

KASSON CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, May 25, 2022

6:00 PM

PLEDGE OF ALLEGIANCE

6:00 A. COUNCIL

1. Approve agenda - Make additions, deletions or corrections at this time.
2. Consent Agenda - All matters listed under Item 2, Consent Agenda, are considered to be routine and non-controversial by the City Council and will be enacted with one motion. There will not be separate discussion of these items unless a Council Member so requests, in which case the item will be removed from the Consent Agenda and will be considered separately.

a. Minutes from May 11, 2022

b. Claims processed after the May 11, 2022 regular meeting, as audited for payment

c. Evaluations: none

d. Committee/Commission/Board Minutes:

i. EDA Minutes March 2022

ii. Park Board Minutes May DRAFT

e. Petition and Waiver for Eijah and Sally Salfer

f. Pay Request Fairgrounds Water Tower Request #3 Maguire Iron \$360,012.21

B. VISITORS TO THE COUNCIL

C. MAYOR'S REPORT

1. Application for Park Board

D. PUBLIC FORUM

- May not be used to continue discussion on an agenda item that already had been held as a public hearing.
- This section is limited to 15 minutes and each speaker is limited to 4 minutes.
- Speakers not heard will be first to present at the next Council meeting.
- Speakers will only be recognized once.
- Matters under negotiation, litigation or related to personnel will not be discussed.
- Questions posed by a speaker will generally be responded to in writing.
- Speakers will be required to state their name and their address for the record.

E. PUBLIC HEARING

F. COMMITTEE REPORT

G. OLD BUSINESS

1. Water Tower Place TIF

i. Request Letter for TIF

ii. Project Report

iii. Conceptual Plans

2. Access Development TIF

i. Request Letter for TIF

- ii. Letter from Mayor
- iii. Resolution

- 3. Lindon Manor @ Annexation
- 4. Electric Vehicles for the Police Department

H. NEW BUSINESS

- 1. Greensteps Program
- 2. Call Bond 2012A

I. ADMINISTRATOR'S REPORT

- 1. Report

J. ENGINEER'S REPORT

- 1. TH 57 Reconstruction
 - i. Resolution calling for Public Hearing on Assessments
 - a. Assessment Map – Proposed
 - b. Assessment Roll - Proposed

K. PERSONNEL

- 1. Hire Darin Holland FT Ice Arena starting June 1, 2022
- 2. Exit Interview Form – FYI

L. ATTORNEY

M. CORRESPONDENCE

- 1. SLFRF Letter regarding ARPA funds
- 2. SMIF Request
- 3. Cemetery Fence Pictures
- 4. Jacques Clean Up Pictures

N. ADJOURN

KASSON CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, May 11, 2022

6:00 PM

Pursuant to due call and notice thereof, a regular City Council meeting was held at City Hall on the 11th day of May, 2022 at 6:00 PM.

THE FOLLOWING MEMBERS WERE PRESENT: Burton, Christensen, Egger, Ferris and McKern

THE FOLLOWING MEMBERS WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Timothy Ibsch, City Clerk Linda Rappe, Police Chief Josh Hanson, Finance Director Nancy Zaworski, Dave Dubbels, Paul Johnson, Don Marti, Mike Marti, Jim Judisch, Jamie Judisch, Aaron and Sonja Thompson and Tim O'Marro

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A.2.g Bulk Water Rate

F.3 Fire Station Schematic Design

Motion to Approve the Agenda as submitted made by Councilperson Christensen, second by Councilperson Egger with All Voting Aye

CONSENT AGENDA

Minutes from April 27, 2022

Claims processed after the April 27, 2022 regular meeting, as audited for payment in the amount of \$210,908.23

Evaluations: Paul Lindgren	Police Officer	At top of Scale	\$34.59
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Committee/Commission/Board Minutes:
Fire Department Meeting Minutes
Park Board Meeting April – Draft

Resolution Accepting Donation for the WPA 1938 Walls and Pillars

Resolution # 5.1-22

*Resolution Accepting Donation for the WPA 1938 Walls and Pillars
(on file)*

Resolution Accepting Donations for the Park and Recreation Department

Resolution #5.2-22

*Resolution Accepting Donations for the Park and Recreation Department
(on file)*

Bulk Water Rate

Motion to Approve the Consent Agenda made by Councilperson Burton, second by Councilperson Egger with All Voting Aye.

VISITORS TO THE COUNCIL

MAYOR'S REPORT

PUBLIC FORUM

PUBLIC HEARING

Petition for Annexation – Administrator Ibisch gave background of 21 + acres Marti petitioned for annexation. Brad Scheib, Planner HKGi stated that staff's biggest concern is the piece meal development pattern. Marti's want to develop a housing development where all of the traffic would go to the north. For staff there is not a street collector system. We would like to see the entire property annexed and it is a better pattern. After they annex they need a comp plan amendment and rezoning to single family. There are a lot of infrastructure related matters. And this makes more sense to staff to do this all as one. There are roughly 20 lots in each phase. Administrator Ibisch stated that with conversations with Marti that wanted to require the entire land to be annexed and then it could be platted in phases.

Public hearing opened

Mike Marti – 63793 250th Ave - they want to maintain a rural nature of most of that land if they can. They are annexing twice what they need and 4 times what they need for the future and they don't want to pay for street improvements to 8th Ave since they would not be building there. Mayor McKern stated that the angle away from the road is to avoid paying for it. Mr. Scheib stated that requiring it all to be annexed does not mean that we are building it out immediately, we can build it out in phases. There are development agreements for the final plats that can stipulate who pays for what and when. Mr. Marti stated that he has made promises to neighbors. Mr. Marti stated that 8th Ave SE will get paid for when development happens on the east and west sides.

Don Marti – 63797 250th Ave – wanted to ask a hypothetical question, the City Attorney stated that there are too many variables to do hypothetical. Mr. Marti wanted to know what the benefit to him would be to annex the entire parcel. Mr. Scheib stated that we wouldn't have to do a bunch of small annexations and we can plan the areas transportation issues.

Public hearing closed

Councilperson Burton stated that Planning Commission felt that the whole thing needed to come in to be able to appropriately plan for street connectivity. The annexation does not have any bearing on 8th Ave the cost only comes into play after final plat. Administrator Ibisch stated that there are things the City can work with Mr. Marti on as far as taxes. Mayor McKern wanted to know if we could annex the northern half of the parcel. Engineer Theobald warned the Council that we have potentially the same type of thing coming in on the south side of town and we have a similar issue in the Blaine development and we need to keep things equal with the developers. Councilperson Burton stated that we need to do a better job of planning our streets.

Councilperson Christensen stated that the main point is to keep planning ahead and annexing the whole thing makes sense. **Motion to table this to the next meeting made by Mayor McKern, second by Councilperson Burton with All Voting Aye.**

COMMITTEE REPORTS

4th Ave Lane Apts – Administrator Ibisch stated that the Planning Commission discussed this at their meeting Monday night they forwarded a recommendation to approve this with the conditions as stated. Mr. Scheib stated that this is a PUD and received approval in 2018 and it was for townhomes, and to bring in the apt building on the south lot they have to amend the PUD. They meet parking requirements and the height requirement and they meet the open space. Concerns were traffic and traffic management. One condition is that there be signage where the apt parking garage comes out onto 5th Ave NE. Another condition stipulates that Xcel energy has to provide written authorization to encroach or the developer has to modify the site plan in regards to the Xcel easement.

Councilperson Egger asked in the future ordinance that the private streets be defined. Sonja Thompson stated that they have halted construction and they have an application in to them to start the encroachment process and they are in communication with Xcel. Aaron Thompson stated that they would have to modify

the structure if Xcel does not agree. Ms. Thompson stated that they have moved the buildings on the east back out of the setback.

Mayor McKern stated that the Council needs to address the parking on 5th Ave NE, between 16th and the middle school driveway that there be no parking during school hours.

Councilperson Ferris wanted to make sure that the setbacks be verified. Administrator Ibisch stated that Construction Management Services will not measure and confirm but will let us know if they suspect the setbacks are not being met. Mr. Scheib suggested that the developer submit "as built".

Motion to Approve the Rezone of the PUD made by Councilperson Christensen, second by Councilperson Egger with All Voting Aye.

Ordinance #1.1-22

***Ordinance Approving Rezoning of Thompson Addition From Planned Unit Development – Fixed to Planned Unit Development R-3 (PUD R-3)
(on file)***

Motion to Approve the Summary Publication of the Ordinance 1.1-22 made by Councilperson Burton, second by Councilperson Ferris with All Voting Aye

Resolution #5.3-22

***Authorizing Publication of Ordinance 1.1-22 by Summary
(on file)***

Golden Kernel Concept Plan – Administrator Ibisch stated that this is FYI for the Council. This property has a lot of challenges and Golden Kernel has contracted with Hosington to do their concept plan. Planning Commission has reviewed this. Mr. Scheib stated that the county is supportive of the access streets onto 34 and as far as we know this is a long term concept. Golden Kernel would like to split off the farmstead and sell that to the current renters and when they split that parcel off they have to come to the City for a minor subdivision. Councilperson Burton stated that he is not in favor of going around properties since we have just been talking about squaring boundaries.

Fire Station Schematic Design – Councilperson Ferris stated that the EMS Committee met last week. ICS took the Council quickly through the floorplans and precast building costs and metal precast building. There was discussion on storage space and mezzanine space. The Council also wanted to know if there is a cost savings with not having a second floor or mezzanine and adding it later. Councilperson Christensen reminded the Council that the costs in this packet do not include designs and additional fees. Administrator Ibisch stated that if the Council would like an advisory vote on the ballot in November we need to hold off on the bidding. The Council asked for samples of ballot questions, they want it clear and concise and easy to understand, one question one answer yes or no.

OLD BUSINESS

Food Truck Permit – Clerk Rappe explained that the suggestions that were made at the last meeting were incorporated into the policy and samples from other cities and the justification of the fees for the permit. There will be an annual food truck permit for \$250, 6 consecutive month food truck permit for \$100 and an annual mobile business permit for \$100. **Motion to Approve the Policy changes and Fee Changes made by Councilperson Burton, second by Councilperson Christensen with All Voting Aye.**

Liquor Ordinance Update – Administrator Ibisch stated that the Deputy Clerk did the research and this varies quite a bit from town to town. There are two options either change the distance from a school or church or

change the school to say “public” school. **Motion to Change the Language in the Liquor Ordinance to read “public” school, made by Councilperson Egglar and second by Councilperson Ferris with All Voting Aye.**

Electric Rules – Administrator Ibisch stated that the suggestions from the last meeting have been implemented into this version. **Motion to Approve the Electric Rules made by Councilperson Ferris, second by Councilperson Christensen with All Voting Aye.**

Kasson Rate Study Projections – Administrator Ibisch stated that there are substantial rate increases that will be coming, he presented two scenarios with possible rate increases.

Chamber of Commerce Event – The Chamber will try to incorporate this into their shop local Friday. If it goes well they will re-evaluate, whether it would be an annual event. **Motion to Approve made by Councilperson Egglar, second by Councilperson Christensen with All Voting Aye.**

NEW BUSINESS

Preliminary TIF Request – This is only informational tonight and there will be more information at the next meeting. There are two additional apartment complexes that are asking for potential TIF; Water Tower Place (OES) and the Sand Company on the Vail Property area. The Sand TIF would be a housing TIF and the Water Tower Place would be a redevelopment TIF.

ADMINISTRATOR’S REPORT

Report - Administrator Ibisch went through his report – Finance Director Zaworski reported on the Rethos Committee which is a committee to revitalize the downtown.

Police Electric Vehicles - Admin Assist did the research on this and we may be able to get some funding for it. There are some examples from Indiana and Ohio where there is colder weather.

Administrator Ibisch informed the Council that there is a home in SW that is manufacture home and the ordinance allows for this.

ENGINEER’S REPORT

MnDOT Master Partnership Agreement – Engineer Theobald recommends consideration of the agreement and resolution. This sets it in place this does not lock us into a cost. **Motion to Approve the Agreement and Resolution made by Councilperson Christensen, second by Councilperson Burton with All Voting Aye.**

*Resolution #5.4-22
MnDOT Required Resolution
(on file)*

TH 57 Reconstruction – There was a preconstruction meeting yesterday and the project will start on May 23. There is a public construction kickoff open house next Thursday May 19, 2022 from 4-6pm. There are material shortages and that is what is causing this to be a 2 year project. The project will start at 1st Street and go north to 7th St and after the fair they will do 7th St to 11th St. Downtown will be done next year. Traffic and kids going to the pool was discussed for the traffic on 7th St. NW.

MnDOT JPA Amendment #1 – this is the signed agreement that MnDOT removed the cap. Finance Director Zaworski stated that the City received \$5.9 Million from the State and \$3.1 is the bill that we need to pay the State.

16th Street Roundabout – Engineer Theobald presented a geometric of the roundabout. Engineer Theobald is working with the property owners north of the future Kwik Trip. There is a little more than couple blocks between the 57 project and the roundabout but there are no utilities in there and it could be just milled and overlaid.

Safe Routes to School – Engineer Theobald explained the areas that are in the construction plans areas A-I.
Motion to Approve the Resolution made by Councilperson Egger, second by Councilperson Ferris with All Voting Aye.

*Resolution #5.5-22
Resolution Approving Plan and Specifications and Ordering Advertisement for Bids
on file)*

PERSONNEL

Resignation of Firefighter Kole Mickow – Motion to Accept the Resignation and Thanked Mr. Mickow for his service made by Councilperson Ferris, second by Councilperson Christensen with All Voting Aye.

ATTORNEY

CORRESPONDENCE

Correspondence was reviewed

ADJOURN 8:32PM Motion to Adjourn made by Councilperson Christensen, second by Councilperson Egger with all Voting Aye to Adjourn.

ATTEST:

Linda Rappe, City Clerk

Chris McKern, Mayor

SIGNATURE PAGE

THE ATTACHED LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

THIS INCLUDES WARRANT NUMBERS:

#1 - #4

GRAND TOTAL SUBMITTED FOR PAYMENT \$ 3,624,033.00

DATE APPROVED: 05-25-22

#1	\$52,718.26
#2	62,019.93
#3	6,679.72
#4	3,502,615.09
	<hr/>
	3,624,033.00

05/10/22
12:33:48

CITY OF KASSON
Claim Approval List
For the Accounting Period: 5/22
For Pay Date: 05/11/22

Page: 1 of 5
Report ID: AP100

#1

For doc #s from 39089 to 39108
* ... Over spent expenditure

Claim	Vendor #/Name/ Check Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39089	5049 ARTISAN BEER COMPANY	55.40					
	3533662 05/03/22 BEER	55.40			609 975 4975	252	1010
39090	2529 A H HERMEL COMPANY	607.26					
	924859 04/28/22 POP FOR RESALE	377.44			609 975 4975	254	1010
	924859 04/28/22 FREIGHT	8.95			609 975 4975	335	1010
	924859 04/28/22 BAGS	220.87			609 975 4975	210	1010
	924859 04/28/22 S.T. BAGS	15.18			609 975 4975	210	1010
	924859 04/28/22 S.T. BAGS	-15.18			609	2025	1010
	924859 04/28/22 D.C. TR TX BAGS	1.10			609 975 4975	210	1010
	924859 04/28/22 D.C. TR TX BAGS	-1.10			609	2026	1010
39091	1012 BELLBOY CORPORATION	794.28					
	0094647800 04/28/22 NA BEVERGAGE	90.00			609 975 4975	254	1010
	0094647800 04/28/22 LIQUOR	303.50			609 975 4975	251	1010
	0094647800 04/28/22 FREIGHT	16.00			609 975 4975	335	1010
	0094720700 05/05/22 LIQUOR	288.78			609 975 4975	251	1010
	0094720700 05/05/22 WINE	88.00			609 975 4975	251	1010
	0094720700 05/05/22 FREIGHT	8.00			609 975 4975	335	1010
39092	5239 BREAKTHRU BEVERAGE MN WINE &	2,013.83					
	343976482 05/04/22 BEER	36.90			609 975 4975	252	1010
	343978015 05/04/22 LIQUOR	1,889.44			609 975 4975	251	1010
	343978015 05/04/22 WINE	56.00			609 975 4975	251	1010
	343978015 05/04/22 FREIGHT	31.49			609 975 4975	335	1010
39093	5156 DODGE COUNTY INDEPENDENT/DODGE	46.00					
	05/25/22 1 YR SUBSCRIPTION	46.00*			211 550 4550	216	1010
39094	2018 FIRST SUPPLY LLC-ROCHESTER	425.12					
	13190769-0 04/25/22 PUMPMaster SWITCH	260.28			602 947 4947	211	1010
	13194844-0 04/27/22 FLUSH VALVE	164.84			602 947 4947	220	1010
39095	3767 GOODIN COMPANY	53.13					
	09179490-0 04/29/22 CURB BOX KEY	53.13			101 514 4514	220	1010
39096	77 HAWKINS INC	6,694.95					
	6176066 03/31/22 ALUM SULFATE LIQUID	6,694.95			602 947 4947	211	1010

05/10/22
12:33:48

CITY OF KASSON
Claim Approval List
For the Accounting Period: 5/22
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For doc #s from 39089 to 39108
* ... Over spent expenditure

Claim	Vendor #/Name/ Check Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39097	25 JOHNSON BROTHERS LIQUOR CO	1,967.27					
	2044253 05/03/22 LIQUOR	1,230.27			609 975 4975	251	1010
	2044254 05/03/22 WINE	737.00			609 975 4975	251	1010
39098	6342 KINNEY CREEK BREWERY	169.00					
	1601 04/28/22 BEER	99.00			609 975 4975	252	1010
	1615 05/06/22 BEER	70.00			609 975 4975	252	1010
39099	6391 LINDE GAS & EQUIPMENT INC	226.15					
	10185078 04/30/22 IND ACETYLENE	113.08			101 522 4522	380	1010
	10185078 04/30/22 IND ACETYLENE	113.07			101 310 4310	210	1010
39100	55 MN ENERGY RESOURCES CORP	5,498.89					
	0504849532 04/28/22 NAT GAS-KAC	47.50			101 514 4514	380	1010
	0507830933 04/28/22 NAT GAS-LIQ STORE	155.90			609 979 4979	380	1010
	0507599896 04/28/22 NAT GAS-OLD LIB	81.07			101 1151		1010
	0507599896 04/28/22 NAT GAS-OLD LIB	5.57			101 1151		1010
	0507599896 04/28/22 NAT GAS-OLD LIB	-5.57			101 2025		1010
	0507599896 04/28/22 NAT GAS-OLD LIB	0.41			101 1151		1010
	0507599896 04/28/22 NAT GAS- OLD LIB	-0.41			101 2026		1010
	0502608052 04/28/22 NAT GAS- CITY HALL	308.83			101 194 4194	380	1010
	0503410885 04/28/22 NAT GAS- PD	191.18			101 210 4210	380	1010
	0505582267 04/29/22 NAT GAS- FD	522.68			101 220 4220	380	1010
	0502710405 04/29/22 NAT GAS- FD	144.92			101 220 4220	380	1010
	0507254919 05/01/22 NAT GAS- PARK MAIN SHED	205.28			101 522 4522	380	1010
	0504080887 04/28/22 NAT GAS-PUB WKS	742.02			101 310 4310	380	1010
	0504080887 04/28/22 NAT GAS-PUB WKS	742.02			604 957 4957	380	1010
	0504080887 04/28/22 S.T. NAT GAS-PUB WKS	51.01			604 957 4957	380	1010
	0504080887 04/28/22 S.T. NAT GAS-PUB WKS	-51.01			604 2025		1010
	0504080887 04/28/22 D.C. TR TX NAT GAS-PUB WKS	3.71			604 957 4957	380	1010
	0504080887 04/28/22 D.C. TR TX NAT GAS-PUB WKS	-3.71			604 2026		1010
	0503913191 05/03/22 NAT GAS-ICE ARENA	1,078.20			606 516 4516	380	1010
	0503306122 05/02/22 NAT GAS-WWTP	990.84			602 947 4947	380	1010
	0506103016 05/01/22 NAT GAS-LIBRARY	288.45			211 550 4550	380	1010
39101	60 NORTHERN BEVERAGE DIST. CO. LL	11,383.35					
	942765 04/28/22 BEER	4,697.05			609 975 4975	252	1010
	942765 04/28/22 FREIGHT	2.00			609 975 4975	335	1010
	946141 05/05/22 BEER	6,682.30			609 975 4975	252	1010
	946141 05/05/22 FREIGHT	2.00			609 975 4975	335	1010

05/10/22
12:33:48

CITY OF KASSON
Claim Approval List
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Report ID: AP100

For doc #s from 39089 to 39108
* ... Over spent expenditure

Claim	Vendor #/Name/ Check Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39102	4919 PEOPLE'S ENERGY COOPERATIVE	69.33					
	05/01/22 ELEC SERV-CEMETERY	30.81			101 518 4518	380	1010
	05/01/22 ELEC SERV-STR LTS L	38.52			101 316 4316	380	1010
39103	23 PHILLIPS WINE & SPIRITS	2,739.90					
	6390007 05/03/22 LIQUOR	2,215.30			609 975 4975	251	1010
	6390008 05/03/22 WINE	524.60			609 975 4975	251	1010
39104	63 SCHOTT DIST CO INC	17,081.80					
	465524 04/28/22 BEER	5,719.10			609 975 4975	252	1010
	465524 04/28/22 NA BEVERAGE	42.00			609 975 4975	254	1010
	465525 04/28/22 WINE	70.00			609 975 4975	251	1010
	466446 05/05/22 BEER	11,111.20			609 975 4975	252	1010
	466447 05/05/22 LIQUOR	139.50			609 975 4975	251	1010
39105	3850 SOUTHERN GLAZER'S WINE &	1,044.15					
	2207699 05/04/22 LIQUOR	1,031.49			609 975 4975	251	1010
	2207699 05/04/22 FREIGHT	12.66			609 975 4975	335	1010
39106	6231 S&SE MN BREWING CO.	219.00					
	044336 04/26/22 BEER	219.00			609 975 4975	252	1010
39107	498 TEIGEN PAPER & SUPPLY	103.65					
	96176 04/25/22 BOWL CLING	43.68			101 140 4140	210	1010
	96176 04/25/22 LINERS	59.97			101 140 4140	210	1010
39108	388 WESCO RECEIVABLES CORP	1,525.80					
	027308 04/28/22 SUPERBEAST TOOL	1,525.80*			604 957 4957	240	1010
	# of Claims	20	Total:	52,718.26			

05/10/22
12:33:49

CITY OF KASSON
Claim Approval Signature Page
For the Accounting Period: 5 / 22

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Report ID: AP100A

CITY OF KASSON
401 5TH STREET SE
KASSON, MN 55944-2204

The claim batch dated _____ are approved for payment.

APPROVED *See signature page* _____ Council Member
_____ Council Member

05/18/22
14:31:51

CITY OF KASSON
Claim Approval List
For the Accounting Period: 5/22
For Pay Date: 05/19/22

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Report ID: AP100V

#2

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39172	E	34 CITY OF KASSON	29,507.63					
	04/26/22	CITY UTILITIES-C H	321.76			101 194 4194	380	1010
	04/26/22	CITY UTILITIES-C H BI-DIRECT	15.60			101 194 4194	380	1010
	04/26/22	CITY UTILITIES-P D	330.37			101 210 4210	380	1010
	04/26/22	CITY UTILITIES-STREET LTS (LED	446.36			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-STREET LTS	30.24			101 310 4310	380	1010
	04/26/22	CITY UTILITIES-F D	272.01			101 220 4220	380	1010
	04/26/22	CITY UTILITIES-MAIN STR LTS	735.42			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-MANT AV STR LTS	220.58			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-STREET LTS	3,946.55			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-K.A.C.-HIGH FLO	85.45			101 514 4514	380	1010
	04/26/22	CITY UTILITIES-K.A.C.-LOW FLOW	54.45			101 514 4514	380	1010
	04/26/22	CITY UTILITIES-K.A.C.-BI DIREC	203.30			101 514 4514	380	1010
	04/26/22	CITY UTILITIES-N2 BALL PARK LT	418.58			101 517 4517	380	1010
	04/26/22	CITY UTILITIES-NO. PARK #3	562.69			101 517 4517	380	1010
	04/26/22	CITY UTILITIES-NO. PARK MAINT	178.83			101 522 4522	380	1010
	04/26/22	CITY UTILITIES-E SHELTER-VETS	35.96			101 522 4522	380	1010
	04/26/22	CITY UTILITIES-NO. PARK CONCES	32.33			101 517 4517	380	1010
	04/26/22	CITY UTILITIES-VETS PARK ATHL	26.78			101 517 4517	380	1010
	04/26/22	CITY UTILITIES-NE YOUTH BALL F	27.35			101 517 4517	380	1010
	04/26/22	CITY UTILITIES-W SHELTER-VETS	30.63			101 522 4522	380	1010
	04/26/22	CITY UTILITIES-NO. PARK #1	70.29			101 310 4310	380	1010
	04/26/22	CITY UTILITIES-WELL #4	2,114.67			601 941 4941	380	1010
	04/26/22	CITY UTILITIES-WELL #2	2,025.78			601 941 4941	380	1010
	04/26/22	CITY UTILITIES-WELL #3	74.76			601 941 4941	380	1010
	04/26/22	CITY UTILITIES-WELL #5	1,598.40			601 941 4941	380	1010
	04/26/22	CITY UTILITIES-8 AV WATER TOWE	268.56			601 941 4941	380	1010
	04/26/22	CITY UTILITIES-LITTLES LIFT ST	83.65			602 948 4948	380	1010
	04/26/22	CITY UTILITIES-LIQUOR STORE	756.61			609 979 4979	380	1010
	04/26/22	CITY UTILITIES-NO. PARK #4	26.89			101 522 4522	380	1010
	04/26/22	CITY UTILITIES-WWTP-WA/SE	2,107.70			602 947 4947	380	1010
	04/26/22	CITY UTILITIES-WWTP-ELECTRIC	5,843.26			602 947 4947	381	1010
	04/26/22	CITY UTILITIES-WWTP-BASEMENT	50.21			602 947 4947	380	1010
	04/26/22	CITY UTILITIES-WWTP-GARAGE	19.81			602 947 4947	380	1010
	04/26/22	CITY UTILITIES-NO. PARK #2	31.20			101 522 4522	380	1010
	04/26/22	CITY UTILITIES-OLD WATER TOWER	56.80			101 526 4526	430	1010

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	04/26/22	CITY UTILITIES-D C AMBULANCE S	135.57			101 417 4417	380	1010
	04/26/22	CITY UTILITIES-P.W.B. 1/2	425.21			101 310 4310	380	1010
	04/26/22	CITY UTILITIES-P.W.B. 1/2	425.22			604 957 4957	380	1010
	04/26/22	TAX ON P.W.B.-ELECTRIC	24.70			604 957 4957	380	1010
	04/26/22	TAX ON P.W.B.-ELECTRIC	-24.70			604 2025		1010
	04/26/22	D C TRANSIT TAX-P.W.B. ELECTRI	1.80			604 957 4957	380	1010
	04/26/22	D C TRANSIT TAX-P.W.B. ELECTRI	-1.80			604 2026		1010
	04/26/22	TAX ON P.W.B.-WATER	1.05			604 957 4957	380	1010
	04/26/22	TAX ON P.W.B.-WATER	-1.05			604 2025		1010
	04/26/22	D C TRANSIT TAX-P.W.B.-WATER	0.08*			609 975 4975	380	1010
	04/26/22	D C TRANSIT TAX-P.W.B.-WATER	-0.08			609 2026		1010
	04/26/22	CITY UTILITIES-SOLAR BILLBOARD	16.70			604 956 4956	381	1010
	04/26/22	CITY UTILITIES-D C ICE ARENA	3,985.60			606 516 4516	380	1010
	04/26/22	CITY UTILITIES-ELECTRONIC SIGN	34.71			101 111 4111	430	1010
	04/26/22	CITY UTILITIES-PARK & RIDE LOT	61.00			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-16 ST-E OF BRID	126.15			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-16 ST-CENTER	178.89			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-16 ST-W OF BRID	99.46			101 316 4316	380	1010
	04/26/22	CITY UTILITIES-LIBRARY	845.30			211 550 4550	380	1010
	04/26/22	CITY UTILITIES-LIONS PARK SHEL	38.34			101 522 4522	380	1010
	04/26/22	CITY UTILITIES-MEADOWLAND SHEL	31.65			101 522 4522	380	1010
		Total for Vendor:	29,507.63					
39173	E	5691 FURTHER-FSA	201.20					
	40221342	05/03/22 FLEX REIMBURSEMENT	201.20			602 2177		1010
39175	E	5691 FURTHER-FSA	617.79					
	40234742	05/17/22 FLEX REIMBURSEMENT	375.71			602 2177		1010
	40234742	05/17/22 FLEX REIMBURSEMENT	242.08			101 2177		1010
39176	E	5691 FURTHER-FSA	599.31					
	40226426	05/10/22 FLEX REIMBURSEMENT	395.18			101 2177		1010
	40226426	05/10/22 FLEX REIMBURSEMENT	204.13			602 2177		1010
		Total for Vendor:	1,418.30					

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39178	E	108 MN DEPARTMENT OF REVENUE	18,227.00					
	05/16/22	APRIL-UTILITIES SALES TAX	337.00			601 2025		1010
	05/16/22	APRIL-UTILITIES SALES TAX	16,445.00			604 2025		1010
	05/16/22	APRIL-SALES TAX PAYABLE	49.00			101 2025		1010
	05/16/22	APRIL-SALES TAX PAYABLE	9.00			211 2025		1010
	05/16/22	APRIL-USE TAX PAYABLE	7.00			101 2025		1010
	05/16/22	APRIL-USE TAX PAYABLE	158.00			604 2025		1010
	05/16/22	APRIL-USE TAX PAYABLE	28.00			609 2025		1010
	05/16/22	APRIL-UTILITES-D C TRNS TAX	24.00			601 2026		1010
	05/16/22	APRIL-UTILITES-D C TRNS TAX	1,140.00			604 2026		1010
	05/16/22	APRIL-D C TRNS TAX PAYABLE	3.00			101 2026		1010
	05/16/22	APRIL-D C TRNS TAX PAYABLE	1.00			211 2026		1010
	05/16/22	APRIL-D C TRNS USE TAX PAYABLE	1.00			101 2026		1010
	05/16/22	APRIL-D C TRNS USE TAX PAYABLE	23.00			604 2026		1010
	05/16/22	APRIL-D C TRNS USE TAX PAYABLE	2.00			609 2026		1010
		Total for Vendor:	18,227.00					
39177	E	973 MN DEPT OF REVENUE	12,867.00					
	05/16/22	APR-LIQUOR STORE SALES TAX	12,213.00			609 2025		1010
	05/16/22	APR-LIQUOR STORE D C TRANS TAX	654.00			609 2026		1010
		Total for Vendor:	12,867.00					
		# of Claims	6	Total:				62,019.93
		Total Electronic Claims						62,019.93
		Total Non-Electronic Claims						

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CITY OF KASSON
401 5TH STREET SE
KASSON, MN 55944-2204

The claim batch dated _____ are approved for payment.

APPROVED *See signature page* _____ Council Member
_____ Council Member

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39160		124 ABEL SIGNS INC	285.00					
	11380	04/29/22 LETTER NEW BUCKET TRUCK	135.00			604 957 4957	444	1010
	11380	04/29/22 PRINTED LOGOS	150.00			604 957 4957	444	1010
	11380	04/29/22 SALES TAX	19.59			604 957 4957	444	1010
	11380	04/29/22 SALES TAX	-19.59			604	2025	1010
	11380	04/29/22 D C TRANSIT TAX	1.43			604 957 4957	444	1010
	11380	04/29/22 D C TRANSIT TAX	-1.43			604	2026	1010
		Total for Vendor:	285.00					
39161		2726 BARCO PRODUCTS COMPANY	197.10					
	INVRCO2267	04/20/22 PET WASTE BAGS	197.10			101 522 4522	220	1010
		Total for Vendor:	197.10					
39163		5098 CARDMEMBER SERVICE	220.00					
	4121	04/07/22 MN FIRE CHIEF MEMBERSHIP	220.00			101 220 4220	334	1010
39164		5098 CARDMEMBER SERVICE	318.26					
	05/02/22	LIBRARY SUPPLIES	35.01			211 550 4550	210	1010
	05/02/22	BOOKS	32.80			211 550 4550	218	1010
	05/02/22	DVD's	235.57			211 550 4550	219	1010
	05/02/22	FLOOR LAMP	14.88			211 550 4550	570	1010
39165		5098 CARDMEMBER SERVICE	827.83					
	03/27/22	T TISSUE	26.78			101 210 4210	210	1010
	04/07/22	SURVEILLANCE HEADSET/MIC	84.00			101 210 4210	240	1010
	03/26/22	HANDSOAP	5.58			101 210 4210	210	1010
	03/16/22	HEMOSTATIC AGENT	341.18			101 210 4210	210	1010
	04/22/22	RESTRAINT BELT	173.29			101 210 4210	240	1010
	04/27/22	HP DESKTOP COMPUTER	197.00			101 210 4210	240	1010
		Total for Vendor:	1,366.09					
39162		6417 COOPERATIVE RESPONSE CENTER INC	2,297.29					
	0138273	03/31/22 DISPATCH FEES	2,297.29			604 957 4957	444	1010
		Total for Vendor:	2,297.29					

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39166		6438 KID POWER TRACTOR PULLS LLC	360.00					
	05/11/22	DEP.-PEDAL PULL EVENT	360.00*			877 100 4000	430	1010
		Total for Vendor:	360.00					
39167		47 MC NEILUS STEEL INC	35.90					
	01808570	04/13/22 STEEL	5.12			101 310 4310	220	1010
	01808570	04/13/22 STEEL	5.13			101 312 4312	220	1010
	01808570	04/13/22 STEEL	5.13			101 517 4517	220	1010
	01808570	04/13/22 STEEL	5.13			601 943 4943	220	1010
	01808570	04/13/22 STEEL	5.13			602 948 4948	220	1010
	01808570	04/13/22 STEEL	5.13			604 957 4957	220	1010
	01808570	04/13/22 STEEL	5.13			605 963 4963	220	1010
	01808570	04/13/22 SALES TAX	0.35			604 957 4957	220	1010
	01808570	04/13/22 SALES TAX	-0.35			604	2025	1010
	01808570	04/13/22 D C TRANSIT TAX	0.03			604 957 4957	220	1010
	01808570	04/13/22 D C TRANSIT TAX	-0.03			604	2026	1010
		Total for Vendor:	35.90					
39168		983 OLMSTED MEDICAL CENTER	78.00					
	04/27/22	DRUG TEST	19.50			601 943 4943	433	1010
	04/27/22	DRUG TEST	19.50			602 948 4948	433	1010
	04/27/22	1 DRUG TEST	39.00			604 957 4957	433	1010
		Total for Vendor:	78.00					
39169		2871 TOTAL RESTAURANT SUPPLY CO INC	568.75					
	460068	04/28/22 CHEESE WARMER	568.75			101 514 4514	240	1010
	460068	04/28/22 SALES TAX	39.10			101 514 4514	240	1010
	460068	04/28/22 SALES TAX	-39.10			101	2025	1010
	460068	04/28/22 D C TRANSIT TAX	2.84			101 514 4514	240	1010
	460068	04/28/22 D C TRANSIT TAX	-2.84			101	2026	1010
		Total for Vendor:	568.75					
39170		3382 VERIZON WIRELESS	1,491.59					
	9904587224	04/20/22 CELL PHONES-P D	788.60			101 210 4210	321	1010
	9904587224	04/20/22 CELL PHONES-STREETS	90.40			101 310 4310	321	1010
	9904587224	04/20/22 CELL PHONES-PARKS	73.55			101 510 4510	321	1010

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	9904587224	04/20/22 CELL PHONES-WATER	76.53			601 944 4944	321	1010
	9904587224	04/20/22 CELL PHONES-WW	38.27			602 949 4949	321	1010
	9904587224	04/20/22 CELL PHONES-WW PLANT	38.26			602 947 4947	321	1010
	9904587224	04/20/22 CELL PHONE-P W DIRECTOR	41.21			604 959 4959	321	1010
	9904587224	04/20/22 CELL PHONES-ELECTRIC	300.51			604 959 4959	321	1010
	9904587224	04/20/22 CELL PHONE-ARENA	44.26			606 516 4516	321	1010
		Total for Vendor:	1,491.59					
		# of Claims	11	Total:				6,679.72

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CITY OF KASSON
401 5TH STREET SE
KASSON, MN 55944-2204

The claim batch dated _____ are approved for payment.

APPROVED See signature page Council Member
_____ Council Member

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39194		2529 A H HERMEL COMPANY	318.99					
	926837	05/12/22 POP FOR RESALE	231.09			609 975 4975	254	1010
	926837	05/12/22 BAGS	78.95			609 975 4975	210	1010
	926837	05/12/22 SALES TAX	5.43			609 975 4975	210	1010
	926837	05/12/22 SALES TAX	-5.43			609	2025	1010
	926837	05/12/22 D C TRANSIT TAX	0.39			609 975 4975	210	1010
	926837	05/12/22 D C TRANSIT TAX	-0.39			609	2026	1010
	926837	05/12/22 FREIGHT	8.95			609 975 4975	335	1010
		Total for Vendor:	318.99					
39109		5664 AMARIL UNIFORM COMPANY	91.72					
	IV228919	05/12/22 NELSON-WORK PANT	91.72			604 957 4957	214	1010
		Total for Vendor:	91.72					
39110		3194 AMERICAN LEGAL PUBLISHING	450.00					
	16813	05/09/22 INTERNET RENEW TO 6/21/23	450.00			101 113 4113	430	1010
		Total for Vendor:	450.00					
39111		5446 ANCOM TECHNICAL CENTER INC	157.50					
	107914	05/05/22 SIREN WORK	157.50			101 417 4417	400	1010
		Total for Vendor:	157.50					
39193		6390 APPLES R US ORCHARD & DISTILLERY	233.25					
	12517	04/29/22 LIQUOR	233.25			609 975 4975	251	1010
		Total for Vendor:	233.25					
39186		7 B & B TRANSFORMER INC	3,619.86					
	27520	05/16/22 1 PAD MT TRANSFORMER	3,619.86*			604 957 4957	270	1010
	27520	05/16/22 D C TRANSIT TAX	16.94*			604 957 4957	270	1010
	27520	05/16/22 D C TRANSIT TAX	-16.94			604	2026	1010
		Total for Vendor:	3,619.86					
39112		203 BAKER & TAYLOR INC	298.75					
	2036717756	04/29/22 BOOKS	163.36			211 550 4550	218	1010
	2036720776	05/02/22 BOOKS	55.21			211 550 4550	218	1010
	2036741887	05/09/22 BOOKS	80.18			211 550 4550	218	1010
		Total for Vendor:	298.75					

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39113		4525 BOLSTER, MIKE	15.00					
	CS0414	05/04/22 CARPET TO TILE TRANSITION	15.00*			101 194 4194	220	1010
		Total for Vendor:	15.00					
39195		5239 BREAKTHRU BEVERAGE MN WINE &	2,600.18					
	344068120	05/11/22 LIQUOR	2,223.55			609 975 4975	251	1010
	344068120	05/11/22 WINE	345.00			609 975 4975	251	1010
	344068120	05/11/22 FREIGHT	31.63			609 975 4975	335	1010
		Total for Vendor:	2,600.18					
39114		2410 CENTRAL MN MUNICIPAL POWER AGE	157,198.01					
	7269	04/29/22 CMMPA DUES-APRIL	1,500.00			604 959 4959	334	1010
	7269	04/29/22 FEES FOR SERVICES	1,232.68			604 959 4959	430	1010
	7269	04/29/22 PURCH'D POWER	121,299.81			604 956 4956	381	1010
	7269	04/29/22 PURCH'D POWER-TRANSMISSION	30,912.40			604 956 4956	381	1010
	7269	04/29/22 CAPACITY PURCHASED-APRIL	966.60			604 956 4956	381	1010
	7269	04/29/22 CIP MONTHLY ASSMNT-APRIL	1,286.52			604 959 4959	429	1010
		Total for Vendor:	157,198.01					
39115		6270 CHAOTIC GOOD BREWING	297.00					
	2247	05/06/22 BEER	148.50			609 975 4975	252	1010
	2249	05/12/22 BEER	148.50			609 975 4975	252	1010
		Total for Vendor:	297.00					
39116		5667 CINTAS	181.40					
	4118502862	05/05/22 MATS-L.S.	90.70*			609 979 4979	410	1010
	4119188178	05/12/22 MATS-L.S.	90.70*			609 979 4979	410	1010
		Total for Vendor:	181.40					
39180		34 CITY OF KASSON	4,212.28					
		05/15/22 339700 GAL TO FILL K.A.C.	4,212.28			101 514 4514	380	1010
		Total for Vendor:	4,212.28					

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39117		5156 DODGE COUNTY INDEPENDENT/DODGE	141.45					
	13959	05/05/22 C C HEARING NOTICE	141.45*			101 111 4111	351	1010
		Total for Vendor:	141.45					
39118		266 DODGE COUNTY RECORDER	138.00					
		Schuetta Property						
		04/21/22 RECORD-DEED, UTIL EASMNT, P&W	138.00*			426 196 4196	430	1010
		Total for Vendor:	138.00					
39119		17 EDGAR TRUCKING	509.58					
	27342	04/06/22 FREIGHT	94.94			609 975 4975	335	1010
	27362	04/13/22 FREIGHT	182.13			609 975 4975	335	1010
	27384	04/20/22 FREIGHT	120.13			609 975 4975	335	1010
	27402	04/27/22 FREIGHT	112.38			609 975 4975	335	1010
		Total for Vendor:	509.58					
39120		5678 FURTHER	106.05					
	16082348	05/05/22 MAY PARTICIPANT FEES	106.05			101 140 4140	440	1010
		Total for Vendor:	106.05					
39121		324 GOPHER	209.75					
	IN177850	05/13/22 WHISTLES/LANYARDS	209.75			101 514 4514	210	1010
		Total for Vendor:	209.75					
39122		77 HAWKINS INC	4,043.33					
	6179627	05/06/22 CHLORINE/CYANURIC ACID/SOD HY	4,043.33			101 514 4514	210	1010
		Total for Vendor:	4,043.33					
39123		5036 HOHENSTEINS INC	378.00					
	501486	05/03/22 BEER	222.00			609 975 4975	252	1010
	505474	05/17/22 BEER	156.00			609 975 4975	252	1010
		Total for Vendor:	378.00					

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39124		2462 HOISINGTON KOEGLER GROUP INC	5,291.25					
	019-041-30	05/13/22 PLANNING SERVICES-APRIL	1,112.50*			101 191 4191	440	1010
	019-041-30	05/13/22 P & Z MTGS	675.00*			101 191 4191	440	1010
	019-041-30	05/13/22 PROJ REVIEW-LINDON MANOR	150.00			101	1155	1010
	019-041-30	05/13/22 PROJ COORDINATION-THOMPSON	2,282.50			101	1155	1010
	019-041-30	05/13/22 PROJ COORDINATION-GOLDEN K	658.75			101	1155	1010
	019-041-30	05/13/22 VAIL & LIONS PARK PLANNING	412.50*			101 522 4522	430	1010
		Total for Vendor:	5,291.25					
39125		6099 IBISCH, TIMOTHY	393.42					
	04/28/22	MILES & PRKG-LOSS CONTROL WKSH	30.25			101 140 4140	332	1010
	05/06/22	MILES-MCMA CONFERENCE	253.89			101 140 4140	332	1010
	05/18/22	MILES-CMPAS MTG	109.28*			604 959 4959	332	1010
		Total for Vendor:	393.42					
39126		6282 ICS	29,260.38					
	8463	04/30/22 LIBRARY REPAIR PROJECT	29,260.38*			210 650 4650	430	1010
		Total for Vendor:	29,260.38					
39196		25 JOHNSON BROTHERS LIQUOR CO	2,077.92					
	2048861	05/10/22 LIQUOR	1,185.38			609 975 4975	251	1010
	2048862	05/10/22 WINE	892.54			609 975 4975	251	1010
		Total for Vendor:	2,077.92					
39127		5863 JOHNSON, AMY	184.55					
	05/15/22	MILES-IIMC YR 1	171.99			101 140 4140	333	1010
	05/15/22	MEAL-IIMC YR 1	12.56			101 140 4140	333	1010
		Total for Vendor:	184.55					
39128		6436 JOHNSON, MELISSA & JAY	105.00					
		CUSTOMER PAID FOR 2 BLVD TREES. CITY FORESTER DETERMINED ONLY 1 WOULD FIT IN THE SPACE. THIS IS THE REFUND FOR THE 2ND TREE OVERPAYMENT.						
	05/06/22	REFUND PAYMENT FOR 1 BLVD TREE	105.00			101	1151	1010
		Total for Vendor:	105.00					

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39129		5190 KASSON AMERICAN LEGION POST 333	200.00					
	05/01/22	L.S. DONATION FOR GOLF OUTING	200.00			609 976 4976	343	1010
		Total for Vendor:	200.00					
39130		43 KASSON CHAMBER OF COMMERCE	360.00					
	05/12/22	SUMMER EDA EVENT SPONSOR	360.00			290 650 4650	430	1010
		Total for Vendor:	360.00					
39131		35 KASSON HARDWARE HANK	795.24					
	04/30/22	R&M SUPPLIES-STREETS	83.57			101 310 4310	220	1010
	04/30/22	SMALL TOOLS-STREETS	25.47			101 310 4310	240	1010
	04/30/22	OPER SUPPLIES-P D	18.98			101 210 4210	210	1010
	04/30/22	R&M SUPPLIES-PARKS	136.90			101 522 4522	220	1010
	04/30/22	R&M SUPPLIES-F D	40.36			101 220 4220	220	1010
	04/30/22	R&M SUPPLIES-K.A.C.	26.47			101 514 4514	220	1010
	04/30/22	R&M SUPPLIES-ELECTRIC	188.82			604 957 4957	220	1010
	04/30/22	SALES TAX	12.98			604 957 4957	220	1010
	04/30/22	SALES TAX	-12.98			604 2025		1010
	04/30/22	D C TRANSIT TAX	0.94			604 957 4957	220	1010
	04/30/22	D C TRANSIT TAX	-0.94			604 2026		1010
	04/30/22	R&M SUPPLIES-WWTP OPERATIONS	6.99			602 947 4947	220	1010
	04/30/22	OPER SUPPLIES-WWTP OPERATIONS	98.88			602 947 4947	210	1010
	04/30/22	SMALL TOOLS-WWTP OPERATIONS	4.98			602 947 4947	240	1010
	04/30/22	R&M SUPPLIES-STORM WATER	11.99			605 963 4963	220	1010
	04/30/22	C H BLDG REPAIRS	116.92			101 194 4194	210	1010
	04/30/22	R&M SUPPLIES-ARENA	34.91			606 516 4516	220	1010
		Total for Vendor:	795.24					
39181		5050 KMGSA	100.00					
	05/01/22	LIQUOR STORE SPONSORSHIP	100.00			609 976 4976	343	1010
		Total for Vendor:	100.00					
39132		3786 KORTERRA INC	3,000.00					
	22259 05/01/22	TICKET SPLIT FEE TO 12/31/22	2,250.00			604 957 4957	437	1010
	22259 05/01/22	TICKET SPLIT FEE TO 4/3/23	750.00			604 1550		1010
		Total for Vendor:	3,000.00					

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39133		3890 LETH ELECTRIC INC	175.00					
	7171	05/09/22 C H EMERGENCY LIGHT (BASEMENT)	175.00			101 194 4194	400	1010
		Total for Vendor:	175.00					
39134		6437 LINBO, GAYLE	26.51					
	05/01/22	REFUND '21 POOL ACCT CREDIT	26.51			101 1151		1010
		Total for Vendor:	26.51					
39135		2617 MENARDS-ROCHESTER NORTH	225.86					
	3370	04/27/22 HANDSOAP	4.81			101 310 4310	210	1010
	3370	04/27/22 HANDSOAP	4.81			101 312 4312	210	1010
	3370	04/27/22 HANDSOAP	4.82			101 517 4517	210	1010
	3370	04/27/22 HANDSOAP	4.82			601 943 4943	210	1010
	3370	04/27/22 HANDSOAP	4.82			602 948 4948	210	1010
	3370	04/27/22 HANDSOAP	4.82			604 957 4957	210	1010
	3370	04/27/22 HANDSOAP	4.82			605 963 4963	210	1010
	3370	04/27/22 SALES TAX	0.33			604 957 4957	210	1010
	3370	04/27/22 SALES TAX	-0.33			604 2025		1010
	3370	04/27/22 D C TRANSIT TAX	0.02			604 957 4957	210	1010
	3370	04/27/22 D C TRANSIT TAX	-0.02			604 2026		1010
	3384	04/27/22 MATERIALS-DOORWAY-CC CHAMBERS	76.01*			101 194 4194	220	1010
	3384	04/27/22 TROWEL/HEX L KEY	13.97			101 310 4310	240	1010
	04385	05/16/22 MATERIALS-LIONS PARK SIGN	102.16			101 522 4522	220	1010
		Total for Vendor:	225.86					
39136		2478 MENARDS-ROCHESTER SOUTH	168.48					
	52098	05/04/22 STRETCH WRAP	5.99			101 310 4310	220	1010
	52098	05/04/22 STRETCH WRAP	5.99			101 312 4312	220	1010
	52098	05/04/22 STRETCH WRAP	6.00			101 517 4517	220	1010
	52098	05/04/22 STRETCH WRAP	6.00			601 943 4943	220	1010
	52098	05/04/22 STRETCH WRAP	6.00			602 948 4948	220	1010
	52098	05/04/22 STRETCH WRAP	6.00			604 957 4957	220	1010
	52098	05/04/22 STRETCH WRAP	6.00			605 963 4963	220	1010
	52098	05/04/22 SALES TAX	0.41			604 957 4957	220	1010
	52098	05/04/22 SALES TAX	-0.41			604 2025		1010
	52098	05/04/22 D C TRANSIT TAX	0.03			604 957 4957	220	1010

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	52098	05/04/22 D C TRANSIT TAX	-0.03			604 2026		1010
	52543	05/13/22 2x4/CONCRETE-LIONS PARK SIGN	126.50			101 522 4522	220	1010
		Total for Vendor:	168.48					
39137		89 METRO SALES INC	480.36					
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.75			101 140 4140	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			101 310 4310	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			101 191 4191	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			101 517 4517	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			290 650 4650	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			601 944 4944	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			602 949 4949	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			604 959 4959	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			605 963 4963	210	1010
	2045843	05/13/22 QTRLY MAINT-B&W 5/13-8/12	26.72			609 976 4976	430	1010
	2045843	05/13/22 SALES TAX	1.84			604 959 4959	210	1010
	2045843	05/13/22 SALES TAX	-1.84			604 2025		1010
	2045843	05/13/22 D C TRANSIT TAX	0.13			604 959 4959	210	1010
	2045843	05/13/22 D C TRANSIT TAX	-0.13			604 2026		1010
	2045843	05/13/22 SALES TAX	1.84			609 976 4976	430	1010
	2045843	05/13/22 SALES TAX	-1.84			609 2025		1010
	2045843	05/13/22 D C TRANSIT TAX	0.13			609 976 4976	430	1010
	2045843	05/13/22 D C TRANSIT TAX	-0.13			609 2026		1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.34			101 140 4140	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			101 310 4310	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			101 191 4191	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			101 517 4517	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			290 650 4650	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			601 944 4944	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			602 949 4949	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			604 959 4959	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			605 963 4963	210	1010
	2045843	05/13/22 QTRLY MAINT-CLR 5/13-8/12	21.31			609 976 4976	430	1010
	2045843	05/13/22 SALES TAX	1.47			604 959 4959	210	1010
	2045843	05/13/22 SALES TAX	-1.47			604 2025		1010
	2045843	05/13/22 D C TRANSIT TAX	0.11			604 959 4959	210	1010
	2045843	05/13/22 D C TRANSIT TAX	-0.11			604 2026		1010

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	2045843	05/13/22 SALES TAX	1.47			609 976 4976	430	1010
	2045843	05/13/22 SALES TAX	-1.47			609 2025		1010
	2045843	05/13/22 D C TRANSIT TAX	0.11			609 976 4976	430	1010
	2045843	05/13/22 D C TRANSIT TAX	-0.11			609 2026		1010
		Total for Vendor:	480.36					
39138		299 MISSISSIPPI WELDERS SUPPLY CO	135.00					
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.28			101 310 4310	210	1010
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.28			101 312 4312	210	1010
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.28			101 517 4517	210	1010
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.29			601 943 4943	210	1010
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.29			602 948 4948	210	1010
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.29			604 957 4957	210	1010
	1463469	05/01/22 QXY/ACETY LEASE TO 6/27/23	19.29			605 963 4963	210	1010
	1463469	05/01/22 SALES TAX	1.33			604 957 4957	210	1010
	1463469	05/01/22 SALES TAX	-1.33			604 2025		1010
	1463469	05/01/22 D C TRANSIT TAX	0.10			604 957 4957	210	1010
	1463469	05/01/22 D C TRANSIT TAX	-0.10			604 2026		1010
		Total for Vendor:	135.00					
39157		2544 MN ASSOC OF CEMETERIES	75.00					
	05/15/22	2022 MEMBERSHIP DUES	75.00			101 518 4518	334	1010
		Total for Vendor:	75.00					
39139		376 MN DEPT OF HEALTH	23.00					
	3798	05/01/22 VOSEN-CLASS B OPER LIC	23.00*			601 944 4944	430	1010
		Total for Vendor:	23.00					
39140		3045 MN DEPT OF TRANSPORTATION	3163,885.21					
	700710	05/10/22 HWY 57	3163,885.21*			424 311 4311	430	1010
		Total for Vendor:	3163,885.21					
39141		5881 NAPA AUTO PARTS	475.04					
	434878	04/05/22 MOTOR TUNE UP	7.99			602 947 4947	220	1010
	434969	04/06/22 WIPER BLADES	40.78			101 210 4210	220	1010
	435827	04/18/22 BATTERY/CORE DEPOSIT	225.55			101 210 4210	220	1010
	435829	04/18/22 OIL FILTER	49.28			604 957 4957	220	1010

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	435829	04/18/22 SALES TAX	3.39			604 957 4957	220	1010
	435829	04/18/22 SALES TAX	-3.39			604 2025		1010
	435829	04/18/22 D C TRANSIT TAX	0.25			604 957 4957	220	1010
	435829	04/18/22 D C TRANSIT TAX	-0.25			604 2026		1010
	436012	04/20/22 12p COM WREN/12p LG COM WREN	33.18			101 522 4522	220	1010
	436013	04/20/22 OIL	6.49			101 522 4522	220	1010
	436749	04/28/22 LAMP-HIGH	49.99			101 210 4210	220	1010
	436756	04/28/22 SYNTH MOTOR OIL/OIL FILTER	61.78			101 210 4210	220	1010
		Total for Vendor:	475.04					
39187		4547 NELSON, JARROD	117.00					
	05/19/22	MILES-CMPAS MTG	117.00*			604 959 4959	333	1010
		Total for Vendor:	117.00					
39142		4213 NEUMAN POOLS INC	298.99					
	6146 05/04/22	CHANNEL GRATE	298.99			101 514 4514	220	1010
		Total for Vendor:	298.99					
39197		60 NORTHERN BEVERAGE DIST. CO. LL	5,905.50					
	949581 05/12/22	BEER	6,180.35			609 975 4975	252	1010
	949581 05/12/22	FREIGHT	2.00			609 975 4975	335	1010
	949582 05/12/22	BEER CREDIT	-276.85			609 975 4975	252	1010
		Total for Vendor:	5,905.50					
39143		2380 OLSON TREE SERVICES INC	9,260.00					
	3880 05/09/22	REMOVE 2 MAPLE TREES	6,480.00			604 957 4957	444	1010
	3880 05/09/22	SALES TAX	325.88			604 957 4957	444	1010
	3880 05/09/22	SALES TAX	-325.88			604 2025		1010
	3880 05/09/22	D C TRANSIT TAX	23.70			604 957 4957	444	1010
	3880 05/09/22	D C TRANSIT TAX	-23.70			604 2026		1010
	3881 05/09/22	REMOVE 1 ASH TREE	2,780.00			604 957 4957	444	1010
	3881 05/09/22	SALES TAX	133.38			604 957 4957	444	1010
	3881 05/09/22	SALES TAX	-133.38			604 2025		1010
	3881 05/09/22	D C TRANSIT TAX	9.70			604 957 4957	444	1010
	3881 05/09/22	D C TRANSIT TAX	-9.70			604 2026		1010
		Total for Vendor:	9,260.00					

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39198		23 PHILLIPS WINE & SPIRITS	1,559.40					
	665017	04/27/22 cr-MIXES	-16.00			609 975 4975	254	1010
	665018	04/22/22 cr-LIQUOR	-99.15			609 975 4975	251	1010
	665018	04/22/22 cr-FREIGHT	-1.90			609 975 4975	335	1010
	6393720	05/10/22 LIQUOR	1,458.75			609 975 4975	251	1010
	6393721	05/10/22 WINE	217.70			609 975 4975	251	1010
		Total for Vendor:	1,559.40					
39199		2509 PLETTA, CATHY	122.85					
	05/19/22	MILES-MMBA CONF	122.85*			609 976 4976	333	1010
		Total for Vendor:	122.85					
39144		780 RAPPE, LINDA	89.42					
	05/13/22	PRKG-LOSS CONTROL WKSHP	14.00			101 140 4140	333	1010
	05/13/22	MILES-LOSS CONTROL WKSHP	18.72			101 140 4140	333	1010
	05/13/22	T PAPER (SAMS)	21.60			101 140 4140	210	1010
	05/13/22	MILES TO DODGE CO-10 TRIPS	35.10			101 140 4140	331	1010
		Total for Vendor:	89.42					
39182		2005 RESERVE ACCOUNT	500.00					
	22870844-4	05/26/22 POSTAGE METER REFILL	150.00			101 140 4140	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	15.00			101 210 4210	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	15.00*			101 310 4310	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	15.00			101 510 4510	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	10.00			211 550 4550	210	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	15.00			290 650 4650	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	20.00			601 944 4944	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	20.00			602 949 4949	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	100.00			604 959 4959	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	15.00			605 963 4963	325	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	10.00			606 516 4516	210	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	100.00			609 976 4976	210	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	10.00			101 518 4518	210	1010
	22870844-4	05/26/22 POSTAGE METER REFILL	5.00			101 220 4220	210	1010
		Total for Vendor:	500.00					

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39200		63 SCHOTT DIST CO INC	10,906.10					
	467402	05/12/22 BEER	10,808.30			609 975 4975	252	1010
	467402	05/12/22 NA BEVERAGE	54.00			609 975 4975	254	1010
	467403	05/12/22 LIQUOR	43.80			609 975 4975	251	1010
		Total for Vendor:	10,906.10					
39145		5838 SCHWICKERT'S TECTA AMERICA LLC	3,100.00					
	S510091640	04/27/22 '22 ROOF INSPECT-L.S.	360.00			609 979 4979	400	1010
	S510091641	04/27/22 '22 ROOF INSPECT-P D	400.00			101 210 4210	400	1010
	S510091642	04/27/22 '22 ROOF INSPECT-WWTP	700.00			602 947 4947	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.43			101 310 4310	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.42			101 312 4312	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.43			101 517 4517	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.43			601 943 4943	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.43			602 948 4948	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.43			604 957 4957	400	1010
	S510091643	04/27/22 '22 ROOF INSPECT-P.W.B.	131.43			605 963 4963	400	1010
	S510091657	04/27/22 '22 ROOF INSPECT-K.A.C.	360.00			101 514 4514	400	1010
	S510092288	05/11/22 '22 ROOF INSPECT-C H	360.00			101 194 4194	400	1010
		Total for Vendor:	3,100.00					
39146		64 SELCO	1,809.64					
	050041	05/04/22 MAY AUTOMATION & P C SUPPORT	1,518.48			211 550 4550	309	1010
	050090	05/05/22 BOOK COVERS	291.16			211 550 4550	218	1010
		Total for Vendor:	1,809.64					
39147		5860 SEMMCHRA	27,307.76					
	04/12/22	HOUSING PASS-THRU	27,307.76*			260 650 4650	430	1010
		Total for Vendor:	27,307.76					
39201		3850 SOUTHERN GLAZER'S WINE &	1,476.46					
	2210333	05/11/22 LIQUOR	1,039.56			609 975 4975	251	1010
	2210333	05/11/22 WINE	415.19			609 975 4975	251	1010
	2210333	05/11/22 FREIGHT	21.71			609 975 4975	335	1010
		Total for Vendor:	1,476.46					

05/19/22
12:01:58

CITY OF KASSON
Claim Approval List
For the Accounting Period: 5/22
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For Pay Date = 05/26/22

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39148		2847 SOUTHERN MN INITIATIVE	500.00					
	05/12/22	2022 FUND CONTRIBUTION	500.00			290 650 4650	430	1010
		Total for Vendor:	500.00					
39184		79 STREICHER'S	161.56					
	I1567967	05/12/22 IRRITANT/EQUIP & BAIL OUT BA	161.56			101 210 4210	210	1010
		Total for Vendor:	161.56					
39202		6231 SxSE MN BREWING CO.	327.00					
	45240	05/12/22 BEER	327.00			609 975 4975	252	1010
		Total for Vendor:	327.00					
39188		6273 TANTALUS SYSTEMS INC	250.00					
	23563	05/17/22 LAN CONTROLLER/SFTWRE LICENSE	250.00			604 1640		1010
		Total for Vendor:	250.00					
39149		204 THATCHER POOLS & SPAS INC	777.19					
	91481-1	05/09/22 POOL CHEMICALS	359.95			101 514 4514	210	1010
	91481-1	05/09/22 BRUSHES	59.40			101 514 4514	220	1010
	91481-1	05/09/22 ROPE	108.00			101 514 4514	210	1010
	91830-1	05/13/22 POOL CHEMICALS	249.84			101 514 4514	210	1010
		Total for Vendor:	777.19					
39203		630 UNIVERSAL TRUCK EQUIPMENT INC	6,947.85					
	57846	05/17/22 DUMP TRUCK REPAIRS	3,473.93			101 310 4310	400	1010
	57846	05/17/22 DUMP TRUCK REPAIRS	3,473.92			101 312 4312	400	1010
		Total for Vendor:	6,947.85					
39206		5035 VALLI INFORMATION SYSTEMS INC	1,987.57					
	82000	04/30/22 UTILITY BILLING MAILING	397.51			601 944 4944	325	1010
	82000	04/30/22 UTILITY BILLING MAILING	397.51			602 949 4949	325	1010
	82000	04/30/22 UTILITY BILLING MAILING	795.04			604 959 4959	325	1010
	82000	04/30/22 UTILITY BILLING MAILING	397.51			605 963 4963	325	1010
		Total for Vendor:	1,987.57					

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CITY OF KASSON
Claim Approval List
For the Accounting Period: 5/22
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For Pay Date = 05/26/22

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39150		4466 VINOPIA INC	96.00					
	0303408-IN	05/04/22 WINE	96.00			609 975 4975	251	1010
		Total for Vendor:	96.00					
39151		2519 VRIEZE, BRYAN	1,525.00					
	489433	05/03/22 OPEN/CLOSE-R HANSON-FULL	525.00			101 518 4518	444	1010
	489433	05/03/22 MOVE-VAN ALLEN	1,000.00			101 518 4518	444	1010
		Total for Vendor:	1,525.00					
39152		5047 WATERVILLE FOOD & ICE INC	274.40					
	04-212652	05/03/22 ICE-L.S.	117.15			609 975 4975	257	1010
	04-212721	05/10/22 ICE-L.S.	157.25			609 975 4975	257	1010
		Total for Vendor:	274.40					
39153		637 WEBER, LETH & WOESSNER PLC	2,508.50					
	APR '22	05/06/22 .2 HR LEGAL ADMIN-NUISANCE AB	29.00			101 160 4160	304	1010
	APR '22	05/06/22 .4 HR LEGAL-P&Z	58.00			101 191 4191	304	1010
	APR '22	05/06/22 .1 HR LEGAL-P&Z FENCE ORDIN	14.50			101 191 4191	304	1010
	APR '22	05/06/22 2.1 HRS LEGAL-CC MTGS	304.50			101 111 4111	304	1010
	APR '22	05/06/22 1.1 HRS LEGAL-NUISANCE ABATEM	159.50			101 111 4111	304	1010
	APR '22	05/06/22 2.5 HRS LEGAL-HAMILTON KASSON	362.50*			290 650 4650	304	1010
	APR '22	05/06/22 1.9 HRS LEGAL-OLD LIBRARY SAL	275.50*			290 650 4650	304	1010
	APR '22	05/06/22 .4 HR LEGAL-HWY 57 PROJ	58.00*			101 310 4310	304	1010
	APR '22	05/06/22 3.2 HRS LEGAL-ROW/EASEMENTS-1	464.00*			101 310 4310	304	1010
	APR '22	05/06/22 .4 HR LEGAL-ELECTRIC RULES	58.00			604 959 4959	304	1010
	APR '22	05/06/22 5.0 HRS LEGAL-16TH ST PROJ	725.00*			426 311 4311	430	1010
		Total for Vendor:	2,508.50					
39154		388 WESCO RECEIVABLES CORP	3,346.82					
	028664	04/29/22 INSULATED CAP/GRD/CONN	2,706.60			604 957 4957	220	1010
	028665	04/29/22 BARE WIRE	640.22			604 957 4957	220	1010
39191		388 WESCO RECEIVABLES CORP	536.66					
	6806	03/25/22 HEAT SHRINK KIT	536.66			604 957 4957	220	1010
		Total for Vendor:	3,883.48					

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12:01:58

CITY OF KASSON
Claim Approval List
For the Accounting Period: 5/22
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For Pay Date = 05/26/22

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
39189		6206 WHEELER, KYLE	258.37					
	05/19/22	MILES-MMUA TRAINING	225.81*			604 959 4959	333	1010
	05/19/22	MEALS-MMUA TRAINING	32.56*			604 959 4959	333	1010
		Total for Vendor:	258.37					
39204		2407 WINE MERCHANTS	776.00					
	7379113	05/10/22 WINE	776.00			609 975 4975	251	1010
		Total for Vendor:	776.00					
39155		50 XCEL ENERGY	19.81					
	778221642	05/03/22 UTIL SERV-STR LT 4/3-5/2	19.81			101 316 4316	380	1010
		Total for Vendor:	19.81					
39158		3207 XCEL ENERGY	37,231.92					
	05/16/22	SERV TRANSFER-DOLLAR GENERAL	37,231.92			604 1568		1010
		Total for Vendor:	37,231.92					
		# of Claims	71	Total:				3502,615.09

05/19/22
12:02:00

CITY OF KASSON
Claim Approval Signature Page
For the Accounting Period: 5 / 22

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Report ID: AP100A

CITY OF KASSON
401 5TH STREET SE
KASSON, MN 55944-2204

The claim batch dated _____ are approved for payment.

APPROVED _____ Council Member

_____ Council Member

See Signature Page

KASSON ECONOMIC DEVELOPMENT AUTHORITY MEETING

Tuesday, March 1st, 2022

Kasson City Hall

12:00PM

MINUTES

Pursuant to due call and notice thereof, a regular meeting of the Kasson Economic Development Authority (EDA) was held at Kasson City Hall this 1st day of March 2022 at 12:00PM.

The following board members were present: Dan Egger, Chris McKern, Michael Peterson, Kathy O'Malley (arrives on item V), Janice Borgstrom-Durst, and Tom Monson

Absent: Jill Moosbrugger.

The following staff members were present: Tim Ibisch- City Administrator, Robert Harris III - EDA Staff

- I. Call Meeting to Order. Egger called the meeting to order at 12:03PM.

- II. Approve Minutes of the Previous Meeting. McKern motioned to approve the previous minutes. Monson seconded.

Ayes (5), Nays (0). Motion carried.

- III. Financial Report. Harris presented the financial report. The financials were reviewed and accepted. Borgstrom-Durst motioned to approve the financials. McKern seconded.

Ayes (5), Nays (0). Motion carried.

- IV. Coordinators Report. Robert Harris III, CEDA, presented the coordinator's report.

Business visits and assistance

- Johnson's General Store will be opening at 211 W Main Street. Opening date yet announced. I met with the owner Kelly Johnson about programs available through the city and provided her with some guidance on a written business plan.
- Chaotic Good Brewing Company – stayed in close communication as we've processed their revolving loan fund request.
- I've had a couple conversations with a local business looking for a new site in town. They've asked to not be named publicly yet.
- I also field 2 calls from businesses looking to move to town. One business refurbishes antique cameras, and the other is a butcher operation.
- We submitted a DEED Main Street Redevelopment Grant application on behalf of the Baymont by Wyndom's renovation project. It was submitted on Monday, 2/21.

Hamilton Multifamily Project

The Hamilton project has received tax abatement approvals from two taxing bodies (city and county). The school still needs to hold a public hearing, but the board has tentatively approved the tax abatement request.

We had a joint project meeting on Thursday, 2/24 with the city engineer, city planner, public works, and the Hamilton design team to work through some design issues with the site. All in all, there are some remaining elements to work through, but it is looking like we will see development start in July or August of this year.

Kasson Historic School Redevelopment

No major updates on the school project. I've spoken with Paul Warshauer a couple of times about the process of requesting TIF assistance, but he won't be ready to make that request until he closes on the building.

Building offer from Trail Creek Coffee Roasters

Sale is not complete yet. I am waiting on purchase agreement and mortgage documents from the city attorney. I should have those later today or tomorrow.

Childcare Dodge County project

I had a joint meeting on Tuesday, February 8th with the Community ED Director and a few of the county staff (Environmental Services Director, Zoning Administrator, Economic Development Coordinator) to discuss the status of childcare in the region and strategize on getting a full center in Kasson. The conclusion was that more analysis is necessary before moving forward.

Kasson Downtown Improvement Task Force

The Downtown Improvement Task Force met a couple of times this month to finalize the details for the March 12th event. Marketing materials can be found in the packet. Event details are now live.

We are planning to have the EDA EAA grant application submitted by Friday, March 11th.

SE MN Transit Committee

No updates on the transit committee. They are expected to make announcement at the SEMLM meeting on March 29th.

SE MN Impact Hub

No major updates.

- V. City Administrators Report. Ibisch presented the Administrators Report. Report included in meeting packet.
- VI. Chaotic Good Brewing Company RLF loan application. Egger presented the revolving loan fund loan committee's recommendation for the Chaotic Good Brewing revolving loan fund application. McKern motioned to approve the loan for \$50,000 at 3.25% for 10 years.

Ayes (6), Nays (0). Motion carried.
- VII. Proposal to purchase parcel adjacent to Vail property. Harris presented a proposal brought forward by the 1st Stop Realty to purchase 8 acres adjacent to the recently acquired Vail property. It was decided to not pursue purchasing the property.
- VIII. Dodge County Childcare initiative. Harris updated the group that he met with some of the staff in Dodge County to discuss childcare issues and priorities in the county. The EDA expressed that childcare services in Kasson are sufficient and there was no interest to subsidize a new facility in the city.
- IX. Welcoming new businesses to town. Since several new businesses have opened in town, Harris recommended that the EDA have a formal process for welcoming new businesses. It was decided that the EDA would collaborate with the Kasson Chamber of Commerce in their ribbon cutting events as a formal welcome to new businesses.
- X. Kasson Solar Garden project. Ibisch presented the potential solar projects that the city is exploring. There are 2 potential sites being explored for solar development.
- XI. Other Business/Open Discussion. None.

XII. Items for March meeting. The group identified the ribbon cuttings as a future agenda item.

XIII. Adjourn. Peterson motioned to adjourn the meeting. Borgstrom-Durst seconded.

Ayes (6), Nays (0). Motion carried. Meeting adjourned at 12:38 PM.

The next meeting will be held at 12:00PM on April 1st, 2022.

Minutes Submitted by:

Robert Harris III, EDA Coordinator

Dan Egger, EDA President

KASSON PARK BOARD MINUTES

draft May 17, 2022 draft

Pursuant to due call and notice thereof, a meeting of the Kasson Park Board was duly held at Kasson City Hall on the 17th day of May 2022 at 6:00 P.M.

THE FOLLOWING PARK BOARD MEMBERS WERE PRESENT: Chuck Coleman, Ryan Christensen and Liza Larsen

THE FOLLOWING WERE ABSENT: Chris Petree, Janet Sinning and Greg Kuball

ALSO PRESENT: Parks & Rec Supervisor Ron Unger and Deputy Clerk Jan Naig

I. Call to Order: The meeting was called to order at 6:02 P.M. by Chairperson Larsen.

II. Approve minutes: Motion by Christensen and second by Coleman, with all voting Aye, to approve the minutes of the April 2022 Park Board Meeting.

III. New Business:

- A. Braxton Raymond signage/court dedication – May 22nd.** Family and friends of Braxton Raymond will be hosting the dedication of the basketball court and signage in Lions Park on Sunday. There will be food and a corn hole tournament. All funds raised will go toward the signage, charities and scholarships. Everyone is invited.
- B. Recommendation – new Park Board Member.** Two applications were received for the open seat on the Board. Jerry Berg has withdrawn his application. The members in attendance were all in agreement to recommend that Jon Knutson be appointed to fill the position. The position will expire in December 2024.

IV. Old Business:

- A. Cemetery fence project.** American Fence Company has completed installation of the chain link fence that separates Maple Grove Cemetery from Windsor Court. The cost of the fence is \$36, 918.00. There were extra fees charged because 55 post holes had to be dug by hand because of the buried cables and fiber.
- B. Boulevard tree program update.** The Treehouse will begin planting the 36 boulevard trees this week. There was only one replacement from last year's planting.

Unger was asked about the trees along Hwy 57. There will be 38 trees removed as part of the highway reconstruction project. This is a State Highway right of way so the City will not be involved with removal or planting new trees.

- C. Boulevard tree program update.** Arbor Day was celebrated on April 29th in Veterans Memorial Park. There were 17 people in attendance. The K-M Lions made a generous donation of \$250.00 to help with the cost of the trees.
- D. Veterans Park Wall update.** Stone by Stone has not completed the cement work around the wall yet. They hope to complete the project in early June. John Dingley of Reticulated Stone will return after everything is complete to make sure everything is in good shape. The final step will be sealcoating the stone by our City crews.
- E. Aquatic Center update.** Unger gave a brief summary of what has been done at the Aquatic Center.
 - The pools are filled.
 - Lifeguard training begins later this week.
 - The staff meeting will be on Saturday.
 - The food and beverage orders have been placed.
 - There was a leak in the bathhouse ceiling that has been repaired.
 - The maintenance contract has been signed and returned.
 - Eighteen deck chairs need to be replaced.
 - The new kitchen appliances have been purchased-microwave, cheese warmer and slushy machine (on back order).

The registration process is going well. There have just been a few complaints about going “cashless” this summer.

There was a brief discussion about allowing food trucks in the park during the weeks of swim lessons when concessions will not be available. No action was taken.

V. Correspondence: None

VI. Adjourn: Motion by Christensen and second by Coleman, with all voting Aye, to adjourn the meeting at 6:30 P.M.

Chairperson

Deputy Clerk

The next scheduled meeting is June 21st. If there are not agenda items, there may not be a meeting until July 19th.

THIS AGREEMENT is made this 18th day of May, ²⁰²²2021, by and between the City of Kasson, a Minnesota municipal corporation, (the "City") and Elijah and Sally Salfer (married) [name(s) & marital status] (the "Owner").

WITNESSETH:

WHEREAS, Owner is the fee owner of real property located in the City of Kasson and legally described on Exhibit A attached hereto (the "Subject Property").

WHEREAS, Chapter 53 of the City's Code of Ordinances is intended to assure the continued integrity of all aspects of the City's wastewater system.

WHEREAS, the City has identified a malfunction in the Owner's connection to the City's wastewater system that threatens the integrity of the system. In the interest of quickly repairing the integrity of the City's system, the City is willing to provide financial assistance for the repair (the "Repair Project") for the Subject Property and to specially assess the cost of the Repair Project to the Subject Property.

WHEREAS, the Owner desires to proceed with the Repair Project without notice of hearing or a hearing on the Repair Project, and without notice of hearing or hearings on the special assessments levied against the Subject Property to finance the Repair Project.

WHEREAS, the City is willing to provide financial assistance for the Repair Project in accordance with the request by the Owner and without such notices or hearings, provided the assurances and covenants hereinafter stated are made by the Owner to ensure that the City will have valid and collectable special assessments as they relate to the Subject Property.

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not provide financial assistance for the Repair Project without such notices and hearings and is doing so solely at the behest, and for the benefit, of the Owner.

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



May 10, 2022

Tim Ibisch, City Administrator
City of Kasson
401 5th Street SE
Kasson, MN 55944-2204

RE: Kasson, MN
Fairgrounds Water Tower
Pay Request 3

Dear Tim:

Enclosed is Pay Request No. 3 for work on the above referenced project. We recommend payment in the amount of \$360,012.21 to:

Maguire Iron, Inc.
P.O. Box 1446
Sioux Falls, SD 57101

Please contact me if you have any questions.

Sincerely,

WHKS & CO.

A handwritten signature in blue ink that reads "Eric Tourdot".

Eric A. Tourdot, P.E.

EAT/et

Enclosures

cc:

Bret Teymer, Maguire Iron, Inc.

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): Maguire Iron, Inc.					Application Number: 3			
Application Period: 3/1/22 - 4/30/22					Application Date: 4/25/2022			
		Work Completed			E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Item Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
1	Design Drawings/Insurance/Bond	\$ 125,000.00	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	80.0%	\$ 25,000.00
2	Mobilization	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -		\$ 50,000.00
3	Foundation	\$ 385,000.00	\$ -	\$ -	\$ -	\$ -		\$ 385,000.00
4	Piping	\$ 300,000.00	\$ -	\$ 285,000.00	\$ -	\$ 285,000.00	95.0%	\$ 15,000.00
5	Steel Receipts	\$ 280,000.00	\$ -	\$ -	\$ 159,773.74	\$ 159,773.74	57.1%	\$ 120,226.26
6	Shop Fabrication	\$ 355,000.00	\$ -	\$ -	\$ -	\$ -		\$ 355,000.00
7	Steel Delivery	\$ 20,700.00	\$ -	\$ -	\$ -	\$ -		\$ 20,700.00
8	Tank Erection	\$ 320,000.00	\$ -	\$ -	\$ -	\$ -		\$ 320,000.00
9	Painting	\$ 105,000.00	\$ -	\$ -	\$ -	\$ -		\$ 105,000.00
10	Electrical	\$ 33,000.00	\$ -	\$ -	\$ -	\$ -		\$ 33,000.00
11	Demo Tower & Existing Items	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -		\$ 40,000.00
12	Fencing and Sitework	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -		\$ 15,000.00
Totals		\$ 2,028,700.00	\$ 100,000.00	\$ 285,000.00	\$ 159,773.74	\$ 544,773.74		\$ 1,483,926.26

CITY OF KASSON

VOLUNTEER BOARDS/COMMITTEES/COMMISSIONS APPLICATION

APPLICANT INFORMATION

(Please use black ink or type)

Date 4/19/22

Application for: Cemetery Board _____ Economic Development Authority _____
Library Board _____ Park Board x _____
Planning & Zoning Commission _____ City Council _____

Personal Information:

Name: Jon Knutson
Address: 1000 9th St NW, Kasson
Telephone: Home: 507-951-8797 Work: _____
Place of Employment: Halcon Furniture
Email address: jon.knutson@halconfurniture.com

Please describe work, volunteer or life experiences that you have had that would prepare you for being a member of this group.

I am a problem solver and planner in all aspects of life. Home projects, volunteering with church kitchen/building/grounds and handyman work keep me thinking and growing in knowledge and experience. My work at Halcon Furniture is directing engineering and helps keep my communication and project management skills sharp. I regularly use many of the existing parks and am familiar with many of their details and features.

What skills and abilities do you have that would be helpful in doing the work of this board/committee/commission?

Idea generation, planning, critical thinking and future-state evaluation.

With what you know about this area, what do you see as the three most significant issues this board/committee/commission will need to address in the next two years?

Considering new park land in the areas of new/proposed housing development.
Maintaining and improving existing park land, structures and equipment.
Paved trail repair.

Personally, with the current knowledge you have of this area, what two or three suggestions/ideas would you like to see discussed?

"Tot Lot" Park Plan - Maintain? Improve? Turn to residential? Right now it seems neglected.

Tree-planting and long-term landscape plan for Lions Park, both north and south sections.

'More official' bridge across the creek in Lions park where snowmobile trail crosses (south bridge). Consider west bridge too.

What one or two contributions do you think you would make, in the short term (first few months) and in the long term (after a year)?

Initially, idea generation and future-state evaluation. Once I understand the responsibilities and expectations of the board and understand the land and facilities involved, I will be able to evaluate ideas and plans, generate suggestions and work as a group to prioritize projects and tasks and help shape the future of Kasson's parks.

Do you have any potential conflicts of interest serving on this board?

No.

Please return to: City Administrator
401 – 5th Street SE
Kasson, MN 55944



KHP LLC

Water Tower Place

**PAUL WARSHAUER,
MANAGING MEMBER,
PRESIDENT**

PHONE:
312-550-7868

PROPERTY
101 3RD Ave SW
Kasson, MN 55944

ADDRESS (Business)
704 Maple St SW
Sleepy Eye, MN 65085

EMAIL:
Grandevenues@gmail.com

Kasson Economic Development Authority
Mr. Timothy Ibisch, City Administrator
City of Kasson
401 5th Street
Kasson, MN 55944

Dear Mr. Ibisch,

KHP LLC formally requests assistance with Tax Incremental Financing for our project, dba, Water Tower Place, located at 101 3rd Avenue in Kasson.

The parcel number is 24.100.1350.

The Seller is KARE, NFP (1918 Kasson Public School, LLLP)

The purchase price is \$150,000.

The estimated project cost is approximately \$10,335,000. based on bids from Beneke and AWH Architects.

The current plan is to create approximately 32 market rate apartments with a focus on providing senior housing.

We look forward to working with you.

Paul Warshauer

Paul Warshauer

For KHP, LLC

**Historic Kasson School Project
Water Tower Place
Project Report**

Prepared for
Paul Warshauer
KHP, LLC
May 2, 2022



CARLSONSV
CPAs & ADVISORS

1321 North Broadway
PO Box 725
New Ulm, MN 56073-0725
507-298-8760 • Fax (507) 354-7687

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**Senior Apartment Building
Kasson School Building
May 2, 2022**

SUMMARY

Project Description

KHP, LLC, is investigating the potential of building a high-end senior living apartment facility as part of the renovation of the Kasson School Building in Kasson, Minnesota. KHP, LLC, by marketing to the rooms will all be equipped with full kitchens.

The Forecast Team

KHP, LLC, has contracted CarlsonSV, LLP (“CarlsonSV”) to provide an analysis for the development of a senior living apartment facility in Kasson, Minnesota. This report covers financial issues related to this facility.

CarlsonSV was established in 1958 and merged with Paul Julin & Company in October of 2002 to form Carlson Highland & Company, LLP, recently shortened to CarlsonSV LLP. CarlsonSV has over 70 full-time personnel in five offices in Minnesota and Wisconsin.

Thomas Byrne of CarlsonSV has over 40 years of independent business development consulting experience. Byrne works with start-up and existing companies interested in starting/expanding their hospitality, agriculture, biomass, biofuel, or renewable energy business. He assists in their efforts to attract private investment capital, private or public financing, USDA guarantees, and tax increment financing grants or a combination of other funding sources. Byrne, along with the CarlsonSV professional staff, develops detailed forecasts, cash assessments and projections, business plans, and feasibility studies. Byrne developed templates to model projects for analysis by public and private finance, private equity and securities firms.

Subject

Management of KHP, LLC, has developed a financial model for senior living apartments. CarlsonSV has investigated various assumptions utilized in the financial forecast prepared by KHP, LLC. The financial forecast is a representation of management and does not include evaluation of the support for all the assumptions underlying the forecast. CarlsonSV has not examined the forecast and, accordingly, does not express an opinion or any other form of assurance on the accompanying statements or assumptions. Furthermore, because events and circumstances frequently do not occur as expected, there will usually be differences that may be material. CarlsonSV has no responsibility to update this report for events and circumstance occurring after the date of this report.

These forward-looking statements are only predictions. The actual result or actions could, and likely will, differ materially from these forward-looking statements for many reasons, including risks described above. CarlsonSV cannot guarantee future results, levels of activity, performance, or achievements.

**Senior Apartment Building
Kasson School Building
May 2, 2022**

KEY ASSUMPTIONS

The old Kasson School building will be comprised of a senior living apartments. The Kasson School Building was built in 1918, and is located in a prime location. The historic building has road access, which will help entice tenants as it will have relatively easy access to many downtown buildings.

KHP, LLC has not secured the final required financing for completion of the senior living apartments facility, but is in final stages of due diligence and accumulation of documents before financing is finalized. Securing suitable financing is critical to KHP, LLC being able to effectively complete the Kasson School senior living apartments plans.

**Senior Apartment Building
Kasson School Building
May 2, 2022**

CONCLUSIONS AND FINDINGS

There are more detailed assumptions located later in the study information. An excel spreadsheet is also available upon request that can be used to stress the project. Our key assumptions for the investment in the project:

KHP, LLC

Summary Forecasted Balance Sheet

	2-May-22	December 2024	December 2025	December 2026	December 2027	December 2028
Current Assets	Construction					
Cash	\$ -	\$ 53,799	\$ 141,998	\$ 230,086	\$ 329,175	\$ 435,513
Account Receivable	-	-	-	-	-	-
Total Current Assets	-	53,799	141,998	230,086	329,175	435,513
Current Ratio		0.60	1.46	2.37	3.39	4.25
Land and land improvements	150,000	150,000	150,000	150,000	150,000	150,000
Building	8,660,157	8,660,157	8,660,157	8,660,157	8,660,157	8,660,157
Equipment	750,000	750,000	750,000	750,000	750,000	750,000
Net Fixed Assets	9,560,157	9,560,157	9,560,157	9,560,157	9,560,157	9,560,157
Accumulated Dep	-	(305,291)	(828,647)	(1,352,003)	(1,875,359)	(2,398,715)
Net Fixed Assets	9,560,157	9,254,866	8,731,510	8,208,154	7,684,798	7,161,442
Other Assets						
Intangible Asset	-	-	-	-	-	-
Net of Amortization	296,263	261,699	202,446	143,194	83,941	24,689
Historic Credit Receivable	-	-	-	-	-	-
Total Other Assets	296,263	261,699	202,446	143,194	83,941	24,689
Total Assets	\$ 9,856,420	\$ 9,570,364	\$ 9,075,954	\$ 8,581,434	\$ 8,097,913	\$ 7,621,643
Current Liabilities						
Prepayments	\$ -					
Accounts Payable	-	2,615	6,362	2,685	2,726	2,767
Accrued Expenses	-	1,000	1,000	1,000	1,000	1,000
Current portion LT NP	-	85,758	89,935	93,418	93,418	98,649
Total Current Liabilities	-	89,373	97,298	97,103	97,143	102,416
LT Liabilities						
Notes Payable	2,971,420	2,923,563	2,837,805	2,747,870	2,654,452	2,555,803
Less Current Portion	-	(85,758)	(89,935)	(93,418)	(93,418)	(98,649)
Total LT Liabilities	2,971,420	2,837,805	2,747,870	2,654,452	2,561,034	2,457,153
Total Liabilities	2,971,420	2,927,178	2,845,167	2,751,555	2,658,177	2,559,569
Members Equity						
TIF and Grants	125,000	125,000	125,000	125,000	125,000	125,000
Historical Tax Credits	3,760,000	3,760,000	3,760,000	3,760,000	3,760,000	3,760,000
Investor Members	3,000,000	3,000,000	2,758,186	2,345,786	1,944,879	1,554,736
Partnership Accum Earnings		(241,814)	(412,399)	(400,908)	(390,143)	(377,662)
Partnership Distributions		-	-	-	-	-
Total Members Equity	6,885,000	6,643,186	6,230,786	5,829,879	5,439,736	5,062,074
Total Liabilities & Equity	\$ 9,856,420	\$ 9,570,364	\$ 9,075,954	\$ 8,581,434	\$ 8,097,913	\$ 7,621,643

**Senior Apartment Building
Kasson School Building
May 2, 2022**

**KHP, LLC
Summary Forecasted Income Statement**

	2024	2025	2026	2027	2028
	7 Months	12 Months	12 Months	12 Months	12 Months
	December	December	December	December	December
Rental Income	\$ 273,980	\$ 469,680	\$ 479,074	\$ 488,467	\$ 497,861
Other Income					
Misc. Income	-	-	-	-	-
Gain on Sale of Assets	-	-	-	-	-
Total Other Income	-	-	-	-	-
Total Income	<u>\$ 273,980</u>	<u>\$ 469,680</u>	<u>\$ 479,074</u>	<u>\$ 488,467</u>	<u>\$ 497,861</u>
Operating Expenses					
Advertising	700	1,224	1,248	1,273	1,299
Bank Fees	140	245	250	255	260
Insurance	5,565	9,731	9,925	10,124	10,326
Property Tax	6,650	11,628	11,861	12,098	12,340
Miscellaneous	140	245	250	255	260
Office Supplies	420	734	749	764	779
Gross Wages	17,500	30,000	30,000	30,000	30,000
Payroll Taxes	1,440	2,468	2,468	2,468	2,468
Employee Benefits	875	1,500	1,500	1,500	1,500
Management Company	13,699	23,484	23,954	24,423	24,893
Pest Control	700	1,224	1,248	1,273	1,299
Professional Fees	3,500	6,120	6,242	6,367	6,495
Repairs/Maintenance	2,940	5,141	5,244	5,348	5,455
Snow Removal and Lawn	2,940	5,141	5,244	5,348	5,455
Elevator Contract	1,470	2,570	2,622	2,674	2,728
Utilities	20,125	35,190	35,894	36,612	37,344
Internet & Software	140	245	250	255	260
Security	595	1,040	1,061	1,082	1,104
Total Operating Expenses	<u>79,539</u>	<u>137,930</u>	<u>140,009</u>	<u>142,121</u>	<u>144,265</u>
EBITA	<u>194,441</u>	<u>331,750</u>	<u>339,064</u>	<u>346,346</u>	<u>353,596</u>
Depreciation & Amortization	(339,855)	(582,609)	(582,609)	(582,609)	(582,609)
Interest Expense	(96,401)	(161,541)	(157,363)	(153,881)	(148,649)
Interest Income	-	-	-	-	-
Net Income	<u>\$ (241,814)</u>	<u>\$ (412,399)</u>	<u>\$ (400,908)</u>	<u>\$ (390,143)</u>	<u>\$ (377,662)</u>

**Senior Apartment Building
Kasson School Building
May 2, 2022**

KHP, LLC Forecasted	2024	2025	2026	2027	2028
Cashflow from Operations	7 Months	12 Months	12 Months	12 Months	12 Months
Net Income	\$ (241,814)	\$ (412,399)	\$ (400,908)	\$ (390,143)	\$ (377,662)
Depreciation and Amortization	339,855	582,609	582,609	582,609	582,609
Receivables	-	-	-	-	-
Accounts Payable	2,615	3,747	(3,677)	40	41
Accrued Expenses	1,000	-	-	-	-
Net Cashflow from Operations	101,656	173,957	178,024	192,506	204,988
Cashflow from Investment Activities					
Proceeds from sale of assets	-	-	-	-	-
Property and equipment purchased	(9,560,157)	-	-	-	-
Organization Expenses	(296,263)	-	-	-	-
Used by Investing Activities	(9,856,420)	-	-	-	-
Cashflow From Financing Activities					
Borrowings on long-term debt	0	-	-	-	-
Payments on long-term debt	2,923,563	(85,758)	(89,935)	(93,418)	(98,649)
Borrowing on capital lease obligation	3,760,000	-	-	-	-
Member Contributions	3,125,000	-	-	-	-
Used by Financing Activities	9,808,563	(85,758)	(89,935)	(93,418)	(98,649)
Net Increase (Decrease) in Cash	53,799	88,199	88,089	99,088	106,338
Beginning Cash and Cash Equivalents	-	53,799	141,998	230,086	329,175
Ending Cash and Cash Equivalents	\$ 53,799	\$ 141,998	\$ 230,086	\$ 329,175	\$ 435,513

**KHP, LLC
Kasson Senior Living Center
Monday, May 2, 2022**

The Project

KHP, LLC will develop the Historic Kasson School into senior living apartments providing the community with high quality living quarters for active seniors. The project will create 30 apartments and one owners apartment. Developer Paul Warshauer will utilize both Minnesota and Federal Historical credits to enhance the equity of the project. He will seek limited partners to fund an additional equity. The project also anticipates Tax Increment Financing (TIF) in the form as a pay as you go funding from the City of Kasson. They will secure bank mortgage to finance the final piece of the project.

The project plans to start construction in January of 2023 with a completion date of May of 2024.

Assumptions:

These forward-looking statements are only predictions. The actual result or actions could, and likely will, differ materially from these forward-looking statements for many reasons, including risks described above. Carlson & Company cannot guarantee future results, levels of activity, performance, or achievements.

**Senior Apartment Building
Kasson School Building
May 2, 2022**

Sources and Uses

Sources:

Term Loan		
Loan amount	\$	2,971,420
Interest Rate	5.60%	
Term in Months	240	
Payment	\$20,608.21	
Federal and State Historic Tax Credits	\$	3,760,000
LLC units		3,000,000
Grants and other funding		125,000
Total Sources	\$	9,856,420

Uses:

Opening Cash	\$	-
Land and Original Building		150,000
Construction		8,660,157
Furniture and Fixtures		750,000
Organizational		296,263
Total Uses	\$	9,856,420

Current Assets

Cash:

This is deemed to be the cash in checking and savings available on the last day of each month of operation.

Land, Property, and Equipment

Land and Land Improvements:

This is the estimated cost of the land and all related improvements.

\$ 150,000

Building:

The estimated building the cost of construction for the 33 apartments is a total of

\$ 8,660,157 See Detail Below

Equipment & Fixtures

Equipment consists of the estimated cost of all ranges, refrigerators, laundry, dishwashers, and Basement Health Center.

\$ 750,000

**Senior Apartment Building
Kasson School Building
May 2, 2022**

Accumulated Depreciation

The buildings are depreciated on a straight line basis over a 27.5 year period. The equipment & fixtures are depreciated over a 7 year period on a straight-line basis.

Intangible Asset

The intangible asset is an estimate of all the organizational and start-up costs including architect fee, consultant fees, landscape architect, fees for historic tax credits, parking and solar consultants, and legal and accounting.

The amount shown is net of amortization. The costs are amortized over a 60 month period from start of operation.

\$ 296,263 See detail below

Other Investment

Accounts Payable

Accounts payable is estimated at 7 days of general operating expenses.

Accrued Expenses

Accrued expense consist of salaries and wages earned but not yet paid per the normal payroll process. This category also includes related Federal payroll taxes that are accrued on wages and salaries but not paid until the due date of the taxes. The company also accrues the real estate taxes on a monthly basis and pays the taxes when required.

Current Portion Long-term Debt

This is the principle portion of the long-term debt that will be due and payable in the next 12 month.

Notes Payable

Loan Number	Interest Rate	Monthly Payment	Beginning Balance	2024 December	2025 December	2026 December	2027 December	2028 December
Bank Mortgage	5.60%	\$ 20,608	\$ 2,971,420	\$ 2,923,563	\$ 2,837,805	\$ 2,747,870	\$ 2,654,452	\$ 2,555,803
	0.00%	-	-	-	-	-	-	-
		<u>\$ 20,608</u>	<u>\$ 2,971,420</u>	<u>\$ 2,923,563</u>	<u>\$ 2,837,805</u>	<u>\$ 2,747,870</u>	<u>\$ 2,654,452</u>	<u>\$ 2,555,803</u>

**Senior Apartment Building
Kasson School Building
May 2, 2022**

Income Assumptions

	2024	2025	2026	2027	2028
Studio Apartments					
Number	0	0	0	0	0
Monthly Rate	\$ 1,250.00	\$ 1,250	\$ 1,250	\$ 1,275	\$ 1,301
Occupancy Rate	95%	95%	95%	95%	95%
Cumulative Inflation from 2024	0%	0%	2%	4%	6%
One Bedroom					
Number	25	25	25	25	25
Monthly Rate	\$ 1,250.00	\$ 1,250	\$ 1,250	\$ 1,275	\$ 1,301
Occupancy Rate	95%	95%	95%	95%	95%
Cumulative Inflation from 2024	0%	0%	2%	4%	6%
Two Bedroom					
Number	4	4	4	4	4
Monthly Rate	\$ 1,500.00	\$ 1,500	\$ 1,500	\$ 1,530	\$ 1,561
Occupancy Rate	95%	95%	95%	95%	95%
Cumulative Inflation from 2024	0%	0%	2%	4%	6%
Owners Apartment					
Number	1	1	1	1	1
Monthly Rate	\$ 2,000.00	\$ 2,000	\$ 2,000	\$ 2,040	\$ 2,081
Occupancy Rate	95%	95%	95%	95%	95%
Cumulative Inflation from 2024	0%	0%	2%	4%	6%
Surface Parking					
Number	25	25	25	25	25
Monthly Rate	\$ 30.00	\$ 30	\$ 30	\$ 31	\$ 31
Occupancy Rate	95%	95%	95%	95%	95%
Cumulative Inflation from 2024	0%	0%	2%	4%	6%
Garage Parking					
Number	12	12	12	12	12
Monthly Rate	\$ 100.00	\$ 100	\$ 100	\$ 102	\$ 104
Occupancy Rate	95%	95%	95%	95%	95%
Cumulative Inflation from 2024	0%	0%	2%	4%	6%

Revenue Detail

	2024	2025	2026	2027	2028
	7 Months December	12 Months December	12 Months December	12 Months December	12 Months December
Studio Apartments	\$ -	\$ -	\$ -	\$ -	\$ -
One Bedroom	207,813	356,250	363,375	370,500	377,625
Two Bedroom	39,900	68,400	69,768	71,136	72,504
Owners Apartment	13,300	22,800	23,256	23,712	24,168
Surface Parking	4,988	8,550	8,721	8,892	9,063
Garage Parking	7,980	13,680	13,954	14,227	14,501
Total Revenue	\$ 273,980	\$ 469,680	\$ 479,074	\$ 488,467	\$ 497,861

Senior Apartment Building Kasson School Building May 2, 2022

General and Administrative Expenses

Advertising

This is the anticipated cost to market the apartments to maintain occupancy.
It is forecasted at \$ 100.00 per month adjusted for inflation.

Bank Fees

Bank fees are fees related to the financial accounts.
It is forecasted at \$ 20.00 per month adjusted for inflation.

Insurance:

Insurance covers general liability, fire, and business owners insurance. This is based on experience of similar projects.
It is forecasted at \$ 795.00 per month adjusted for inflation.

Property Tax:

The property tax is based on the county's estimate that the project will have a tax base of \$4,000,000. The City of Kasson is offering a pay as you go tax increment financing thus lowering the actual out-of-pocket cost for real estate taxes. The amount shown is the actual amount after tax increment financing paid for real estate taxes.

It is forecasted at \$ 950.00 per month adjusted for inflation.

Miscellaneous:

This is a placeholder for any expense that is not predicted and not material enough to have another classification.
It is forecasted at \$ 20.00 per month adjusted for inflation.

Office supplies

Management does not anticipate a material change in office supplies over the periods presented in the forecast. The amount is not material in accordance with the overall expense of the facility.
It is forecasted at \$ 60.00 per month adjusted for inflation.

Gross Wages:

The management plan anticipates that the project will require a part-time maintenance person at an anticipated cost of \$30,000 per year.

Payroll Taxes:

Management anticipates that payroll tax rate will be 8.227% of gross salaries.

Employee Benefits:

Management anticipates that employee benefits will only be offered to the maintenance person: 5.00%

Management Company:

Management intends to hire a management company at a rate of 5% of gross rents to manage the tenants and collect the rents.

Pest Control

The project anticipates it will need to maintain pest control in the common areas.
It is forecasted at \$ 100.00 per month adjusted for inflation.

Professional fees

Professional fees consist of all accounting, legal, and consulting fees paid to professional firms.
It is forecasted at \$ 500.00 per month adjusted for inflation.

Repair and Maintenance

Repair and maintenance costs are estimated utilizing previous experience. These expenses consist of costs of keeping all equipment and buildings in working order.

It is forecasted at \$ 420.00 per month adjusted for inflation.

Senior Apartment Building Kasson School Building May 2, 2022

Snow Removal and Lawn Care

Management anticipates contracting for snow removal and lawn care.

It is forecasted at \$ 420.00 per month adjusted for inflation.

Elevator Contract

The facility will have an elevator therefore requiring regular maintenance and inspections

It is forecasted at \$ 210.00 per month adjusted for inflation.

Utilities

Each of the units will be responsible for their own power. The company will be required to provide power for all common areas and outside security lighting.

It is forecasted at \$ 2,875.00 per month adjusted for inflation.

Internet and Software

Each of the units will be responsible for their own internet. The company will be required to provide internet for all common areas and for security.

It is forecasted at \$ 20.00 per month adjusted for inflation.

Security

To provide a secure environment for the tenants management will install and maintain a security system.

It is forecasted at \$ 85.00 per month adjusted for inflation.

<u>Detail Opening Balance sheet</u>	<u>Amount</u>
Land and land improvements	\$ 150,000
<u>Construction Costs</u>	
Field Supervision	\$ 131,748
General Condition/Temporary Heat	320,000
Hazardous Material Abatement	100,000
Demolition	259,040
Exterior Masonry Restoration	70,000
Roofing	613,660
Windows	590,780
Fit Up Common & Living Space	1,317,000
Elevators & Link	300,000
Fire suppression	155,000
Mechanical	1,550,000
Electrical	620,000
New Utilities	60,000
Site Improvements	311,135
Skylight Restoration	50,000
Green House	34,445
Parking Garages (12)	264,000
Phone & Internet	1,000
Parking Canopies	150,000
Structural Deficiencies	50,000
Permit	37,000
Contingency/Escalation (10%)	698,481
Pre-Construction Fee	12,500
CM Fee	258,430
Testing & Special Inspections	7,500
Builders Risk and Bank Fees	200,000
A/E Fees	331,000
Construction Interest	167,438
Total Construction Costs	<u>\$ 8,660,157</u>
F&E (Appl, drapes carpet etc.	<u>\$ 750,000</u>

**Senior Apartment Building
Kasson School Building
May 2, 2022**

Organizational Costs

Soft Costs

Legal	\$	2,000
Accounting		9,000
Developers' Expenses (reimburse)		5,000
Developer's Expense		2,500
Current Monthly Maintenance Pre-Opening		
Utilities		25,000
Security		5,040
Lawn care & snow removal		4,390
Scavenger/ debris removal		6,000
Taxes		6,600
Insurance		4,500
Maintenance, tools		2,500
Consultant Fees		20,100
Landscape architect		-
Fees for Historic Tax Credits		25,000
Parking / Solar consultants		7,500
Legal and Accounting		7,500
Website, marketing		2,500
Tax Credit Costs attny accountants		120,000
Total Projected Expenses (Pre constr.)		<u>41,133</u>
Total	\$	<u>296,263</u>

The analysis, certified audit, or review of the financial detail is outside the scope of this study. We did, however, analyze the concepts and reasonableness concept and assumptions, and build a financial forecast of managements concepts and assumptions of the key success factors of overall costs, occupancy, and operations. The financial information is to demonstrate management's intent to produce a quality product with a satisfactory rate of return on investment. Our calculation shows Kasson school building project is assuming the cost of construction, do not exceed the estimates, adequate Historic Tax Credits can be secured, and debt can be obtained within the assumptions of the forecast.

Carlson SV LLP

CarlsonSV, LLC

**Senior Apartment Building
Kasson School Building
May 2, 2022**

COMPANY SUMMARY

KHP, is a third party entity formed to acquire additional real estate, while focusing on purchasing and rehabilitating properties in the downtown historic Kasson area, including transforming the Kasson school building into a senior living apartment facility.

The senior living apartments will be headquartered in Kasson, Minnesota – a charming, small town community.

Keys to Success

- Paul Warshauer’s expertise in Historical Tax Credits
- State of Minnesota Legislators renewing the authorizing of Historic Tax
- Paul Warshauer’s background and expertise in high-end restoration of buildings.

Value Proposition

KHP, LLC, will develop 30 senior living apartments that offer high-end lodging and exclusive services.

Located inside a historical school building, the senior living apartments and amenities are designed with the tenant experience in mind, providing a relatively easy access to downtown shops, restaurants, and the Mayo Clinic. Kasson has a bus service to the Mayo Clinic.

The building will offer different size apartments, ample parking with the availability of enclosed and covered garages.

BUSINESS OPERATIONS

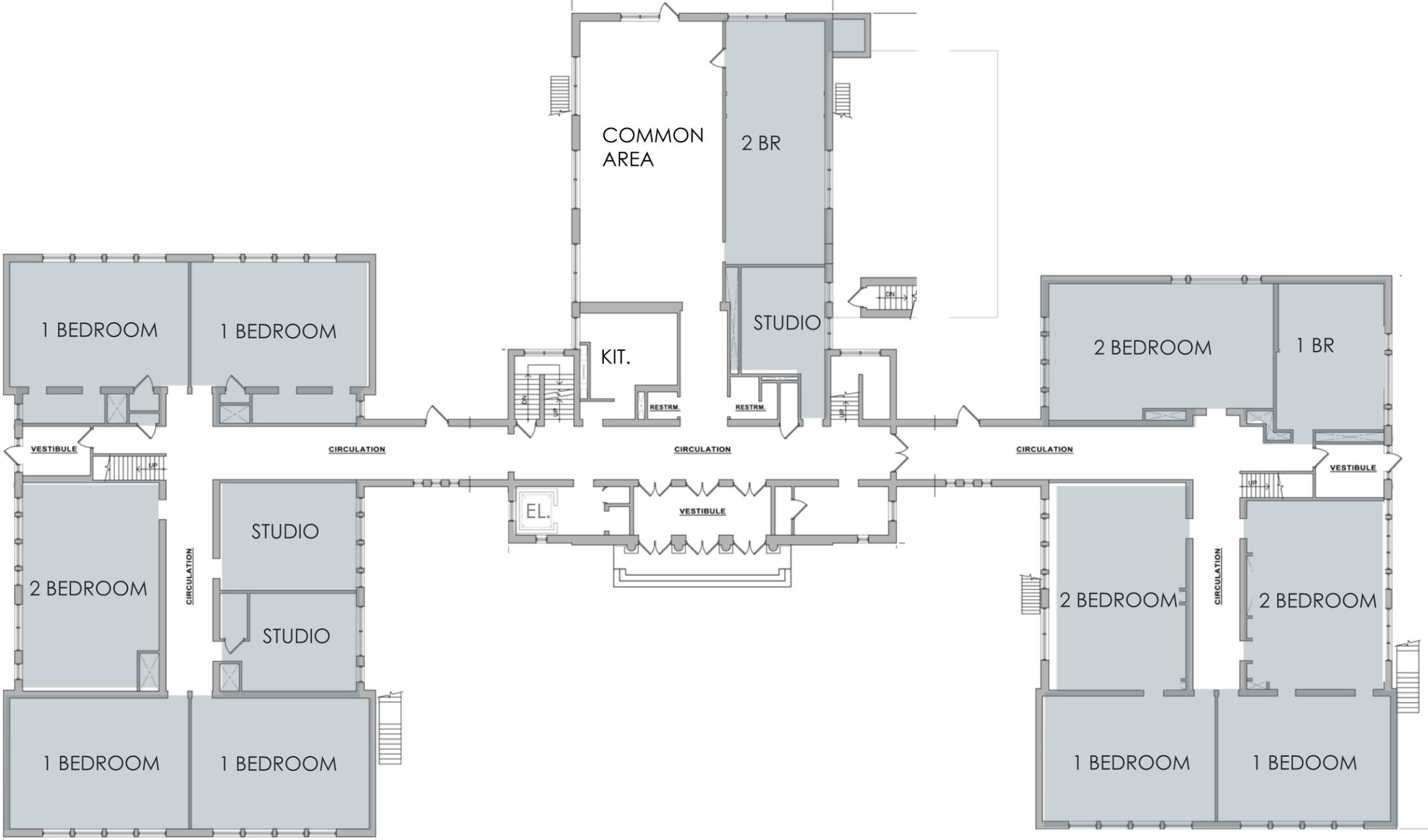
Market

Kasson is an unique city with many differentiating factors from other cities in Minnesota and the country.

The City of Kasson continues to grow and the draw for visitors will also continue into the foreseeable future.

WATER TOWER PLACE - CONCEPTUAL FIT PLANS

5/3/2022



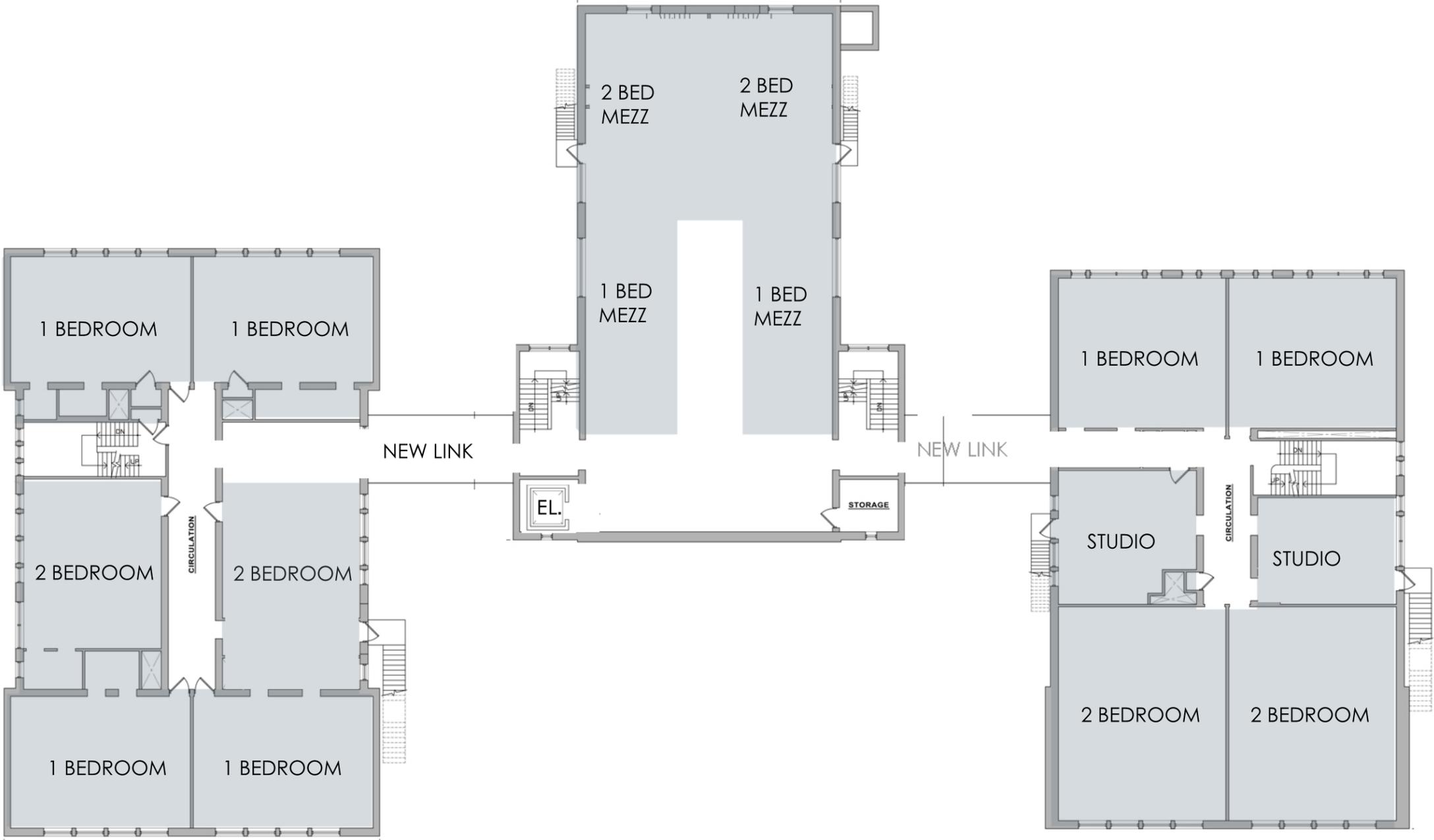
1 FIRST LEVEL FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"



AWH ARCHITECTS

WATER TOWER PLACE - CONCEPTUAL FIT PLANS

5/3/2022



1 SECOND LEVEL FLOOR PLAN
A202 SCALE: 1/8" = 1'-0"



AWH ARCHITECTS

Kasson Apartment Community

Kasson, Minnesota

Executive Summary

According to Kasson's 2040 Comprehensive Plan housing vision, the City values providing opportunities to live, work at a living wage, play and shop in Kasson. The City wants to develop diverse, high-quality housing that meets the current and future residents at all states of life and at various income limits.

The 48-unit Kasson Apartments rental community will incorporate innovative designs, provide affordable housing opportunities, and link transit options to housing. This high-quality housing development will serve residents with a wide range of incomes and will meet the City's housing goals.

Sand Development, LLC

Sand Development, LLC, a subsidiary of Sand Companies, Inc., and its related entities (Sand), have earned a reputation for professionalism, thoroughness and proven results in the development, design, construction, and property management industries. Sand's reputation and accomplishments can be attributed to the many successful partnerships formed over the years.

Since inception in 1991, Sand has successfully completed the construction and/or development of 74 multifamily housing developments (3,741 units), 30 hotels (2,468 guest rooms), 18 commercial projects, 6 residential subdivisions (239 lots) and various other projects. Sand also manages over \$350 million in assets including 34 residential housing developments (1,430 units), 16 hotels (1,599 guest rooms) and 8 commercial/restaurant/conference facilities.

Sand developed its first workforce housing project in 1995 and still owns and operates it today. A \$2.6 million renovation took place at the property in 2012, which completely renovated all buildings, units, and grounds. Since completing this first project, Sand has successfully completed the development of 38 affordable communities (1,575 units).

Site Location

Kasson Apartment's residential site is located near many services, including Hy-Vee. In addition, it provides much needed workforce housing units in a high income community that has a large employer base in and surround Kasson area.

The location of the proposed development is an excellent fit for housing and has all infrastructure complete and is near services. The site also has access to transit through Rolling Ridge Transit, which provides transportation service with notice to Dodge, Olmsted, Winona, Fillmore, and Houston counties.

Building Description

The 48 units of residential housing will be incorporated into one multifamily building three stories in height. Kasson Apartments will have surface parking with approximately two spaces for each unit. Upper floor construction will incorporate wood frame assembly.

Exterior walls finishes will be clad in several long-lasting materials including a concrete masonry component and a cement or fiber board panel system for lap siding. All units will have patios or balconies depending on grade heights. Balconies will be prefinished aluminum decking with powder coated painted railings.



Interior apartment unit walls will be fully finished with painted gypsum board with accent colors. Unit floors will be covered with residential carpeting in the bedrooms, living room and closets. Floor finishes in the baths, kitchens and laundry area will be vinyl. Custom cabinetry will be placed in the baths and kitchens. Each unit will have individual central, gas fired heating and air conditioning along with a full appliance package including range/oven combination, dishwasher, refrigerator and in-unit washer and dryer.

Corridors and stairs will be carpeted with mats used at all entrances. Public entries including lobby area and stair towers will be tile with insert mats as appropriate. Domestic hot water will be supplied from high efficiency central boilers and water storage tanks. Building public areas will be heated with gas fired central heating and air conditioning.

The site will be fully landscaped with trees, shrubs, sod and include a lawn irrigation system. The development will also feature a private children's play area along with a recreation area with benches and outdoor grills.



Attached are preliminary project concepts.

Sustainable Design

Kasson Apartments will follow the Enterprise Green Communities Design Criteria that establishes standards in green building design and construction. Minnesota Green Communities is a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund and Enterprise designed to foster the creation of healthier and more energy efficient housing throughout Minnesota. The initiative supports the production of housing with markedly reduced energy costs, the use of materials beneficial to the environment, conversation minded land use planning and attention to the creation of healthy environments and lifestyles for individuals, children, families, and communities. These standards emphasize an integrated design process that involves the developer, architect, engineers, energy consultant, contractor, and the building management team from the start of the design process.

The project standards will focus on location and neighborhood fabric, site improvements, water conservation, energy efficiency, beneficial materials selections, a healthy living environment and operation and management practices. Examples will include efficient land use, use of Energy Star appliances, water conserving plumbing fixtures, high efficiency HVAC systems and extensive use of LED lighting.

Sustainable building strategies are intended to increase resource efficiency and reduce environmental impacts, but they can also yield cost savings through long-term reductions in operating expenses. Increased energy performance, comfort of residents and a healthier indoor environment are the major benefits, but increased durability of building components and simplified maintenance requirements can lead to financial efficiencies for the development. Sand believes in *"building green with common sense,"* rather than scoring points on abstract scales.

All of Sand's properties are smoke-free. Air filtration and ventilation systems do not eliminate the health hazards caused by secondhand smoke. Tobacco smoke from one unit may seep through the walls, open windows, beneath doors or be circulated by a shared ventilation system or otherwise enter the living space of another resident. In addition to the negative health effects, smoking significantly increases fire hazard and increases cleaning and maintenance costs for the property.

The proposed development will implement and enforce a no-smoking policy for the building. All residents will sign a smoke free lease addendum which prohibits smoking and specifies that it is a violation of the lease. The no-smoking restriction applies to all owners, managers, residents, guests, and servicepersons.

Development Description

Kasson Apartments is a new construction, multifamily development that will consist of 48 units within one building. The target residents will be working families along 4 units designated for individuals and families experiencing long-term homelessness and 5 units serving individuals with developmental disabilities.

The focus of Kasson Apartments will be to meet the significant housing needs of Kasson generated by the increase in people moving to the area for jobs, new and expanding local employers, proximity to Minneapolis/Saint Paul, access to high performing schools and the increasing housing costs in the area that place financial burdens on many Kasson households.

The development will provide a mix of one, two, three, and four-bedroom units, with a majority of the units being two bedrooms or larger. Rents will include water/sewer and refuse removal. All units will serve families with incomes limits 60% or less of area median income (AMI).

Projected Unit Mix, Rents & Income Limits

# of Units	# of BR's	Sq. Ft.	Contract Rents	Rent/Income Limit AMI %	Program Type
5	1	690	\$816	50%/30%	PWD
3	1	690	\$816	50%/30%	HPH
1	1	690	\$659	50%/30%	HPH
12	2	1,089	\$1,027	50%/60%	Affordable
6	3	1,262	\$1,182	50%/60%	Affordable
2	4	1,500	\$1,313	50%/60%	Affordable
3	1	690	\$1,000	60%/60%	Affordable
10	2	1,038	\$1,150	60%/60%	Affordable
4	3	1,262	\$1,300	60%/60%	Affordable
2	4	1,500	\$1,450	60%/60%	Affordable

Table Notes:

1. Unit square footages are approximate values
2. Unit mix, contract rents and income/rent limits are subject to change based on final design and underwriting
3. HPH = high priority homeless unit
4. PWD = people with disabilities unit

Local Participation – A Key to Funding

The largest funding source for the project will be equity from federal housing tax credits which are allocated annually by the Minnesota Housing Finance Agency. This national housing program started in 1987 and has been one of the most successful housing programs in the United States as it promotes private development of affordable housing versus public ownership and management.

Funding for these projects is highly competitive and it takes an experienced developer to navigate the complex application process and a willingness locally to participate in the development. The application weighs heavily on local participation and leverage as this allows more State and Federal dollars to fund more projects. Without local participation, an application has an extremely low chance of being funded. With local participation, the Kasson Apartments application will be extremely competitive.

One of the most common forms of city participation associated with Sand’s past workforce housing developments was the utilization of pay-as-you-go tax increment financing (TIF). Sand has successfully used this financing tool with projects in Lakeville, Albany, Chaska, Chanhassen, Jordan, St. Paul, White Bear Lake, St. Michael, Roseau, Plymouth, and other communities. This tends to be a tool that many cities utilize as it has no up-front costs for the city and also does not create any financial obligations.

It is important to note that the TIF does not need to be in place at the time of the Minnesota Housing tax credit application. If the project is selected and moves forward, the project would only then go through the public hearings and establishment of the TIF district. The only thing needed for the application is a letter from the City supporting the use of TIF for the project.

Leveraging

The success of most affordable projects comes from leveraging a number of sources of funds to fill the project gap. Along with the requested participation from the City of Kasson, Sand is also seeking many other funding options to move the project forward. Below is a preliminary list of funding sources for Kasson Apartments.

Projected Sources of Funds

Type of Funds	Amount	% of Total	Source of Funds
Owner Equity	\$ 9,417,800	72.4%	MN Housing (Tax Credits)
First Mortgage Loan	\$2,924,000	22.5%	Private Lender
Tax Increment Financing	\$645,000	5.0%	City of Kasson
Energy Rebates	13,200	0.1%	Local Energy Provider
TOTALS	\$ 13,000,000	100.0 %	

The purpose of the TIF assistance is to fill the funding gap between the project's uses of funds and what is achievable with the available funding sources and but for the local assistance through TIF, housing serving residents of the incomes and at the rents proposed by Kasson Apartments would not be possible.

Access Development, LLC

366 10th Ave S

PO Box 727

Waite Park, MN 56387

April 26, 2022

Sent via email to Robert Harris (robert.harris@cedausa.com)

City of Kasson and Kasson EDA

401 5th St. SE

Kasson, Minnesota

**RE: Kasson Apartments (Exact Name TBD)
Kasson, Minnesota**

Dear EDA and City Council Members:

Thank you for the opportunity to work together on the development of much needed work-force housing in the City of Kasson.

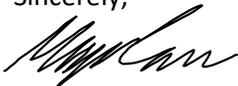
Access Development, LLC, as the developer of Kasson Apartments (exact name TBD), plans to apply for funding through the Minnesota Housing Finance Agency for an approximately 48-unit workforce apartment community with income and rent restrictions ranging from 30-60% of area median income. This funding application through the Minnesota Housing is a very competitive process where each project and their local communities are leveraging local participation to increase the chances of receiving state and federal dollars.

With this in mind, Access Development respectfully requests the following for City Council and EDA consideration:

1. Extend or enter into a new option agreement between the Kasson Economic Development Authority and Kasson Housing Group, LLC with a scheduled closing in May 2023;
2. Sell the Property (as defined within the Option Agreement) of approximately 3.0 acres located at 8th Ave SW to the project for \$100.00;
3. Waive City water and sewer access charges in the approximate value of \$20,000;
4. Waive \$50,000 of project specific infrastructure special assessments; and
5. Provide Tax Increment Financing with a present value of at least \$470,000.

We look forward to discussing this housing community with the City Council and EDA.

Sincerely,



Megan Carr

Vice President of Manager

(CITY OF KASSON LETTERHEAD)

_____, 2022

Minnesota Housing Finance Agency
400 Wabasha Street North
St. Paul, Minnesota 55102
Attention: Multifamily Underwriting

**RE: Housing Tax Credit Program
Kasson, Minnesota**

Dear Multifamily Development:

Our EDA and City Council are a dedicated group that acts as a professional advocate for our community. Adding to the outstanding qualities of our community, we aim to make Kasson a more livable place by creating a welcoming environment for business and residents. With our small-town community charm, excellent schools, beautiful neighborhoods and short commutes to the region's largest employers, Kasson is a great place to live and do business.

Kasson is a growing community in our region and housing is an integral component to Kasson's landscape. One of our community goals is to promote the development and preservation of quality housing that is affordable to all incomes and at all stages of the life cycle. As a developing community, Kasson has great opportunity to provide housing to meet the needs and life-cycle housing choices of all its current and future residents. Lifecycle housing refers to the mix of housing types that meet the housing demands of individuals and families throughout their lives, such as single-family detached homes, townhomes, apartments and senior housing.

The cost of housing, specifically rental rates and home prices, is an increasing concern throughout our region. Concern over the rising costs of housing affects businesses and our residents. To promote and participate in multifamily housing opportunities, the City is willing to provide incentives for developments such as this proposed housing development in our community.

As a cost reduction measure to endorse this project, the City proposes significant local, financial assistance as part of its participation and endorsement. If the project is selected for funding, the City will:

- Write-down the land for the Project Site which has participation equal to \$[87,900] based on an appraisal and sale price of \$100; and
- Waive Project Specific Sewer and Water Access Charges in the amount of \$[20,000];
- Waive Project Specific infrastructure special assessments in the amount of \$[50,000]; and
- Provide Tax Increment Financing with a present value in the amount of \$[470,000] for a [10] year period.

This project will meet locally identified housing needs and that the proposed housing is in short supply in the local housing market. This need is evidenced by the high demand at other affordable properties in our community and the lack of supply of rental housing opportunities.

We respectfully request funding approval for this needed development in the City of Kasson.

Sincerely,

Chris McKern
Mayor

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF KASSON

DODGE COUNTY, STATE OF MINNESOTA

RESOLUTION NO. _____

**RESOLUTION SUPPORTING TAX INCREMENT FINANCING ASSISTANCE
FOR A MULTI-FAMILY HOUSING PROJECT**

WHEREAS, Access Development, LLC (“Developer”) has proposed to develop and construct an affordable, multifamily housing development on a vacant site along 8th Avenue SW in the City of Kasson known as Kasson Apartments (“Project”); and

WHEREAS, Developer intends to apply for Low Income Housing Tax Credit financing to the Minnesota Housing Finance Agency (“Tax Credits”) for the Project; and

WHEREAS, the Project meets the needs of the City and affordable housing is found to be in short supply in the City;

WHEREAS, the success of this application for Tax Credits will depend, to some degree, on local support for the Project through this commitment of Tax Increment Financing.

NOW THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF KASSON, MINNESOTA (“EDA”):

1. The EDA supports the application for Tax Credits for the Project; and
2. Upon receipt of a complete Application for Public Financing from Developer, including the application fee and escrow deposit, city staff is authorized to prepare a Tax Increment Financing Plan (“TIF Plan”) for a tax increment financing district qualified as a housing district with \$665,000 in tax increment financing assistance with a present value of \$[_____] available for the Project, subject to the procedures under state law for the establishment of the tax increment district and the grant of tax increment financing assistance, for consideration by the EDA and City Council; and
3. The EDA staff is authorized to prepare a tax increment financing plan for a Tax Increment Financing District (“TIF District”) qualified as a housing district; and
4. The TIF Plan preparation authorized by this resolution shall be predicated upon the award of Tax Credits for the Project, and if Developer has not secured an allocation of Tax Credits for the Project by February 28, 2023, then the support for the Project expressed by this resolution shall expire and be no longer in effect;

Adopted this _____ day of April, 2022.

Dan Egger, President

RESOLUTION NO. 5.X-22
A RESOLUTION OF THE CITY OF KASSON, MINNESOTA DENYING
THE ANNEXATION OF LINDON MANOR II

WHEREAS, Don E. Marti. has made application annexation of property described as the Southwest Quarter of Section 34, Township 107 North, Range 16 West, Dodge County, Minnesota; and

WHEREAS, the Kasson City Council conducted a public hearing on the annexation request on May 11, 2022; and

WHEREAS, all required public notices regarding the public hearing were posted and sent; and

WHEREAS, the City Council reviewed the annexation request at its meeting of May 11, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAKOPEE, MINNESOTA, that it adopts the following findings of fact relative to the requested annexation request:

Finding A: The Township prefers that annexation occur as a result of comprehensive development proposals rather than on a lot-by-lot basis. Per the orderly annexation agreement with Mantorville Township this is a piecemeal approach to annexation and platting for this parcel.

Finding B: Per the orderly annexation agreement with Mantorville Township, one of the key factors in determining annexation is to ensure that the extension of city services can be done in an orderly and cost-effective way. Development of this area will require extension of city sanitary sewer, city water, electric utility, stormwater infrastructure, and city streets. The city's authority to regulate platting of property and extension of city services outside of its municipal boundary is limited.

Finding C: Land in this area has immediate urban development potential. The City will support annexations within the area provided that planning and zoning and the extension of services can be done in an orderly and cost-effective way.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KASSON, MINNESOTA, that Don E. Marti's request for annexation is hereby denied.

Adopted by the City Council of the City of Kasson, Minnesota, meeting held this 25th day of May, 2022.

Mayor

Attest:

City Clerk

The motion for the adoption of the foregoing resolution was made by Council Member XXn and duly seconded by Council Member XX. Upon a vote being taken, the following members voted in favor thereof: XX. Those against same: XX.

REQUEST FOR COUNCIL ACTION

Meeting – May 25th, 2022

Date: May 19th, 2022

AGENDA SECTION:	ORIGINATING DEPT: Planning
ITEM DESCRIPTION: Annexation Request – Lindon Manor	PREPARED BY:

Background

Les Conway of WSE + Massey Engineering & Survey has submitted an application on behalf of Don Marti, owner, for annexation by petition for approximately 21.39 acres located on the northeasterly part of the Southwest Quarter of Section 34, Township 107 North, Range 16 West. The property is generally located south of the Lindon Manor subdivision (south of 3rd Street SE and east of 8th Avenue SE). The legal description and survey of the proposed annexation is attached.

A concept plan demonstrating potential development for Lindon Manor Second addition was presented and discussed at the March 23rd 2022 City Council Meeting. That concept plan is attached again for your reference.

Upon annexation, the project will need comprehensive plan amendment, rezoning, and plat approvals. The proposed development will be a low density single family residential development.

Staff concerns include the piecemeal approach to annexation and platting for this parcel as it relates to the efficient and orderly development of public infrastructure and streets, particularly 8th Avenue SE. It is recognized that as the remainder of the property develops these improvements will be the responsibility of benefiting property. In past experiences, piecemeal annexation and platting of property has led to challenges in developing planned roadway improvements. Per the orderly annexation agreement with Mantorville Township, one of the key factors in determining annexation is to ensure that the extension of city services can be done in an orderly and cost-effective way. Development of this area will require extension of city sanitary sewer, city water, electric utility, stormwater infrastructure, and city streets. The city's authority to regulate platting of

property and extension of city services outside of its municipal boundary is limited. Partial annexation of this property may result in a less desirable and efficient platting pattern.

COUNCIL ACTION REQUESTED:

Discussion and consideration of a denial of annexation of 21.39 acres referred to as Lindon Manor Second.

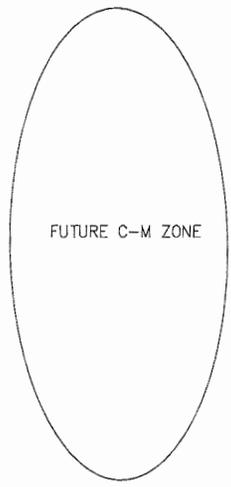
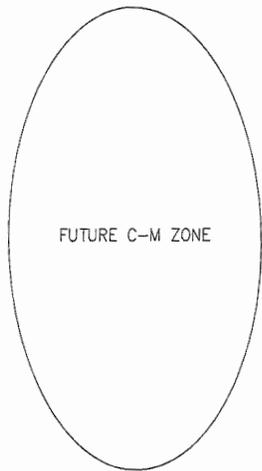
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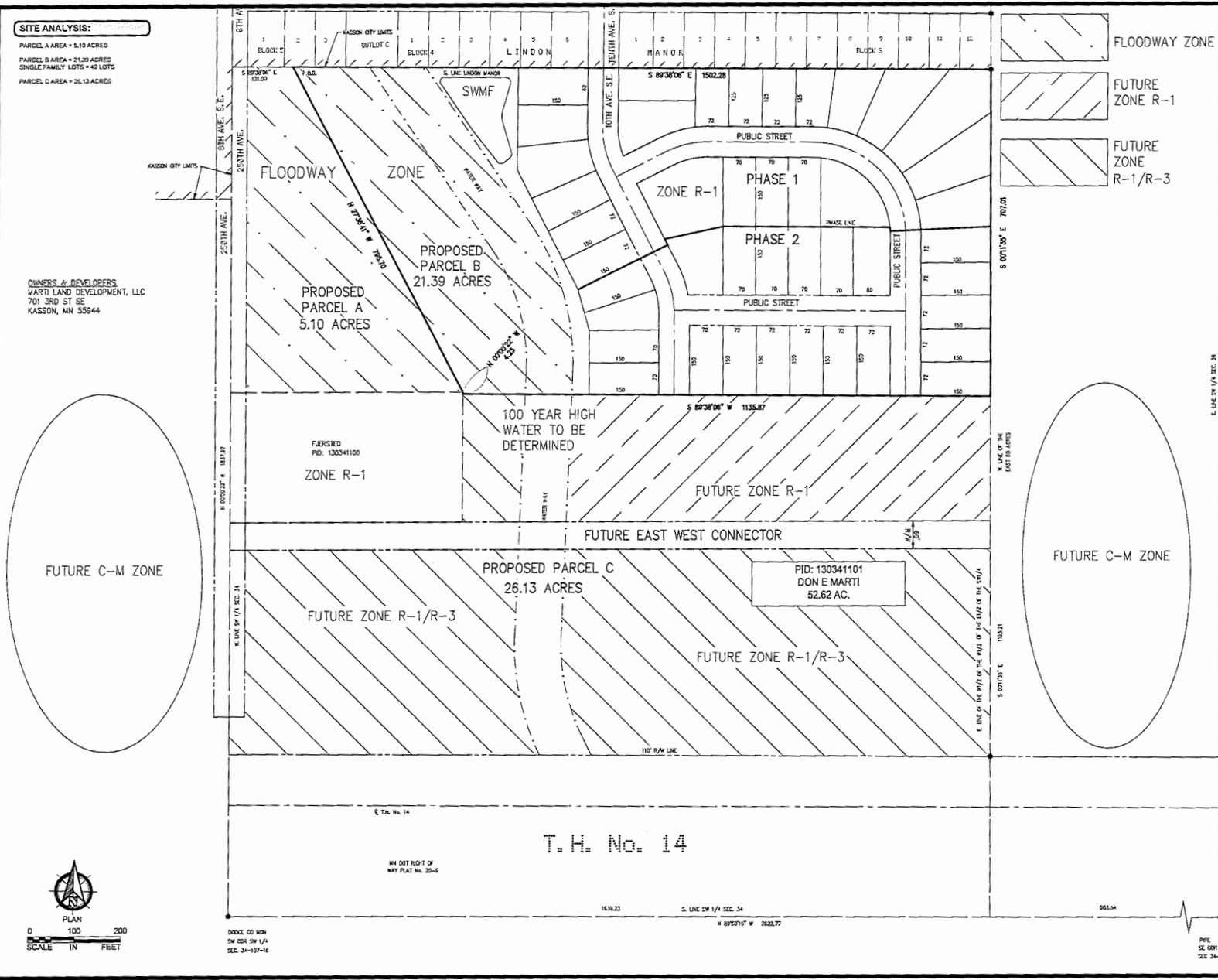
SITE ANALYSIS:

PARCEL A AREA = 5.10 ACRES
 PARCEL B AREA = 21.39 ACRES
 SINGLE FAMILY LOTS = 42 LOTS
 PARCEL C AREA = 26.13 ACRES

OWNERS & DEVELOPERS
 WARD LAND DEVELOPMENT, LLC
 701 3RD ST SE
 KASSON, MN 55944



- FLOODWAY ZONE
- FUTURE ZONE R-1
- FUTURE ZONE R-1/R-3



WSE+MASSEY
 Engineering & Surveying

PH. NO. 507-634-4505
 PLANS@WSE.ENGINEERING
 WWW.WSE.ENGINEERING

KASSON OFFICE
 P.O. BOX 100
 33 B E VETERANS
 MEMORIAL HIGHWAY
 KASSON, MN 55944

PLAINVIEW OFFICE
 320 WEST BROADWAY
 SUITE 3
 PLAINVIEW, MN 55964

ROCHESTER OFFICE
 1712 RESTORATION
 DRIVE SW
 ROCHESTER, MN 55902

REV.	DATE	DESCRIPTION

CONCEPT DRAWING
LINDON MANOR SECOND
KASSON, MINNESOTA

SCALE: _____ 1"=50'

DATE: 3/16/2022

DRAWN BY: G.D.Z.

JOB NUMBER: 2104

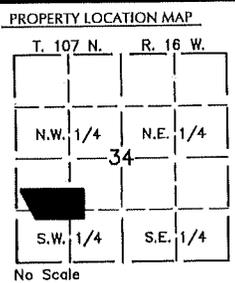
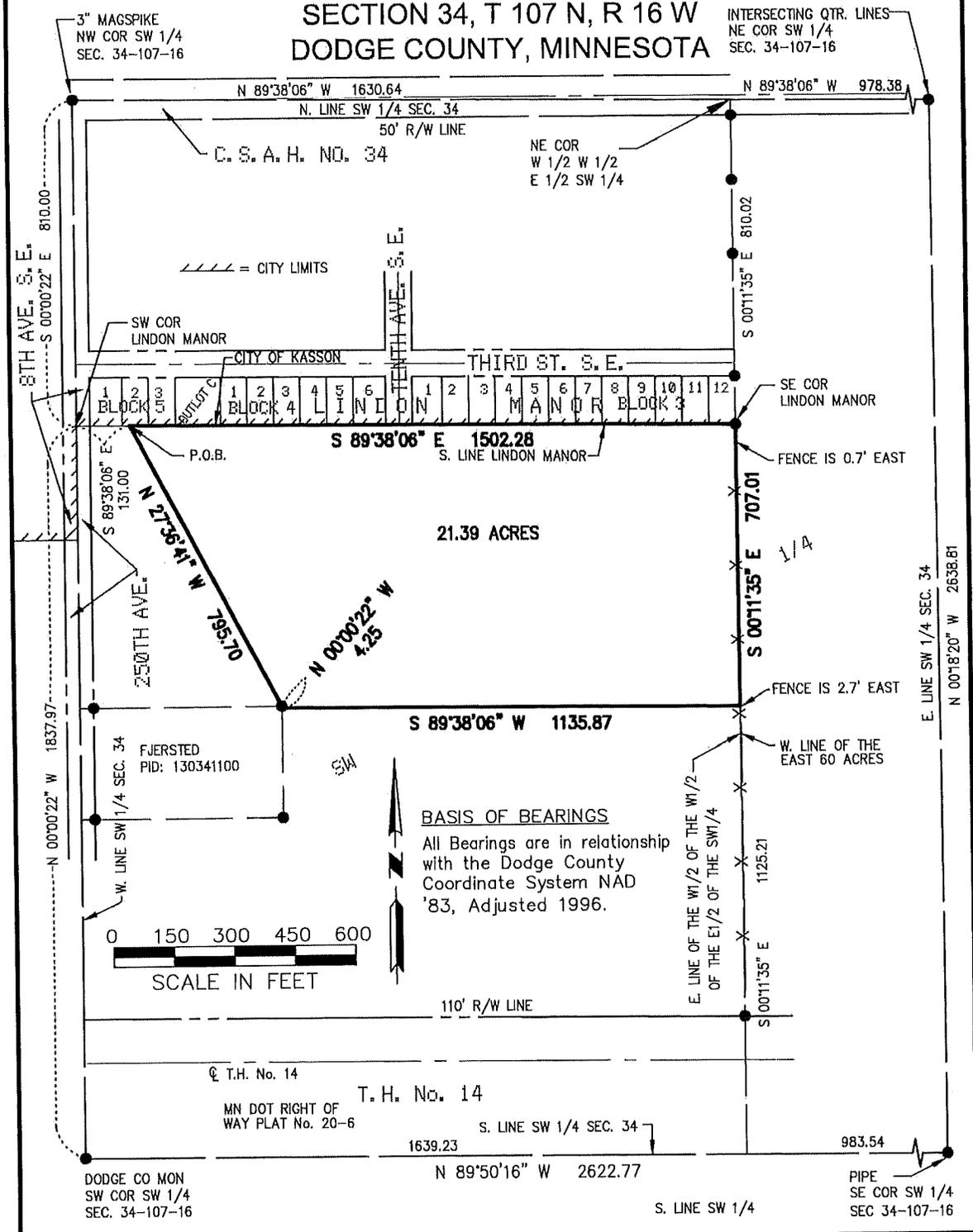
DWG. FILE: 231CEPT.dwg

ANNEXATION EXHIBIT

PART OF THE SW 1/4

SECTION 34, T 107 N, R 16 W

DODGE COUNTY, MINNESOTA



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

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

Date 2/16/2022
 I.C. NO.: 59823

Reinhold Zieman
 Reinhold Zieman

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
 MARTI LAND DEVELOPMENT, LLC
 KASSON, MN

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

DATE: 2/16/2022
 DWG NO. 3816AX01 JOB NO. 3816
 DRAWN BY: G.D.Z. SHEET 1 OF 2

PROPERTY OWNER PETITION FOR ANNEXATION BY ORDINANCE

IN THE MATTER OF THE PETITION OF CERTAIN PERSONS FOR THE ANNEXATION
OF CERTAIN LAND TO THE CITY OF _____, MINNESOTA
PURSUANT TO MINNESOTA STATUTES § 414.033, SUBD. 5

TO: Council of the City of Kasson, Minnesota

AND

Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P. O. Box 64620
St. Paul, MN 55164-0620

PETITIONER(S) STATE: The property owner or a majority of the property owners in number are required to commence a proceeding under Minnesota Statutes § 414.033, Subd. 5.

It is hereby requested by:

the sole property owner; or
 all of the property owners; or
 a majority of the property owners

of the area proposed for annexation to annex certain property described herein lying in the Town of Mantorville to the City of Kasson, County of Dodge, Minnesota.

The area proposed for annexation is described as follows:

That part of the Southwest Quarter of Section 34, Township 107 North, Range 16 West, Dodge County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 34; thence South 00 degrees 00 minutes 22 seconds East (Note: All Bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the west line of said Southwest Quarter, 810.00 feet to the southwest corner of LINDON MANOR as platted in the Records Office, Dodge County, Minnesota; thence South 89 degrees 38 minutes 06 seconds East, along the south line of said LINDON MANOR, 131.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 38 minutes 06 seconds East, along said south line, 1502.28 feet to the southeast corner of said LINDON MANOR and to the east line of the West One-Half of the West One-half of the East One-Half of said Southwest Quarter; thence South 00 degrees 11 minutes 35 seconds East, along said east line, 707.01 feet; thence South 89 degrees 38 minutes 06 seconds West, 1135.87 feet to a monumented line; thence North 00 degrees 00 degrees 22 minutes West, along said monumented line, 4.25 feet to a found pipe; thence North 27 degrees 36 minutes 41 seconds West, 795.70 feet to the POINT OF BEGINNING.

Said parcel contains 21.39 acres.

Said parcel is subject to any easements or encumbrances of record.

1. There are 1 property owners in the area proposed for annexation. (If a property owner owns more than one parcel in the area proposed for annexation, he/she is only counted once as an owner - the number of parcels owned by a petitioner is not counted.)
2. 1 property owners have signed this petition. (If the land is owned by both husband and wife, both must sign the petition to represent all owners.)
3. Said property is unincorporated, abuts on the city's N E W (circle one) boundary(ies), and is not included within any other municipality.
4. The area of land proposed for annexation, in acres, is:
21.39 Unplatted _____ Platted _____ Total
5. The reason for the requested annexation is apart of the orderly annexation for Kasson which is ready for development.
6. The area proposed for annexation will be zoned R-1.

-2-

7. All of the area proposed for annexation is or is about to become urban or suburban in character.
8. The area proposed for annexation is not included in any area that has already been designated for orderly annexation pursuant to Minnesota Statutes § 414.0325, nor in any other boundary adjustment proceeding pending before the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings.

PETITIONERS REQUEST: That pursuant to Minnesota Statutes § 414.033, the property described herein be annexed to and included within the City of Kasson, Minnesota.

Dated: 2-17-2022

Signatures: 

Don E. Marti

NOTE: Pursuant to Minnesota Statutes § 414.033 and Minnesota Rules 6000.0800, the petition to the Office of Administrative Hearings must be accompanied by a certification showing that a copy of the petition was filed within ten (10) days after service on the annexing city to the affected township(s), county, and any other abutting municipality(ies).

NOTE: Under Minnesota Statutes § 414.033, Subd. 5, if the petition is not signed by all of the property owners of the land proposed for annexation, the ordinance shall not be enacted until the municipal council has held a hearing on the proposed annexation after at least 30 days mailed notice to all property owners within the area to be annexed.

Electric Vehicles for Police Dept



Types of Electric Vehicles:

- **Battery Electric Vehicles (BEVs):**

BEVs use a battery to store the electric energy that powers the motor. EV batteries are charged by plugging the vehicle into an electric power source. Examples of BEVs include the Nissan Leaf, Chevy Bolt, Tesla Model 3, etc...

- **Plug-In Hybrid Electric Vehicles (PHEV)**

PHEVs are powered by an internal combustion engine that can run on conventional or alternative fuel and an electric motor that uses energy stored in a battery. The vehicle can be plugged into an electric power source to charge the battery. Examples of PHEVs include the Mitsubishi Outlander, Chrysler Pacifica Hybrid, and Chevy Volt.

- **Hybrid Electric Vehicles (HEV)**

HEVs are primarily powered by an internal combustion engine that runs on conventional or alternative fuel and an electric motor that uses energy stored in a battery. These vehicles do not get plugged into an electric power source for charging and are not a focus of Drive Electric MN. A common example of an HEV is the Toyota Prius.

Benefits

Environmental:

- **Energy Independence:** Gas powered vehicles used about 75% of imported petroleum to create fuel (gasoline, diesel) whereas Plug-in Electric Vehicles uses the electrical grid made up of a mixture of renewables, coal, natural gas, and nuclear sources.
- Environmental savings come as EV produces about half the amount of Greenhouse Gas Emissions than that of a gas powered vehicle. Also depending on source of electricity being used, it can produce less than 5% of emissions of a gas powered vehicle. EVs also have zero tailpipe emissions.

Performance:

- EV have a better capacity of going from idle to high speed much faster, doesn't have the acceleration lag like gas powered vehicles.
- Long-range battery packs can be tucked away to make room for specialized police equipment and customization. EV have no issues running all varieties of electronics with modern electronics being so efficient, like LED lights.
- Some vehicles are capable of reaching speeds up to 135-145 and going from 0 to 60 in 3.5-4.8 seconds (Tesla Model Y)
- The cab room in a Tesla Model Y was roomy enough for all the squad equipment for the City of Eden Prairie.

Maintenance:

- City maintenance crew/normal mechanic may be able to manage all issues unless factory warranty issue
- It costs less to maintain as there are no fluids, plugs, and belts to change creating minimal maintenance costs.
- If vehicles are taken home each night, they could be topped off/ charged overnight.
- Some vehicles are capable of reaching speeds up to 135-145 and going from 0 to 60 in 3.5-4.8 seconds (Tesla Model Y)

Costs

Eden Prairie (EP):

- EP paid \$52,290 for a Tesla Model Y in 2020. The current cost for a Tesla Model Y is \$62,990. It was selected for its speed and handling.
- EP's PW director and maintenance lead amortized the cost of an EV versus traditional gas squad. After 4-5 years the cost for the EV saved them 20K! (Likely even more figuring the price of gas today!)
- EP looked into a **DC Fast Charge** from Tesla but the cost quoted was over \$20,000 and would not offer any deals or discounts.
- Although there is a larger upfront cost for EV, many offer Federal Tax credits
- of up to \$7,500, depending on the vehicle's battery.

Charging:

Level 1 charging:

- Charging a vehicle at “Level 1” means plugging into a standard 120-volt outlet (a typical household electrical outlet). All drivers can charge their EVs at Level 1, which requires no extra equipment or installation. On average, Level 1 provides two to five miles of vehicle range per hour the vehicle is connected.

Level 1 chargers are well-suited to places where people park vehicles for a long time, such as workplaces and homes. EV drivers who typically drive 40-50 miles per day or less may find that a Level 1 charger is adequate for home charging.

Level 2 charging (J1772):

- Charging a vehicle at “Level 2” means plugging into a 240-volt outlet (the same kind that powers appliances like refrigerators). On average, Level 2 stations provide 10 to 20 miles of range per hour the vehicle is connected.

Places where EV drivers will be staying for a while are great locations for Level 2 chargers. Level 2 stations offer faster charging than Level 1 chargers but are much less expensive to install than DC fast chargers. Examples of public locations include workplaces and destinations like hotels, retail centers, major attractions like zoos and parks, park and ride lots, and public parking ramps. Residential examples include single-family homes and multi-unit dwellings such as apartment buildings and condominiums. Homeowners who often drive more than 40-50 miles in a day or want the option for faster charging may choose to install a Level 2 charger.

Direct current (DC) fast charging:

DC fast-charging stations offer the quickest charge available, fully charging a vehicle in around 30 minutes or less, depending on several factors including how “empty” the vehicle battery is, battery capacity, and fast charger’s power output. Additionally, vehicles take longer to charge in cold weather.

The higher the power output of the charger, the quicker the charge:

- 50kW stations are most common, providing vehicles with 80-90 miles of range in 30 minutes.
- 150kW is becoming more common, offering increased speeds and convenience.
- Tesla V3 Supercharging stations with a peak efficiency of 250kW can charge a 2020 long-range Tesla Model 3 (322-mile range) about 23 percent in about five minutes, 80 percent in about 20 minutes, and 100 percent in less than 25 minutes.
- Ultra-fast charging stations with an energy output of 350kW can charge vehicles with large batteries (100kWh+) to 80 percent in about 15 minutes. Vehicles that can accept that power level are only starting to enter the market.

Fast charging provides the ability for EV drivers to travel beyond their home base, making long-distance trips doable in a shorter amount of time. Additionally, they are important in metropolitan settings, with public and private fleets, and for people without good access to home charging.

Things to Think About

- Faribault and Winona both had an EV study completed and funded (by a grant) by Xcel Energy, which would have cost them around **\$12,000-13,000** otherwise.
- Cold Minnesota winters reduce battery life as it can drop the efficacy by 10-15%. (According to Winona and Eden Prairie.)
- Battery packs have to be replaced every 5-7 years which can be very costly (likely not a problem if leased and switched out every few years within warranty period)
- There would be a lot of electronics running, possible using more miles per charge or diminishing the battery life

- 
- If vehicles are continuously being used (not being parked at night or taken home by officers) then the downtime of charging may be a hindrance.
 - Eden Prairie is experiencing an issue with "darking out"; running the vehicle without any lights on (to be stealthy) but are in the process of trouble shooting.
 - It may be a longer wait to upfit with modifications that are standard like a roll cage, lights, push bumper, ect.
 - To upgrade the infrastructure and add charging stations, there are high costs involved.

Additional Information

- The City of Winona chose not to go all electric. They currently have 3 Ford Fusions and Rav 4s which are all Hybrids so they work on both electric and gas but do not plug-in. They do not have the downtime for PD vehicles in the fleet for batteries to charge as their vehicles are out 24/7.
- Eden Prairie does not keep their Tesla out 24/7 but some days have 12+ hours. When assigned officers are not using during a shift, they top-off the charge at the station.
- A way Kasson could gauge usage/savings costs may be installing a secondary electric meter specifically used for charging an electric vehicle.

Midwest EV Info List (March 2022)



Manufacturer								Range			Charging speed (miles/hr)			Performance						
Make	Model	Photo	Seating	EV Type	FWD/RWD/AWD	Base MSRP	Federal tax credit	Price after federal tax credit	Battery size (kWh)	Electric Range (miles)	Total Range (miles)	Charging rates (kW) LZ/DCFC	Level 1 120V	Level 2 240V	DCFC 400+V	MPGe/MPG	Top Spd (mph)	0-60 mph (sec)	Towing capacity (lbs)	Crash Ratings: IIHS/NHTSA
Audi	e-tron (S)		5	BEV	AWD	\$65,900	\$7,500	\$58,400	95	222	208-222	9.6/150	3	21	264	74	124-130	4.3-5.5	4000	Top Safety Pick + / Not rated
Audi	e-tron Sportback (S)		5	BEV	AWD	\$69,100	\$7,500	\$61,600	95	218	218	9.6/150	3	22	274	77	124-131	4.3-5.6	4000	Top Safety Pick + / 5 star
Audi	e-tron GT		5	BEV	AWD	\$102,400	\$7,500	\$94,900	93	238	238	9.6/270	3	23	292	82	155	3.1-3.9	0	Not Rated
Ford	Mustang Mach-E		5	BEV	RWD/AWD	\$43,895	\$7,500	\$36,395	76-99	247-314	247-315	11/115-150	3	30	331	82-103	124	3.5-6.1	0	Top Safety Pick / Not rated
Hyundai	Ioniq 5		5	BEV	RWD/AWD	\$43,650	\$7,500	\$36,150	58-77	220-303	220-303	11/199	4	35	503	98-114	115	5.2-8.0	2000	Not Rated
Kia	EV6		5	BEV	RWD/AWD	\$40,900	\$7,500	\$33,400	58-77	232-310	232-310	11/200	4	36	527	105-117	120	4.6-8.0	2300	Not Rated
Kia	Niro EV		5	BEV	FWD	\$39,990	\$7,500	\$32,490	64	239	239	7.2/75	4	24	199	112	104	7.5	0	Top Safety Pick + / 4 star
Mercedes	EQS		5	BEV	RWD/AWD	\$102,310	\$7,500	\$94,810	108	340-350	340-350	9.6/200	3	27	455.7864	95-97	130	4.3-5.9	0	Not Rated
Polestar	2		5	BEV	AWD	\$47,200	\$7,500	\$39,700	78	249-270	249-270	11/150	3	30	328	92	128	4.5	2000	Not Rated
Porsche	Taycan		4	BEV	RWD/AWD	\$82,700	\$7,500	\$75,200	79-93	201-227	201-227	11/270	2	23	442	69	162	2.6-5.1	0	Not Rated
Rivian	R1T		5	BEV	AWD	\$67,500	\$7,500	\$60,000	135	314	314	11.5/210	2	24	349	70	125	3	11000	Not Rated
Tesla	Model 3		5	BEV	RWD/AWD	\$46,990	\$0	\$46,990	60-75	263-353	263-353	11.5/250	4	41	712	113-141	140-162	3.1-5.3	0	Top Safety Pick + / 5 star
Tesla	Model Y		5-7	BEV	AWD	\$62,990	\$0	\$62,990	75	303-326	303-326	11.5/250	4	41	712	121	135-145	3.5-4.8	3500	Top Safety Pick + / 5 star
Tesla	Model S		5	BEV	AWD	\$99,900	\$0	\$99,900	100+	395-405	395-405	11.5/250	4	38	653	110	155-175	2.0-3.1	0	Good-Acceptable/ 5 Stars
Tesla	Model X		5-7	BEV	AWD	\$114,990	\$0	\$114,990	100	340-360	340-360	11.5/250	3	33	570	96	155-163	2.5-3.8	5000	Not rated/ 5 star
Volkswagen	ID4		5	BEV	RWD/AWD	\$40,760	\$7,500	\$33,260	78	245-280	245-280	11/125	4	34	306	95-112	99-111	5.7-8.7	2700	Top Safety Pick + / Not rated
Volvo	XC40 Recharge		5	BEV	AWD	\$55,300	\$7,500	\$47,800	78	223	223	11/150	3	28	303	85	112	4.7	3307	Top Safety Pick + / Not rated

This table is updated by Jukka Kukkonen, Shift2Electric.

Photos and information sources: Manufacturers' websites and www.fueleconomy.gov

Get the latest version: www.EVInfoList.com

REQUEST FOR COUNCIL ACTION

Meeting Date: May 25, 2022

AGENDA SECTION: New Business	ORIGINATING DEPT: Fin/Admin
ITEM DESCRIPTION: Greenstep Program	PREPARED BY: Greenstep Coordinators Chuck Coleman and Nancy Zaworski

ANNOUNCEMENT:

The City of Kasson has received notice that Kasson is now a Greenstep 3 City!

WHAT IS GREENSTEPS?

"During fall 2007, Minnesota's Clean Energy Resource Teams (CERTs) held regional listening sessions around the state to discuss community-based energy opportunities and the state's Next Generation Energy Act of 2007. The idea was raised of creating a sustainable cities program, free to cities, that would challenge, assist and recognize cities that were "green stars." This idea was taken up by the 2008 Legislature, which directed the MPCA, the Division of Energy Resources at the Minnesota Department of Commerce, and CERTs to recommend actions cities could take on a voluntary basis.

Those recommendations are contained in the report [Minnesota GreenStep Cities](#). Representatives from dozens of cities, non-profit organizations, the University of MN, businesses and state government agencies provided the outline for what has been developed as the Minnesota GreenStep Cities program, which began in June 2010. As a non-regulatory program, GreenStep learns from Minnesota cities and assistance providers, and continually refines the best practice actions and the resources for taking action. The program also benefits from contact with over fifteen other GreenStep-like programs across the nation, and helped create the national [Sustainable States Network](#) in 2015."

KASSON GREENSTEP HISTORY:

- 2.23.2011 Council Resolution #2.1-11 authorizing the City to participate in the Greenstep Program. (see attached).
- June 2011 City awarded Greenstep One
- June 2014 City awarded Greenstep Two

2022 GREENSTEPS DETAIL/ACTIVITY SINCE March 2014:

- Exploration and discussion of many activities. Worked with interested council members and

community members on next steps, particularly EV charging stations. We appreciate their interest and partnership.

- EV charger presentation to Council by Greenstep Coordinator Chuck Coleman on 12/18/2019
- Pursuit of EV grants
- Outreach classes:
 - Raingarden classes
 - Winterization class
 - Water conservation class
 - CIP energy conservation
- Work with Kasson Public Utilities in promotion of energy conservation/CIP program/Outreach
- Monitoring Greenstep requirements
- Update city facility electric and gas monthly usage/costs into the B3 program (a requirement).
- Concentrated effort February and March 2022 to review city activity and update our Greenstep information.

CITY ACTIVITY SINCE 2014:

- 2016 Emerald Ash Borer Plan adopted.
- 2018 Updated Comprehensive Plan- adopted June 2018. Comprehensive Plan partner Hoisington Koegler familiar with Greenstep.
- 2019 Flood- City response to flood. Work and plans to address I & I issues begin.
- 2020 I & I program begins.
- 2020 Ordinance addressing illicit discharges
- Other: Safe Routes to School Plan, solar ordinance adopted, street light conversion plans, trail work, etc
- Land use requirements- Our previous Land Use plan had been inconclusive as to meeting various requirements for the Greenstep Program. With the new Land Use plan and the work by Hoisington Koegler, various aspects were found in the plan. Hoisington Koegler was our guide in gleaning the information from the various parts of the plan and how they could satisfy some of the requirements for Step 3. We are grateful for the review by Hoisington Koegler for our response to Step 3.

NEXT STEPS:

- Chuck and Nancy will collect the award blocks at the League of MN Cities 2022 Annual Conference on Wednesday June 22nd.
- If any Councilmember or staff are attending the Awards Show and Dinner on Thursday evening, the announcement will be made as part of that event.
- Greenstep staff will visit Kasson this summer for a tour and to review possible Greenstep 4.

COUNCIL ACTION REQUESTED:

None

**CITY OF KASSON
RESOLUTION #2.1-11**

**CITY OF KASSON
COUNTY OF DODGE
STATE OF MINNESOTA**

**RESOLUTION AUTHORIZING THE CITY OF KASSON
TO PARTICIPATE IN THE MINNESOTA GREENSTEP CITIES PROGRAM**

WHEREAS, uncertainty in energy prices and the transition away from fossil fuel energy sources present new challenges and opportunities to both the City of Kasson and to the economic health of its citizens and businesses; and

WHEREAS, climate changes have been observed in Minnesota and have the potential to negatively impact local, regional and state economies; infrastructure development; habitat; ecological communities, reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and

WHEREAS, local governments have the unique opportunity to achieve both energy use and climate change gas reductions through building and facilities management; land use and transportation planning; environmental management; and through economic and community development; and

WHEREAS, efforts to address energy and climate issues provide an opportunity to move toward energy self-reliance and greater community resiliency; provide environmentally healthy and cheaper-to-operate public buildings; encourage new economic development and local jobs; and support local food and renewable energy production; and

WHEREAS, Minnesota Session Laws 2008, Chapter 356, Section 13 directed the Minnesota Pollution Control Agency (“MPCA”) and Office of Energy Security in the Department of Commerce (“Office of Energy Security”), in collaboration with Clean Energy Resource Teams (“CERTs”), to recommend municipal actions and policies that work toward meeting the State’s greenhouse gas emissions reduction goals; and

WHEREAS, the Next Generation Act of 2007, Minnesota Session Laws 2007 - Chapter 136:

- (1) sets State greenhouse gas emissions reduction goals of cutting emissions to 15 percent below 2005 levels by 2015, 30 percent below 2005 levels by 2025, and 80 percent below 2005 levels by 2050;
- (2) sets a State energy conservation goal of achieving annual energy savings equal to 1.5 percent of annual retail energy sales of electricity and natural gas;
- (3) establishes an energy policy goal that the per capita use of fossil fuel as an energy input be reduced by 15 percent by the year 2015, through increased reliance on energy efficiency and renewable energy alternatives;
- (4) establishes an energy policy goal that 25 percent of the electricity used in the state be derived from renewable energy resources by the year 2025; and

WHEREAS, a broad coalition of public and private stakeholders including the League of Minnesota Cities, the MPCA, Office of Energy Security and CERTs responded to the 2008 legislation by establishing the Minnesota GreenStep Cities program to provide a series of sustainable development best practices focusing on local government opportunities to reduce energy use and greenhouse gases; and

WHEREAS, the Minnesota GreenStep Cities program assists in facilitating technical assistance for the implementation of these sustainable development best practices; and

WHEREAS, the Minnesota GreenStep Cities program provides cost-effective sustainable development best practices in the following five categories: (1) Buildings and Lighting; (2) Transportation; (3) Land Use; (4) Environmental Management; and (5) Economic and Community Development

NOW, THEREFORE, be it resolved that the City Council of the City of Kasson does hereby authorize the City of Kasson (the "City") to participate in the Minnesota GreenStep Cities program. Be it further resolved that the City:

1. **Appoints Chuck Coleman and Nancy Zaworski to serve as the city's GreenStep coordinators to facilitate best practice implementation; and**
2. **Will facilitate the involvement of community members, civic, business and educational organizations, and other units of government as appropriate in the planning, promoting and implementing of GreenStep Cities best practices; and**
3. **Will identify a short list of best practices for initial implementation by June 1, 2011; and**
4. **Will claim credit for having implemented and will implement in total at least 8 required and optional GreenStep best practices that will result in energy use reduction, economic savings and reduction in the community's greenhouse gas footprint. A summary of the city's implementation of best practices will be posted on the Minnesota GreenStep Cities web site.**

ADOPTED this 23rd day of February, 2011.

ATTEST:

Randy D. Lenth, City Administrator

Tim Tjosaas, Mayor

The motion for the adoption of the foregoing resolution was made by Council Member Hopkins and duly seconded by Council Member Nelson. Upon a vote being taken, the following members voted in favor thereof: Hopkins, Nelson, Tjosaas, Torkelson. Those against same: Marti.

REQUEST FOR COUNCIL ACTION

Meeting Date: May 25, 2022

AGENDA SECTION: New Business	ORIGINATING DEPT: Fin/Admin
ITEM DESCRIPTION: Call Bond 2012A	PREPARED BY: N. Zaworski

1. The scheduled bond payments for Bond 2012A end on 2/1/2023.
2. The bond has a call provision for 2/1/2021.
3. The balance of the portion collected for the street portion in tax levies will be fully collected in this year, 2022.
4. To pay the bond off early would require additional cash disbursements this year from Water, WW and Storm Funds.
Water \$41,355.00
WW \$5,355.00
Storm \$29,865.00
5. There would be interest savings of \$1,575.00 by paying it off on 8/1/22
Streets/Levy \$770.96
Water \$434.23
WW \$56.23
Storm \$313.58

COUNCIL ACTION REQUESTED:

1. Motion to approve the early payoff of Bond 2012A on 8/1/2022.

City Administrator Report

To: Kasson City Council

From: City Administrator Timothy Ibisch

Date: May 19, 2022

Subject: 2022 MCMA Annual Conference

The 2022 MCMA Annual Conference was held May 4-6 in Nisswa, Minnesota. I attended the event on behalf of the City of Kasson. The conference had a theme of **Managing in Times of Crisis.** Throughout the Conference, I was able to interact with many other appointed Administrators from around the State. It was a benefit to speak with other communities about how they are handling staffing retirements/replacements, public engagement, housing, and planning and zoning challenges. I found that Kasson holds its own compared to Minnesota Cities of our size.

Conference Itinerary:

The first guest speaker I heard from was **Tim Eggebraaten**. He is a former 25-year veteran of the Police. His theme was **Working the Beat as The Off Duty Chief**. He discussed work and life equilibrium and how we all face challenges that create our beat in life when balancing family, careers, and struggling to find time for ourselves and our physical, mental, and spiritual health. He also shared strategies and tactics for limiting stress and reducing mental strain.

On Thursday I attended a number of educational sessions. The first was: **Theory of Constraints**. It was led by **Kristin Cox**; she is the world's leading expert on how to apply the Theory of Constraints (TOC) to governments and nonprofits. She is best known for orchestrating a 35 percent improvement across Utah's \$20B executive branch. In this presentation, she provided an overview of TOC; explained why it's important to incorporate its mindset and tools into our management and leadership approach; and shared a few, practical tools. It was also fascinating because she does this all as a completely blind person, visualizing most the information mentally.

The next educational session focused on **Another Look at the Dynamics of the Political/Administrative Relationship**. It was led by **John Nalbandian, Professor Emeritus, University of Kansas**; Professor Nalbandian focused on conceptualizing on the political/administrative relationship first by introducing four fundamental democratic values which challenge a "business like" approach to policy making. Then, he contrasted political and administrative "mindsets" with emphasis on the role of CAOs and department heads as translators. He served as the Mayor of Lawrence, KS as well as his academic roles and it was interesting to hear from inside the head of a former elected City representative.

Another educational session that I attended was **"All Politics is Local" – Not Anymore**. Led by **the MCMA Professional Conduct Committee**, we debated the nationalization of politics including city government. Also, we discussed how "Litmus Test Politics" impacts the ability of the Local Government Manager to build consensus and talked about strategies for helping the community see a path in complexity to solve problems.

On Friday the conference had a session regarding **Senior Advisors Roles**. The panel talked about the ICMA/MCMA Senior Advisors are, where they've worked during their careers in city and county government, and the various ways in which they can help in case issues arise.

The closing session featured Keynote Speaker Prof. **John Nalbandian**. He reviewed **Governing in a Disruptive Environment: Charting a Course in a Stormy Sea**. He talked about how to be an effective leader in a disruptive environment and provided an overview of disruptive forces that can affect your work. He reviewed how he builds, create a problem-solving network, and engages his community.

The theme this year was very much supported by the speakers and the general consensus was the 2022 general election will generate a substantial amount of City Council leadership turnover throughout the state, including a generational shift from baby boomers to Generation X. I appreciate the opportunity to attend conferences like this and thank the Council for their support.

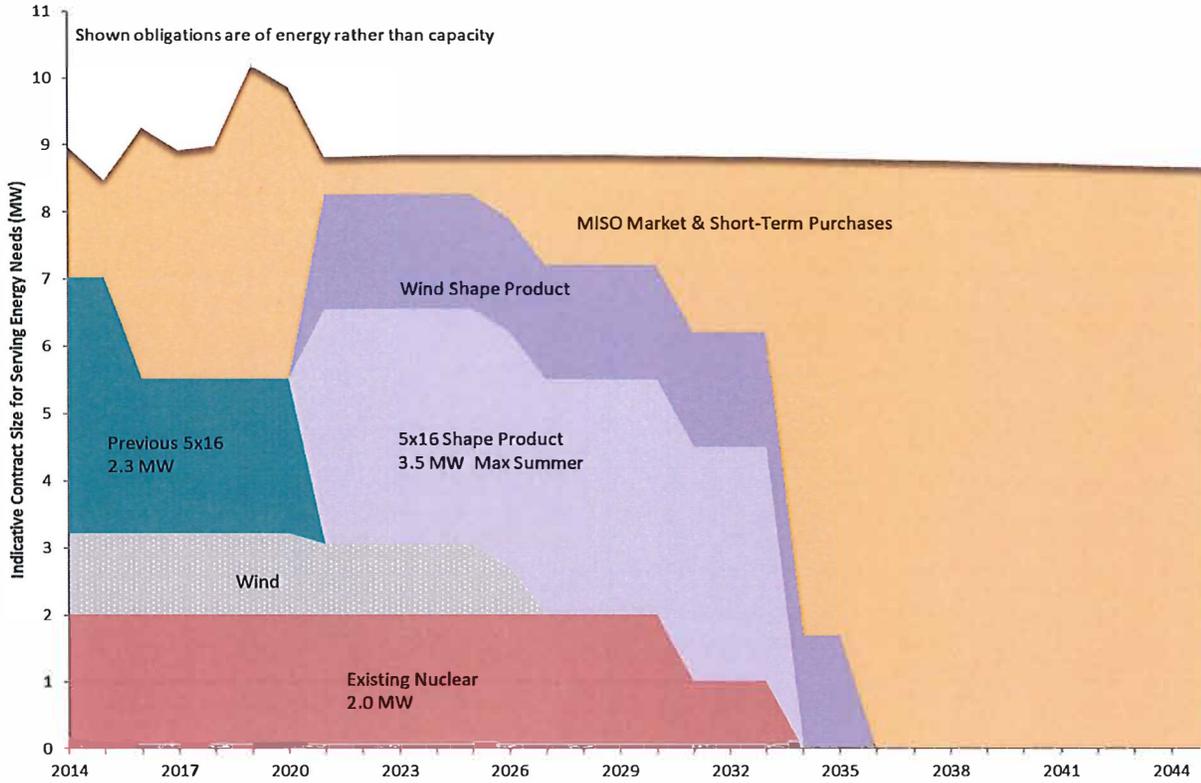
- **CMPAS Update**. I met with the leadership from CMPAS. We may be able to acquire capacity from one of them at a reduced cost in 2023. Additionally, our power position is strong and those contracts can be leveraged if we need to manage rates for next year. Additionally, the City of Delano has given notice that it is contemplating leaving the organization. Their clock has started and end in 2025. Their contracts will also need to be reviewed and possibly we could get some capacity through that means as well.
- **SE MN CEDS**. I attended the CEDS SWOT Focus Group session at Woodlake Meeting Center in Rochester last week. It was well attended and I have handouts for each Councilmember. One particular area of interest was the housing availability issues in Dodge County. If you review the documents, you'll that there is less than 1% open for both single family and rental markets. Please let me know if you have any questions.
- **Hwy 57 Open House**. Although the weather was unfavorable, there was a lot of interest in the project as evidenced by the good turnout. There were many questions asked regarding the process and how things will go. Included in tonight's packet is an assessment roll with a few changes from the preliminary numbers. Even though the project costs have risen, the staff recommendation is to hold the numbers from previously.

Meetings of Event Attended or Planned

May 2	Shared facility use meeting-Sup. Matuska Xcel Energy Dollar General Meeting
May 3	EDA Board Personnel Committee
May 4	MCMA Conference
May 5	MCMA Conference
May 6	MCMA Conference
May 9	PZ Board

May 10	Hwy 57 Pre-con
May 11	Chamber of Commerce City Council
May 12	City Engineer Vail Planning Meeting CMPAS-power portfolio review
May 13	SELCO One-on-One
May 16	CEDS-Wood Lake Center
May 17	MCMA Member Connect CMPAS Personnel Committee
May 18	CMPAS Regular May meeting
May 19	DRC Review City Engineer
	Hwy 57 Open House
May 25	City Council

Kasson Portfolio As of April 2022



Daily Dispatch of Kasson Contracts July 2025 Weekday

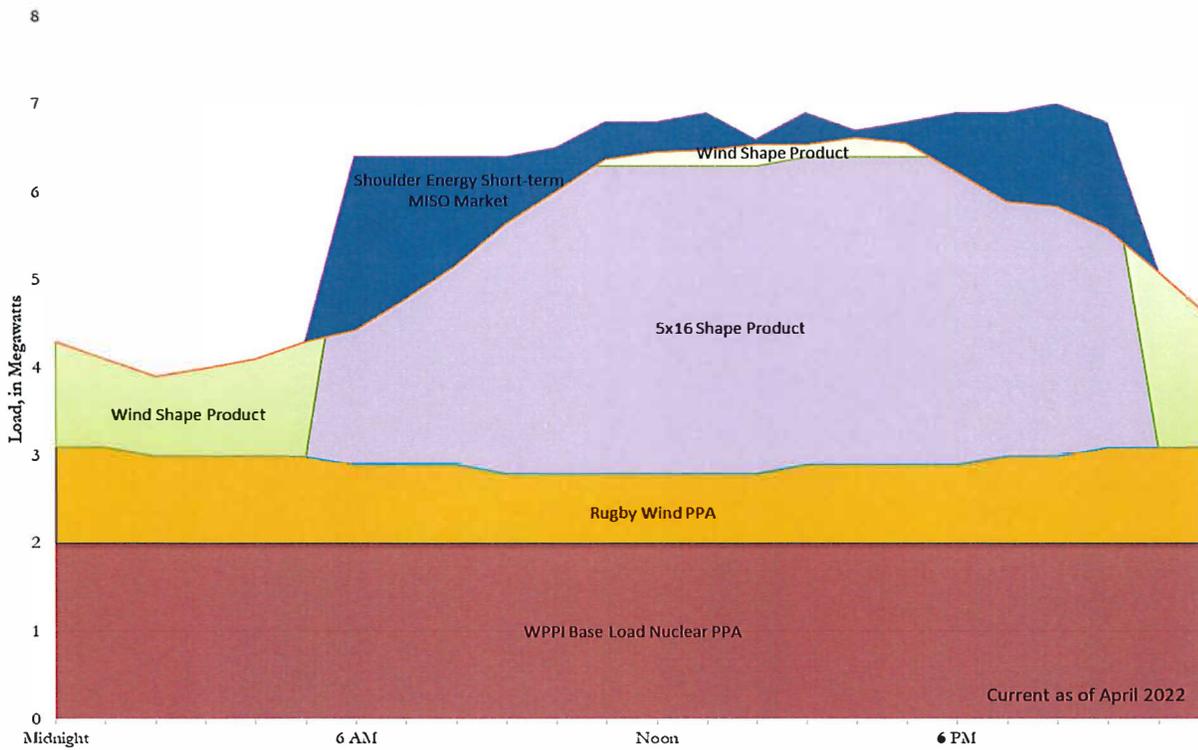


EXHIBIT X2: LOAD AND CAPACITY PLAN FOR KASSON

ACTUAL VALUES THROUGH CURRENT PLANNING YEAR (THROUGH MAY)



2021			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Peak Demand Forecast	A	Coincidental	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6
Planning Reserve Margin %	B	% Factor	0.089	0.089	0.089	0.089	0.089	0.094	0.094	0.094	0.094	0.094	0.094	0.094
Transmission Loss %	C	% Factor	0.037	0.037	0.037	0.037	0.037	0.033	0.033	0.033	0.033	0.033	0.033	0.033
PRMR (Planning Reserve Margin Requirement)	D	$A * (1+B) * (1+C)$	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6
Capacity Sources Total	E	Total of Capacity Resources	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Capacity Sales	F	Capacity Only Sale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capacity Purchases	G	Capacity Only Purchase	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Available Capacity	H	$E + F + G$	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Capacity Deficiency/(Surplus)	I	$D + H$	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Mandatory Purchase	J	If Applicable	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6	-6.6
Final Position	K	$I + J$	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2022			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Peak Demand Forecast	A	Coincidental	7.6	7.6	7.6	7.6	7.6	7.9	7.9	7.9	7.9	7.9	7.9	7.9
Planning Reserve Margin %	B	% Factor	0.094	0.094	0.094	0.094	0.094	0.087	0.087	0.087	0.087	0.087	0.087	0.087
Transmission Loss %	C	% Factor	0.033	0.033	0.033	0.033	0.033	0.026	0.026	0.026	0.026	0.026	0.026	0.026
PRMR (Planning Reserve Margin Requirement)	D	$A * (1 + B) * (1 + C)$	8.6	8.6	8.6	8.6	8.6	8.8	8.8	8.8	8.8	8.8	8.8	8.8
Capacity Sources Total	E	Total of Capacity Resources	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Capacity Sales	F	Capacity Only Sale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capacity Purchases	G	Capacity Only Purchase	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Available Capacity	H	$E + F + G$	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Capacity Deficiency/(Surplus)	I	$D + H$	6.6	6.6	6.6	6.6	6.6	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Mandatory Purchase	J	If Applicable	-6.6	-6.6	-6.6	-6.6	-6.6	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8
Final Position	K	$I + J$	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

2023			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Peak Demand Forecast	A	Coincidental	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9
Planning Reserve Margin %	B	% Factor	0.087	0.087	0.087	0.087	0.087	0.087	0.087	0.087	0.087	0.087	0.087	0.087
Transmission Loss %	C	% Factor	0.026	0.026	0.026	0.026	0.026	0.026	0.026	0.026	0.026	0.026	0.026	0.026
PRMR (Planning Reserve Margin Requirement)	D	$A * (1 + B) * (1 + C)$	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8	8.8
Capacity Sources Total	E	Total of Capacity Resources	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Capacity Sales	F	Capacity Only Sale	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Capacity Purchases	G	Capacity Only Purchase	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Available Capacity	H	$E + F + G$	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0	-2.0
Capacity Deficiency/(Surplus)	I	$D + H$	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Mandatory Purchase	J	If Applicable	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8	-6.8
Final Position	K	$I + J$	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

CITY OF KASSON
RESOLUTION #5.X-22

RESOLUTION CALLING HEARING ON
ASSESSMENTS FOR TRUNK HIGHWAY 57 IMPROVEMENTS

WHEREAS, the City Clerk, with the assistance of the City consulting engineer, has prepared an assessment roll for the Trunk Highway 57 Improvements Project, and said proposed assessment roll is on file with the City Clerk and open to public inspection;

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

1. The Clerk shall publish notice that this Council will meet to consider the proposed assessments on 22nd of June, 2022, at six o'clock P.M. in the City Hall, Council Chambers of said City of Kasson, Minnesota. The published notice shall be in substantially the form set forth on Exhibit A attached hereto.

2. A copy of the notice in substantially the form set forth in Exhibit B attached hereto shall be mailed to the owners of each parcel of property described in the assessment roll. Said notice attached as Exhibit A hereto shall be published by the City Clerk in the official newspaper at least two weeks prior to the hearing and the notice attached hereto as Exhibit B shall be mailed by the Clerk to the owners of each parcel described in the assessment roll.

3. If the adopted assessment differs from the proposed assessment as to any particular lot, piece or parcel of land, the Clerk shall mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the Council in interest rates or prepayment requirements from those contained in the mailed notice of the proposed assessment.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

EXHIBIT A

NOTICE OF HEARING ON ASSESSMENTS
FOR TRUNK HIGHWAY 57 IMPROVEMENTS

TO WHOM IT MAY CONCERN:

TIME AND PLACE
GENERAL NATURE OF
IMPROVEMENTS:

Notice is hereby given that the City Council of the City of Kasson, Minnesota, will meet in the City Hall, Council Chambers of said City of Kasson, Minnesota, on the 22nd day of June, 2022, at six o'clock P.M. to conduct a public hearing and consider objections to the proposed assessments for Trunk Highway 57 Improvements Project heretofore ordered by the City Council.

ASSESSMENT ROLL
OPEN TO INSPECTION:

The proposed assessment roll is on file with the City Clerk and open to public inspection.

AREA PROPOSED
TO BE ASSESSED:

The area proposed to be assessed consists of every lot, piece or parcel of land benefitted by said improvement, which has been ordered made and is as follows in the City of Kasson, Minnesota:

Trunk Highway 57 from 2nd Street SW to 11th Street NE

TOTAL AMOUNT
AND TERM OF PROPOSED
ASSESSMENT:

The total amount proposed to be assessed is \$709,150.00 and is proposed to be payable in annual installments over a period of 15 years.

WRITTEN OR ORAL
OBJECTIONS:

Written or oral objections will be considered at the hearing.

RIGHT OF APPEAL:

An owner of property to be assessed may appeal the assessment to the district court of Dodge County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

LIMITATION ON

No appeal may be taken as to the amount of any

APPEAL:

assessment adopted by the City Council unless a written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

DEFERMENT OF ASSESSMENTS:

Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. The City has elected to establish deferment procedure pursuant to those Sections and the City Assessment Policy.

MAILED NOTICE:

The notice of this hearing mailed to property owners contains additional information.

DATED: May 25, 2022.

BY ORDER OF THE CITY COUNCIL

/s/_____.
City Clerk

EXHIBIT B

NOTICE OF HEARING ON ASSESSMENTS
FOR TRUNK HIGHWAY 57 IMPROVEMENTS

TO: Parcel No. Name

TIME AND PLACE
GENERAL NATURE OF
IMPROVEMENTS:

Notice is hereby given that the City Council of the City of Kasson, Minnesota, will meet in the City Hall, Council Chambers of said City of Kasson, Minnesota, on the 22nd day of June, 2022, at six o'clock P.M. to consider objections to the proposed assessments for Trunk Highway 57 Improvements Project heretofore ordered by the City Council.

ASSESSMENT ROLL
OPEN TO INSPECTION:

The proposed assessment roll is on file with the City Clerk and open to public inspection.

AREA PROPOSED
TO BE ASSESSED:

The area proposed to be assessed consists of every lot, piece or parcel of land benefitted by said improvement, which has been ordered made and is as follows in the City of Kasson, Minnesota:

Trunk Highway 57 from 2nd Street SW to 11th Street NE

TOTAL AMOUNT
AND TERM OF PROPOSED
ASSESSMENT:

The total amount proposed to be assessed is \$709,150.00 and is proposed to be payable in annual installments over a period of 15 years.

WRITTEN OR ORAL
OBJECTIONS:

Written or oral objections will be considered at the hearing.

RIGHT OF APPEAL:

An owner of property to be assessed may appeal the assessment to the district court of Dodge County pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

**LIMITATION ON
APPEAL:**

No appeal may be taken as to the amount of any assessment adopted by the City Council unless a written objection signed by the affected property owner is filed with the Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. All objections to the assessments not received at the assessment hearing in the manner prescribed by Minnesota Statutes, Section 429.061 are waived, unless the failure to object at the assessment hearing is due to a reasonable cause.

**DEFERMENT OF
ASSESSMENTS:**

Under the provisions of Minnesota Statutes, Sections 435.193 to 435.195, the City may, at its discretion, defer the payment of assessments for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. The City has elected to establish deferment procedure pursuant to those Sections and the City Assessment Policy.

**SPECIFIC AMOUNT TO
BE ASSESSED:**

The amount to be specifically assessed against your particular lot, piece of parcel of land is shown on the attached assessment roll.

**ADOPTION OF ASSESSMENT
AT HEARING:**

The City Council may adopt the proposed assessment at the hearing.

PREPAYMENT:

You may prepay the entire assessment to the Clerk of the City until the assessment roll is certified to the County Auditor or prior to November 15, 2022; after certification to the County Auditor, prepayments of the entire amount remaining due may be made to the County Auditor at any time prior to November 15 of any year.

**PARTIAL
PREPAYMENT**

The City Council has authorized the partial prepayment of assessments prior to certification of the assessment or the first installment thereof to the County Auditor.

**PREPAYMENT WITHOUT
INTEREST, OR WITH
INTEREST TO END OF
YEAR:**

No interest shall be charged if the entire assessment is paid by the certification of the assessment roll. At any time prior to November 15 of any year, the owner may prepay to the County Auditor the whole assessment remaining due with interest accrued to December 31 of the year in which the prepayment is made.

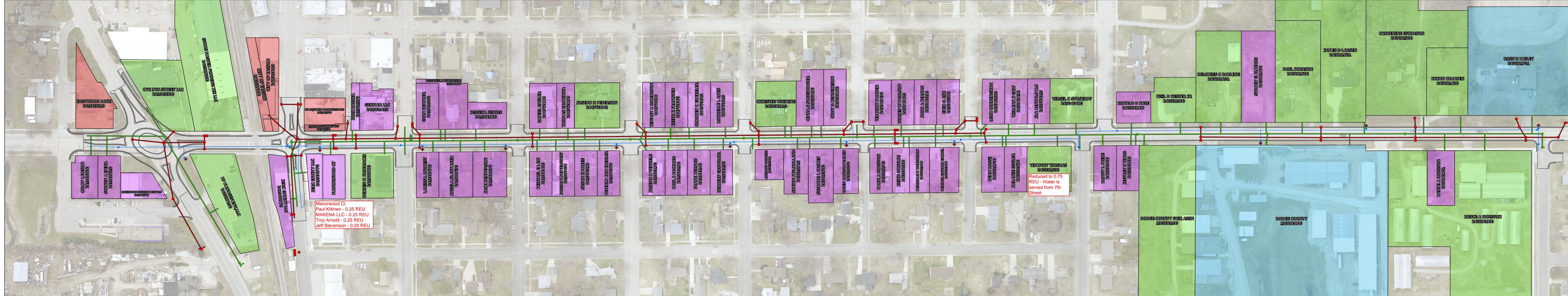
INTEREST RATE:

If the assessment is not prepaid by the certification of the assessment roll, interest will accrue on the assessment at the rate of 5.5%. Interest accrues from the date to be specified in the resolution levying the assessment, but not earlier than the date of such resolution.

DATED: May 25, 2022.

BY ORDER OF THE CITY COUNCIL

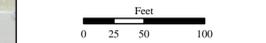
/s/ _____
City Clerk



Manorwood Ct
Paul Kiltinen - 0.25 REU
MAKENA LLC - 0.25 REU
Troy Arnold - 0.25 REU
Jeff Stevenson - 0.25 REU

Reduced to 0.75
REU - Water is
served from 7th
Street

- Proposed Sanitary Manhole
 - Proposed Storm Catch Basin
 - Proposed Storm Manhole
 - Proposed Watermain
 - Proposed Sanitary Sewer
 - Proposed Storm Sewer
 - ◆ Proposed Gate Valves
 - ◆ Proposed Hydrant
 - Curb Line
- REU Credit
- 0 REU (5)
 - 1 REU (52)
 - 1.5 REU (16)
 - 3 REU (2)



ASSESSMENT ROLL
TH 57 RECONSTRUCTION
KASSON, MINNESOTA
PROPOSED ASSESSMENT - 5/25/2022

WHKS 8771

LINE	PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	CITY	STATE	ZIP	MAILING ADDRESS	CIT, STATE, ZIP	NOTES	NUMBER OF R.E.U.	PROPOSED ASSESSMENT
1	130280800	DODGE COUNTY	100 11TH ST NE KASSON	KASSON	MN	55944	721 MAIN ST N DEPT 45	MANTORVILLE, MN 55955		3	\$26,184
2	130330100	DODGE COUNTY FAIR ASSN	100 11TH ST NE KASSON	KASSON	MN	55944	721 MAIN ST N DEPT 45	MANTORVILLE, MN 55955		1.5	\$13,092
3	240280900	BRUCE A HOUSTON	908 MANTORVILLE AVE N KASSON	KASSON	MN	55944	908 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
4	240280901	BRUCE A HOUSTON	908 MANTORVILLE AVE N KASSON	KASSON	MN	55944	908 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
5	240281201	DELORIES C DARLING	801 MANTORVILLE AVE N KASSON	KASSON	MN	55944	801 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
6	240281300	CATHERINE ETCHASON	905 MANTORVILLE AVE N KASSON	KASSON	MN	55944	905 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
7	240281400	BRYAN BRAATEN	909 MANTORVILLE AVE N KASSON	KASSON	MN	55944	909 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
8	240281600	PAUL JOHNSON	807 MANTORVILLE AVE N KASSON	KASSON	MN	55944	807 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
9	240281601	JAMES D LARSEN	903 MANTORVILLE AVE N KASSON	KASSON	MN	55944	903 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
10	240281701	ROSS H BAILEY	915 MANTORVILLE AVE N KASSON	KASSON	MN	55944	3921 AUTUMN LAKE CT SW	ROCHESTER, MN 55902	1	3	\$26,184
11	240281800	SYDNEY G ALBERTS	805 MANTORVILLE AVE N KASSON	KASSON	MN	55944	805 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
12	240330700	RANDY L PRICE	702 MANTORVILLE AVE N KASSON	KASSON	MN	55944	702 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
13	240330800	JEFFREY C WARD	704 MANTORVILLE AVE N KASSON	KASSON	MN	55944	704 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
14	240330900	RONALD D NAZE	701 MANTORVILLE AVE N KASSON	KASSON	MN	55944	701 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
15	240331000	NEIL D HESTER JR	705 MANTORVILLE AVE N KASSON	KASSON	MN	55944	705 MANTORVILLE AVE N	MANTORVILLE, MN 55955		1.5	\$13,092
16	240331500	TIMOTHY TJOSAAS	608 MANTORVILLE AVE N KASSON	KASSON	MN	55944	608 MANTORVILLE AVE N	KASSON, MN 55944	6	0.75	\$6,546
17	240331600	MELANIE EGGLE	604 MANTORVILLE AVE N KASSON	KASSON	MN	55944	604 MANTORVILLE AVE	KASSON, MN 55944		1	\$8,728
18	240331700	DEAN ROSSI	602 MANTORVILLE AVE N KASSON	KASSON	MN	55944	602 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
19	240331800	MICHAEL EDWARD KORBEL	508 MANTORVILLE AVE N KASSON	KASSON	MN	55944	508 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
20	240331900	MICHELLE M WEATHERLY	506 MANTORVILLE AVE N KASSON	KASSON	MN	55944	506 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
21	240332000	KEITH SCHULTZ	504 MANTORVILLE AVE N KASSON	KASSON	MN	55944	504 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
22	240337100	BP MANAGEMENT,LLC	11 VETERANS MEMORIAL HWY E KAS	KASSON	MN	55944	603 2ND ST NW	KASSON, MN 55944		1.5	\$13,092
23	240337300	CITY OF KASSON		KASSON	MN	55944	401 5TH ST SE	KASSON, MN 55944	2	0	\$0
24	240337500	STORE MASTER FUNDING XII LLC		KASSON	MN	55944	808 4TH ST N	STILLWATER, MN 55082		1.5	\$13,092
25	241000130	HERBERT GROVDAHL	308 MANTORVILLE AVE N KASSON	KASSON	MN	55944	308 N MANTORVILLE AVE	KASSON, MN 55944		1	\$8,728
26	241000140	FRANK BERNAU	306 MANTORVILLE AVE N KASSON	KASSON	MN	55944	306 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
27	241000170	JOSEPH B WINKELS	302 MANTORVILLE AVE N KASSON	KASSON	MN	55944	303 9TH AVE NE	KASSON, MN 55944		1	\$8,728
28	241000180	PAUL J PACKARD	304 MANTORVILLE AVE N KASSON	KASSON	MN	55944	304 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
29	241000360	BEVERLY ANN KAEHLER	208 MANTORVILLE AVE N KASSON	KASSON	MN	55944	64325 250TH AVE	KASSON, MN 55944		1	\$8,728
30	241000390	SUSAN K MCKEE	206 MANTORVILLE AVE N KASSON	KASSON	MN	55944	206 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
31	241000400	JOSEPH C MITTELSTADT	202 MANTORVILLE AVE N KASSON	KASSON	MN	55944	202 N MANTORVILLE AVE	KASSON, MN 55944		1	\$8,728
32	241000420	MICHAEL E LAW	13 2ND ST NE KASSON	KASSON	MN	55944	67254 220TH AVE	KASSON, MN 55944		1	\$8,728
33	241000570	JACK HENDERSON	108 MANTORVILLE AVE N KASSON	KASSON	MN	55944	1501 16TH AVE NE	KASSON, MN 55944		1	\$8,728
34	241000630	ANGELA SLAYMAKER	104 MANTORVILLE AVE N KASSON	KASSON	MN	55944	104 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
35	241000640	LARISSA ANDRIST	102 MANTORVILLE AVE N KASSON	KASSON	MN	55944	102 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
36	241000770	JERC ENTITY LLC	14 MANTORVILLE AVE N KASSON	KASSON	MN	55944	14 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
37	241000880	DENNIS M NAWROCKI	20 MANTORVILLE AVE N KASSON	KASSON	MN	55944	1504 16TH AVE NE	KASSON, MN 55944		1.5	\$13,092
38	241000900	JESSICA FISCUS	107 MANTORVILLE AVE N KASSON	KASSON	MN	55944	107 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
39	241000950	NATHANIEL D AHRENSFELD	103 MANTORVILLE AVE N KASSON	KASSON	MN	55944	103 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
40	241001050	EVAN HEATHER	101 MANTORVILLE AVE N KASSON	KASSON	MN	55944	101 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
41	241001370	JOHN HAZUKA	17 MANTORVILLE AVE N KASSON	KASSON	MN	55944	17 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
42	241001410	GENMAR LLC	19 MANTORVILLE AVE N KASSON	KASSON	MN	55944	1833 33RD ST NW	ROCHESTER, MN 55901		1	\$8,728
43	241001530	EIDE LAND COMPANY LLC	11 MAIN ST W KASSON	KASSON	MN	55944	27116 675TH ST	KASSON, MN 55944	2	0	\$0
44	241001550	CM SQUARED PROPERTIES LLC	13 MAIN ST W KASSON	KASSON	MN	55944	13 MAIN ST W	KASSON, MN 55944	2	0	\$0
45	241003300	CYK 9TH STREET LLC	105 MANTORVILLE AVE S KASSON	KASSON	MN	55944	105 MANTORVILLE AVE S	MANTORVILLE, MN 55955		1.5	\$13,092
46	241003310	EASTWOOD BANK	109 MANTORVILLE AVE S KASSON	KASSON	MN	55944	109 MANTORVILLE AVE S	LAKE ELMO, MN 55042		3	\$0
47	241005540	DAVIDSON DEVELOPMENT LLC	10 VETERANS MEMORIAL HWY E KAS	KASSON	MN	55944	208 BERGMANN DR	MANTORVILLE, MN 55955		1	\$8,728
48	241005600	COLBY LAWSON	106 MANTORVILLE AVE S KASSON	KASSON	MN	55944	106 MANTORVILLE AVE S	KASSON, MN 55944		1	\$8,728
49	241005610	SYDNEY A IPINA	104 MANTORVILLE AVE S KASSON	KASSON	MN	55944	104 MANTORVILLE AVE S	KASSON, MN 55944		1	\$8,728
50	242010010	CITY OF KASSON	30 MAIN ST W KASSON	KASSON	MN	55944	401 5TH ST SE	KASSON, MN 55944	2	0	\$0
51	243510540	MARK A HOUSTON	502 MANTORVILLE AVE N KASSON	KASSON	MN	55944	502 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
52	243510700	ANTHONY SOLSETH	402 MANTORVILLE AVE N KASSON	KASSON	MN	55944	402 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
53	243510710	SHAWN MULHOLLAND	404 MANTORVILLE AVE N KASSON	KASSON	MN	55944	404 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
54	243510730	SUZANNE L CAUBET	406 MANTORVILLE AVE N KASSON	KASSON	MN	55944	406 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
55	243510750	DAVID RANDSOME HAIN	408 MANTORVILLE AVE N KASSON	KASSON	MN	55944	408 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
56	244760010	ROCHELLE L RYKS	307 MANTORVILLE AVE N KASSON	KASSON	MN	55944	307 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
57	244760020	CORTNEY C KOKKELER	305 MANTORVILLE AVE N KASSON	KASSON	MN	55944	305 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
58	244760060	KEITH K FRAMSTED	303 MANTORVILLE AVE N KASSON	KASSON	MN	55944	6928 BLUFF LN NW	ROCHESTER, MN 55901		1	\$8,728
59	244760090	TIFFANY A ROBERTSON	301 MANTORVILLE AVE N KASSON	KASSON	MN	55944	301 MANTORVILLE AVE	KASSON, MN 55944		1	\$8,728
60	244760840	JOSEPH H PETERSON	207 MANTORVILLE AVE N KASSON	KASSON	MN	55944	207 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
61	244760880	DANIEL ENGLER	11 2ND ST NW KASSON	KASSON	MN	55944	11 2ND ST NW	KASSON, MN 55944		1	\$8,728
62	244760890	THOMAS KROPIWKA	203 MANTORVILLE AVE N KASSON	KASSON	MN	55944	203 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
63	245030860	CODY D BENDICKSON	407 MANTORVILLE AVE N KASSON	KASSON	MN	55944	407 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
64	245030890	CIARA S SCHEITHAUER	405 MANTORVILLE AVE N KASSON	KASSON	MN	55944	405 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
65	245030910	CHRISTIE WHITING	401 MANTORVILLE AVE N KASSON	KASSON	MN	55944	401 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
66	245040380	ERIC O ASK	507 MANTORVILLE AVE N KASSON	KASSON	MN	55944	507 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
67	245040390	JOHN A BERNAU	505 MANTORVILLE AVE N KASSON	KASSON	MN	55944	505 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
68	245040420	CURTIS W PAULSON	503 MANTORVILLE AVE N KASSON	KASSON	MN	55944	503 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
69	245040430	TIMOTHY MORTEN	11 5TH ST NW KASSON	KASSON	MN	55944	11 5TH ST NW	KASSON, MN 55944		1	\$8,728
70	245040480	VIRGIL C STOSKOPF	609 MANTORVILLE AVE N KASSON	KASSON	MN	55944	609 MANTORVILLE AVE N	KASSON, MN 55944		1.5	\$13,092
71	245040490	WILLIAM J GAW	603 MANTORVILLE AVE N KASSON	KASSON	MN	55944	603 MANTORVILLE AVE N	KASSON, MN 55944		1	\$8,728
72	245040520	LEON CUNNINGHAM	601 MANTORVILLE AVE N KASSON	KASSON	MN	55944	601 MANTORVILLE AVE N	MANTORVILLE, MN 55955		1	\$8,728
73	245760010	JLR RENTALS LLC	605 MANTORVILLE AVE N KASSON	KASSON	MN	55944	22737 650TH ST	KASSON, MN 55944		1	\$8,728
74	244330090	PAUL J KILTINEN	16 N MANTORVILLE AVE	KASSON	MN	55904	909 BLANCH ST	MANTORVILLE, MN 55955	4	0.25	\$2,182
74	244330010	MAKENA LLC	16 N MANTORVILLE AVE	KASSON	MN	55904	16 N MANTORVILLE AVE	KASSON, MN 55944	4	0.25	\$2,182
74	244330020	TROY A ARNOLD	16 N MANTORVILLE AVE	KASSON	MN	55904	24632 DODGE MOWER RD	SARGEANT, MN 55973	4	0.25	\$2,182
74	244330060	JEFFREY J STEVENSON SR	16 N MANTORVILLE AVE	KASSON	MN	55904	16 N MANTORVILLE AVE	KASSON, MN 55944	4	0.25	\$2,182
75	241000770	JERC ENTITY LLC	14 MANTORVILLE AVE N KASSON	KASSON	MN	55944	14 MANTORVILLE AVE N	KASSON, MN 55944		5	\$8,728

TOTAL 81.25* \$709,150

*0.75 LESS REU DUE TO REDUCTION OF LINE 16

TOTAL STREET COST	\$2,385,620
ASSESSMENT PERCENTAGE	30%
ASSESSABLE AMOUNT	\$715,686
NUMBER OF R.E.U.	82.00
ASSESSMENT PER R.E.U.	\$8,728

Notes:

- 1 Additional 1.5 REU for providing sanitary sewer service to unsewered property
- 2 Recent Assessment from Main St Improvements. No utility work
- 3 Recent Assessment from 2017 Improvements. No utility work
- 4 Multiple Owners - May have to assess individual properties in complex
- 5 Parcel missing in GIS, so assigned PIN and Owner from adjacent property
- 6 Sewer is served by project area. Water is served by side street, not in project area

Darin A. Holland
5495 Capbern Court
Fort Myers, Florida 33901
darin.holland@yahoo.com
Cell: 507-272-1723

Education:

St. Cloud State University
www.stcloudstate.edu
August 2010 – July 2018
720 4th Avenue South
St. Cloud, Minnesota 56301-4498
BA Criminal Justice, 3.31 GPA

Dakota County Technical College
www.dctc.edu
January 2010 – June 2010
1300 145th Street East
Rosemount, Minnesota 55068-2999
20 Semester Credits, 3.8 GPA

Wilbur Wright College
www.ccc.edu
June - August 2017
4300 N Narragansett Avenue
Chicago, Illinois 60634
Anatomy, 4 Transfer Credits 4.0 GPA

Century High School
www.rochester.k12.mn.us/school107
August 2002 - June 2005
2525 Viola Road NE
Rochester, Minnesota 55906
High School Diploma, 4.0 GPA

Work Experience:

Fort Myers Skatium
Program Coordinator
January 2020 – Present
<https://cityftmyers.com/1402/Skatium>
2250 Broadway
Fort Myers, FL 33901
Supervisor: Amanda Donnar
(239) 321-7511

Duties: Ice Maintenance, Supervision, Staff Training, Assisting Public and Participants, Zamboni Operator, Concessions/Ordering, Cash Register, Skate sharpening, Building Maintenance, Overseeing and Assisting Daily Operations at the Skatium

National Sports Center, Super Rink
Ice Arena Worker (8 Rink Complex)
April 2018 – February 2019
<https://www.nscsports.org>
1700 105th Ave NE
Blaine, Minnesota 55449
Supervisor: Pete Carlson
(763) 717-3881

Duties: Building and Ice Maintenance, Supervision, Assisting Public and Participants, Zamboni Operator

*Rochester Public School District
Paraprofessional – Special Education
March 2013 – March 2015 Full Time*

www.rochester.k12.mn.us

615 7th St. SW

Rochester, MN 55902

Supervisor: Emme Herzog – Special Education Teacher

(715) 577-8085

Duties: Assisting in the development and maintenance of special needs programming and services; Self-directed therapy for Adapted Physical Education, Occupational Therapy, Physical Therapy, and Speech Therapy per therapist instruction; Collecting and recording information and programming data; Providing daily communication and skill work; Planning, development, and completion of educational materials, activities, and events.

Graham Ice Arena and Complex (4 Rink Complex)

Supervisor / Equipment Operator / Ice Maintenance

September 2004 – September 2013

www.ci.rochester.mn.us/departments/park/facilities/grahamarenas/index.asp

16th Street and 3rd Avenue, SE

Rochester, Minnesota 55901

Supervisor: Bob Montrose - Arena Manager

(507) 281-6189, (507) 358- 8991

Duties: Supervision of Special Programs, Participants, and Events, Zamboni Operator, Public service, Security at Special Events, General custodial duties, Building and Ice maintenance

Peak Performance Hockey Camps / Bud King Ice Arena

Instructor / Camp Counselor / Supervisor / Arena Staff

June-August - 2002-2004

www.peakhockey.com

670 East Front Street

Winona, MN 55987

Supervisor: Bob and Lisa Montrose - Camp Owners

Work: (507) 281-6189, Cell: (507) 358-8991

Duties: Supervision and Monitoring hockey camp students and their actions; on and off the ice; training and instruction; transitioning attendees through activities on schedule and maintaining safety throughout camp, Zamboni operator, ice and building maintenance.

Professional/Personal References: (Feel Free to contact any above work supervisors as well)

Craig Bowers

Facilities Supervisor

2250 Broadway

City of Fort Myers

Fort Myers, Florida 33901

Cell: (757) 450-8138

<https://cbowers@cityftmyers.com>

Dave Wescott

Owner / Consultant / Instructor

All Star Arenas, LLC

13903 Collier Rock Place

Riverview, Florida 33579

Cell: (941) 713-6016

<https://davew@allstararenas.com>

Debra P. Rogne, (Retired)
Academic Dean: Law Enforcemt/Tech
Rochester Community/Tech.College
4420 Meadowlakes Drive NW
Rochester, Minnesota 55901
Cell: (507) 359-5862
<https://debrogne@hotmail.com>

Bob Montrose
Graham Arena Manager
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CITY OF KASSON EMPLOYMENT EXIT QUESTIONNAIRE

Please complete the following questions concerning your employment with the City of Kasson. Please be as specific as possible. Your answers will be kept private, as much of the information are classified as Private data on individuals. "Private data on individuals" means data which is (a) not public, and (b) accessible to the individual subject of that data. The only person who will see your answers is the City Administrator.

Your answers will be summarized and combined with those of other employees who have left the City. Please return this questionnaire directly to City Hall.

What factors contributed to your accepting a position with City of Kasson? Have your feelings changed?

Did you understand the job expectations when you were hired?

Did you receive sufficient training to meet those expectations?

Did you know how or where to get information you needed to succeed at your job?

Please explain your reason(s) for departure.

Are you leaving for a comparable job? How is it different? Are you staying in the public sector?

What part does salary play in your decision to leave?

What made you begin looking for another position or what made you listen to the offer to interview for another position?

What could the City have done to prevent you from leaving?

If you are going to another job, what does that job offer you that your job at the City of Kasson did not?

What would make you interested in returning to work for the City of Kasson?

How would you describe your relationship with your department manager?

Please rate your department manager in the following areas:

	Excellent	Good	Fair	Poor
Demonstrates Fair and Equal Treatment				
Provides Appropriate Recognition				
Resolves Complaints/Difficulties in Timely Fashion				
Follows Policy and Procedures				
Informs Employee of Matters Relating to Work				
Encourages Feedback				
Is Knowledgeable in Own Job				
Expresses Instructions Clearly				
Develops Cooperation				

How do you rate the working conditions?

What did you like best about your job and/or employment with the City of Kasson? What made your employment enjoyable?

How would you rate the communication from management?

How did you feel about the organizational climate of the City of Kasson?

Please rate the following aspects of employment with the City of Kasson:

	Excellent	Good	Fair	Poor
Opportunity for Advancement				
Performance Appraisals				
Physical Working Conditions				
Your Salary				
Vacation/Holidays				
Other City Benefits				
Feeling of Belonging				

If you were leading the City of Kasson, what would you do differently? If you were leading your department, what would you do differently?

Did you get answers to policy (benefit procedures) questions? To whom did you talk to get answers to questions or clarify matters?

Please feel free to list any suggestions you may have concerning any of the items mentioned above, or any thoughts you may have regarding employment with the City of Kasson.

Nancy Zaworski

From: SLFRF@treasury.gov
Sent: Monday, May 16, 2022 2:47 PM
To: financedept@cityofkasson.com
Subject: Letter from Deputy Secretary of the Treasury to SLFRF Recipients

Dear State, Local, and Territorial Leaders:

One year ago, Treasury launched the American Rescue Plan's State and Local Fiscal Recovery Funds (SLFRF), which provide the resources needed for state and local governments to respond to the COVID-19 public health emergency and lead a strong, resilient, and equitable recovery. At that time, the country continued to face great risk and uncertainty about the course of the pandemic and the economic recovery.

The year since has seen tremendous progress: hundreds of millions of Americans have been vaccinated against COVID-19, and the economy created more jobs in 2021 than any year on record. This success was not preordained: it is the result of intentional policies, including the American Rescue Plan and the investments made by state and local governments through SLFRF.

While the first year of the program has made a difference in communities across the country, much work remains to be done to protect public health, ensure that this economic recovery reaches all Americans, and addresses evolving needs during the recovery. With this in mind, SLFRF was designed not only to help families, small businesses, and communities weather the pandemic – but also to support transformative investments that build a stronger and more equitable economy for the future. As we enter the second year of SLFRF and as many governments receive their second tranche of funds, these opportunities are at the forefront of my mind.

Treasury urges state and local governments to continue to use SLFRF funds to confront the most pressing challenges that our economy and communities face:

- expanding the workforce and providing competitive wages,
- expanding access to affordable housing, and
- keeping our families and communities safe.

First, SLFRF can be used to make investments to expand your workforce and provide competitive wages. In today's strong labor market – with the unemployment rate well below 4 percent and a record high number of job openings per unemployed worker – expanding the labor force is critical to fill open positions and grow the economy. Governments across the country are using SLFRF to ensure jobs offer competitive wages and working conditions to attract talent, train workers for in-demand careers, help underserved workers reenter the labor market, rehire public workers that educate children and keep communities safe, and expand childcare to help working parents balance caring for their children and maintaining their jobs.

Second, SLFRF can expand affordable housing, bringing down one of the largest costs that families face and addressing a crucial challenge in many communities. The United States faces a long-standing shortage of affordable housing; during the pandemic, this crisis became acute, as millions of renters and homeowners fell behind on their payments. In response, governments used SLFRF to help 770,000 households afford rent, mortgage, or utility costs in 2021, in many cases building on the national eviction prevention infrastructure developed over the last year. More broadly, SLFRF presents an opportunity to dramatically accelerate development and preservation of affordable housing, expanding access to safe, quality, affordable homes that

are critical to the wellbeing of all Americans.

Third, SLFRF can help keep communities safe, providing resources to improve public safety. SLFRF gives communities on the frontlines of this issue access to historic levels of funding that they can use for a comprehensive approach to preventing and reducing violence. Dozens of governments have invested in community-based violence intervention programs and other holistic efforts to prevent violence by strengthening communities. This includes programs that strengthen economic opportunity and reduce crime like jobs programs for youth, which offer key work experience, training, and productive summer opportunities. Governments across the country have also used SLFRF to keep police officers on the beat in their communities, preventing cuts to public safety departments amid revenue losses caused by the pandemic and providing bonuses for recruitment and retention of police officers.

Over the past year, state and local governments have done a tremendous amount of work to put SLFRF funds to work to fight the pandemic and support our country's recovery. Treasury is proud to partner with you in this work and looks forward to continuing to support SLFRF recipients as they seize this once in a generation opportunity to enhance growth and build economic resiliency for those most in need.

As we look ahead, Treasury encourages state and local governments to share your successes publicly, highlighting how SLFRF funds are getting people back to work and into good jobs, expanding affordable housing, and improving public safety in your community.

Sincerely,

Adewale O. Adeyemo
Deputy Secretary of the Treasury

Letter from Deputy Secretary of the Treasury to SLFRF Recipients



SOUTHERN MINNESOTA
INITIATIVE FOUNDATION

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PH 507.455.3215 • FAX 507.455.2098 • smifoundation.org

March 28, 2022

Timothy Ibisch
City of Kasson
401 5th St SE
Kasson, MN 55944-2204

Hello Mr. Ibisch and City Council,

35 years ago, a devastating farming crisis swept across greater Minnesota. In response, Southern Minnesota Initiative Foundation (SMIF) along with five other regional foundations, were created to provide economic and philanthropic support to the 80 rural counties of Minnesota. 35 years later, we are faced with another crisis threatening the vitality of our region.

Southern Minnesotans have inspired us with their strength and unity in the face of the COVID-19 pandemic. At SMIF, we are proud to have facilitated more than \$12 million in relief to our region through emergency grants, loans and additional support such as professional trainings and one-on-one assistance. We have also continued our \$5 million in annual programming and grantmaking. Below is the impact we made last year in your county:

In Dodge County...



\$351K in COVID-19 response funding was distributed to entrepreneurs, child care providers and communities.



47 early childhood professionals were impacted through grants, trainings and technical assistance.



32 businesses were impacted through our entrepreneur programming, grantmaking and lending.



For 35 years, SMIF has served the region in times of need. The enclosed fact sheets highlight this work and feature stories from those impacted by your financial gift. Thank you for your gift of \$500.00 on 3/1/2021. **Will you consider making a donation to SMIF again in 2022?** With your support, we can continue to invest in our region's early childhood professionals, entrepreneurs and communities.

Sincerely,

Tim Penny
President & CEO

Collaborating for Regional Vitality















