7,075,207	5,885,000	2035
02/01/2037	856,827.50	899,668.88	-	1,235,338.65	335,669.78	7,410,876	5,230,000	2036
02/01/2038	856,850.00	899,692.50	-	922,106.25	22,413.75	7,433,290	4,555,000	2037
02/01/2039	855,587.50	898,366.88	-	-	(898,366.88)	6,534,923	3,860,000	2038
02/01/2040	858,000.00	900,900.00	-	-	(900,900.00)	5,634,023	3,140,000	2039
02/01/2041	858,520.00	901,446.00	-	-	(901,446.00)	4,732,577	2,395,000	2040
02/01/2042	857,445.00	900,317.25	-	-	(900,317.25)	3,832,260	1,625,000	2041
02/01/2043	859,725.00	902,711.25	-	-	(902,711.25)	2,929,549	825,000	2042
02/01/2044	855,525.00	898,301.25	-	-	(898,301.25)	2,031,248		2043
Total	**$13,026,906.25**	**$13,678,251.56**	**$547,235.06**	**$15,162,264.00**				

								Scenario: Financial Management Plan				
								$ 3,050	$ 2,485	$ 5,000	$ 4,000	
Development Name (if known)	Total Acres	Net Developable Area (80% of total acres)	Housing Unit Count (3.5 u/acre)	Year of Plat	Year Permit Pulled	Year Construction Complete	Units per year	Water Connection Fees	Sewer Connection Fees	Water Availability Charge	Sewer Availability Charge	Total Platting / Development Fees
SE- Fischer (in reclamation phase)	325	260	910	2029	2030	2037	130	$ 2,775,500	$ 2,261,350	$ 1,300,000	$ 1,040,000	$ 7,376,850
SE- Schuman (not in mining overlay)	69	55	193	2031	2032	2036	48	$ 589,260	$ 480,102	$ 276,000	$ 220,800	$ 1,566,162
David J Finnegan- starts at apple orchard	195	156	546	2027	2028	2035	78	$ 1,665,300	$ 1,356,810	$ 780,000	$ 624,000	$ 4,426,110
John and Brenda Brand (not in mining overlay)	79	63	221	2030	2031	2035	55	$ 674,660	$ 549,682	$ 316,000	$ 252,800	$ 1,793,142
	668	534.4	1870					$ 5,704,720	$ 4,647,944	$ 2,672,000	$ 2,137,600	$ 15,162,264

City of Empire, Minnesota
Financing Review of 2027 Project
(interest rates based upon "AA+" Bank Qualified Rates as of 3/2/26)

Issuance of General Obligation Bonds over 15 years

TAX LEVY REVENUE	
Annual Tax Levy Required	***$ 400,000***
Tax Impact Information	
Net Tax Capacity Value (Pay 2025)	$ 6,068,610
Estimated Net Tax Rate Increase	6.5913%
Market Value of Residential Property	
75,000	$ 29.66
100,000	$ 41.16
150,000	$ 77.09
200,000	$ 113.01
300,000	$ 184.85
400,000	$ 256.70
500,000	$ 328.54
600,000	$ 411.96
Market Value of Apartments	
100,000	$ 82.39
200,000	$ 164.78
300,000	$ 247.17
500,000	$ 411.96
750,000	$ 617.93
Market Value of Commercial-Industrial Property	
100,000	$ 98.87
250,000	$ 280.13
500,000	$ 609.69
750,000	$ 939.26
1,000,000	$ 1,268.82
Market Value of Homestead Agricultural Property	
Value per Acre: $9,000	$ 2.97
Value per Acre: $10,000	$ 3.30
Value per Acre: $11,000	$ 3.63
Value per Acre: $12,000	$ 3.95

Note: This represents tax impact per 1 acre of Homestead Agricultural land up to $3,500,000 in value. The dollar amount of tax impact shown should be multiplied by the number of acres for a property to determine total estimated tax impact. Does not include additional tax impact for a residential home on property, which is provided separately above.

Market Value of Non-Homestead Agricultural Property	
Value per Acre: $9,000	$ 5.93
Value per Acre: $10,000	$ 6.59
Value per Acre: $11,000	$ 7.25
Value per Acre: $12,000	$ 7.91

Note: This represents tax impact per 1 acre of Non-Homestead Agricultural land. The dollar amount of tax impact shown should be multiplied by the number of acres for a property to determine total estimated tax impact.

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Brian Hilgardner, Consulting Engineer
RE:	2. Information on Financing for Proposed 2029 Street Reconstruction Project

Reference memo information from Water Tower Project item.

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Jenni Faulkner, Consulting Planner
RE:	1. Minnesota Legislative and Met Council Updates

Jenni will have more information for discussion of these topics at the meeting.

Attached is information on updated guidelines from the Met Council for MUSA Implementation. Staff have reached out to our local planner at the Met Council to discuss how this will impact the updates to the 2040 Comprehensive Plan.

Information from the League of MN Cities on the revised Starter Homes Act can be found here: https://www.lmc.org/news-publications/news/all/house-committee-to-consider-revised-starter-homes-act/?utm_source=Bulletin&utm_campaign=f21e506866-Cities+Bulletin+3_2_26_CITIES&utm_medium=email&utm_term=0_5094d12f78-f21e506866-605867942
Key Points:

- Administrative Review process for Multi-family (this means no CUP/PUD here)
- Development agreements need to be done prior to final plat (no changes after FP approval unless agreed upon)
- No SF requirements related to materials or garage size/dimensions
- No HOA as condition of approval
- 33% of vacant land zoned SF residential to allow mixed housing district (duplex, triplex, quad, Townhome); limit on lot size of no more than 1/8 acre, limits on minimum sq. footage
- ADU's allowed by right on SF lot with accessory structure setbacks
- 33% of vacant land zoned commercial to allow multifamily with same provisions for height, setbacks, etc. as the commercial.
- Required additional provisions based on community size. I think Empire would be exempt for now as they are city for fourth class (under 10,000 people). This list includes things like more density, less parking, affordable housing, etc.

Attachment(s): 2026-musa-implementation-guidelines.pdf

2026 Metropolitan Urban Service Area (MUSA) Implementation Guidelines

2026 MUSA Implementation Guidelines

1. The city's planned overall net residential density for areas planned to accommodate forecasted growth within the relevant staging period(s), including the new area to be served, must be consistent with regional density policy for the applicable community designation.
    a. For cities enrolled in the Plat Monitoring Program, the Council will calculate net residential density by combining the average net density of the city's last 10 years of actual platting or the average net density of the city's last 10 plats, if fewer than 10 plats have been recorded in the last 10 years, and the lowest allowable density on land identified to support forecasted growth for the relevant staging period. Cities may elect not to have their plat monitoring program data included in the calculations.
    b. For cities not enrolled in the Plat Monitoring Program, the Council will calculate net residential density using the lowest allowable density on land identified to support forecasted growth for the relevant staging period(s).
2. The following will not be included in the city's planned overall net residential density calculations:
    a. Lots that have failing individual sub-surface sewage treatment systems (SSTS) and no on-site alternative SSTS locations. The city shall provide documentation from a licensed SSTS inspector confirming the failure of the existing system and the existing conditions on the site that prohibit the installation of a new SSTS. Failing communal systems are not covered by this policy and will be included in density calculations.
    b. Acreage that is undevelopable due to:
        i. State or local ordinances which prohibit development (i.e. steep slopes, wetlands, wetland buffers, waterbodies, etc.)
        ii. Insufficient depth to bedrock or water table.
        iii. The presence of publicly owned and properly maintained stormwater BMP facilities that do not encroach upon or modify an existing natural resource. Facilities owned and maintained by homeowners associations and other private entities are not covered by this policy and will be included in density calculations. Drainage and utility easements along lot lines are not covered by this policy and will be included in density calculations.
        iv. The presence of publicly owned parks and open space. Parks and open spaces owned by homeowners associations and other private entities are not covered by this policy and will be included in density calculations.
        v. The presence of arterial or collector right of way. Right of way for local streets is not covered by this policy and will be included in density calculations.
        vi. The presence of Council sewer easements, gas pipeline, and high voltage transmission line easements. Drainage and utility easements along lot lines are not covered by this policy and will be included in density calculations.
        vii. The presence of publicly held conservation/preservation easements. Conservation/preservation easements held by homeowners associations and other private entities are not covered by this policy and will be included in density calculations.
3. MUSA Expansion Requests
    a. MUSA expansion requests will only be approved for cities that meet Guideline 1 above and that have fulfilled all previous conditions relating to the Council authorization of a comprehensive plan or comprehensive plan amendments and city participation in Council programs (Plat Monitoring Program, building permit survey, etc.) must be current and complete.
    b. When a MUSA expansion request is associated with a known development, an approved

preliminary plat may be used to determine the areas eligible for exclusion for planned overall net residential density calculations under 2.b above. Environmental Reviews (AUARs, EAWs, etc.) as well as concept plans, ghost plats, and other similar exhibits may not be used.

i. If this area is subsequently replatted or the final plat results in a net residential density no longer in conformance and consistent with regional policies and goals, a sewer permit will not be issued for the development until the city amends its comprehensive plan to remedy the conformance/consistency issue.

c. When a MUSA expansion request is not associated with a known development with an approved preliminary plat, the city's Future Land Use Map and relevant available data will be used to determine the areas eligible for exclusion from planned overall net residential density calculations under 2.b above.

d. MUSA expansion requests not associated with a known development or failing SSTS must demonstrate the need for additional land supply. This can be done through demonstrating a need to amend adopted forecasts or by demonstrating that additional land is needed to maintain a 20-year rolling land supply considering both regional and local market demand.

i. If a city cannot demonstrate the need for additional land supply, the city may propose removing acreage in other areas from the MUSA such that there is no net increase to MUSA in the current planning horizon, or another solution mutually agreed upon by the Council and city.

e. MUSA expansion into areas governed by Orderly Annexation Agreements and identified for accommodating forecasted growth during the relevant staging period will be considered to have demonstrated a need for additional land supply.

f. MUSA expansion into area areas annexed by a city but not governed by Orderly Annexation Agreements must demonstrate a need for additional land supply unless:

i. The city's forecasted growth includes an assumption of annexing adjacent lands not governed by Orderly Annexation Agreements during the relevant staging period; or,

ii. The annexation is associated with a known development.

g. When a MUSA expansion request is necessary as a result of requirements by another regulatory agency, the local government requesting the MUSA expansion may be required to pay for studies, infrastructure, and costs associated with MUSA expansion. In cases where the average net density of planned future growth combined with the average net density of the new area to be served cannot meet regional density policy, an inefficiency surcharge may be added to sewer connections within the jurisdiction to offset the density shortfall.

4. Sewer Extensions within the MUSA

a. Sewer Extension Permits will only be issued for developments that are consistent with regional density policy and the authorized local comprehensive plan.

b. To be found consistent with the authorized local comprehensive plan the net residential density must fall within the density range listed for the land use. If a development has multiple land uses, the net residential density within each individual land use must fall within the planned density range identified in the comprehensive plan. Net residential density may not be averaged within the development.

i. Net residential density will be determined by excluding undevelopable acreage described in 2.b above. In cases of redevelopment, defined as converting an existing built property into another use, that advances regional policy existing local right of way can also be removed from the calculations.

ii. If a development has a single phase/stage the final plat will be used to calculate net residential density.

iii. If a development has multiple phases/stages, the approved preliminary plat will be used to calculate net residential density. Environmental Reviews (AUARs, EAWs, etc.) as well as concept plans, ghost plats, Planned Unit Development Ordinances, and other similar exhibits may not be used. If this area is subsequently replatted or the final plat for a phase results in a net residential density no longer in conformance and consistent with regional policies and goals, a sewer permit will not be issued for the development until the city amends its Comprehensive Plan to remedy the conformance/consistency issue.

c. To be found consistent with the authorized local comprehensive plan the product types and allowable uses within the development must be consistent with those specified for the guided land use in the city's comprehensive plan.

LOCAL PLANNING HANDBOOK



390 Robert Street North
Saint Paul, MN 55101-1805

651-602-1000
TTY 651-291-0904
public.info@metc.state.mn.us
metrocouncil.org/imagine2050

IMAGINE 2050

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Jenni Faulkner, Consulting Planner
RE:	2. Information on Proposed Housing Market Study

Prior to issuing bonds for the new water tower, the City may want to consider conducting a housing market study to have more information on the current housing market and to see how the results alight with housing development projections by staff. Attached is a housing market study proposal from LOCI Consulting LLC. Council and staff can discuss the proposal and timeline in more detail at the meeting. The 2026 Budget does not specifically include this study as an expenditure item.

Attachment(s): *Letter Agreement_LOCi Consulting LLC_Empire Growth Area Residential Market Analysis_3-6-2026.pdf*

LOCi Consulting LLC
288 Macalester Street
Saint Paul, Minnesota 55105
651-888-8464
grant@lociconsult.com

March 6, 2026

Charles Seipel–Teng
Clerk – Administrator
City of Empire
3385 197th Street
Farmington, MN 55024

Dear Mr. Seipel-Teng:

I am pleased to present an outline of the services LOCi Consulting LLC will provide the City of Empire ("Client") for a market analysis for residential demand at a designated growth area in the city. If it meets with your approval, this letter will serve as our agreement.

The City of Empire has recently completed an Alternative Urban Areawide Review (AUAR) for a growth area within the city of about 3,000 acres. The AUAR outlines developable land uses for this area along with estimates for residential units, commercial space, and park lands and trail systems that could be developed in the area. The next step for this process is to determine how the city will plan and finance the infrastructure that will allow development to occur.

To complete this next phase, the City wants to understand:

1. What is the demand for residential units in this growth area?
2. How does the demand differ across different types and densities of housing?
3. What is the rate of unit absorption and residential land absorption based on residential demand?

Scope of Services—Market Analysis

Background and Site Analysis

Background

1. Review AUAR document.

Site Analysis

1. Complete site analysis of the identified study area, examining and discussing the following attributes:
    - Visibility
    - Access to the site
    - Quality of transportation corridor(s)
    - Adjacent uses
    - Proximity to key demand drivers for residential

Demographic and Economic Analysis

1. Define market area for residential uses in the study area.
2. Provide map of market area(s).
3. Gather and summarize key demographic data:
    - Total population and number of households, 2025 and 2030 (data for 2025 are estimated and data for 2030 are forecasted)
    - Income by age of householder, 2025 and 2030
    - Homeownership and rental rates, 2023
    - For-sale and rental turnover rates, 2023

Competitive Analysis

1. Provide available 3rd party data or studies on the current housing market (i.e. MLS data, CoStar data, etc.).
    - For-sale single-family homes
    - For-sale townhomes and twinhomes
    - Rental townhomes and twinhomes
    - Rental apartments
    - Senior housing
2. Profile **new housing developments** in or near the market area(s). Collect data on pricing, unit sizes, units per acre, occupancy/absorption, and features and amenities.
3. Provide market-based densities for new residential development.
4. Interview up to four developers, real estate brokers, property managers, and others familiar with the residential real estate market in the area.
5. Identify planned or pending housing developments in the market area.

Market Potential and Recommendations

1. Provide high-level forecasts of demand between 2025 and 2030 for:
    - Single family developments
    - Medium density townhomes and twinhomes
    - Apartments
    - Senior housing
2. Provide high-level 10-year projections based on analysis.
3. Provide density recommendations based on competitive market analysis.

Findings and Recommendations

1. Summarize key findings from the analysis.
2. Provide recommendations and guidance for area planning grounded in market analysis.
3. Provide overall recommendations to effectively achieve key city goals:
    - Incentivize the development of housing of all types
    - Increase the city's tax base
    - Understand development timing and marketing strategies

Deliverables

The deliverables for this project will include:

- Draft PowerPoint presentation of the Overall Market Study for city staff review
- One PowerPoint presentation of the Overall Market Study in PDF
- One presentation to the City in person

Timing of Project

The final report will be completed within 45-60 days of receipt of the signed letter agreement. The presentation will be scheduled upon completion of the final report.

Payment

In consideration for the services to be performed, Client agrees to pay LOCi Consulting LLC:

- $10,000

Fees will be due and payable following receipt of an invoice from LOCi Consulting LLC upon completion of the scope outlined in this engagement letter. Compensation for services is due within 30 days of the mailing of the invoice. Finance charges of 1.25% per month will be added to any past due amounts. The invoice will include the following: an invoice number, the dates covered by the invoice, and a summary of the work performed.

If additional meeting time (in addition to the meeting outlined in the Deliverables) or research is requested by the Client beyond the research set forth in the Process Outline, this time (including preparation and travel time) will be billed at LOCi Consulting LLC's normal hourly rate of $250 plus any travel expenses.

Expenses

LOCi Consulting LLC shall be responsible for all other expenses incurred while performing services under this Agreement.

Materials

Other than the materials described below, LOCi Consulting LLC will furnish all materials and equipment used to provide the services required by this Letter Agreement.

Client will make available to LOCi Consulting LLC, at Client's expense, the following:

- Any demographic, competitive, or other data that has been collected by Client to date.
- Any site studies that have been collected or completed by the Client to date.

Confidentiality

LOCi Consulting LLC acknowledges that it may be necessary for Client to disclose certain confidential and proprietary information in order to perform duties under this Agreement. LOCi Consulting LLC will not disclose or use, either during or after the term of this Agreement, any proprietary or confidential information of Client without Client's prior written permission except to the extent necessary to perform services on Client's behalf.

Intellectual Property

LOCi Consulting LLC may create intellectual property (the "Intellectual Property"), during the delivery of services as per this Agreement. This Intellectual Property may include, but not be limited to report formats, methodologies, forecasts, analyses, evaluations, source code, and artwork. Unless otherwise agreed in writing, all such Intellectual Property created by the LOCi Consulting LLC (whether complete or in progress), during the Agreement period, will belong to the LOCi Consulting LLC.

Termination

Either party may terminate this Agreement at any time by giving five days' written notice of termination. LOCi Consulting LLC will be entitled to full payment for services performed prior to the date of termination. This obligation, and any payment obligations pending at termination, survive termination.

LOCi Consulting LLC Status

LOCi Consulting LLC is an independent contractor, not Client's employee. LOCi Consulting LLC has the sole right to control and direct the means, manner, and method by which the services required by this Agreement will be performed. LOCi Consulting LLC has the right to perform services for others during the term of this Agreement.

No Partnership

This Agreement does not create a partnership relationship. Neither party has authority to enter into contracts on the other's behalf.

Applicable Law and Jurisdiction

This Agreement will be governed by the laws of the state of Minnesota. Any disputes arising from this Agreement must be handled exclusively in the federal and state courts located in Minnesota.

Exclusive Agreement

This Agreement (including any attached exhibits) is the entire Agreement between LOCi Consulting LLC and Client.

Resolving Disputes

If a dispute arises under this Agreement, the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in Saint Paul, Minnesota. Any costs and fees other than attorneys' fees associated with the mediation will be shared equally by the parties.

If it proves impossible to arrive at a mutually satisfactory solution through mediation, the parties agree to submit the dispute to binding arbitration in Saint Paul, Minnesota, under the rules of the American Arbitration Association. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction to do so.

However, the complaining party may refuse to submit the dispute to mediation or arbitration and instead bring an action in an appropriate small claims court.

Modifying the Agreement

If any intended changes or any other events beyond the parties' control require adjustments to the Agreement, the parties will make a good-faith effort to agree on all necessary particulars. Such agreements will be put in writing, signed by the parties, and added to this Agreement.

Limited Liability

LOCi Consulting LLC's total liability to Client under this Agreement for damages, costs, and expenses will not exceed $10,000 or the compensation received under this Agreement, whichever is less.

UNLESS A RESULT OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, LOCI CONSULTING LLC WILL NOT BE LIABLE FOR CLIENT'S LOST PROFITS OR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, WHETHER IN AN ACTION, IN CONTRACT OR TORT, EVEN IF LOCI CONSULTING LLC HAS BEEN ADVISED BY CLIENT OF THE POSSIBILITY OF SUCH DAMAGES.

Warranties and Representations

LOCi Consulting LLC does not make and hereby disclaims, and Client hereby waives, any representations or warranties, arising by law or otherwise, regarding the services described in this agreement, or any portion thereof, including, without limitation implied warranties of merchantability, fitness for a particular purpose, non-infringement, or arising from course of dealing, course of performance or usage in trade.

Assignment and Delegation

Neither party may assign any rights nor delegate any duties under this Agreement without the other party's prior written approval. Any assignment or delegation in violation of this section is void.

Acceptance

If this Agreement meets with your approval, please sign below to make this a binding contract between us. Please return one signed copy to LOCi Consulting LLC. Keep one signed copy for your records.

Sincerely,

Grant Martin
Principal
LOCi Consulting LLC

Agreed to by:

Signature: _____

Date: _____

Charles Seipel–Teng
Clerk – Administrator
City of Empire

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Presentation of 2025 Financial Audit and Draft Financial Statements (Tyler See, CPA)

Tyler See, CPA with Abdo will present information and answer any questions on the City's 2025 Audit. The 2025 Annual Audit Report will be presented for consideration at a later City Council Meeting once it is finalized.

Attachment(s): *Audit Presentation.pdf*
Executive Summary.pdf
2025 Draft Audit Report.pdf

2025 Financial Statement Audit

City of Empire

DRAFT



Audit Results

DRAFT

Auditor's Opinion

unmodified opinion under GAAP

Minnesota Legal Compliance

No instances of noncompliance

AUDIT RESULTS

Fiscal Year 2025 Findings

- Preparation of Financial Statements
  - *Internal Control Finding*
- Limited Segregation of Duties
  - *Internal Control Finding*

DRAFT

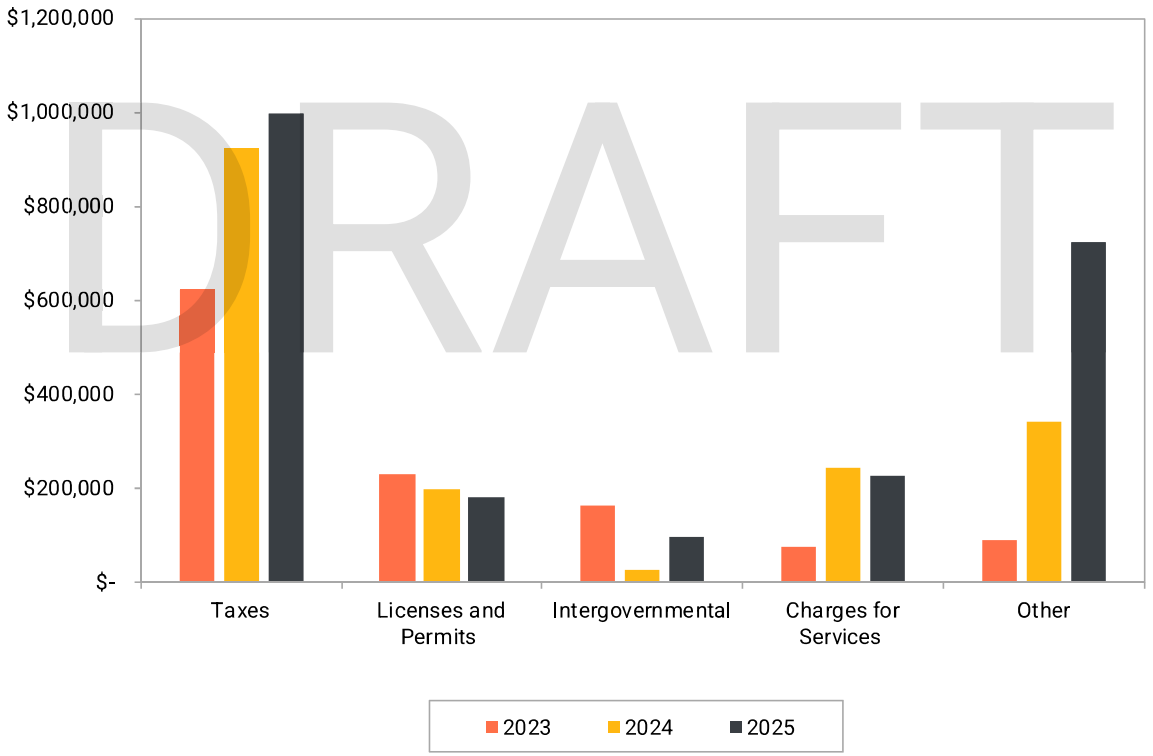
General Fund Budget to Actual

DRAFT

	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget
Revenues	$ 1,548,958	$ 1,651,825	$ 102,867
Expenditures	1,301,058	1,785,371	(484,313)
Excess of Revenues Over Expenditures	247,900	(133,546)	(381,446)
Other Financing Sources (Uses)			
Transfers in	-	589,001	589,001
Net Change in Fund Balances	247,900	455,455	207,555
Fund Balances, January 1	3,085,274	3,085,274	-
Fund Balances, December 31	$ 3,333,174	$ 3,540,729	$ 207,555

abdosolutions.com

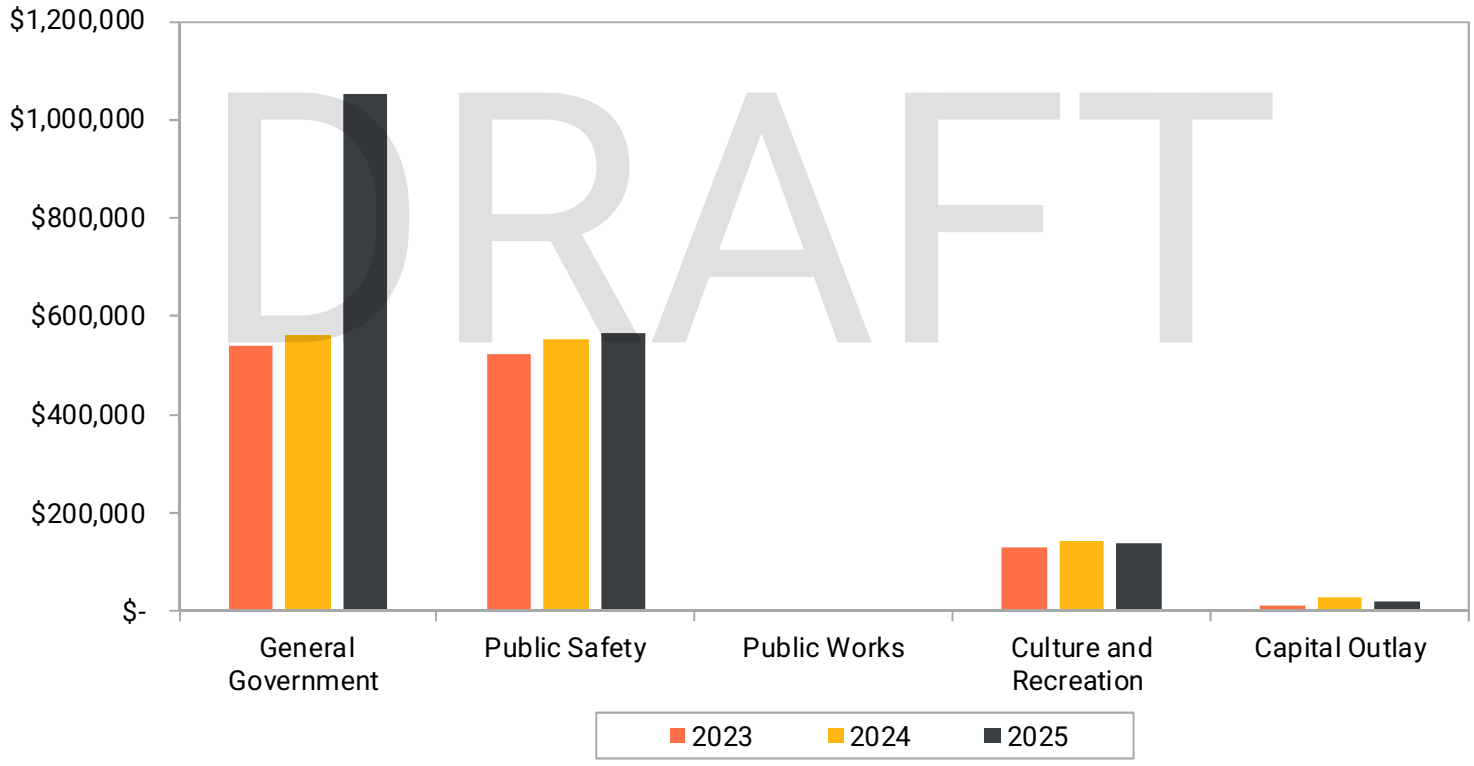
General Fund Revenues by Type



DRAFT

abdosolutions.com

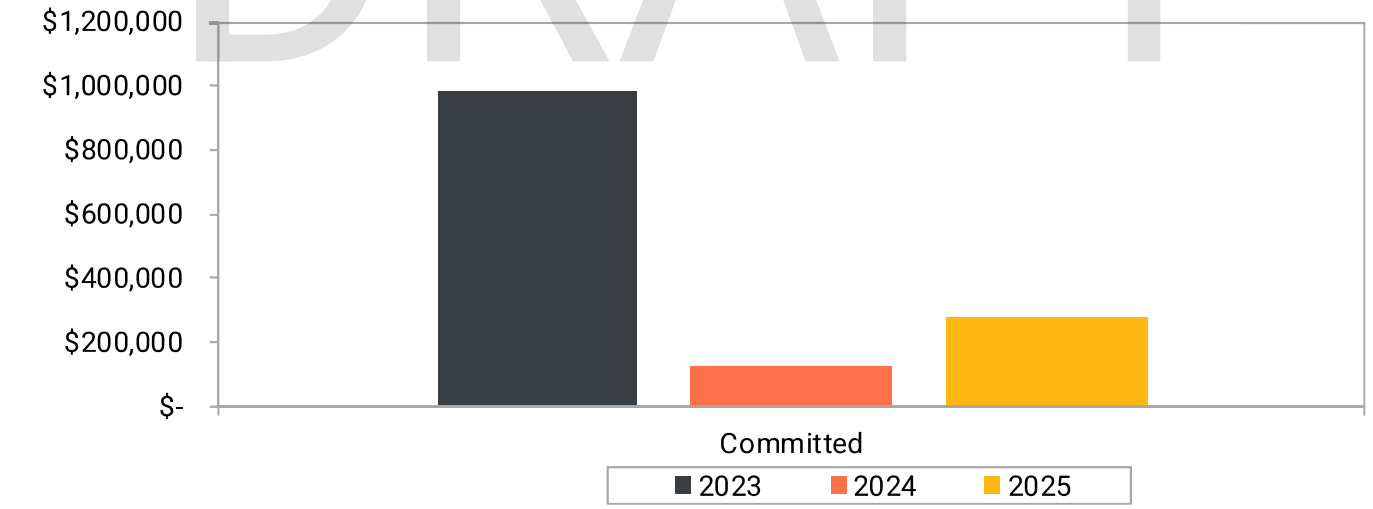
General Fund Expenditures by Type



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Capital Project Fund Balances

Fund	Fund Balances December 31, 2025	Fund Balances December 31, 2024	Increase (Decrease)
Major			
Capital Improvements	$ 274,463	$ 121,229	$ 153,234

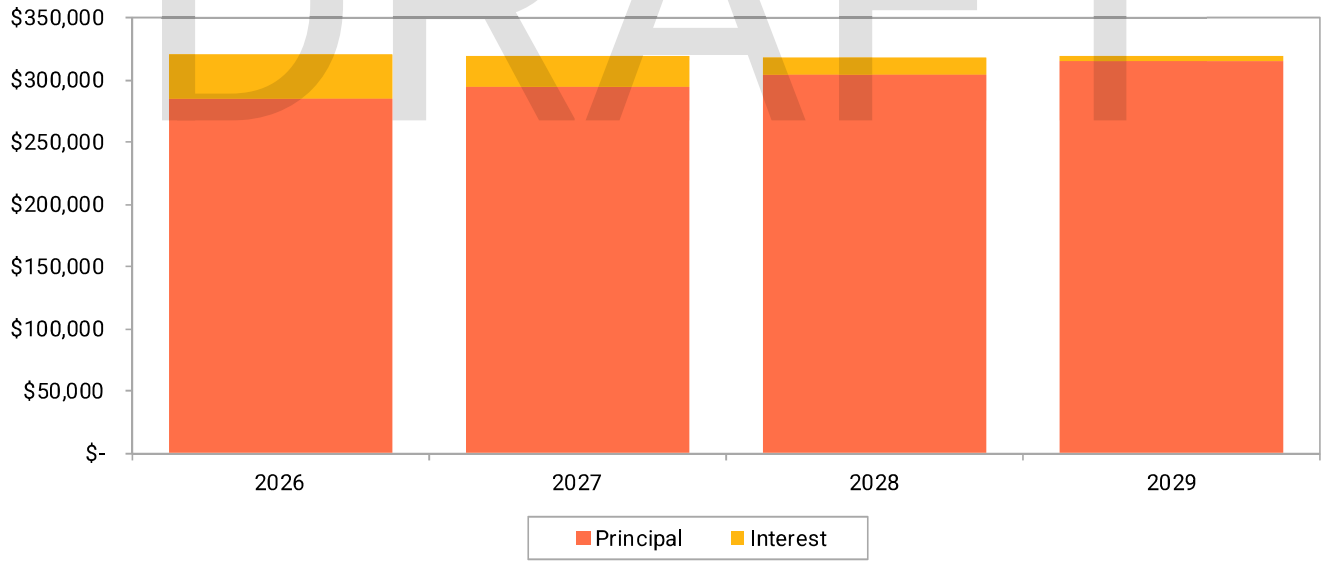


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Debt Service

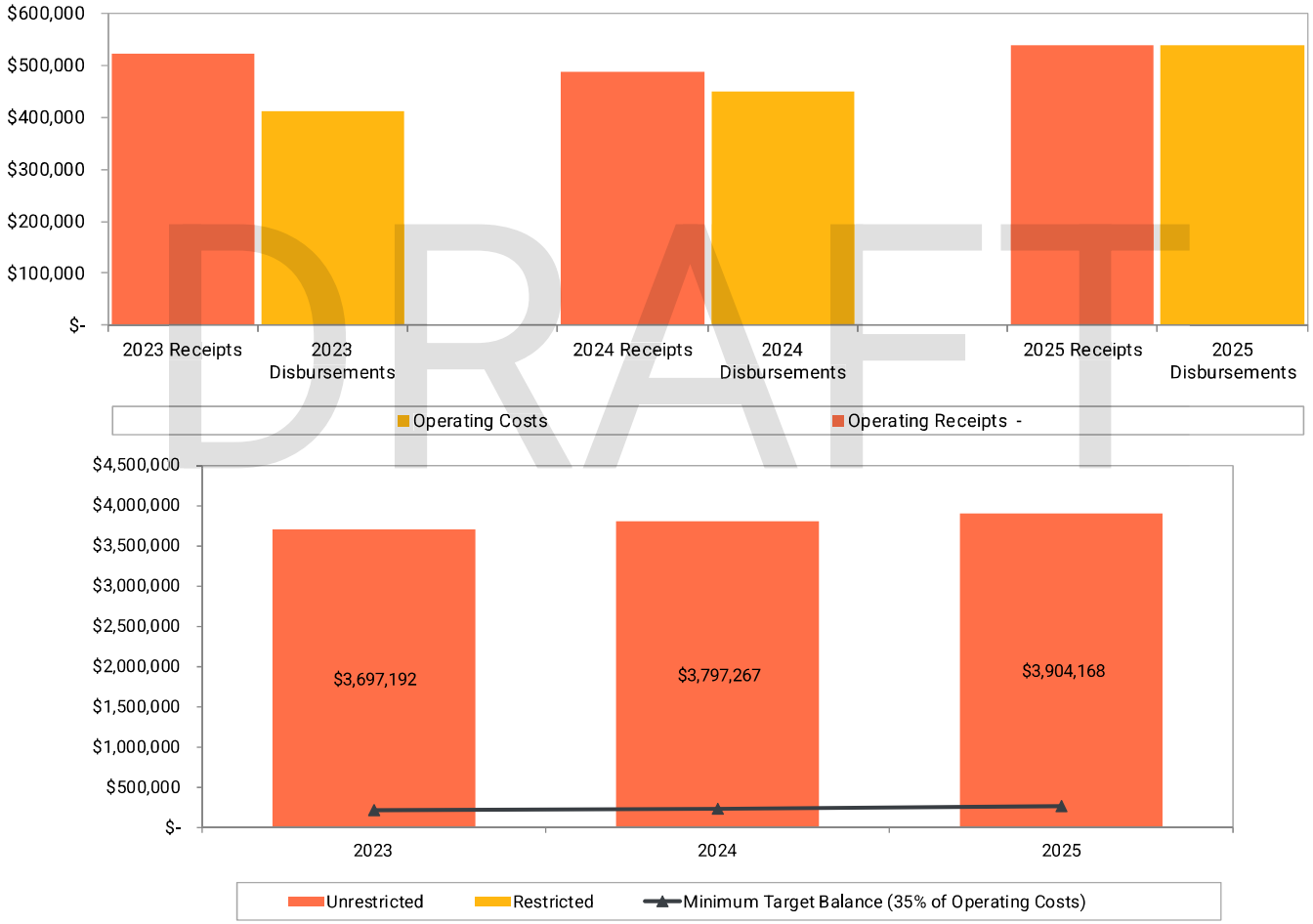
Fund	Cash Balance	Total Assets	Debt Outstanding	Final Maturity Date
2019 G.O. Improvement Bond Fund	$ 1,060,742	$ 1,060,742	$ 1,200,000	2029



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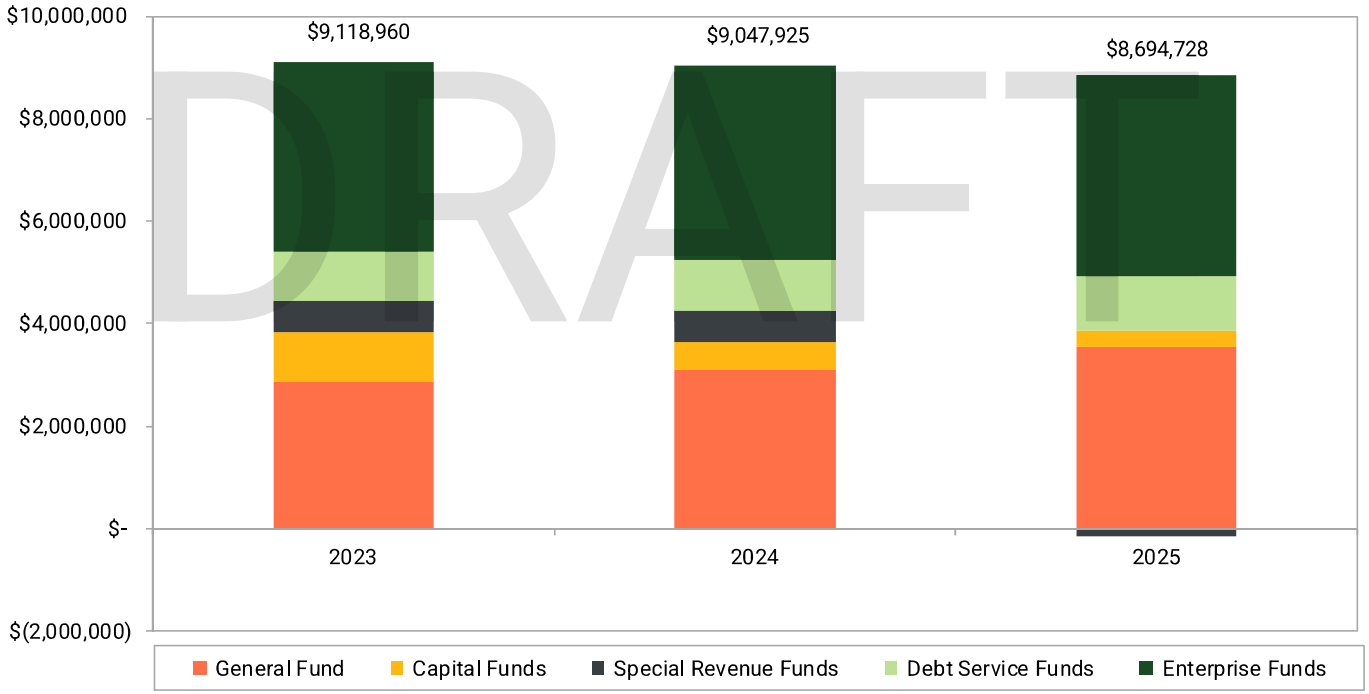
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Water/Sewer Fund



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Cash and Investments Balances by Fund Type



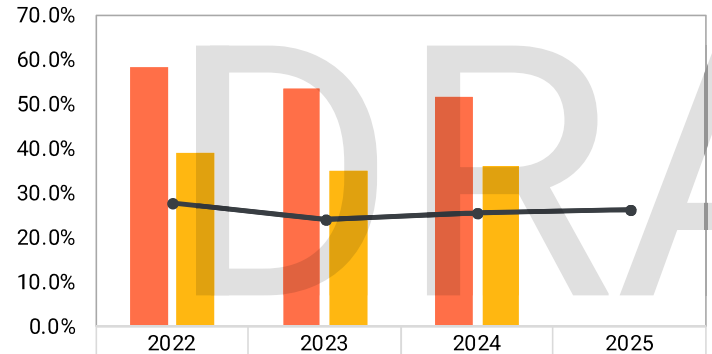
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KEY PERFORMANCE INDICATORS

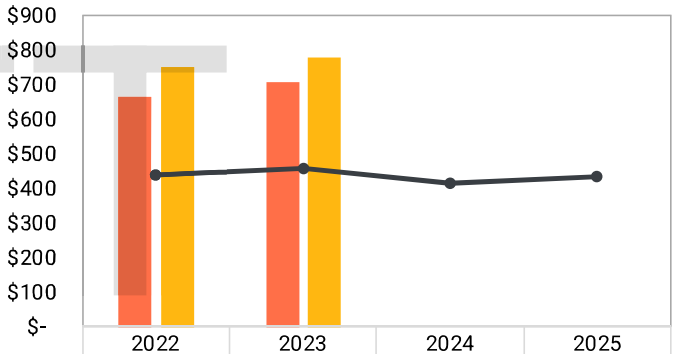
Taxes

Tax Rate



	2022	2023	2024	2025
Class 4 Cities	58.4%	53.4%	51.5%	N/A
Cities in Dakota County	39.1%	34.8%	36.2%	N/A
City Of Empire	27.6%	24.1%	25.5%	26.4%

Taxes - Per Capita



	2022	2023	2024	2025
Class 4 Cities	$664	$710	N/A	N/A
Cities in Dakota County	$752	$780	N/A	N/A
City Of Empire	$438	$459	$413	$435

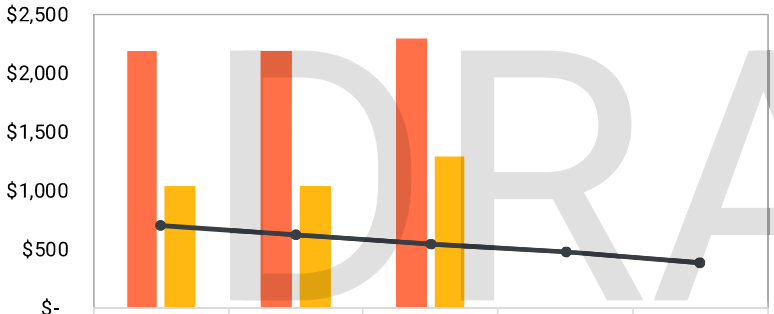
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KEY PERFORMANCE INDICATORS

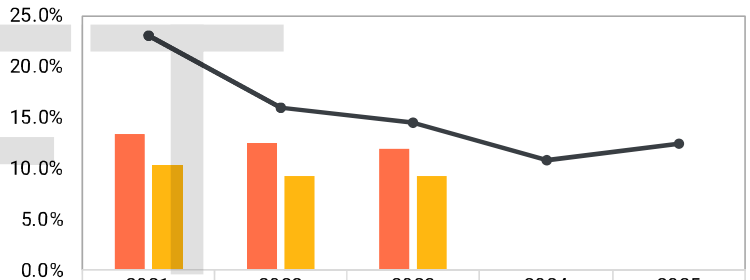
Debt

Debt Per Capita



	2021	2022	2023	2024	2025
Class 4 Cities	$2,198	$2,195	$2,302	N/A	N/A
Cities in Dakota County	$1,046	$1,042	$1,295	N/A	N/A
City Of Empire	$700	$628	$550	$480	$392

Debt Service Expenditures as a Percent of Total Expenditures



	2021	2022	2023	2024	2025
Class 4 Cities	13.4%	12.5%	11.8%	N/A	N/A
Cities in Dakota County	10.3%	9.2%	9.2%	N/A	N/A
City Of Empire	23.0%	16.0%	14.5%	10.8%	12.4%

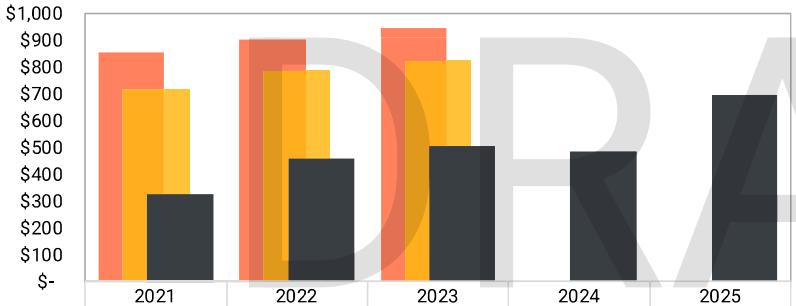
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KEY PERFORMANCE INDICATORS

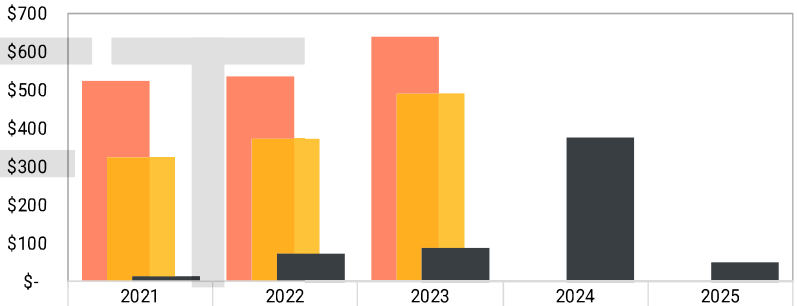
Expenditures

Current Expenditures Per Capita



	2021	2022	2023	2024	2025
Class 4 Cities	$856	$901	$948	N/A	N/A
Cities in Dakota County	$720	$786	$824	N/A	N/A
City Of Empire	$328	$457	$507	$486	$696

Capital Expenditures Per Capita



	2021	2022	2023	2024	2025
Class 4 Cities	$527	$536	$639	N/A	N/A
Cities in Dakota County	$325	$372	$492	N/A	N/A
City Of Empire	$13	$74	$88	$375	$50

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Your Abdo Team



Brad FALTEYSEK
CPA - Partner



Tyler SEE
CPA – Senior Manager



Dave ABRIOL
Senior Associate



Kayley O'LEARY
Associate



Joseph HINTGEN
Intern

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Executive Governance Summary

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City of Empire

Empire, Minnesota

For the year ended December 31, 2025

Abdo
Lighting the path forward

5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090

100 Warren Street, Ste 600
Mankato, MN 56001
P 507.625.2727

14500 N Northsight Blvd, Ste 321
Scottsdale, AZ 85260
P 480.864.5579

NEED DATE

Management and City Council
City of Empire
Empire, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities and each major fund, of City of Empire, Minnesota for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 3, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America

As stated in our engagement letter, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your responsibilities.

Our responsibility is to plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement. As part of our audit, we considered the internal control over financial reporting (internal control) of the City. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control. We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Significant Audit Findings

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit the attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. As described below, we identified deficiencies in internal control that we consider to be significant deficiencies, as finding 2025-001 and 2025-002.

Finding	Description
2025-001	**Preparation of Financial Statements**
Condition:	We were requested to draft the audited financial statements and related footnote disclosures as part of our regular audit services. Ultimately, it is management's responsibility to provide for the preparation of your statements and footnotes, and the responsibility of the auditor to determine the fairness of presentation of those statements. It is our responsibility to inform you that this deficiency could result in a material misstatement to the financial statements that could have been prevented or detected by your management. Essentially, the auditors cannot be part of your internal control process.
Criteria:	Internal controls should be in place to ensure adequate internal control over safeguarding of assets and the reliability of financial records and reporting.
Cause:	From a practical standpoint, we both prepare the statements and determine the fairness of the presentation at the same time in connection with our audit. This is not unusual for us to do with organizations of your size.
Effect:	The effectiveness of the internal control system relies on enforcement by management. The effect of deficiencies in internal controls can result in undetected errors in financial reporting. We have instructed management to review a draft of the auditor prepared financials in detail for accuracy; we have answered any questions that management might have, and have encouraged research of any accounting guidance in connection with the adequacy and appropriateness of classification of disclosure in your statements. We are satisfied that the appropriate steps have been taken to provide you with the completed financial statements.
Recommendation:	Under these circumstances, the most effective controls lie in management's knowledge of the City's financial operations. It is the responsibility of management and those charged with governance to make the decision to accept the degree of risk associated with this condition because of cost or other considerations. Regarding the specific situations listed above, we would offer the following recommendations: 1) Utilize a disclosure checklist to ensure that all required disclosures are present and agree to work papers, and 2) Agree your accounting information from Banyon Fund Accounting to the amounts reported in the financial statements.

Management Response:

The City's management accepts the degree of risk associated with this condition and thoroughly reviews a draft of the financial statements.

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Finding	Description
2025-002	**Limited Segregation of Duties**
Condition:	During our audit we reviewed procedures over cash disbursements, payroll, utility billing, financial reporting, and capital assets and found the City to have limited segregation of duties over those transaction cycles.
Criteria:	There are four general categories of duties: authorization, custody, record keeping and reconciliation. In an ideal system, different employees perform each of these four major functions. In other words, no one person has control of two or more of these responsibilities.
Cause:	As a result of the limited number of staff, in the disbursement cycle, the Clerk/Treasurer has access to checks, ability to posts to the general ledger, and prepares bank reconciliations. In the payroll cycle, the Clerk/Administrator has control over the checks, sets up employee records, and posts to the general ledger. In the utility billing cycle, the City Council approves rates but the Clerk/Treasurer reconciles the amounts billed and collected in the system and posts to the general ledger. In the financial reporting and capital asset transaction cycles, the Clerk/Treasurer performs all of the duties.
Effect:	The existence of this limited segregation of duties increases risk of misstatement or fraud.
Recommendation:	While we recognize the number of staff is not large enough to eliminate this deficiency, we recommend that the City evaluate the current procedures and segregate duties where possible and implement any compensating controls. We are aware some compensating controls are in place; however, it is important that City Council is aware of this condition and monitor all financial information.

Management Response:

Management recognizes that it is not economically feasible to correct this finding, however is aware of the deficiency and is relying on oversight by management and the City Council to monitor this deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the City's compliance with those requirements. The results of our tests disclosed one instance of noncompliance or other matters that are required to be reported in accordance with Minnesota statues.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies were not changed during the year ended December 31, 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most significant estimate affecting the financial statements are described below.

- Management's estimate of depreciation is based on estimated useful lives of the assets. Depreciation is calculated using the straight-line method.

- Allocations of gross wages and payroll benefits are approved by the City Council within the City's budget and are derived from each employee's estimated time to be spent servicing the respective functions of the City.

- Management's estimate of its pension liability is based on several factors including, but not limited to, anticipated investment return rate, retirement age for active employees, life expectancy, salary increases, and form of annuity payment upon retirement. The allocation of the pension liability is based on the City's proportionate share of employer contributions to the pension plans.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole. The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representations letter dated NEED DATE.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

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Other Matters

We applied certain limited procedures to the required supplementary information (RSI) (Management's Discussion and Analysis, the Schedule of Employer's Share of the Net Pension Liability and the Schedule of Employer's PERA Contributions), which is information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information (combining and individual fund financial schedules), which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section, which accompany the financial statements but is not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Future Accounting Standard Changes

The following Governmental Accounting Standards Board (GASB) Statements have been issued and may have an impact on future City financial statements: [1]

GASB Statement No. 103 – *Financial Reporting Model Improvements* *Effective: 12/31/2026*

GASB Statement No. 104 – *Disclosure of Certain Capital Assets* *Effective: 12/31/2026*

Further information on upcoming GASB pronouncements.

* * * *

Restriction on Use

This communication is intended solely for the information and use of City Council, management and the Minnesota Office of the State Auditor and is not intended and should not be used by anyone other than those specified parties.

Our audit would not necessarily disclose all weaknesses in the system because it was based on selected tests of the accounting records and related data. The comments and recommendations in the report are purely constructive in nature, and should be read in this context.

If you have any questions or wish to discuss any of the items contained in this letter, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service and for the courtesy and cooperation extended to us by your staff.

Abdo
Minneapolis, Minnesota
NEED DATE

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ANNUAL FINANCIAL REPORT

CITY OF EMPIRE
EMPIRE, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

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City of Empire, Minnesota
Annual Financial Report
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For the Year Ended December 31, 2025

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INTRODUCTORY SECTION

CITY OF EMPIRE
EMPIRE, MINNESOTA

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FOR THE YEAR ENDED
DECEMBER 31, 2025

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City of Empire, Minnesota
Elected and Appointed Officials
For the Year Ended December 31, 2025

ELECTED

Name	Title	Term
Melanie Lee	Mayor	12/31/2026
Eric Hanson	Councilmember	12/31/2026
Marla Vagts	Councilmember	12/31/2026
Danny Rubio	Councilmember	12/31/2028
Mark Page	Councilmember	12/31/2028

CITY OFFICIALS - APPOINTED

Name	
Charles Seipel-Teng	Clerk/Administrator
Dawn McCracken	Deputy Clerk

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FINANCIAL SECTION

CITY OF EMPIRE
EMPIRE, MINNESOTA

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FOR THE YEAR ENDED
DECEMBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council
City of Empire
Empire, Minnesota

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of City of Empire, Minnesota as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the City as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Empire's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis starting on page 15 and the Schedule of Employer's Share of the Net Pension Liability, the Schedule of Employer's Contributions, the related note disclosures, the respective budgetary comparison schedules and related note disclosures, starting on page 60 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Abdo
Minneapolis, Minnesota
NEED DATE

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Management's Discussion and Analysis

As management of City of Empire, Minnesota, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year as shown in the summary of net position on the following pages. The unrestricted amount of net position may be used to meet the City's ongoing obligations to citizens and creditors.

- The City's total net position decreased as shown in the summary of changes in net assets table on the following pages. The decrease this year was due to an increase in general government expense and depreciation expense.

- For the current fiscal year, the City's governmental funds fund balances are shown in the Financial Analysis of the City's Funds section of the MD&A. The total fund balance decreased in comparison with the prior year. This decrease is mostly due to road maintenance costs exceeding revenues in the Road and bridge fund. The total of unassigned as shown in the governmental fund balance table is available for spending at the City's discretion.

- The unassigned fund balance in the General fund as shown in the financial analysis of the City's funds section increased from prior year.

- The City's total bonded debt decreased during the fiscal year. The decrease was a result of scheduled debt service payments as shown on the outstanding debt table.

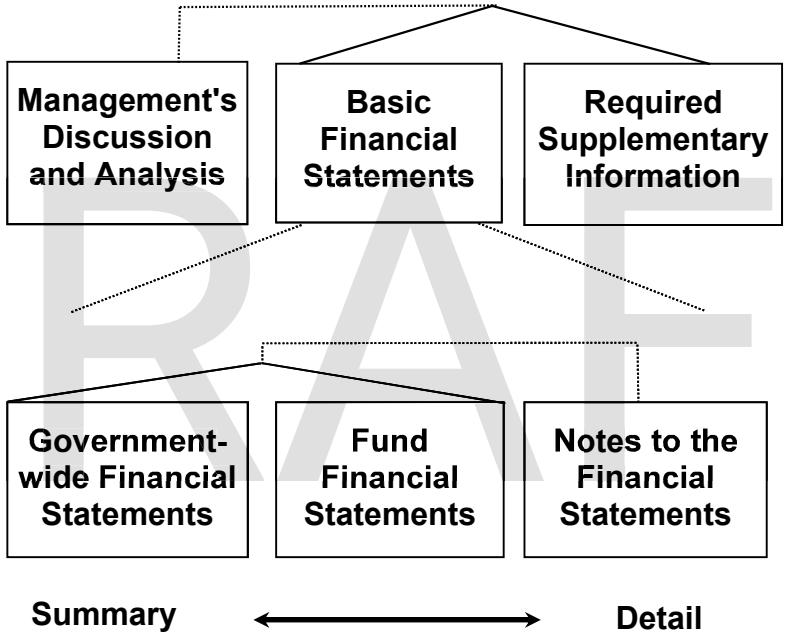
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Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of combining and individual fund financial statements and schedules which further explain and support the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining and individual fund financial statements and schedules that provide details about non-major governmental funds, which are added together and presented in single columns in the basic financial statements.

Figure 1
Required Components of the
City's Annual Financial Report



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Figure 2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure 2
Major Features of the Government-wide and Fund Financial Statements

		Fund Financial Statements	
	Government-wide Statements	**Governmental Funds**	**Proprietary Funds**
Scope	Entire City government (except fiduciary funds) and the City's component units	The activities of the City that are not proprietary or fiduciary, such as police, fire and parks	Activities the City operates similar to private businesses, such as the sewer system
Required financial statements	• Statement of Net Position • Statement of Activities	• Balance Sheet • Statement of Revenues, Expenditures, and Changes in Fund Balances	• Statements of Net Position • Statements of Revenues, Expenses and Changes in Net Position • Statements of Cash Flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short term and long term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of deferred outflows/inflows of resources information	All deferred outflows/inflows of resources, regardless of when cash is received or paid	Only deferred outflows of resources expected to be used up and deferred inflows of resources that come due during the year or soon thereafter; no capital assets included	All deferred outflows/inflows of resources, regardless of when cash is received or paid.
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

Government-wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

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The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (*governmental activities*). The governmental activities of the City include general government, public safety, public works, culture and recreation, and interest on long-term debt. The business-type activities of the City include its water and sewer system.

The government-wide financial statements can be found starting on page 29 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact by the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances.

The City adopts an annual appropriated budget for its General and Road and Bridge fund. A budgetary comparison statement has been provided for each of the funds to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found starting on page 34 of this report.

Proprietary Funds. The City maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer services.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information on the water and sewer service.

The basic proprietary fund financial statements can be found starting on page 38 of this report.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 41 of this report.

Required Supplementary Information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found starting on page 60 of this report.

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Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources at the close of the most recent fiscal year (As shown on the chart below).

By far, the largest portion of the City's net position reflects its investment in capital assets (e.g., land, buildings, machinery and equipment); less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The balance of *unrestricted net* position may be used to meet the City's ongoing obligations to citizens and creditors.

City of Empire's Net Position

	Governmental Activities			Business-type Activities			
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025 Total
Assets							
Current and other assets	$ 5,034,846	$ 5,499,639	$ (464,793)	$ 4,047,835	$ 3,949,545	$ 98,290	$ 9,082,681
Capital assets (net of depreciation)	11,833,500	12,754,698	(921,198)	3,348,695	3,470,294	(121,599)	15,182,195
Total Assets	16,868,346	18,254,337	(1,385,991)	7,396,530	7,419,839	(23,309)	24,264,876
Deferred Outflows of Resources							
Deferred pension resources	27,621	27,621	-	9,047	9,047	-	36,668
Liabilities							
Current and other liabilities	126,605	519,457	(392,852)	7,424	1,091	6,333	134,029
Noncurrent	1,431,117	1,738,033	(306,916)	37,120	37,120	-	1,468,237
Total Liabilities	1,557,722	2,257,490	(699,768)	44,544	38,211	6,333	1,602,266
Deferred Inflows of Resources							
Deferred pension resources	81,965	81,965	-	25,072	25,072	-	107,037
Net Position							
Net investment in capital assets	10,633,500	11,279,698	(646,198)	3,348,695	3,470,294	(121,599)	13,982,195
Restricted for							
Road maintenance	40,069	64,193	(24,124)	-	-	-	40,069
Park improvements	166,048	122,000	44,048	-	-	-	166,048
Debt service	1,043,325	990,514	52,811	-	-	-	1,043,325
Unrestricted	3,373,338	3,486,098	(112,760)	3,987,266	3,895,309	91,957	7,360,604
Total Net Position	$ 15,256,280	$ 15,942,503	$ (686,223)	$ 7,335,961	$ 7,365,603	$ (29,642)	$ 22,592,241
Net Position as a Percent of Total							
Net investment in capital assets	69.7 %	70.7 %		45.6 %	47.1 %		
Restricted	8.2	7.4		-	-		
Unrestricted	22.1	21.9		54.4	52.9		
	100.0 %	100.0 %		100.0 %	100.0 %		

At the end of the current fiscal year, the City is able to report positive balances in net position for both governmental and business-type activities.

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Governmental Activities. Governmental activities decreased the City's net position. The Business-type activities decreased the City's net position. Additional details are outlined below.

City of Empire's Changes in Net Position

	Governmental Activities			Business-type Activities			
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025 Total
Program Revenues							
Charges for services	$ 546,109	$ 760,019	$ (213,910)	$ 529,792	$ 505,129	$ 24,663	$ 1,075,901
Operating grants and contributions	90,882	92,321	(1,439)	-	1,695	(1,695)	90,882
General revenues							
Taxes							
Property taxes,							
levied for general purposes	977,306	919,004	58,302	-	-	-	977,306
levied for debt service	343,140	344,190	(1,050)	-	-	-	343,140
levied for capital improvements	270,000	239,000	31,000	-	-	-	270,000
Franchise taxes	12,158	6,195	5,963	-	-	-	12,158
Gravel tax	155,370	130,000	25,370	-	-	-	155,370
State grants and contributions							
not restricted to specific programs	10,246	7,164	3,082	-	-	-	10,246
Unrestricted investment earnings	126,923	90,559	36,364	106,997	62,679	44,318	233,920
Miscellaneous	240	720	(480)	-	-	-	240
Total Revenues	2,532,374	2,589,172	(56,798)	636,789	569,503	67,286	3,169,163
Expenses							
General government	1,053,675	561,095	492,580	-	-	-	1,053,675
Public safety	567,120	551,767	15,353	-	-	-	567,120
Public works	1,322,946	1,178,275	144,671	-	-	-	1,322,946
Culture and recreation	258,699	257,106	1,593	-	-	-	258,699
Interest on long-term debt	16,157	33,978	(17,821)	-	-	-	16,157
Water and Sewer	-	-	-	666,431	580,372	86,059	666,431
Total Expenses	3,218,597	2,582,221	636,376	666,431	580,372	86,059	3,885,028
Change In Net Position	(686,223)	6,951	(693,174)	(29,642)	(10,869)	(18,773)	(715,865)
Net Position, January 1	15,942,503	16,152,154	(209,651)	7,365,603	7,376,472	(10,869)	23,308,106
Error Correction	-	(216,602)	216,602	-	-	-	-
Net Position, December 31	$ 15,256,280	$ 15,942,503	$ (686,223)	$ 7,335,961	$ 7,365,603	$ (29,642)	$ 22,592,241

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Key elements of the decrease in Governmental Activities are as follows:

- Increases in general government expenditures.
- Increases in public works expenditures.
- Decrease in charges for services.

Increases in general government expenditures

Additional water tower planning fees than prior year.

Increases in public works expenditures

Increases in engineering fees relating to road maintenance costs.

Decrease in charges for services

Less permitting revenues and park dedication fees.

Key elements of the decrease in Business-type Activities are as follows:

- Increases in water and sewer costs.
- Increases in investment earnings.

Increases in water and sewer costs

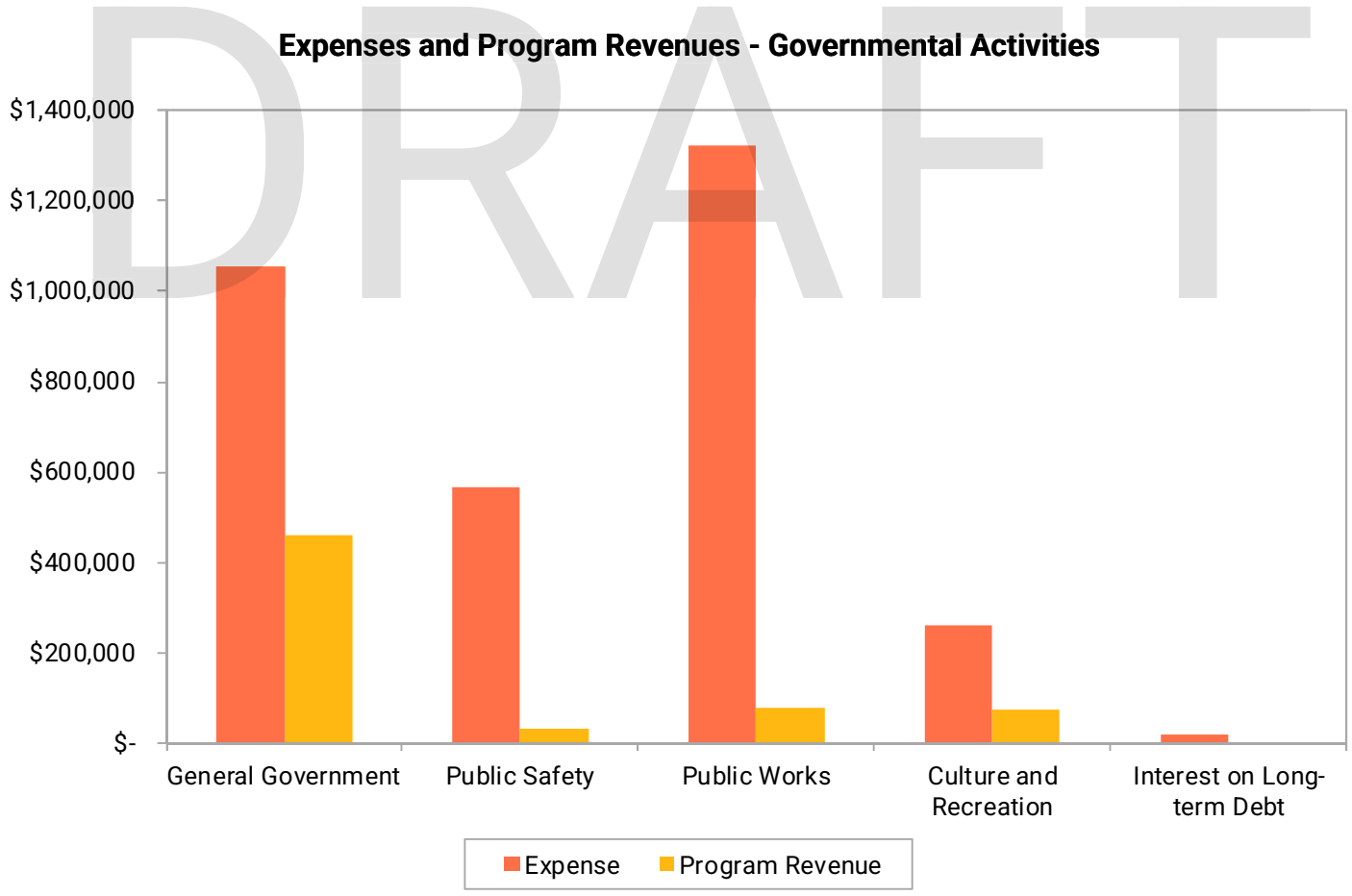
Additional engineering fees and repairs and maintenance fees related to water tower soil testing and surveys.

Increases in investment earnings

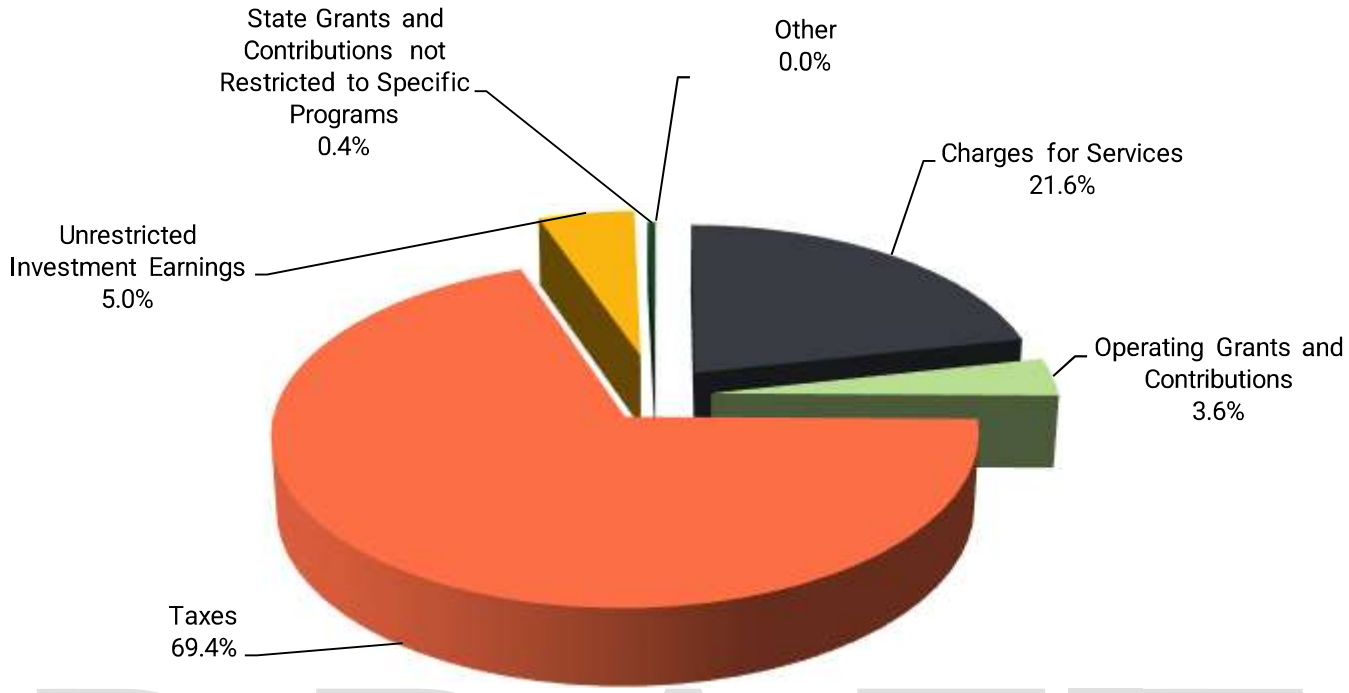
Additional allocation of investment earnings due to additional cash in enterprise funds.

The following graph depicts various governmental activities and shows the revenue and expenses directly related to those activities.

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Revenues by Source - Governmental Activities



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Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The table below outlines the governmental fund balances for the year ending December 31, 2025.

	General Fund	Road and Bridge	Debt Service	Capital Improvements	Total	Restated Prior Year Total	Increase/ (Decrease)
Fund Balances							
Nonspendable	$ 20,318	$ 123	$ -	$ -	$ 20,441	$ 20,654	$ (213)
Restricted	206,117	-	1,060,742	-	1,266,859	1,198,707	68,152
Committed	-	-	-	274,463	274,463	121,229	153,234
Assigned	-	-	-	-	-	661,400	(661,400)
Unassigned	3,314,294	(123)	-	-	3,314,171	2,982,864	331,307
	$ 3,540,729	$ -	$ 1,060,742	$ 274,463	$ 4,875,934	$ 4,984,854	$ (108,920)

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances as shown above. Additional information on the City's fund balances can be found in Note 1 of this report.

The *General fund* is the chief operating fund of the City. At the end of the current year, the fund balance of the General fund is shown in the table above. As a measure of the General fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. The total unassigned fund balance as a percent of total fund expenditures is shown in the chart below along with total fund balance as a percent of total expenditures.

	Current Year Ending Balance	Prior Year Ending Balance	Increase/ (Decrease)
General Fund Fund Balances			
Nonspendable	$ 20,318	$ 20,479	$ (161)
Restricted	166,048	122,000	44,048
Unassigned	3,354,363	2,982,864	371,499
	$ 3,540,729	$ 3,125,343	$ 415,386
General Fund expenditures	$ 1,785,371	$ 1,292,548	
Unassigned as a percent of expenditures	187.9%	230.8%	
Total Fund Balance as a percent of expenditures	198.3%	241.8%	

The fund balance of the City's General fund increased during the current fiscal year as shown in the table above. The increase in fund balance was due to Road and Bridge fund closing into General fund resulting in large transfer in to General fund.

Other major governmental fund analysis is shown below:

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	December 31, 2025	Restated December 31, 2024	Increase (Decrease)
Road and Bridge Fund	$ -	$ 725,768	$ (725,768)
The Road and Bridge fund decrease in fund balance was due to closing out the fund in the current year			
Debt Service Fund	$ 1,060,742	$ 1,012,514	$ 48,228
The Debt Service fund increased in fund balance during the year was due to revenue from property taxes in excess of principal and interest payments.			
Capital Improvements Fund	$ 274,463	$ 121,229	$ 153,234
The Capital Improvements fund increase in fund balance during the year was due to revenue from property taxes in excess of capital outlay expenditures.			

Proprietary Funds. The City's proprietary fund provides the same type of information found in the government-wide financial statements, but in more detail. Net position of the City's proprietary funds decreased as follows:

	Ending Net Position 2025	Ending Net Position 2024	Increase/ (Decrease)
Water/Sewer Fund	$ 7,335,961	$ 7,365,603	$ (29,642)
The decrease is primarily attributed to an increase in expenditures from the prior year.			

General Fund Budgetary Highlights

	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget
Revenues	$ 1,548,958	$ 1,651,825	$ 102,867
Expenditures	1,301,058	1,785,371	(484,313)
Excess of Revenues Over Expenditures	247,900	(133,546)	(381,446)
Other Financing Sources (Uses) Transfers in	-	589,001	589,001
Net Change in Fund Balances	247,900	455,455	207,555
Fund Balances, January 1	3,085,274	3,085,274	-
Fund Balances, December 31	$ 3,333,174	$ 3,540,729	$ 207,555

The City's General fund budget was not amended during the year as shown above. Actual revenues were over the final budget and expenditures were also over the final budget amounts as shown above.

Capital Assets and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of December 31, 2025, is shown below in the capital asset table (net of accumulated depreciation). This investment in capital assets includes land, structures, improvements, machinery and equipment, vehicles, roads, highways, and bridges. The total increase in the City's investment in capital assets for the current fiscal year for governmental and business-type activities is due to several construction projects and improvements being depreciated.

Major public project capital asset events during the current fiscal year were as follows:

- Purchase of Camera Systems
- Empire River Trail Repair
- Purchase of John deere Mower

Additional information on the City's capital assets can be found in Note 3B starting on page 48 of this report.

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City of Empire's Capital Assets
(Net of Depreciation)

	Governmental Activities			Business-type Activities			
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025 Total
Land	$ 491,644	$ 491,644	$ -	$ 71,310	$ 71,310	$ -	$ 562,954
Buildings	1,239,679	1,306,928	(67,249)	-	-	-	1,239,679
Machinery and Equipment	465,556	456,483	9,073	19,445	24,888	(5,443)	485,001
Infrastructure	9,636,621	10,499,643	(863,022)	3,257,940	3,374,096	(116,156)	12,894,561
Total	$ 11,833,500	$ 12,754,698	$ (921,198)	$ 3,348,695	$ 3,470,294	$ (121,599)	$ 15,182,195

Long-term Debt. At the end of the current fiscal year, the City had total bonded debt outstanding consisting of general obligation debt as noted in the table below. While all of the City's bonds have revenue streams, they are all backed by the full faith and credit of the City.

City of Empire's Outstanding Debt

	Governmental Activities		
	2024	Increase (Decrease)	2025
Bonds Payable	$ 1,475,000	$ (275,000)	$ 1,200,000

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Economic Factors and Next Year's Budgets and Rates

- The General Fund Operating highlights include a decrease in anticipated revenues from the 2026 State Transportation Aid Advancement, a rise in revenue from Zoning & Subdivision Fees due to past activity and future development, an increase from Franchise Fees assuming the City will begin to collect at $3.00 per account for electric and natural gas, a proposed increase in Public Lighting revenue by raising the quarterly charge from $6.50 to $7.00 per quarter for properties in the MXR District to offset electricity costs, an increase in revenue from interest earnings due to better interest yields on interest earning savings, and an increase in court fines from prosecution following the hiring of the city's prosecuting attorney. On the expenditure side, there is an increase in Profession Services, an increase in Planning Services to begin work on the 2050 Comprehensive Plan update, A large increase in expense for the annual fire contract, increases in Street Repair and Maintenance, Legal Services, and increases in payroll wages, health insurance premiums and Property & Casualty Insurance Premiums. Debt Service Revenue, included as part of the tax levy, is set at 105% of the fiscal total for principal and interest payments on the 2019 GO Street Reconstruction Bond, with more details available in the Projected Cash Flow for Debt Service Fund.

- The Capital Improvement Fund accounts for all expenditures made by the City's General Fund for capital improvements and capital outlay items, including purchases of investments. For the 2026 Budget, it is anticipated that the City will have funds for the purchase of investments in the amount of $205,000 for general Capital Outlay and $30,000 for the purchase of investments in the Building Fund. Additional notable expenditures include purchases including a new woodchipper, and a trade-in of the Kubota Tractor.

- The Enterprise Fund for water and sewer is budgeted to operate as a self-sufficient fund, with revenues closely matching expenses and no funds available for investment purchases. Anticipated increases in water and sewer revenues are based on recommended tier increases from the City's Financial Management Plan. Notable changes in Water Fund Expenditures include continued but less frequent purchase of water meters and a increase for water repair to fund a new submersible pump for Well #3 or an emergency interconnect line with the City of Farmington. Primary sewer expenses are expected to increase to $226,853 in 2026, with $75,000 allocated for sewer structure repairs, including a new panel at the 205th Street lift station. The budget calls for no purchase of investments, recommending annual water and sewer rate increases to allow for future depreciation investments, which will be needed as the City's water infrastructure ages. It is anticipated that design work for the new water tower to serve new development in the City will commence in 2026.

- Other items to note include the potential revenue from franchise fees on gas and electric utilities, pending proper ordinances and franchise agreements expected in 2026. Historically, developers have funded much of the infrastructure in Empire, but as this infrastructure ages, it is crucial for the city to increase investment purchases to offset replacement costs and maintain a strong bond rating. Franchise fees are expected to help save for future building and street repairs in the future. The proposed tax levy for 2026 real estate taxes calls for a 10.04% increase, but with an anticipated 3.64% growth in the City's tax capacity from 2025 to 2026, the net increase in the tax levy burden for City properties is estimated at 6.40%. Examples of tax burdens for selected properties of varying valuations are provided in the attachments.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to City of Empire; Attn: Clerk-Administrator; 3385 197th Street, Farmington, MN 55024.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF EMPIRE
EMPIRE, MINNESOTA

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FOR THE YEAR ENDED
DECEMBER 31, 2025

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City of Empire, Minnesota
Statement of Net Position
December 31, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Cash and temporary investments	$ 4,790,560	$ 3,904,168	$ 8,694,728
Receivables			
Taxes	9,655	-	9,655
Accounts	21,104	104,306	125,410
Special assessments	-	35,833	35,833
Due from other governments	193,086	3,315	196,401
Prepaid items	20,441	213	20,654
Capital assets			
Land	491,644	71,310	562,954
Depreciable assets (net of accumulated depreciation)	11,341,856	3,277,385	14,619,241
Total Assets	16,868,346	7,396,530	24,264,876
Deferred Outflows of Resources			
Deferred pension resources	27,621	9,047	36,668
Liabilities			
Accounts payable	74,327	7,424	81,751
Due to other governments	34,861	-	34,861
Accrued interest payable	17,417	-	17,417
Noncurrent liabilities			
Due within one year			
Long-term liabilities	287,561	-	287,561
Due in more than one year			
Long-term liabilities	1,022,167	-	1,022,167
Net pension liability	121,389	37,120	158,509
Total Liabilities	1,557,722	44,544	1,602,266
Deferred Inflows of Resources			
Deferred pension resources	81,965	25,072	107,037
Net Position			
Net investment in capital assets	10,633,500	3,348,695	13,982,195
Restricted for			
Road maintenance	40,069	-	40,069
Park improvements	166,048	-	166,048
Debt service	1,043,325	-	1,043,325
Unrestricted	3,373,338	3,987,266	7,360,604
Total Net Position	$ 15,256,280	$ 7,335,961	$ 22,592,241

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The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Statement of Activities
For the Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental Activities				
General government	$ 1,053,675	$ 374,934	$ 83,632	$ -
Public safety	567,120	29,498	-	-
Public works	1,322,946	78,118	-	-
Culture and recreation	258,699	63,559	7,250	-
Interest on long-term debt	16,157	-	-	-
Total Governmental Activities	3,218,597	546,109	90,882	-
Business-Type Activities				
Water and sewer	666,431	529,792	-	-
Total	$ 3,885,028	$ 1,075,901	$ 90,882	$ -

General Revenues	
Taxes	
Property taxes, levied for general purposes	
Property taxes, levied for debt service	
Property taxes, levied for capital improvements	
Franchise taxes	
Gravel tax	
Grants and contributions not restricted to specific programs	
Unrestricted investment earnings	
Miscellaneous	
Total General Revenues	
Change in Net Position	
Net Position, January 1	
Net Position, December 31	

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The notes to the financial statements are an integral part of this statement.

Net (Expenses) Revenues and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ (595,109)	$ -	$ (595,109)
(537,622)	-	(537,622)
(1,244,828)	-	(1,244,828)
(187,890)	-	(187,890)
(16,157)	-	(16,157)
(2,581,606)	-	(2,581,606)
-	(136,639)	(136,639)
$ (2,581,606)	$ (136,639)	$ (2,718,245)
977,306	-	977,306
343,140	-	343,140
270,000	-	270,000
12,158	-	12,158
155,370	-	155,370
10,246	-	10,246
126,923	106,997	233,920
240	-	240
1,895,383	106,997	2,002,380
(686,223)	(29,642)	(715,865)
15,942,503	7,365,603	23,308,106
$ 15,256,280	$ 7,335,961	$ 22,592,241

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The notes to the financial statements are an integral part of this statement.

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FUND FINANCIAL STATEMENTS

CITY OF EMPIRE
EMPIRE, MINNESOTA

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FOR THE YEAR ENDED
DECEMBER 31, 2025

City of Empire, Minnesota
Balance Sheet
Governmental Funds
December 31, 2025

	100	201	301	450	
	General	Road and Bridge	Debt Service	Capital Improvements	Total Governmental Funds
Assets					
Cash and temporary investments	$ 3,552,194	$ (140,413)	$ 1,060,742	$ 318,037	$ 4,790,560
Receivables					
Taxes	9,655	-	-	-	9,655
Accounts	10,814	10,290	-	-	21,104
Due from other governments	63,086	130,000	-	-	193,086
Prepaid items	20,318	123	-	-	20,441
Total Assets	$ 3,656,067	$ -	$ 1,060,742	$ 318,037	$ 5,034,846
Liabilities					
Accounts payable	$ 30,753	$ -	$ -	$ 43,574	$ 74,327
Due to other governments	34,861	-	-	-	34,861
Total Liabilities	65,614	-	-	43,574	109,188
Deferred Inflows of Resources					
Unavailable revenue - taxes	9,655	-	-	-	9,655
Fund Balances					
Nonspendable					
Prepaid items	20,318	123	-	-	20,441
Restricted for					
Park improvements	166,048	-	-	-	166,048
Debt service	-	-	1,060,742	-	1,060,742
Road maintenance	40,069	-	-	-	40,069
Committed for					
Road and bridge improvement	-	-	-	274,463	274,463
Unassigned	3,314,294	(123)	-	-	3,314,171
Total Fund Balances	3,540,729	-	1,060,742	274,463	4,875,934
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 3,615,998	$ -	$ 1,060,742	$ 318,037	$ 4,994,777

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The notes to the financial statements are an integral part of this statement.

The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
December 31, 2025

Amounts reported for governmental activities in the statement of net position are different because

Total Fund Balances - Governmental	$ 4,875,934
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.	
Cost of capital assets	27,658,613
Less: accumulated depreciation	(15,825,113)
Noncurrent liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Noncurrent liabilities at year-end consist of	
Compensated absences payable	(2,561)
Bonds payable	(1,200,000)
Plus premium on bonds	(107,167)
Net pension liability	(121,389)
Some receivables are not available soon enough to pay for the current period's expenditures, and therefore are reported as unavailable revenue in the funds.	
Delinquent taxes receivable	9,655
Governmental funds do not report long-term amounts related to pensions.	
Deferred outflows of pension resources	27,621
Deferred inflows of pension resources	(81,965)
Governmental funds do not report a liability for accrued interest until due and payable.	(17,417)
Total Net Position - Governmental Activities	$ 15,216,211

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The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Statement of Revenues, Expenditures and
Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	100	201	301	450	
	General	Road and Bridge	Debt Service	Capital Improvements	Total Governmental Funds
Revenues					
Taxes					
Property taxes	$ 984,979	$ -	$ 343,140	$ 270,000	$ 1,598,119
Gravel	-	155,370	-	-	155,370
Franchise taxes	12,158	-	-	-	12,158
Licenses and permits	178,279	-	-	-	178,279
Intergovernmental	93,878	-	-	-	93,878
Charges for services	225,768	38,847	-	-	264,615
Fines and forfeitures	23,541	-	-	-	23,541
Investment earnings	85,329	1,276	28,433	11,885	126,923
Miscellaneous	47,893	21	-	-	47,914
Total Revenues	1,651,825	195,514	371,573	281,885	2,500,797
Expenditures					
Current					
General government	1,052,898	-	-	-	1,052,898
Public safety	567,120	-	-	-	567,120
Public works	5,007	365,764	-	-	370,771
Culture and recreation	140,408	-	-	-	140,408
Capital outlay					
General government	2,448	-	-	-	2,448
Public works	-	5,767	-	5,389	11,156
Culture and recreation	17,490	-	-	123,262	140,752
Debt service					
Principal	-	-	275,000	-	275,000
Interest and other charges	-	-	48,345	-	48,345
Total Expenditures	1,785,371	371,531	323,345	128,651	2,608,898
Excess (Deficiency) of Revenues Over (Under) Expenditures	(133,546)	(176,017)	48,228	153,234	(108,101)
Other Financing Sources (Uses)					
Transfers in	589,001	-	-	-	589,001
Sale of fixed assets		39,250			39,250
Transfers out	-	(589,001)	-	-	(589,001)
Total Other Financing Sources (Uses)	589,001	(549,751)	-	-	39,250
Net Change in Fund Balances	455,455	(725,768)	48,228	153,234	(68,851)
Fund Balances, January 1	3,085,274	725,768	1,012,514	121,229	4,944,785
Fund Balances, December 31	$ 3,540,729	$ -	$ 1,060,742	$ 274,463	$ 4,875,934

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The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities
Governmental Funds
For the Year Ended December 31, 2025

Amounts reported for governmental activities in the statement of activities are different because

Total Net Change in Fund Balances - Governmental Funds	$	(68,851)
Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense.		
Capital outlays		120,169
Depreciation expense		(1,057,420)
Loss on trade in of capital assets		16,053
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
Principal repayments		275,000
Amortization of bond premium		27,605
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		4,583
Long-term pension activity is not reported in governmental funds.		
Pension expense		-
Pension revenue		-
Certain revenues are recognized as soon as they are earned. Under the modified accrual basis of accounting, certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.		
Compensated absences		4,311
Property taxes		(7,673)
Change in Net Position - Governmental Activities	$	(686,223)

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The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Statement of Net Position
Proprietary Fund
December 31, 2025

	Business-type Activities - Enterprise Fund Water/Sewer Fund
Assets	
Current Assets	
Cash and temporary investments	$ 3,904,168
Receivables	
Accounts	104,306
Special assessments	35,833
Due from other governments	3,315
Prepaid items	213
Total Current Assets	4,047,835
Noncurrent Assets	
Capital assets	
Land	71,310
Buildings	167,170
Machinery and equipment	67,536
Infrastructure	5,707,233
Less accumulated depreciation	(2,664,554)
Net Capital Assets	3,348,695
Total Assets	7,396,530
Deferred Outflows of Resources	
Deferred pension resources	9,047
Liabilities	
Current Liabilities	
Accounts payable	7,424
Noncurrent Liabilities	
Due in more than one year	
Net pension liability	37,120
Total Liabilities	44,544
Deferred Inflows of Resources	
Deferred pension resources	25,072
Net Position	
Investment in capital assets	3,348,695
Unrestricted	3,987,266
Total Net Position	$ 7,335,961

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The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Fund
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Fund
	Water/Sewer Fund
Operating Revenues	
Charges for services	$ 530,276
Operating Expenses	
Personal services	123,447
Supplies	30,696
Professional services	312,476
Repairs	78,697
Depreciation	121,599
Total Operating Expenses	666,915
Operating Gain (Loss)	(136,639)
Nonoperating Revenues	
Investment earnings	106,997
Change In Net Position	(29,642)
Net Position, January 1	7,365,603
Net Position, December 31	$ 7,335,961

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The notes to the financial statements are an integral part of this statement.

City of Empire, Minnesota
Statements of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Funds
	Water/Sewer Fund
Cash Flows from Operating Activities	
Receipts from customers	$ 538,817
Payments to suppliers	(415,466)
Payments to employees	(123,447)
Net Cash Provided by Operating Activities	(96)
Cash Flows from Investing Activities	
Interest received on investments	106,997
Cash and Cash Equivalents, January 1	3,797,267
Cash and Cash Equivalents, December 31	$ 3,904,168
Reconciliation of Operating Loss to	
Net Cash Provided by Operating Activities	
Operating Gain (Loss)	$ (136,639)
Adjustments to reconcile operating loss to	
net cash provided by operating activities	
Depreciation	121,599
Increase (decrease) in assets	
Accounts receivable	7,333
Due from other governments	(2,822)
Special assessments receivable	4,030
Prepaid items	70
Deferred outflows of pension resources	-
Increase (decrease) in liabilities	
Accounts payable	6,333
Net pension liability	-
Deferred inflows of pension resources	-
Net Cash Provided (Used) by Operating Activities	$ (96)

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The notes to the financial statements are an integral part of this statement.

Note 1: Summary of Significant Accounting Policies

A. Reporting Entity

The City of Empire, Minnesota (the City), operates under "Optional Plan A" as defined in the State of Minnesota (the State) statutes. The City is governed by an elected Mayor and four-member City Council. The City Council exercises legislative authority and determines all matters of policy. The City Council appoints personnel responsible for the proper administration of all affairs relating to the City. The City has considered all potential units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board (GASB) has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the primary government to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the primary government. The City has no component units.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. *Governmental activities*, which are normally supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

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Note 1: Summary of Significant Accounting Policies (Continued)

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, entitlement and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the tax is levied. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants and entitlements received before eligibility requirements are met are also recorded as unearned revenue.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

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The City reports the following major governmental funds:

The *General fund* is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The *Road and Bridge fund* is used to account for the levy approved and disbursements of such funds for the purpose of roads and bridges.

The *Debt Service fund* accounts for the debt service activity associated with the long-term general obligation debt of governmental funds.

The *Capital Improvements* fund is used to account for financial resources and disbursements to capital improvements.

The City reports the following major proprietary fund:

The *Water and Sewer Fund* is used to account for charges for water and sewer services.

As a general rule, the effect of interfund activity has been eliminated from government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sewer services. Operating expenses for enterprise funds include the cost of services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Note 1: Summary of Significant Accounting Policies (Continued)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position/Fund Balances

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. The proprietary funds' portion in the government-wide cash and temporary investments pool is considered to be cash and cash equivalents for purposes of the statements of cash flows.

Cash balances from all funds are pooled and invested, to the extent available, in certificates of deposit and other authorized investments. Earnings from such investments are allocated based on the City's policy.

The City may invest idle funds as authorized by Minnesota statutes, as follows:

1. Direct obligations or obligations guaranteed by the United States or its agencies.

2. Shares of investment companies registered under the Federal Investment Company Act of 1940 and received the highest credit rating, rated in one of the two highest rating categories by a statistical rating agency, and have a final maturity of thirteen months or less.

3. General obligations of a state or local government with taxing powers rated "A" or better; revenue obligations rated "AA" or better.

4. General obligations of the Minnesota Housing Finance Agency rated "A" or better.

5. Obligation of a school district with an original maturity not exceeding 13 months and (i) rated in the highest category by a national bond rating service or (ii) enrolled in the credit enhancement program pursuant to statute section 126C.55.

6. Bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System.

7. Commercial paper issued by United States banks corporations or their Canadian subsidiaries, of highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less.

8. Repurchase or reverse repurchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000, a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.

9. Guaranteed Investment Contracts (GIC's) issued or guaranteed by a United States commercial bank, a domestic branch of a foreign bank, a United States insurance company, or its Canadian subsidiary, whose similar debt obligations were rated in one of the top two rating categories by a nationally recognized rating agency.

Property Taxes

The Council annually adopts a tax levy at their Annual City Meeting. The levy is then certified to the County for collection in the following year. The County is responsible for collecting all property taxes for the City. These taxes attach an enforceable lien on taxable property within the City on January 1 and are payable by the property owners in two installments. The taxes are collected by the County Auditor and tax settlements are made to the City during January, June, and December each year.

Delinquent taxes receivable include the past six years' uncollected taxes. Delinquent taxes have been offset by deferred inflows of resources for delinquent taxes not received within 60 days after year end in the fund financial statements.

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Note 1: Summary of Significant Accounting Policies (Continued)

Accounts Receivable

Accounts receivable include amounts billed for services provided before year end. The City annually certifies delinquent charges to the County for collection in the following year. Therefore, there has been no allowance for doubtful accounts established.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years.

Such purchased assets are recorded at historical cost or estimated historical cost if historical cost is not available. Assets acquired prior to 1986 are recorded at estimated historical cost. Donated capital assets are recorded at acquisition value at the date of donation. The City reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant and equipment will be depreciated using the straight-line method over the following estimated useful lives:

Assets	Useful Lives in Years
Buildings and Structures	20 to 50
Improvements other than Buildings	15 to 30
Machinery and Equipment	5 to 10
Infrastructure	20 to 30

Deferred Outflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has only one item that qualifies for reporting in this category. Accordingly, the item, deferred pension resources, is reported only in the statements of net position. This item results from actuarial calculations and current year pension contributions made subsequent to the measurement date.

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Note 1: Summary of Significant Accounting Policies (Continued)

Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. The recognition of bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as an expense in the period incurred.

In the fund financial statements, governmental fund types recognized bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The General fund is typically used to liquidate the governmental net pension liability.

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The total pension expense for the GERP and DCP is as follows:

	Public Employees Retirement Association of Minnesota (PERA)		Total All Plans
	GERP	DCP	
City's proportionate share	$ 17,957	$ 790	$ 18,747
Proportionate share of State's contribution	(79)	-	(79)
Total pension expense	$ 17,878	$ 790	$ 18,668

Deferred Inflows of Resources

In addition to liabilities, the statement of net position and fund financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item, which arises only under a modified accrual basis of accounting that qualifies as needing to be reported in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from one sources: property taxes. This amounts is deferred and recognized as an inflow of resources in the period that the amounts become available.

The City has an additional item which qualifies for reporting in this category. The item, deferred pension resources, is reported only in the statements of net position and results from actuarial calculations.

Note 1: Summary of Significant Accounting Policies (Continued)

Fund Balance

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in the governmental funds. These classifications are defined as follows:

Nonspendable - Amounts that cannot be spent because they are not in spendable form, such as prepaid items.

Restricted - Amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - Amounts constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council, which is the City's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the Council modifies or rescinds the commitment by resolution.

Assigned - Amounts constrained for specific purposes that are internally imposed. In governmental funds other than the General fund, assigned fund balance represents all remaining amounts that are not classified as nonspendable and are neither restricted nor committed. In the General fund, assigned amounts represent intended uses established by the Council itself or by an official to which the governing body delegates the authority. The Council has adopted a fund balance policy which delegates the authority to assign amounts for specific purposes to the Treasurer.

Unassigned - The residual classification for the General fund and also negative residual amounts in other funds.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City has formally adopted a fund balance policy for the General fund. The City's policy is to maintain a minimum unassigned fund balance of 50 percent of budgeted operating expenditures for cash-flow timing needs.

Net Position

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net position is displayed in three components:

a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.

b. Restricted net position - Consist of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets".

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

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Note 2: Stewardship, Compliance and Accountability

A. Budgetary Information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General and selected special revenue funds. All annual appropriations lapse at fiscal year-end. The City does not use encumbrance accounting.

In July/August of each year, the proposed budget is prepared by the Council and management. The Council holds public hearing in September at the continuation of the annual meeting. A final budget is prepared and adopted prior to the beginning of the year.

The appropriated budget is prepared by fund, function and department for the General and Road and Bridge funds. There was no budget adopted for the ARPA fund as the City is not legally required to adopt one. Transfers of appropriations between funds require the approval of the Council. The legal level of budgetary control is the fund level. Budgeted amounts are as originally adopted, or as amended by the Council. There were no budget amendments made during 2025.

B. Excess of Expenditures over Appropriations

Fund	Budget	Actual	Excess of Expenditures Over Appropriations
General Fund	$ 1,301,058	$ 1,785,371	$ 484,313

The excess expenditures over appropriation was funded by a transfer in and revenues in excess of budget.

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Note 3: Detailed Notes on All Funds

A. Deposits and Investments

Deposits

Custodial credit risk for deposits and investments is the risk that in the event of a bank failure, the City's deposits and investments may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. In accordance with Minnesota statutes and as authorized by the Board, the City maintains deposits at those depository banks, all of which are members of the Federal Reserve System.

Minnesota statutes require that all City deposits be protected by insurance, surety bond or collateral. The fair value of collateral pledged must equal 110 percent of the deposits not covered by insurance or bonds, which the exception of irrevocable standby letters of credit issued by Federal Home Loan Banks as this type of collateral only requires collateral pledged equal to 100 percent of the deposits not covered by insurance or bonds.

Authorized collateral in lieu of a corporate surety bond includes:

- United States government Treasury bills, Treasury notes, Treasury bonds;
- Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;
- General obligation securities of any state or local government with taxing powers which is rated "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;

Note 3: Detailed Notes on All Funds (Continued)

- General obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;
- Irrevocable standby letters of credit issued by Federal Home Loan Banks to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Service, Inc., or Standard & Poor's Corporation; and
- Time deposits that are fully insured by any federal agency.

Minnesota statutes require that all collateral shall be placed in safekeeping in a restricted account at a Federal Reserve Bank, or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The selection should be approved by the City.

The city had FDIC coverage and pledged collateral in compliance with Minnesota statute.

B. Capital Assets

Capital asset activity for the year ended December 31, 2025 was as follows:

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	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets not Being Depreciated				
Land	$ 491,644	$ -	$ -	$ 491,644
Capital Assets Being Depreciated				
Buildings	2,357,245	-	-	2,357,245
Machinery and equipment	1,343,249	97,124	(116,737)	1,323,636
Infrastructure	23,444,825	41,263	-	23,486,088
Total Capital Assets Being Depreciated	27,145,319	138,387	(116,737)	27,166,969
Less Accumulated Depreciation for				
Buildings	(1,050,316)	(67,250)	-	(1,117,566)
Machinery and equipment	(886,766)	(85,886)	114,572	(858,080)
Infrastructure	(12,945,183)	(904,284)	-	(13,849,467)
Total Accumulated Depreciation	(14,882,265)	(1,057,420)	114,572	(15,825,113)
Total Capital Assets Being Depreciated, Net	12,263,054	(919,033)	(2,165)	11,341,856
Governmental Activities Capital Assets, Net	$ 12,754,698	$ (919,033)	$ (2,165)	$ 11,833,500

Note 3: Detailed Notes on All Funds (Continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities				
Capital Assets not Being Depreciated				
Land	$ 71,310	$ -	$ -	$ 71,310
Capital Assets Being Depreciated				
Buildings	167,170	-	-	167,170
Machinery and equipment	67,536	-	-	67,536
Infrastructure	5,707,233	-	-	5,707,233
Total Capital Assets Being Depreciated	5,941,939	-	-	5,941,939
Less Accumulated Depreciation				
Buildings	(167,170)	-	-	(167,170)
Machinery and equipment	(42,648)	(5,443)	-	(48,091)
Infrastructure	(2,333,137)	(116,156)	-	(2,449,293)
Total Accumulated Depreciation	(2,542,955)	(121,599)	-	(2,664,554)
Total Capital Assets Being Depreciated, Net	3,398,984	(121,599)	-	3,277,385
Business-type Activities Capital Assets, Net	$ 3,470,294	$ (121,599)	$ -	$ 3,348,695

Depreciation expense was charged to functions/programs of the City as follows:

Governmental Activities	
General government	$ 2,640
Public works	957,072
Culture and recreation	97,708
Total Depreciation Expense - Governmental Activities	$ 1,057,420
Business-type Activities	
Water/Sewer	$ 121,599

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Note 3: Detailed Notes on All Funds (Continued)

C. Transfers

The City transferred $589,001 from the Road and Bridge Fund to the General Fund to close out the Road and Bridge Fund. Road maintenance expenditures will be reported in the General Fund moving forward.

D. Long-term Debt

General Obligation Bonds

The City issued general obligation bonds to provide funds for the acquisition and construction of major capital assets. General obligation bonds were issued for governmental activities. General obligation bonds are direct obligations and pledge the full faith and credit of the City. General obligation bonds currently outstanding are as follows:

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
General Obligation Improvement Bond, Series 2019A	$ 2,730,000	3.00 - 4.00 %	06/25/19	02/01/29	$ 1,200,000

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Annual requirements to maturity for general obligation bonds are as follows:

Year Ending December 31,	General Obligation Bonds Governmental Activities Principal	Interest	Total
2026	$ 285,000	$ 36,100	$ 321,100
2027	295,000	24,500	319,500
2028	305,000	14,025	319,025
2029	315,000	4,725	319,725
Total	$ 1,200,000	$ 79,350	$ 1,279,350

Changes in Long-term Liabilities

Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable					
G.O. Improvement Bonds	$ 1,475,000	$ -	$ (275,000)	$ 1,200,000	$ 285,000
Bond premium	134,772	-	(27,605)	107,167	-
Compensated absences*	6,872	-	(4,311)	2,561	2,561
Governmental Activity Long-term Liabilities	$ 1,616,644	$ -	$ (306,916)	$ 1,309,728	$ 287,561

*Change in compensated absences liability presented net of increase or decrease.

Note 4: Defined Benefit Pension Plans - Statewide

A. Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). These plan provisions are established and administered according to Minnesota Statutes chapters 353, 353D, 353E, 353G, and 356. Minnesota Statutes chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Plan (General Plan)

Membership in the General Plan includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

B. Benefits Provided

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PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

General Employee Plan Benefits

General Employees Plan requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for General Plan members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, General Plan members receive 1.2 percent of the highest average salary for each of the first 10 years of service and 1.7 percent for each additional year. Under the Level formula, General Plan members receive 1.7 percent of highest average salary for all years of service. For members hired prior to July 1, 1989 a full retirement benefit is available when age plus years of service equal 90 and normal retirement age is 65. Members can receive a reduced requirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by .25 percent for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25 percent for each month the member is younger than age 62. The Level formula allows General Plan members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50 percent of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1 percent and a maximum of 1.5 percent. The 2024 annual increase was 1.5 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a prorated increase.

C. Contributions

Minnesota Statutes chapters 353, 353E, 353G, and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the state Legislature.

General Employees Fund Contributions

General Plan members were required to contribute 6.50 percent of their annual covered salary in fiscal year 2024 and the City was required to contribute 7.50 percent for Coordinated Plan members. The City's contributions to the General Employees Fund for the years ending December 31, 2024, 2023 and 2022, were $29,553, $25,640 and $23,323, respectively. The City's contributions were equal to the required contributions for each year as set by state statute.

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D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2024, the City reported a liability of $158,509 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $4,099.

City's Proportionate Share of the Net Pension Liability	$	158,509
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the City		4,099
Total	$	162,608

The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2023 through June 30, 2024, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0043 percent at the end of the measurement period and 0.0042 percent for the beginning of the period.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

For the year ended December 31, 2024, the City recognized pension expense of $17,957 for its proportionate share of the General Employees Plan's pension expense. In addition, the City recognized an additional negative $79 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the General Employees Fund.

During the plan year ended June 30, 2024, the State of Minnesota contributed $170.1 million to the General Employees Fund. The State of Minnesota is not included as a non-employer contributing entity in the General Employees Plan pension allocation schedules for the $170.1 million in direct state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $7,314 for the year ended December 31, 2024 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the General Employees Fund.

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	$ 14,759	$ -
Changes in Actuarial Assumptions	723	59,098
Net Difference Between Projected and Actual Investment Earnings	-	47,939
Changes in Proportion	6,409	-
Contributions Paid to PERA Subsequent to the Measurement Date	14,777	-
Total	$ 36,668	$ 107,037

The $14,777 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2025	$ (44,739)
2026	(8,944)
2027	(19,315)
2028	(12,148)

E. Long-term Expected Return on Investment

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

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Note 4: Defined Benefit Pension Plans - Statewide (Continued)

Asset Class	Target Allocation	Long-term Expected Return on Investment
Domestic Equity	33.5 %	5.10 %
International Equity	16.5	5.30
Fixed Income	25.0	0.75
Private Markets	25.0	5.90
Total	100.0 %	

F. Actuarial Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2024, using the entry age normal actuarial cost method. The long-term rate of return on pension plan investments used to determine the total liability is 7%. The 7% assumption is based on a review of inflation and investment return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7% is within that range.

Inflation is assumed to be 2.25% for the General Employees Plan. Benefit increases after retirement are assumed to be 1.25% for the General Employees Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25% after one year of service to 3% after 27 years of service. Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The General Employees Plan was last reviewed in 2022. The assumption changes were adopted by the board and became effective with the July 1, 2023 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2024:

General Employees Fund

Changes in Actuarial Assumptions

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

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Note 4: Defined Benefit Pension Plans - Statewide (Continued)

Changes in Plan Provisions

-The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

G. Discount Rate

The discount rate used to measure the total pension liability in 2024 was 7.0 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees Plans were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

	1 Percent Decrease (6.0%)	Current (7.0%)	1 Percent Increase (8.0%)
General Employees Fund	$ 346,210	$ 158,509	$ 4,109

I. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

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Note 5: Defined Contribution Plan

The City has board members that are covered by the Defined Contribution Plan (DCP), a multiple-employer deferred compensation plan administered by PERA. The DCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses, therefore, there is no future liability to the employer. *Minnesota statutes*, chapter 353d.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5 percent of salary which is matched by the elected official's employer. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2.0 percent of employer contributions and twenty-five hundredths of 1.0 percent (0.25) of the assets in each member's account annually.

Pension expense for the year is equal to contributions made. Total contributions made by the City during the fiscal year 2025 were:

Contribution Amount		Percentage of Covered Payroll		
Employee	Employer	Employee	Employer	Required Rate
$ 701	$ 701	5.00%	5.00%	5.00%

The City's contributions to the DCP for the years ended December 31, 2025, 2024 and 2023 were $701, $790 and $697 respectively. The City's contributions were equal to the contractually required contributions for each year as set by Minnesota statute.

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Note 6: Other Information

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the City carries insurance. The City established a limited risk management program for workers' compensation and general liability and property damage.

The workers' compensation program activities are accounted for in the Workers' Compensation Insurance internal service fund. Premiums are paid into the fund by all other funds to pay claims and administrative cost of the program. The premiums are allocated based on the payroll costs by department. During the year, the City obtained insurance through participation in the League of Minnesota Cities Insurance Trust (LMCIT) which is a risk sharing pool with approximately 800 other governmental units. The City pays an annual premium to LMCIT for its workers compensation and property and casualty insurance. The LMCIT is self-sustaining through member premiums and will reinsure for claims above a prescribed dollar amount for each insurance event.

B. Legal Debt Margin

In accordance with Minnesota statutes, the City may not incur or be subject to net debt in excess of three percent of the market value of taxable property within the City. Net debt is payable solely from ad valorem taxes and, therefore, excludes debt financed partially or entirely by special assessments. The City has no outstanding debt subject to the limit.

Note 7: Subsequent Event

On January 13, 2026, the City purchased a parcel of land for $201,600. The City paid the Seller $128,000 for the property, $50,400 for the permanent easement, and $23,200 for the temporary easement. This purchase of property and easements are for a new water tower site.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF EMPIRE
EMPIRE, MINNESOTA

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FOR THE YEAR ENDED
DECEMBER 31, 2025

City of Empire, Minnesota
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual
General Fund and Road and Bridge Fund
For the Year Ended December 31, 2025

	General			Road and Bridge		
	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Revenues						
Taxes						
Property taxes	$ 1,056,951	$ 984,979	$ (71,972)	$ -	$ -	$ -
Gravel tax	-	-	-	130,000	155,370	25,370
Franchise taxes	7,500	12,158	4,658	-	-	-
Licenses and permits	174,300	178,279	3,979	-	-	-
Intergovernmental	96,407	93,878	(2,529)	-	-	-
Charges for services	77,300	225,768	148,468	38,600	38,847	247
Fines and forfeitures	15,500	23,541	8,041	-	-	-
Investment earnings	85,000	85,329	329	-	1,276	1,276
Miscellaneous	36,000	47,893	11,893	-	21	21
Total Revenues	1,548,958	1,651,825	102,867	168,600	195,514	26,914
Expenditures						
Current						
General government	591,574	1,052,898	(461,324)	-	-	-
Public safety	527,684	567,120	(39,436)	-	-	-
Public works	1,500	5,007	(3,507)	412,500	365,764	46,736
Culture and recreation	160,300	140,408	19,892	-	-	-
Capital outlay	20,000	19,938	62	4,000	5,767	(1,767)
Total Expenditures	1,301,058	1,785,371	(484,313)	416,500	371,531	44,969
Excess (Deficiency) of Revenues Over (Under) Expenditures	247,900	(133,546)	(381,446)	(247,900)	(176,017)	71,883
Other Financing Sources (Uses)						
Sale of fixed assets	-	-	-	-	39,250	39,250
Transfers in	-	589,001	589,001	-	-	-
Transfers out	-	-	-	-	(589,001)	(589,001)
Total Other Financing Sources (Uses)	-	589,001	589,001	-	(549,751)	(549,751)
Net Change in Fund Balances	247,900	455,455	207,555	(247,900)	(725,768)	(477,868)
Fund Balances, January 1	3,085,274	3,085,274	-	725,768	725,768	-
Fund Balances, December 31	$ 3,333,174	$ 3,540,729	$ 207,555	$ 477,868	$ -	$ (477,868)

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The notes to the financial statements are an integral part of this statement.

Notes to the Required Supplemental Information

Budgetary Reporting

A. Budgetary Information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General and selected special revenue funds. All annual appropriations lapse at fiscal year-end. The City does not use encumbrance accounting.

In July/August of each year, the proposed budget is prepared by the Council and management. The Council holds public hearing in September at the continuation of the annual meeting. A final budget is prepared and adopted prior to the beginning of the year.

The appropriated budget is prepared by fund, function and department for the General and Road and Bridge funds. There was no budget adopted for the ARPA fund as the City is not legally required to adopt one. Transfers of appropriations between funds require the approval of the Council. The legal level of budgetary control is the fund level. Budgeted amounts are as originally adopted, or as amended by the Council. There were no budget amendments made during 2025.

B. Excess of Expenditures over Appropriations

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Fund	Budget	Actual	Excess of Expenditures Over Appropriations
General Fund	$ 1,301,058	$ 1,785,371	$ 484,313

The excess expenditures over appropriation were funded by available fund balance and revenues in excess of budget.

C. Summary of Significant Budget Variances

The General fund revenues and expenditures varied from final budget amounts as noted below:

Revenues

- Charges for services in the general government exceeded final budgeted amounts due to more zoning and subdivision fee revenues than anticipated at time of final budget approval

Expenditures

- General government planning expenditures were over final budgeted amounts due to more planning fees than anticipated.

- Public safety expenditures were over final budgeted amounts due to fire contract expenditures being more than anticipated.

The Road and Bridge fund revenues varied from final budget amounts as noted below:

Revenues

- Gravel tax exceeded the final budgeted amounts due to receiving more Gravel tax than anticipated.

Notes to the Required Supplemental Information (Continued)

Expenditures

- Public works expenditures were under budget because of less road maintenance costs than anticipated.

D. Budgetary Compliance

There were no budgetary compliance violations for the fiscal year ending December 31, 2025.

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City of Empire, Minnesota
Required Supplementary Information
For the Year Ended December 31, 2025

Schedule of Employer's Share of PERA Net Pension Liability - General Employees Fund

Fiscal Year Ending	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability (a)	State's Proportionate Share of the Net Pension Liability Associated with the City (b)	Total (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll (a/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
6/30/2024	0.0043 %	$ 158,509	$ 4,099	$ 162,608	$ 367,955	43.1 %	86.7 %
6/30/2023	0.0042	234,859	6,451	241,310	334,612	70.2	83.1
6/30/2022	0.0040	316,801	9,249	326,050	296,280	106.9	76.7
6/30/2021	0.0041	175,088	5,441	180,529	298,611	58.6	87.0
6/30/2020	0.0040	239,818	7,353	247,171	136,480	175.7	79.0

Schedule of Employer's PERA Contributions - General Employees Fund

Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	City's Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
12/31/2024	$ 29,553	$ 29,553	$ -	$ 394,040	7.50 %
12/31/2023	25,640	25,640	-	341,870	7.50
12/31/2022	23,323	23,323	-	310,974	7.50
12/31/2021	21,894	21,894	-	291,914	7.50
12/31/2020	21,912	21,912	-	292,160	7.50

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Notes to the Required Supplementary Information - General Employee Retirement Fund

Changes in Actuarial Assumptions

2024 - The following changes in assumptions are effective with the July 1, 2024 valuation, as recommended in the most recent experience study (dated June 29, 2023): Rates of merit and seniority were adjusted, resulting in slightly higher rates. Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members. Minor increase in assumed withdrawals for males and females. Lower rates of disability. Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study. Minor changes to form of payment assumptions for male and female retirees. Minor changes to assumptions made with respect to missing participant data.

2023 - The investment return and single discount rates were changed from 6.5 percent to 7.0 percent.

2022 - The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 - The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes. The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 - The price inflation assumption was decreased from 2.50% to 2.25%. The payroll growth assumption was decreased from 3.25% to 3.00%. Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25% less than previous rates. Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements. Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter. Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females. The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the PUB-2010 General/Teacher disabled annuitant mortality table, with adjustments. The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019. The assumed spouse age difference was changed from two years older for females to one year older. The assumed number of married male new retirees electing the 100% Joint & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

2019 - The mortality projection scale was changed from MP-2017 to MP-2018.

2018 - The mortality projection scale was changed from MP-2015 to MP-2017. The assumed benefit increase was changed from 1.00 percent per year through 2044 and 2.50 percent per year thereafter to 1.25 percent per year.

2017 - The Combined Service Annuity (CSA) loads were changed from 0.8 percent for active members and 60 percent for vested and non-vested deferred members. The revised CSA loads are now 0.0 percent for active member liability, 15.0 percent for vested deferred member liability and 3.0 percent for non-vested deferred member liability. The assumed post-retirement benefit increase rate was changed from 1.0 percent per year for all years to 1.0 percent per year through 2044 and 2.5 percent per year thereafter.

2016 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2035 and 2.5 percent per year thereafter to 1.0 percent per year for all future years. The assumed investment return was changed from 7.9 percent to 7.5 percent. The single discount rate was changed from 7.9 percent to 7.5 percent. Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation.

2015 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2030 and 2.5 percent per year thereafter to 1.0 percent per year through 2035 and 2.5 percent per year thereafter.

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Notes to the Required Supplementary Information - General Employee Retirement Fund (Continued)

Changes in Plan Provisions

2024 - The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

2023 - An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023. The vesting period of those hired after Juen 30, 2010, was changed from five years of allowable service to three years of allowable service. The benefit increase delay for early retirements on or after January 1, 2024 was eliminated. A one-time non-compounding benefit increase of 2.5 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 - There were no changes in plan provisions since the previous valuation.

2021 - There were no changes in plan provisions since the previous valuation.

2020 - Augmentation for current privatized members was reduced to 2.0% for the period July 1, 2020 through December 31, 2023 and 0.0% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 - The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

2018 - The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024. Interest credited on member contributions decreased from 4.0 percent to 3.0 percent, beginning July 1, 2018. Deferred augmentation was changed to 0.0 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply. Contribution stabilizer provisions were repealed. Postretirement benefit increases were changed from 1.0 percent per year with a provision to increase to 2.5 percent upon attainment of 90.0 percent funding ratio to 50.0 percent of the Social Security Cost of Living Adjustment, not less than 1.0 percent and not more than 1.5 percent, beginning January 1, 2019. For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors. Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 - The State's contribution for the Minneapolis Employees Retirement Fund equals $16,000,000 in 2017 and 2018, and $6,000,000 thereafter. The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21,000,000 to $31,000,000 in calendar years 2019 to 2031. The state's contribution changed from $16,000,000 to $6,000,000 in calendar years 2019 to 2031.

2016 - There were no changes in plan provisions since the previous valuation.

2015 - On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892 million. Upon consolidation, state and employer contributions were revised.

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OTHER REQUIRED REPORT

CITY OF EMPIRE
EMPIRE, MINNESOTA

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FOR THE YEAR ENDED
DECEMBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT
ON MINNESOTA LEGAL COMPLIANCE

Management and City Council
City of Empire
Empire, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the business-type activities, and each major fund of City of Empire, Minnesota (the City), as of and for the year ended December 31, 2025, and the related notes to the financial statements, and have issued our report thereon dated NEED DATE.

In connection with our audit, nothing came to our attention that caused us to believe that the City of Empire failed to comply with the provisions of the contracting and bidding, deposits and investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

This report is intended solely for the information and use of those charged with governance and management of the City of Example and the State Auditor and is not intended to be, and should not be, used by anyone other than these specified parties.

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Abdo
Minneapolis, Minnesota
NEED DATE

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Consider Proposed Lease Agreement for Farming Operations on Empire Public Works Building Property

A large and unutilized section of the Public Works Building property (Shown in Exhibit B of the draft Lease Agreement) has been farmed for almost two decades by Jon Juenke. No formal lease agreement for the farming activity is in place for leasing this portion of the land for farming operations.

For liability and documentation, the City's Building Committee and Attorney advise that City of Empire enter into a formal lease agreement with you for farming operations on the property, starting with the 2026 growing season.

The lease agreement asks for a rent price as recommended by the City's real estate attorney and is based on USDA guidance for cash rent and land values. For 2025, Mr. Juenke paid the City $750 to lease the property.

Mr. Juenke was provided with a copy of the proposed lease agreement and a letter that asked for confirmation of interest in proceeding with the agreement by March 5th. The City has not received confirmation.

My recommendation: The City Council can consider the draft agreement and provide the approved agreement to Mr. Juenke for consideration, with the deadline of March 31 to accept. If the agreement is not accepted, staff can contact other farmers in the area to see if they would be interested in farming the property.

Attachment(s): Draft PW Property Farm Lease .pdf

FARM LEASE

THIS FARM LEASE (this "Lease") is made effective this _____ day of _____, 2026, by and between the City of Empire, a Minnesota municipal corporation (the "City") and Jon Juenke (the "Tenant").

1. Property Description. The City is the fee owner of certain real property located in Dakota County, comprising Tax Parcel No(s).: 12-24500-00-020 (the Property) legally described on Exhibit A. The City hereby rents to the Tenant in consideration of the rents and promises hereinafter described a portion of the Property consisting of approximately 10.5 acres (the "Leased Premises"). The Leased Premises is legally described on Exhibit B attached hereto.

2. Term. The term of this Lease is for one growing season commencing on April 15, 2026 and terminating on December 31, 2026, unless otherwise terminated pursuant to the terms herein.

3. Base Rent. Tenant shall pay the City annual rent of $200/acre ("Rent") in two installments, one installment of $1,050 on April 15, 2026 and the second installment of $1,050 being due on November 15, 2026.

4. Property Taxes. The City shall be responsible for paying the annual real estate taxes attributable to the Property, if any.

5. Quiet Enjoyment. The City warrants that it has full right to execute and to perform this Lease and to grant the estate demised, and that the Tenant, upon the Tenant's performance of all the terms, conditions, covenants, and agreements on the Tenant's part to be observed and performed under this Lease, may peaceably and quietly enjoy the Leased Premises subject to the terms and conditions of this Lease.

6. Access to the Leased Premises. The Tenant agrees to permit the City and any authorized representatives of the City to enter the Leased Premises at all times during normal business hours (upon 24 hours' notice to the Tenant) for the purpose of inspecting the same and conducting such investigations, tests, measurements, and assessments as may be desired by the City. In the event of an emergency constituting a danger to life, health, safety, or property, the City may enter the Leased Premises at any given time without the consent of or notice to the Tenant.

7. Tenant Obligations. The Tenant shall be responsible for paying or doing the following:

   A. The Tenant shall use the Leased Premises for agricultural purposes only, which includes farming and cultivation. The production of corn as a crop is permitted on the Leased Premises, provided that the production of such crop does not damage the Leased Premises due to excessive runoff or erosion. During farming operations, the Tenant must fertilize and lime the soil on the Leased Premises in order to keep the proper elements in the soil and at a proper pH for crop production. The Tenant

also agrees to only use corn roundup so that the Leased Premises may be used in the future for turf by the City. The Tenant shall not use any other herbicides that will have any residual carry over effect on the Leased Premises or any other properties or bodies of water that are in the vicinity of the Leased Premises. The Tenant shall not keep any farm animals, livestock, or poultry on the Leased Premises. The Tenant agrees to use normal and customary farming practices in the care and maintenance of the Leased Premises and, without limiting normal practices, keep the Leased Premises free of noxious weeds to the greatest extent possible;

B. The Tenant agrees that throughout the term of this Lease, the Tenant shall not use the Leased Premises for the storage, handling, transportation, or disposal of any Hazardous Substances. "Hazardous Substances" for purposes of this Lease shall be interpreted broadly to include, but not be limited to, any material or substance that is defined, regulated, or classified under any Environmental Law or other applicable federal, state, or local laws and the regulations promulgated thereunder as: (i) a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601 (14), the Federal Water Pollution Control Act, 33 U.S.C. §1321(14), as now or hereafter amended; (ii) a "hazardous waste" pursuant to Section 1004 or Section 3001 of the Resource Conservation and Recovery Act, 42 U.S.C. §§6903(5) , 6921, as now or hereafter amended; (iii) toxic pollutant under Section 307(a)(1) of the Federal Water Pollution Control Act, 33 U.S.C. §1317(a)(1) as now or hereafter amended; (iv) a "hazardous air pollutant" under Section 112 of the Clean Air Act, 42 U.S.C. §7412(a)(6), as now or hereafter amended; (v) a "hazardous material" under the Hazardous Materials Transportation Uniform Safety Act of 1990, 49 U.S.C. §5102(2), as now or hereafter amended; (vi) toxic or hazardous pursuant to regulations promulgated now or hereafter under the aforementioned laws or any state or local counterpart to any of the aforementioned laws; or (vii) presenting a risk to human health or the environment under other applicable federal, state or local laws, ordinances or regulations, as now or as may be passed or promulgated in the future. "Hazardous Substances" shall also mean any substance that after release into the environment or upon exposure, ingestion, inhalation, or assimilation, either directly from the environment or directly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavior abnormalities, cancer, or genetic abnormalities and specifically includes, but is not limited to, asbestos, polychlorinated biphenyls ("PCBs"), radioactive materials, including radon and naturally occurring radio nuclides, natural gas, natural gas liquids, liquefied natural gas, synthetic gas, oil, petroleum and petroleum-based derivatives, and urea formaldehyde;

C. The Tenant agrees to comply with all statutes, ordinances, rules, orders, regulations, and requirements of the federal, state, county, municipal, watershed, and other units of government regulating the use of the Leased Premises;

D. The Tenant shall not do anything in or about the Leased Premises which will in any way impair or invalidate the obligation of the insurer under any policy of insurance required by this Lease;

E. The Tenant shall not make any alterations or improvements to the Leased Premises without the City's prior written consent. Any additions or improvements authorized by the City shall be made at the Tenant's sole expense and shall remain on the Leased Premises at the expiration of this Lease;

F. The Tenant shall refrain from using or applying any chemicals or products on the Leased Premises which contain phosphorous;

G. The Tenant is not required to plow back the Leased Premises prior to the termination of this Lease; and

H. This Lease does not entitle the Tenant to allow or authorize use of the Leased Premises by the Tenant or any of Tenant's invitees for recreational purposes, including, but not limited to, hunting or the riding of snowmobiles, all-terrain, or similar recreational vehicles.

8. Costs Associated with the Lease. The City is not responsible for paying any of the Tenant's costs associated with this Lease, including preparation of the Leased Premises for farming. The Tenant shall pay all costs related to farming the Leased Premises.

9. Insurance. The Tenant shall, at the Tenant's expense during the term of this Lease, keep in full force and effect a policy or policies of "occurrence" based general liability insurance, providing coverage for personal injury, personal property damage, and contractual liability, on terms and with companies acceptable to the City. Such policy or policies shall name both the Tenant and the City as insured parties and shall have combined policy limits in amounts not less than $1,300,000. Such policy or policies shall provide that 30 days written notice must be given to the City prior to cancellation or termination thereof (with the exception of non-renewal which shall provide for 10 days' notice). The Tenant shall furnish evidence satisfactory to the City at the time this Lease is executed that such coverage is in full force and effect. The Tenant shall also carry insurance for the full insurable value of the Tenant's personal property located on the Leased Premises. The Tenant hereby waives and releases all claims, liabilities, and causes of action against the City and its officials, agents, employees, and contractors for loss or damage to, or destruction of the Tenant's personal property located on the Leased Premises.

10. Indemnification. The Tenant shall hold the City harmless from and indemnify and defend the City against any claim or liability arising in any manner from the Tenant's use, improvement, and occupancy of the Leased Premises, or relating to the death or bodily injury to any person or damage to or loss of any personal property present on or located upon the Leased Premises, including all persons upon the Leased Premises at the Tenant's invitation or sufferance. All personal property and equipment kept, maintained, or stored on the Leased Premises shall be kept, maintained, or stored at the sole risk of the Tenant.

The Tenant agrees to pay all sums of money in respect to any labor, service, materials, supplies, or equipment furnished or alleged to have been furnished to the Tenant in or about the Leased Premises and not furnished on order of the City.

11. Assignment and Sublease Prohibited. The Tenant shall not sublet any portion of the Leased Premises or transfer or assign this Lease. The City's right to assign this Lease is and shall remain unqualified.

12. Surrender of Possession. Upon expiration or termination of this Lease, the Tenant shall peaceably surrender the Leased Premises and remove all debris, crops, and personal property from the Leased Premises. The Tenant shall be conclusively deemed to have abandoned any personal property and crops not removed prior to the effective date of the City's termination of this Lease or the Tenant's surrender of the Leased Premises. All debris, crops, and personal property may be removed and disposed of by the City. The Tenant shall be responsible for any removal and disposal costs.

13. Holding Over. If the Tenant remains in possession of the Leased Premises after the expiration or termination of this Lease, the Tenant shall be deemed to be occupying the Leased Premises as a tenant at sufferance, subject to all the conditions, provisions, and obligations of this Lease insofar as the same can be applicable to a tenancy at sufferance, including, but not limited to, the duty to pay rent.

14. Sale or Encumbrance of the Leased Premises. If the City sells or otherwise voluntarily conveys the Leased Premises during the term of this Lease, and the City does not terminate this Lease pursuant to the terms herein, this Lease shall be subject to the rights of the purchaser of the Leased Premises from the City and the Tenant shall attorn to the rights of the purchaser.

15. Tenant's Default.

A. Events of Default: The occurrence of any one or more of the following events shall constitute an Event of Default:

(1) The Tenant's failure to pay rent when due;

(2) The Tenant's failure to maintain the insurance required pursuant to paragraph 9 above, which failure remains uncured for 15 days following the City's written notice to the Tenant of the Tenant's failure to perform such obligation;

(3) The Tenant's attempt to sublet any portion of the Leased Premises, or assign the Tenant's interest under this Lease;

(4) The Tenant's failure to fully perform any of the Tenant's obligations, other than the obligations referenced in subsections (1), (2) or (3) above, which failure remains uncured for 30 days following the City's written notice to the Tenant of the Tenant's failure to perform such obligation; or

(5) The Tenant's filing, or having filed against the Tenant, any bankruptcy or debtor proceedings or proceedings for the appointment of a receiver or trustee of all or any portion of the Leased Premises, or if the Tenant makes an assignment for the benefit of creditors.

B. City's Remedies: If an Event of Default occurs, the City shall have the following remedies;

(1) The City may, but shall not be obligated to, and without notice to or demand upon the Tenant and without waiving or releasing the Tenant from any of the Tenant's obligations under this Lease, pay or perform any obligations of the Tenant; pay any cost or expense to be paid by the Tenant; obtain any insurance coverage and pay premiums therefor; and make any other payment or perform any other act on the part of the Tenant to be made and performed as provided for in this Lease, in such manner and to such extent as the City may deem desirable, and in exercising any such right, may also pay all necessary and incidental costs and expenses, employ counsel and incur and pay attorneys' fees. The Tenant shall pay costs to the City upon demand with interest at seven percent per annum.

(2) The City may terminate this Lease by written notice to the Tenant in which case the Tenant shall vacate the Leased Premises in accordance with paragraph 12 of this Lease. Neither the passage of time after the occurrence of an Event of Default nor the City's exercise of any other remedy with regard to such Event of Default shall limit the City's right to terminate the Lease by written notice to the Tenant.

(3) The City may, whether or not the City has elected to terminate this Lease, immediately commence summary proceedings in unlawful detainer to recover possession of the Leased Premises. In the event of the issuance of a writ of restitution in such proceeding, upon the City's reentry upon and repossession of the Leased Premises, the City may remove the Tenant and all other persons from the Leased Premises (subject to the Tenant's right and responsibility to remove the Tenant's personal property pursuant to paragraph 12 of this Lease). In the event the City reenters the Leased Premises pursuant to this paragraph and the Tenant fails to remove the Tenant's personal property within the time period provided in paragraph 12, all items of personal property not removed by the Tenant within said period shall be deemed abandoned, and title thereto shall transfer to the City at the expiration of such period or, upon the Tenant's vacation of the Leased Premises. These items may be disposed of by the City. The Tenant shall be responsible for any disposal costs.

(4) In addition to all other remedies of the City, the City shall be entitled to reimbursement upon demand of all reasonable attorneys' fees which it incurs in connection with any Event of Default.

(5) The City may initiate legal proceedings to enforce the provisions of this Lease.

No remedy provided for herein or elsewhere in this Lease or otherwise available to the City by law, statute, or equity, shall be exclusive of any other remedy, but all such remedies shall be cumulative and may be exercised from time to time and as often as the occasion may arise.

16. Loss and Damage. The Tenant assumes and bears the risk of all loss and damage to the Leased Premises from any and every cause whatsoever, whether or not insured, except in the case of gross negligence or intentional misconduct on the part of the City, its officials, employees, agents, or contractors. No loss or damage to the Leased Premises or any part thereof shall impair any obligation of the Tenant under this Lease and the Lease shall continue in full force and effect unless the Tenant is unable to use the Leased Premises for the purposes intended under this Lease.

17. Eminent Domain. If an eminent domain or condemnation proceeding is commenced with respect to the Leased Premises during the term of this Lease, the following provisions shall apply:

A. If a public or private body with the power of eminent domain or condemnation ("Condemning Authority") acquires all of the Leased Premises through the exercise of its power of eminent domain or condemnation or as a result of a sale in lieu thereof, this Lease shall cease and terminate as of the date the Condemning Authority acquires possession.

B. If a Condemning Authority acquires only a part of the Leased Premises, and such acquisition materially affects the Leased Premises so as to render the Leased Premises unsuitable for the Tenant, in the discretion of the Tenant, then this Lease shall cease and terminate as of the date the Condemning Authority acquires possession.

C. If a Condemning Authority acquires only a part of the Leased Premises and such acquisition does not render the Leased Premises unsuitable for the Tenant in the absolute discretion of the Tenant, this Lease shall continue in full force and effect.

D. The City shall be entitled to the award paid in any condemnation acquisition under power of eminent domain or the proceeds of a sale in lieu thereof, and the Tenant shall not receive any portion of such award.

E. Although all damages in the event of any condemnation shall belong to the City whether such damages are awarded as compensation for diminution in value of the leasehold or to the fee of the Leased Premises, the Tenant shall have the right to claim and recover from the Condemning Authority, but not from the City, such compensation as may be separately awarded or recoverable by the Tenant, in the

Tenant's own right on account of any and all damage to the Tenant by reason of the condemnation and for or on account of any cost or loss to the Tenant.

18. Limitation of Warranties and Liability. In no event shall the City be liable for special, incidental, or consequential damages, including but not limited to lost profits, lost business opportunity, or damages related to Tenant's use or intended use of the Leased Premises.

19. Lease is Binding. This Lease shall be binding upon the parties hereto and their heirs, successors and assigns.

20. Notification. Notices related to this Lease shall be sent to the following addresses:

A. As to the City:
City of Empire
3385 197th Street
Farmington, MN 55024
Attn: Clerk-Administrator

B. As to the Tenant:
Jon Juenke
3080 220th Street E
Farmington, MN 55024

or to such other address as either party may notify the other of pursuant to this paragraph.

21. Entire Agreement. It is understood that this Lease contains all agreements, promises, and understandings between the City and the Tenant regarding the subject matter hereof. This Lease supersedes any prior agreements between the parties regarding the subject matter hereof and any prior lease related to the Leased Premises. No modification to this Lease is binding unless made in writing and signed by the City and the Tenant.

22. Choice of Law. The laws of the State of Minnesota shall govern the validity, performance and enforcement of this Lease.

23. No Waiver. The waiver by the City of any breach of any term, covenant or condition of this Lease shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or of any other term, covenant, or condition. The acceptance of a Rent payment by the City shall not be deemed to waive any prior breach by the Tenant of any term, covenant, or condition of this Lease. One or more waivers by the City shall not be construed as a waiver of a subsequent Event of Default.

24. Relationship of Landlord and Tenant. This Lease does not create the relationship of principal and agent, partnership, joint venture, or of any association between the City and the Tenant, the sole relationship between the parties hereto being that of landlord and tenant under this Lease.

25. City's Disclaimer of Warranty. The City disclaims any warranty that the Leased Premises is suitable for the Tenant's use.

26. Termination For Convenience. In addition to the City's right to terminate this Lease for Tenant's default, the City may also terminate this Lease for convenience upon 30 days' written notice to the Tenant, such termination being effective at end of the lease year during which the notice is given.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

LANDLORD
CITY OF EMPIRE

By: _____
Melanie Lee, Mayor

By: _____
Charles Seipel-Teng, Clerk-Administrator

TENANT

By: _____
Jon Juenke

EXHIBIT A

Legal Description of the Property

The Southwest Quarter of the Southeast Quarter of Section 20, Township 114, Range 19, Except the West 293.00 feet of the East 303.00 feet of the North 208.00 feet thereof.

The North 906.60 feet of the West 750.00 feet of the West Half of the Northeast Quarter of Section 29, Township 114, Range 19, Dakota County, Minnesota and that part of said West 750.00 feet thereof described as beginning at a point on the west line of said West Half of the Northeast Quarter of Section 29 distant 906.60 feet south from the northwest corner of said Northeast Quarter; thence easterly, along the south line of said North 906.60 feet, a distance of 311.38 feet; thence in a southwesterly direction to a point on said west line distant 1134.34 feet south from the northwest corner thereof; thence north, along said west line, to the point of beginning.

That part of the Northeast Quarter Section 29, Township 114, Range 19, lying easterly of the West 750.00 feet thereof and lying northerly of the centerline of County State Aid Highway No. 66, as traveled.
Excepting therefrom the following described parcels of land:

1) That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 114, Range 19 described as commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter of Section 29; thence south, along the east line thereof, a distance of 865.61 feet to the point of beginning; thence west, at right angles, a distance of 208.00 feet; thence south, at right angles and parallel with said east line of the Northeast Quarter of the Northeast Quarter, a distance of 107.00 feet; thence east, at right angles, a distance of 208.00 feet to said east line of the Northeast Quarter of the Northeast Quarter; thence north a distance of 107.00 feet to the point of beginning.

2) That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 114, Range 19 described as commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter of Section 29; thence south, along the east line thereof, a distance of 865.61 feet to the point of beginning; thence west, at right angles, a distance of 208.00 feet; thence north, at right angles and parallel with said east line of the Northeast Quarter of the Northeast Quarter, a distance of 104.00 feet; thence east, at right angles, a distance of 208.00 feet to said east line of the Northeast Quarter of the Northeast Quarter; thence south a distance of 104.00 feet to the point of beginning.

3) The North 30 feet of the South 134 feet of the North 865.61 feet of the East 208 feet of the of the Northeast Quarter of the Northeast Quarter of Section 29, Township 114, Range 19.

4) The South 375.5 feet of the North 865.61 feet of the East 308 feet of the Northeast Quarter of the Northeast Quarter of Section 29, Township 114, Range 19, EXCEPTING THEREFROM the South 134 feet of the North 865.61 feet of the East 208 feet of the Northeast Quarter of the Northeast Quarter of Section 29, Township 114, Range 19.

5) That part of the Northeast Quarter of Section 29, Township 114, Range 19 described as follows:
Commencing at the southeast corner of said Northeast Quarter; thence North 0 degrees 06 minutes 57 seconds West (assumed bearing) along the east line of said Northeast Quarter 1509.22 feet; thence South 89 degrees 53 minutes 03 seconds West 1305.08 feet to the point of beginning; thence South 77 degrees 41 minutes 54 seconds West 192.50 feet; thence South 3 degrees 48 minutes 06 seconds East 477.82 feet to the centerline of Dakota County State Aid Highway No. 66; thence North 77 degrees 41 minutes 54 seconds East, along said centerline, 192.50 feet; thence North 3 degrees 48 minutes 06 seconds West 477.82 feet to the point of beginning.

6) That part of the Northeast Quarter of Section 29, Township 114, Range 19 described as follows:
Commencing at the southeast corner of said Northeast Quarter; thence North 0 degrees 06 minutes 57 seconds West (assumed bearing) along the east line of said Northeast Quarter 1509.22 feet; thence South 89 degrees 53 minutes 03 seconds West 1305.08 feet to a point hereinafter referred to as Point "A"; thence South 77 degrees 41 minutes 54 seconds West 192.50 feet; thence South 3 degrees 48 minutes 06 seconds East 477.82 feet to the centerline of Dakota County State Aid Highway No. 66; thence North 77 degrees 41 minutes 54 seconds East, along said centerline, 192.50 feet to the point of beginning; thence North 3 degrees 48 minutes 06 seconds West 477.82 feet to said Point "A"; thence North 77 degrees 41 minutes 54 seconds East 156.26 feet; thence South 12 degrees 56 minutes 01 seconds East 473.40 feet to said centerline; thence southwesterly, along said centerline, to the point of beginning.

EXHIBIT B

Depiction of Leased Premises (In Dark Blue)



MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Cambodian Temple Large Gathering Permit Application (Preliminary Information)

This item is a placeholder for the coming Large Gathering Permit Application from the Cambodian Buddhist Temple for their annual New Year Celebration to be held on the weekend of April 18. Temple representatives have informed me that I should receive the application prior to the City Council Meeting. Once received, I will upload it to the packet.

My goal is to give City Council and Law Enforcement time to review the application, ask questions, and provide feedback before the final application comes to the City Council for consideration at their March 24th Meeting. The application would need to be approved at that March 24th meeting in order for the Celebration to take place on the scheduled dates. More information to come.

Attachment(s): *Cambodian Temple Lg Gathering Application.pdf*
Exhibit 1 flow of traffic and #s parking.pdf
Exhibit 2 flow of traffic and #s parking.pdf
Exhibit 3 flow of traffic and #s parking.pdf
parking, solar lights, stage and medical area.pdf

City of Empire
3385 197th Street W.
Farmington, MN 55024
Phone: 651-463-4494
admin@empiremn.gov

Application for Licensing of Large Assemblies

APPLICANT MUST SUBMIT COMPLETED APPLICATION A MINIMUM OF 30 DAYS PRIOR TO EVENT
Application Fee: $100 / Escrow $5,000

Name of Organization: Minnesota Cambodian Buddhist Society (MCBS) DBA **Watt Munisotaram**
Contact Person: Mr. Virak Sotonne Phone: 612.251.6322
Contact Person: Mr. Van Meak Phone: 612.216.1523
Contact Person: Mr. Sitheoun Chem Phone: 651.675.7257

Applicant's Address: *2925 220th. St. East, Empire, MN 55024*

Name, Address, and Age of Person (s) Responsible for Application: *Chanda Sour 8009 34th. Ave. S. Ste. 800 Bloomington, Mn 55425*

I, *Chanda Sour* hereby make application on behalf of ***MCBS (Watt Munisotaram)*** to the City of Empire for a license to permit the lawful assembly of people, and said assembly meets the definition of large assembly per section 2.1 of Ordinance No. 230, on the following described property: ***2925 220th. St. East, Empire, MN 55024***

The nature and purpose of the assembly will be as follows: ***In celebration of our Cambodian New Year, we honor our Buddhist faith, culture, and heritage***

The assembly will be held on the ***18th **** day of **April**, 2026 to ***19th***** day of **April, 2026** between the hours of 9 AM and 9 PM.

**** Our main celebration is on the 18th. This will be open until 9 pm, but the crowd tends to fade by 8 pm, especially if the weather gets cold. **opens until 6 pm; on this day, the crowd is usually smaller and has usually faded by 3 pm.***

The maximum number of people I will permit to attend is ***3,000***. The maximum number of event tickets to be sold, if applicable. ***No ticket sold, open to the general public***
***On our main day, usually between 1,000 -2000 assumed the weather permits.**

OUTDOOR MUSIC: Will there be outdoor music? ***X yes*** ____ no
If yes, please describe: **Traditional music, with a local band**
Outdoor music: ***Start Time 12 PM*** ***End Time 9 PM***

1. List all activities planned for this event. ***Buddhist chanting & giving blessings to those that attend, Monks' food offering, Culture performance, Heritage/Buddhist parade on the temple (outdoor/indoor depend on the weather)***

2. Submit layout of activities, parking, sanitation, and music. ***Please see attached*** NOTE: Music to take place at "center" stage area.

3. Explain the location and placement of fencing and/or barricades. ***No installation of fencing/barricades; our property is surrounded by some neighbor fencing and corn fields.*** (Fence Requirement may be waived by Council per Section 6.202, if not necessary for crowd control. This seems to be the case here. The applicant is requesting a waiver of this requirement.

4. Explain plans to limit the maximum number of people permitted to assemble. ***Block the road entrance with the help of the local sheriff and the security team to direct unwanted traffic. Sheriff's Office to Review.***

5. Explain plans for providing toilet and lavatory, or portable sanitation. Include site location and quantity. ***We now have a total of 43 permanent restrooms throughout our facility. It has served our community well for the last 30 years.***

Commented [CS1]: How many toilets are handicapped accessible?

6. Explain plans for refuse collection and disposal of waste materials: (number of dumpsters/waste receptacles and location). ***We work with a local waste management company that handles our trash. At this event, we rent several dumpsters and have volunteers to help clean up during and after the event. Please refer to the attached for dumpsters location.***

7. Explain plans for the location and capacity of medical care. ***The first aid tent will be enclosed for privacy and marked with two first aid flags. Inside, there will be two foldable beds available for injured individuals. Staffing will include two to four registered nurses (RNs) throughout the day, one to two doctors of chiropractic (DCs), and a state-certified first aid trainer. The tent will be equipped with two defibrillators and four first aid bags for use as needed.***

8. Explain plans, if any, to illuminate the location of the assembly including the source and amount of power and location of lights. **Each of our locations has its own power; if not, we can extend our power from one of our buildings. We will be using solar lights for the walkway. Please refer to the attached.**

Commented [CS2]: Please provide more information on the solar lights. Will there be lights in the music area as well? Will all lights be downcast to prevent light from shining into neighboring property?

9. Explain plans for parking vehicles including size and location of lots, points of highway access, and interior roads including routes between highway access and parking lots. ***Vehicles must be parked only in designated parking areas. There are two parking locations at the front of the temple grounds, three in the middle section, and three at the back. Reference attached layout plans. Plans note onsite parking for approximately 1,500 attendee vehicles.***

10. Explain plans for potable water. ***We have well water for usage. If you are referring to vendors, they normally bring their own water.***

12. Explain plans for security including the number of guards, their deployment, and their names, addresses, credentials and hours of availability. ***In addition to the sheriff presence, we will hire a security team from Night Sky Protection (2489 Rice St Ste #240, Roseville, MN 55113). We do not have the names of those who will be attending. For security, we plan to hire seven Security Officers: three armed and four unarmed. Three officers will assist at the front designated areas, two will manage traffic and parking in the three middle parking areas, and two will assist and direct vehicles to park in the three designated areas at the back of the temple property.*** ***Sheriff's Office to review anticipated number of required licensed deputies.***

13. Explain plans for fire protection. ***Besides our current fire extinguishers, we will rely on the Farmington Fire Department~~city fire department~~. According to them, I believe they will be using our pond water should there be a fire.*** ***(Farmington Fire to Review).***

14. Explain plans for sound control and sound amplification if any, including number, location, and power of amplifiers and speakers. ***First, we follow the city's ordinance and have designated one of our board members to oversee sound control. The band's play will be set up way in the back lawn in a lower area to ease the sound.*** ***Ordinance No. 281-A requires night-time noise levels beginning at 10:00 PM. Application notes that music will end at 9:00 PM.***

15. Explain plans for food concessions and concessioners who will be allowed to operate on the grounds, including the names and addresses of all concession vendors and their license or permit numbers. ***We anticipate about 30-40 booths; of those, we may have 5~ food trucks, some apparel sales, and, once a year, a mom-and-pop food vendor***. MN Statue 157.22, 12, exempts food served at fundraisers on the grounds of faith-based organizations from licensing requirements.

_____

16. Explain plans for area traffic control for access to and egress from and exit onto public roads and highways. ***We have made signs and also a security team, with the help of our local sheriff. Please refer to the attached.***

_____

Provide evidence of insurance with the City of Empire listed as additional insured *(with insurance coverage to be in amounts not less than $1,000,000 for injury or damage to any person or property and not less than $1,500,000 in the aggregate amount for any number of claims arising out of a single occurrence)* ***This is done through the Castle rock bank/ins.department.*** *To be provided to the City prior to Permit approval (Please send to Charlie prior to March 23).*

I, _____ hereby make application for a license to permit a large assembly in the City of Empire, Minnesota.

By signing this application, applicant confirms that the statements contained therein are true and correct to the best knowledge of the applicant. The applicant further agrees to indemnify, defend, and hold

Commented [CS3]: Will attendees have access to drinking water if needed? How will attendees have access to it?

Commented [CS4]: What hours will these Security Officers be on site?

Commented [CS5]: What amplification equipment is typically used?

Commented [CS6]: Please provide City with a list of food vendors.

Commented [CS7]: Please provide more information on Right Turn Only sign (dimensions, height off the ground). The plan notes two guards managing traffic. Where will they be stationed? How will they move about the site? Council and Sheriff's Office requested that a windshield flyer, showing right turn only exit and routes to Farmington, St. Paul and Rochester be provided in English and Khmer. Please provide a copy of the flyer for documentation and information on how that flyer will be distributed.

harmless the City of Empire, its officials, employees and agents from any claim that arises in whole or in part as a result of this large assembly.

APPLICANT SIGNATURES

_____ _____
Name Date

_____ _____
Name Date

PROPERTY OWNER (IF DIFFERENT)

_____ _____
Name Date

For Office Use Only

APPROVAL OF THE LARGE ASSEMBLY PERMIT

Approved by City of Empire on _____ day of _____, 20____

_____
City Representative


362 Cars
Parking Area
Parking Area
80 Cars


160 Cars
Parking
Area
77 Cars
Parking
Area
151 Cars
Parking Lot
Watt Munisotaram
Emergency
Parking Lot


Parking Area
215 Cars
Parking Area
140 Cars
Parking Area
310 Cars
Vendor
Booths &
Food Trucks

Exhibit A.

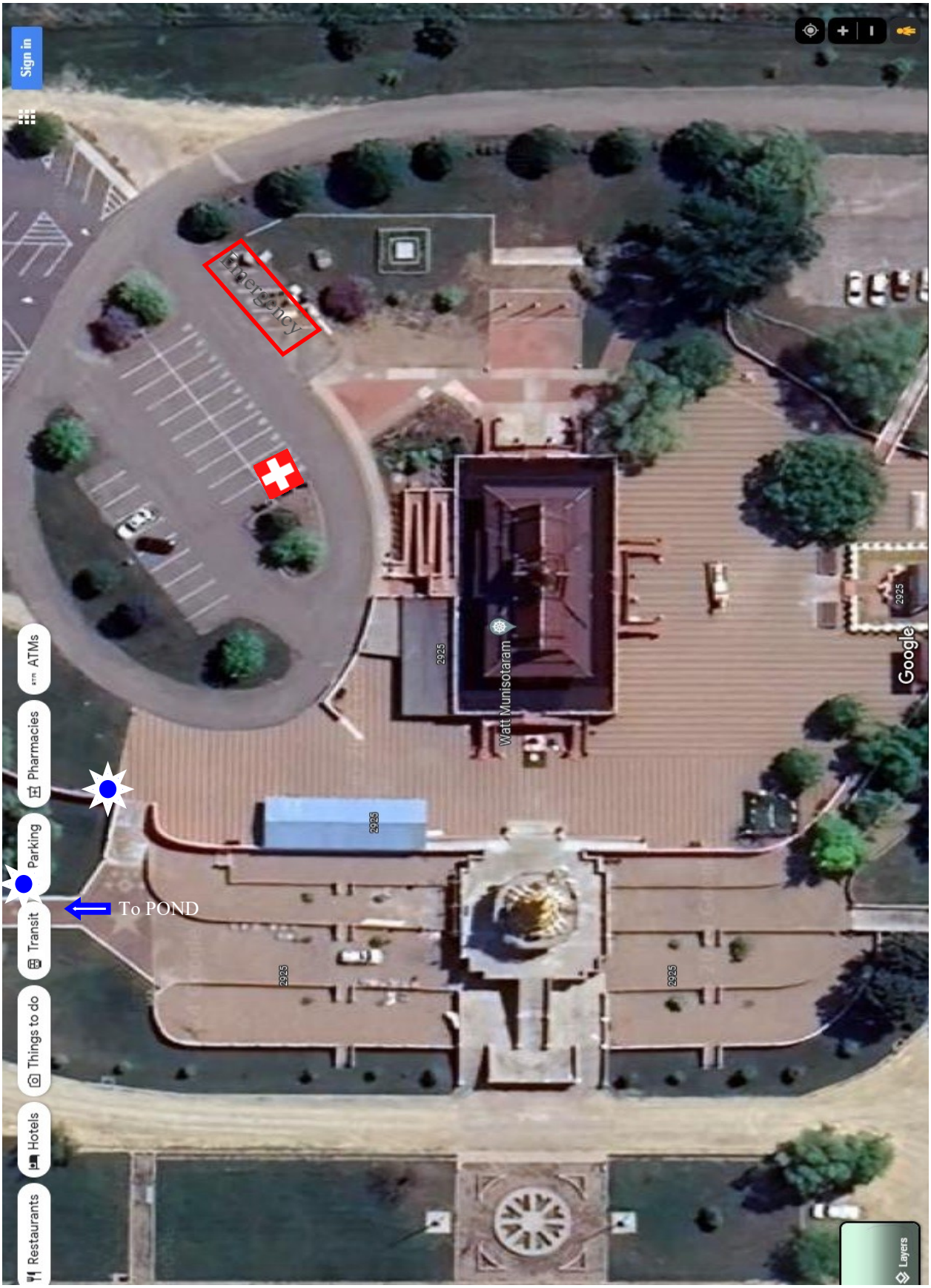

Sign in
Emergency
To POND
Watt Munisotaram
2925
Google
ATMs
Pharmacies
Parking
Transit
Things to do
Hotels
Restaurants
Layers

Exhibit B.

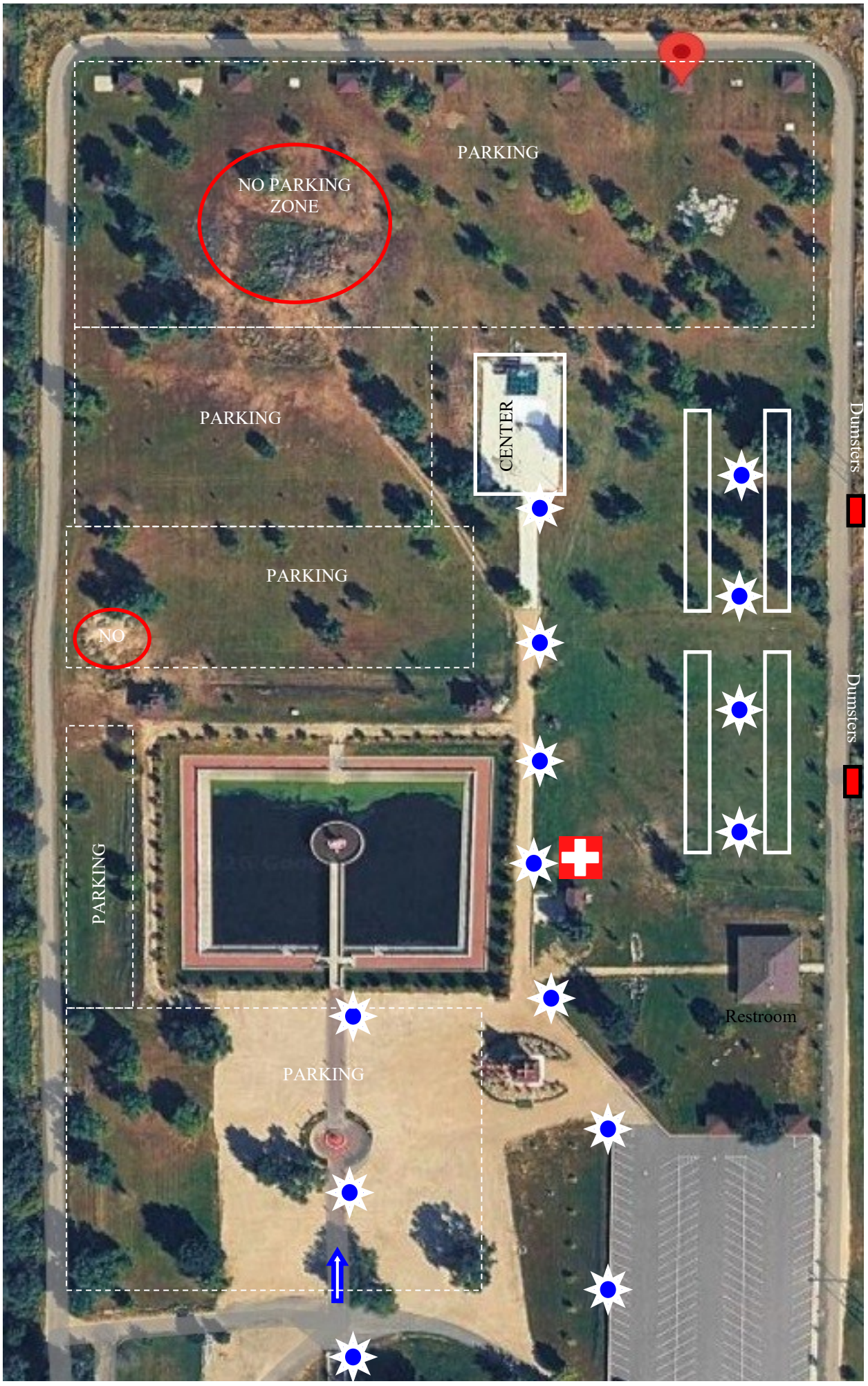

PARKING
NO PARKING ZONE
PARKING
CENTER
Dumsters
PARKING
NO
Dumsters
PARKING
Restroom
PARKING

Exhibit C


Watt Munisotaram
PARKING
PARKING
POND
POND
RIGHT TURN ONLY
ard J. Ames Mem Hwy
50

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Update from Councilmember Marla Vagts on Communications with State Representatives

Marla Vagts will have an update on information that she is discussing with our local law makers.

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	2026 Dakota County Market Value Update

Attached is a memo and other supplemental information from Dakota County Assessing Services Director, Scott Lyons, that summarizes market value changes for 2026 assessments in Dakota County.

Attachment(s): *ScottLyonsMemo.pdf*
2026MarketOverview.pdf

Memo

Date: March 3, 2026

To: Dakota County Commissioners

From: Scott Lyons, Assessing Services Director

RE: 2026 Market Value Update

Valuation notices for 2026 market values will be mailed March 11, 2026. Approximately 171,570 notices will be sent by mail or email to real, and personal property owners. About 18% of property owners will receive electronic notices, representing a 11% increase over last year.

Market value changes for the 2026 assessment (taxes payable in 2027) varied by property type and are summarized below:

Residential: -1% to +3% general range (townships above this range); 2026 median **+1.01%**

Agricultural: Market value **+6.5%**; taxable value **+2.04%** (Green Acres/Ag Preserve per MN DOR)

Apartments: -2% to +2% general range; 2026 median **no change**

Commercial: +2% to +5% general range; 2026 median **+4.1%**

Industrial: +3% to +7% general range; 2026 median **+4.2%**

Due to revaluation and market trends, some areas and parcels experienced above- or below-average changes. Exempt property value changes vary by parcel and are not included in the market value totals below. Railroad and utility valuations are assessed and certified by the Minnesota Department of Revenue by June 30 and July 15, respectively; changes in these state-assessed properties are unknown and are not reflected in the taxable market value totals.

Countywide taxable market value, including new construction, increased approximately 3.11% to $78.73 billion. Total net tax capacity increased 3.58% for the 2026 assessment (taxes payable in 2027) to $925,199,000. Of this increase, 2.12% is attributed to real estate market changes and 1.46% to new construction. Tax base figures may decrease slightly throughout the year due to valuation and classification changes. Legislative actions may also affect market value and/or tax capacity; any impacts will not be known until mid-summer.

In summary, the 2026 estimated market value (EMV) is $80.89 billion and the taxable market value (TMV) is $78.73 billion. For comparison, the 2025 EMV was $78.54 billion and TMV was $76.35 billion. Attached is a comparison of taxable market value and local tax capacity by property use.

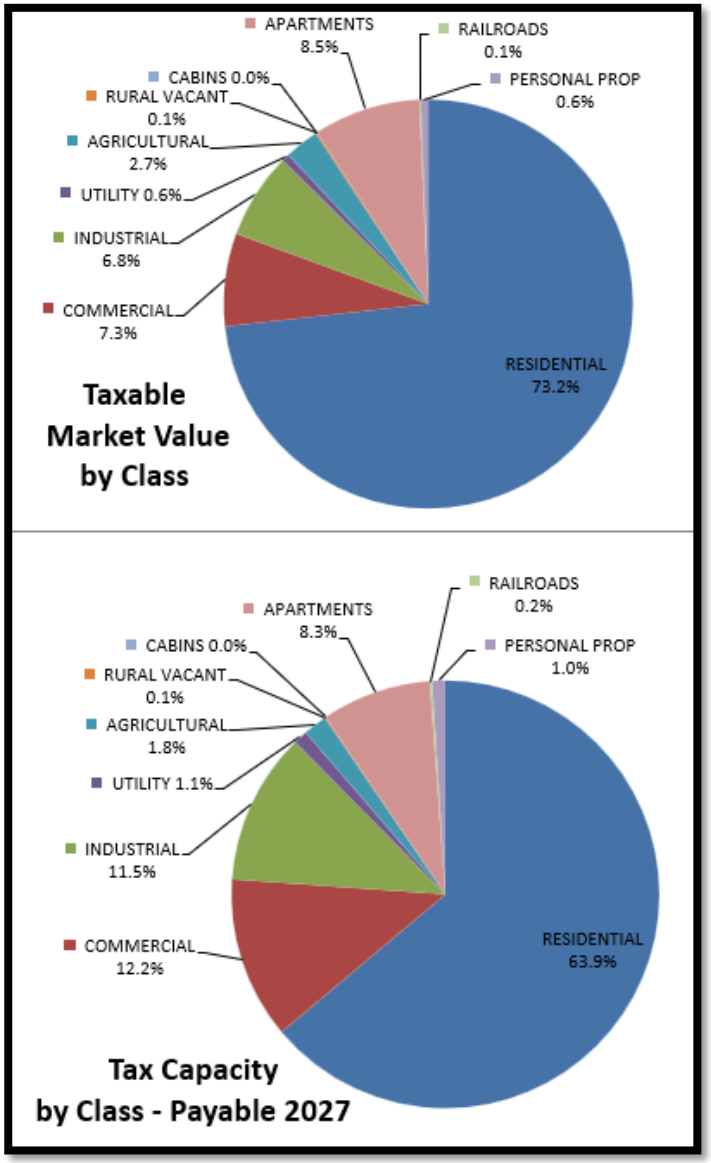
Attached is the schedule for the 2026 Open Book Review Period and Board of Review meeting for your information.

Market value and appeal information that may be helpful has been updated on the website at http://www.co.dakota.mn.us/HomeProperty/Assessing/Pages/default.aspx.

Dakota County Usage Classification Report - Real Estate and Personal Properties

	2025 Pay 2026		2026 Pay 2027		
	Taxable Market Value		Taxable Market Value		
USAGE CLASS		% Total		% Total	% Change
RESIDENTIAL	56,191,899,673	73.6%	57,666,667,140	73.2%	2.6%
COMMERCIAL	5,529,882,400	7.2%	5,770,692,800	7.3%	4.4%
INDUSTRIAL	4,950,083,000	6.5%	5,354,312,300	6.8%	8.2%
UTILITY	494,032,000	0.6%	495,453,700	0.6%	0.3%
AGRICULTURAL	2,063,610,744	2.7%	2,122,801,254	2.7%	2.9%
RURAL VACANT	98,454,700	0.1%	104,844,200	0.1%	6.5%
CABINS	2,318,400	0.0%	2,546,600	0.0%	9.8%
APARTMENTS	6,473,641,538	8.5%	6,656,858,475	8.5%	2.8%
RAILROADS	89,480,100	0.1%	89,480,100	0.1%	0.0%
PERSONAL PROP	462,378,500	0.6%	465,284,300	0.6%	0.6%
County Total TMV	**76,355,781,055**	**100.0%**	**78,728,940,869**	**100.0%**	**3.11%**

Local Tax Capacity	**2025 Pay 2026**		**2026 Pay 2027**		
	Local Tax Capacity		Local Tax Capacity		
USAGE CLASS		% Total		% Total	% Change
RESIDENTIAL	575,029,590	64.4%	591,065,035	63.9%	2.8%
COMMERCIAL	108,483,658	12.1%	113,273,404	12.2%	4.4%
INDUSTRIAL	98,111,160	11.0%	106,188,545	11.5%	8.2%
UTILITY	9,873,142	1.1%	9,858,099	1.1%	-0.2%
AGRICULTURAL	15,874,506	1.8%	16,517,189	1.8%	4.0%
RURAL VACANT	795,756	0.1%	855,371	0.1%	7.5%
CABINS	23,184	0.0%	25,573	0.0%	10.3%
APARTMENTS	74,226,514	8.3%	76,595,855	8.3%	3.2%
RAILROADS	1,787,148	0.2%	1,787,148	0.2%	0.0%
PERSONAL PROP	8,991,136	1.0%	9,032,497	1.0%	0.5%
County Total TCAP	**893,195,794**	**100.0%**	**925,198,716**	**100.0%**	**3.58%**



2026 Valuation Notice Appeal Section

The following appeal options are available:

Open Book Informal Appeal Option
Review Period - March 11, 2026 to May 1, 2026

Complete a Property Inquiry and Appeal Form using the Dakota County QR code, OR
at www.dakotacountymn.gov and search Appeal Form and complete the form, OR
Email: assessing.services@co.dakota.mn.us, OR
Call: 651-438-4200 Monday through Friday 8:00am-4:30pm

Formal Appeal Option
Special County Board of Appeal and Equalization Meeting

June 8, 2026 at the Dakota County Western Service Center
14955 Galaxie Avenue, Apple Valley, MN 55124

Call: 651-438-4200 by May 1, 2026 for an appointment.

Don't wait to appeal or question your **CLASSIFICATION or VALUATION.**

The County Board of Appeal and Equalization Meeting occurs in early June of the valuation year (see specific date above). It is important you contact Assessing Services prior to the County Board of Appeal and Equalization Meeting if you wish to appeal your value or classification to ensure all appeal options are available to you.

Use the Dakota County QR code or visit www.dakotacountymn.gov
to find property, value, tax and sales information.
Contact information is listed above if you still have questions or concerns.

To receive your valuation notices and tax statements through email, visit
www.dakotacountymn.gov and search *electronic notices.*

2026 Market Value Update

March 3, 2026

Dakota County Assessing Services

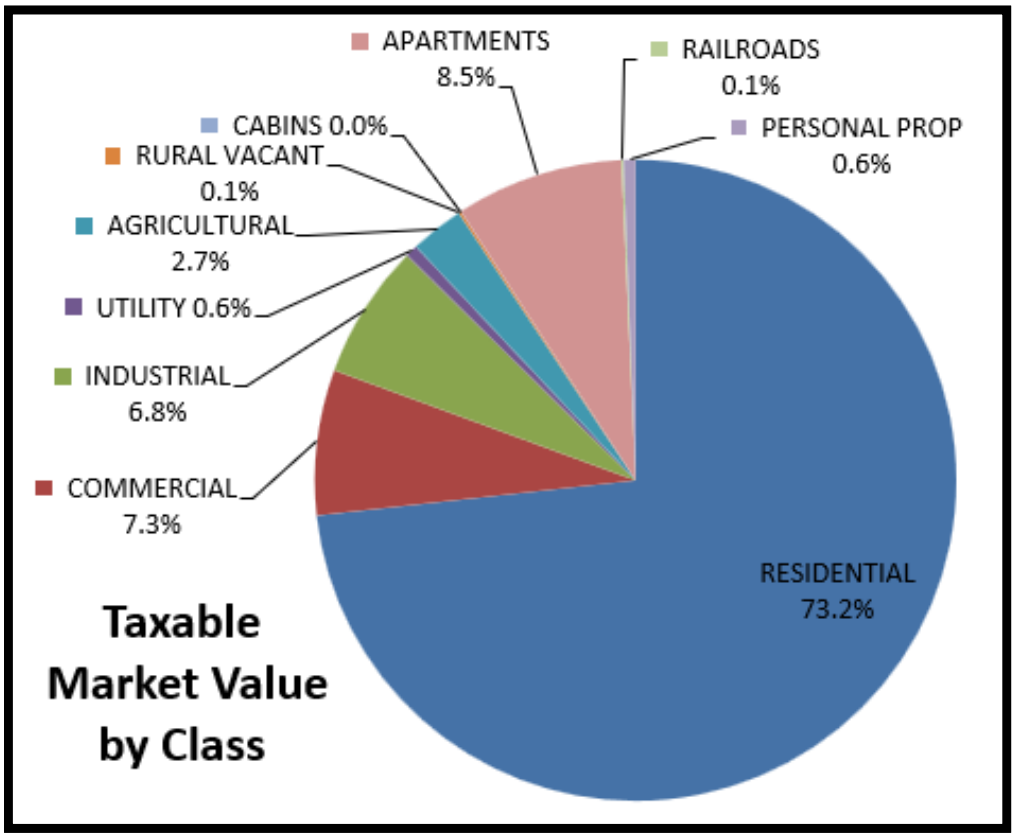
Estimate Market Value Annually

- Assessment Date is January 2
- Market Value = the price that would prevail under competitive open-market conditions
- DOR Sale Ratio Study measures level of assessment and indicates change (Mass Appraisal)
  - Consider sales between 10/1/24 & 9/30/25
  - Maintain a level of assessment between 90% and 105% on all property types
  - Preliminary 2026 median assessment ratios for all property types fall between 94.9% and 95.6%

2026 Market Value Summary

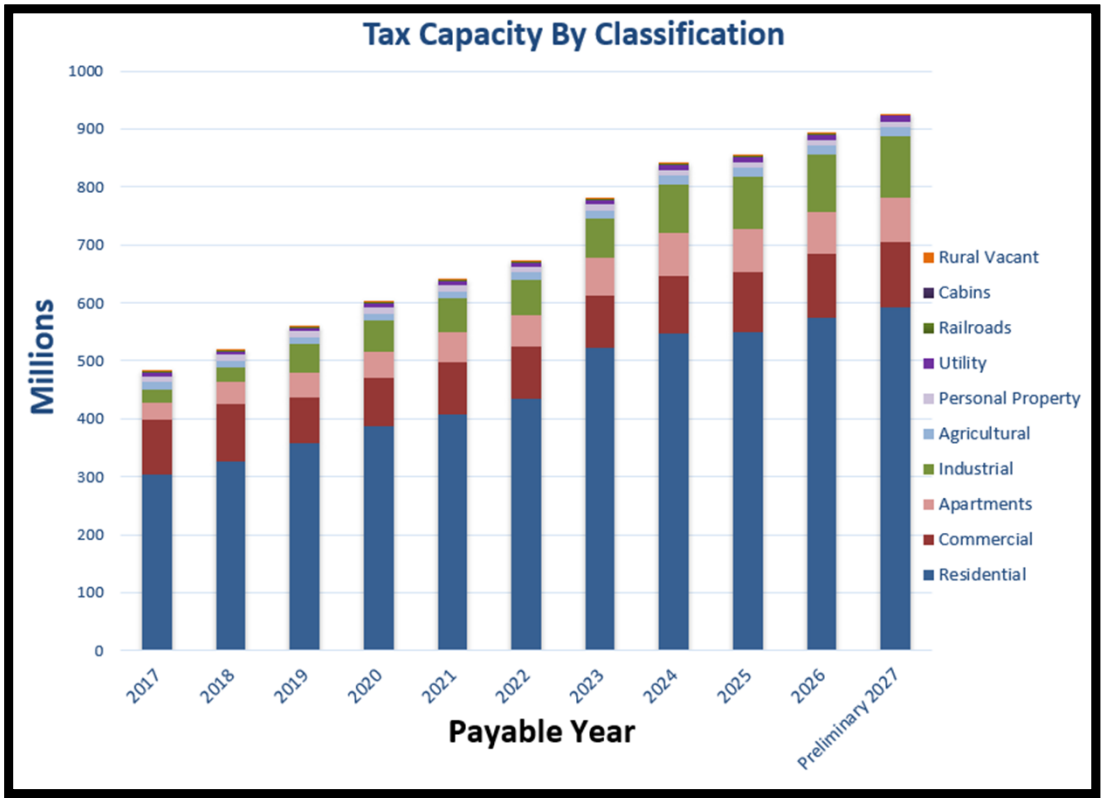
- Estimated Market Value is $80.89 billion
- Taxable Market Value is $78.73 billion

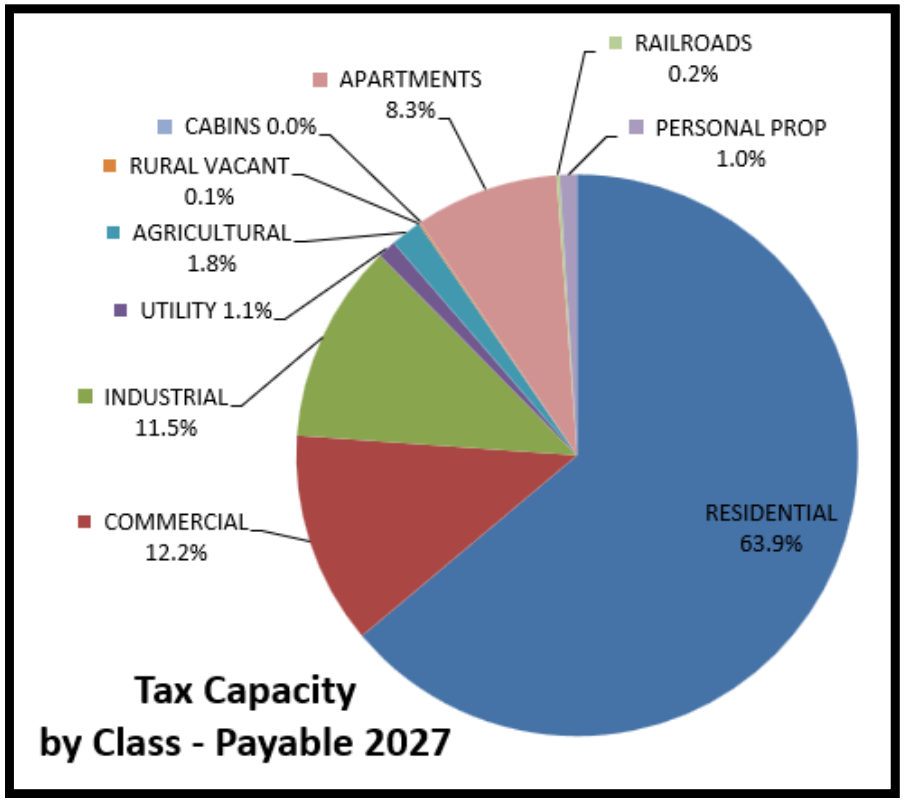
  - $992.9 million of new construction market value
  - Tax Capacity of new construction is $13 million



2026 Market Value Summary

- Tax Capacity is $925.19 million (Payable in 2027)
  - ➢ Increased 3.58% from Payable 2026

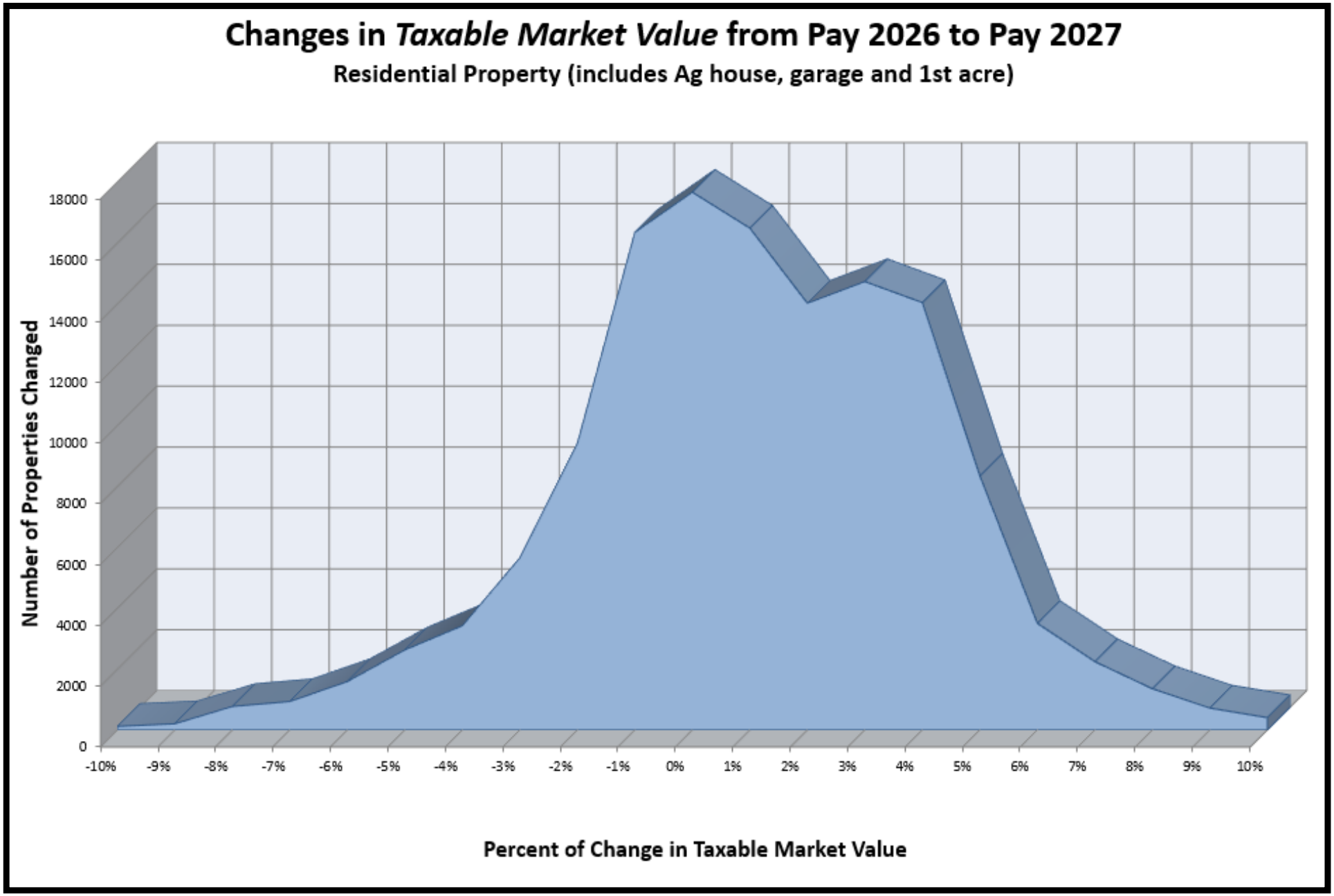




2026 Market Value Summary

- Residential: Median Increase 1.01%
  - Median Homestead Market Value $392,100
  - 2.6% aggregate increase
  - $571.8 million of new construction
    - 1,405 new housing starts

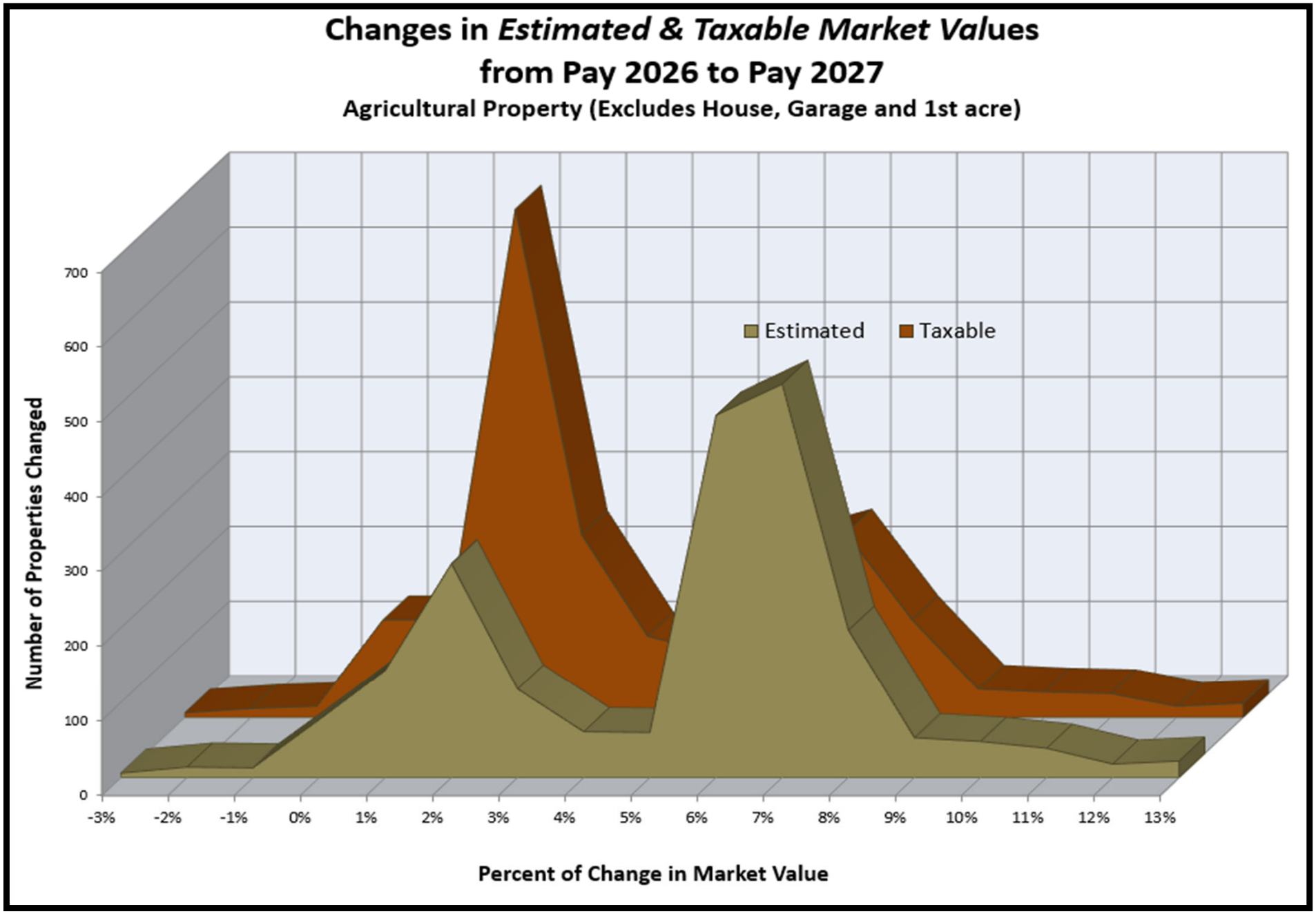
Changes in *Estimated Market Value* from Pay 2026 to Pay 2027



2026 Market Value Summary

- Agricultural:
  - ➢ EMV increased approximately 6.5%
    - Locally determined
  - ➢ TMV increased approximately 2.04%
    - Taxable values set by Department of Revenue

Changes in *Estimated & Taxable Market Value* from Pay 2026 to Pay 2027

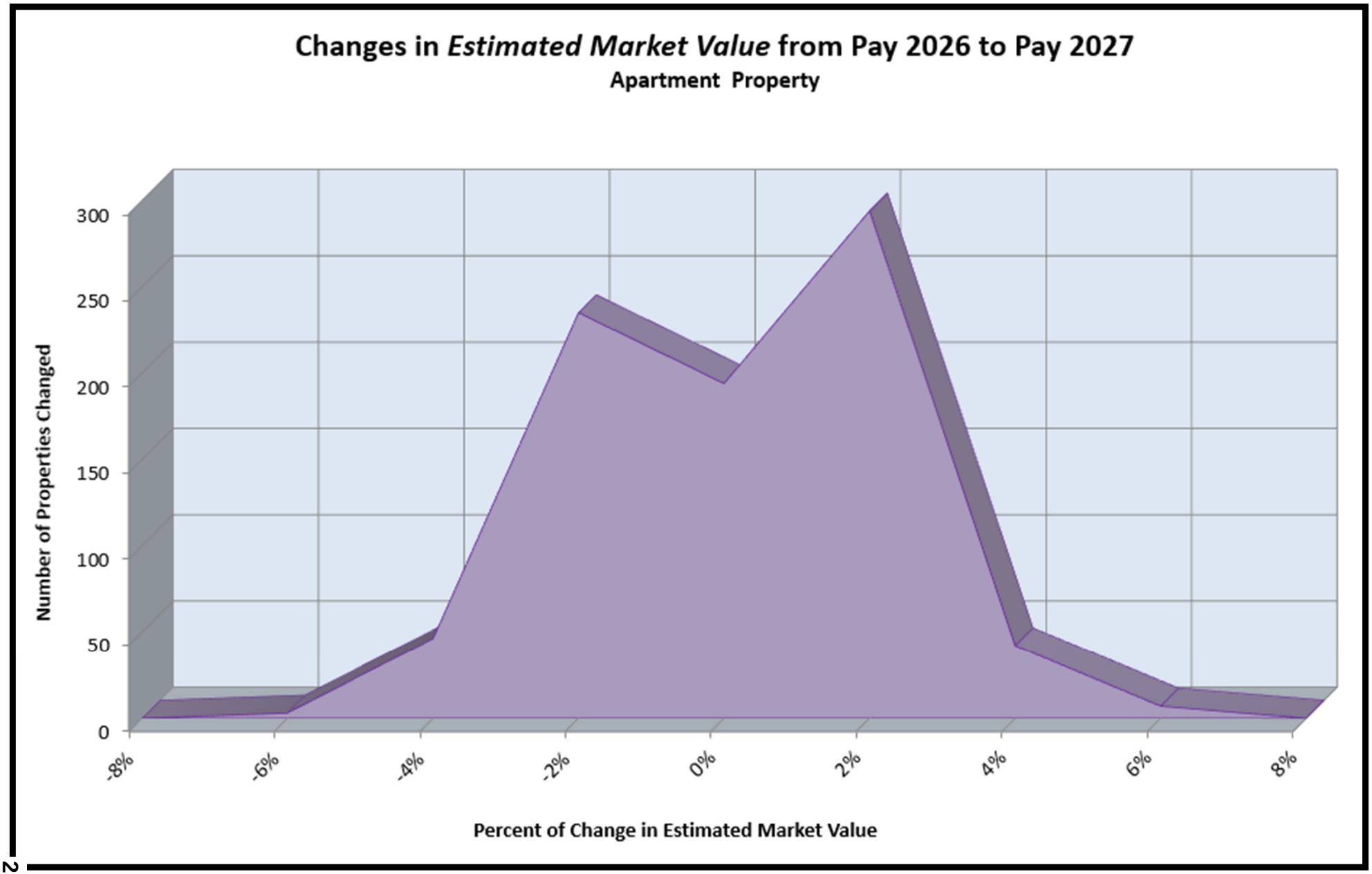


2026 Market Value Summary

- Apartments:
  - No median change
  - 2.8% aggregate increase

  - Includes $182.2 million of new construction
    - 9 new projects with approximately 950 units added

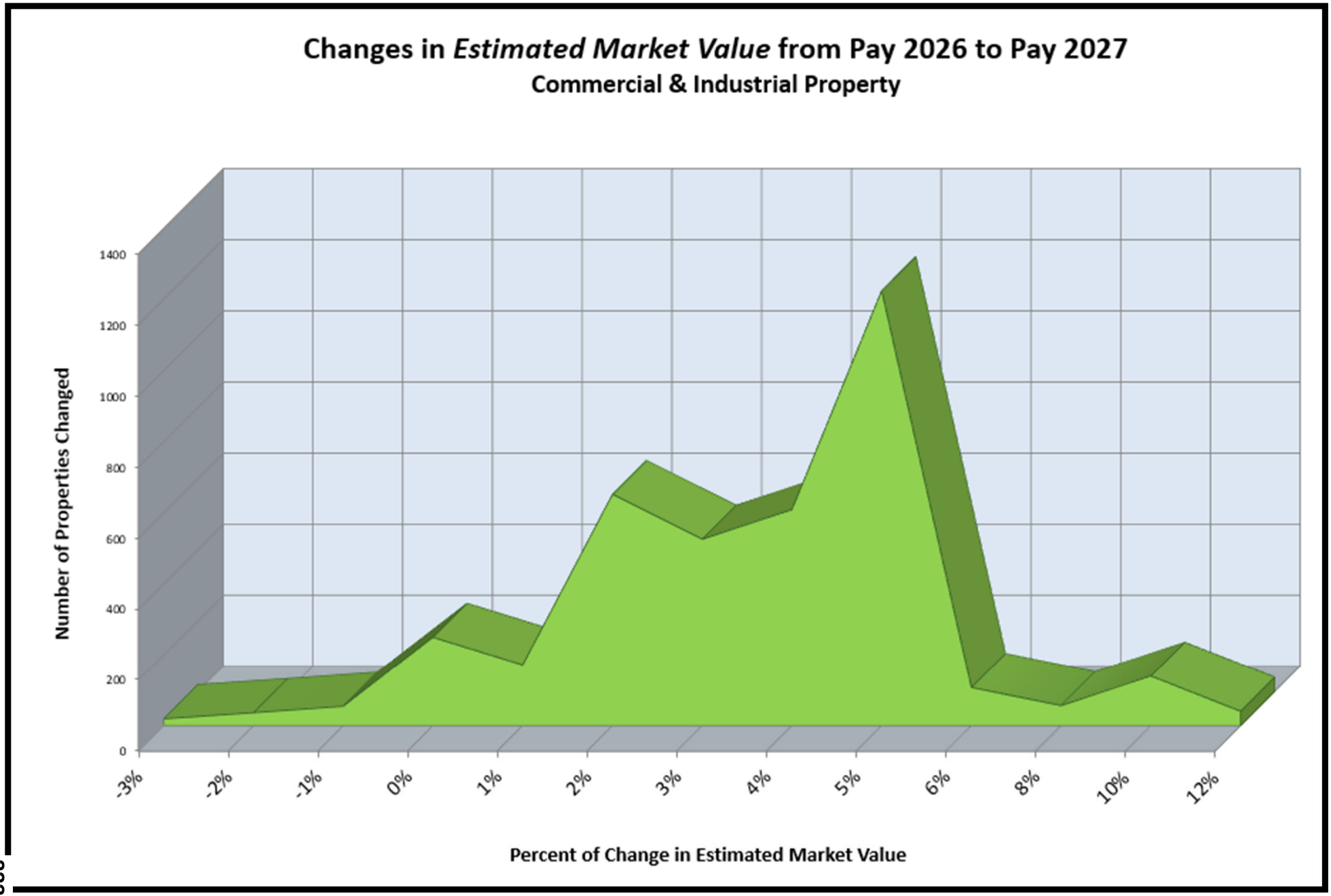
Changes in *Estimated Market Value* from Pay 2026 to Pay 2027



2026 Market Value Summary

- Commercial: Median increase 4.1%
- Industrial: Median increase 4.2%
  - ➢ 6.15% aggregate increase
  - ➢ Includes $224.7 million of new construction
    - Commercial $91.45 million
    - Industrial $133.26 million

Changes in *Estimated Market Value* from Pay 2026 to Pay 2027



Value Notices / Appeal Methods

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Minnesota Tax Court - File by April 30th of payable year

MEMORANDUM

Date:	March 10, 2026
To:	Empire City Council
From:	Charles Seipel-Teng, Clerk-Administrator
RE:	Charlie Out of Office March 11 - March 17

I will be out of the office on vacation but will have my cell phone with me and checking email periodically.