Corcoran City Council - Regular Session Agenda
October 23, 2025
7:00 PM
Updated 10/23/25

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Presentations**
   a. Long Term Financial Plan
5. **Open Forum - Public Comment Opportunity**
6. **Consent Agenda**
   a. Approval of Minutes
   b. Financial Claims to October 23, 2025
   c. Resolution 2025-99 Appointing Nalisha Williams as Acting City Administrator
   d. Long Term Financial Plan
   e. 2026-2027 Embedded Social Worker JPA
   f. Request for a Variance to Amend Resolution 2006-62 for a second sign at St. John's Lutheran School at 9141 County Road 101 (PID 13-119-23-11-0011) (City file 25-031).
   g. Planned Unit Development (PUD) Amendment for "Cook Lake Highlands" (city file 25-039).
   h. Rush Creek Golf Course Site Plan & Conditional Use Permit Amendment
   i. Resolution Awarding Dust Control Contract 2026-2027
   j. CR 116 and Hunters Ridge Turn Lane Improvements - Change Order 1
   k. Water Treatment Plant - Change Order 13
   l. Heritage Park Improvements - Pay Request 3
   m. Chisholm Trail Improvements - Pay Request 2
   n. CR 116 & Hunters Ridge Turn Lane Improvements - Pay Request 3
   o. Recycling Contract - Republic Services
   p. Economic Development Strategic Plan
7. **Planning**
   a. M&J Creekside Vineyard
   b. High Point Gardens Site Plan and IUP (City File 25-033)
8. **Unfinished Business**
9. **New Business**
10. **Staff Reports**
11. **Council Reports**
12. **City Council Schedule**
    a. 2025 City Council Schedule

13. Adjournment

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

STAFF REPORT **Agenda Item: 4.a**

Council Meeting: October 23, 2025	**Prepared By:** Jay Tobin, City Administrator
Topic: Long Term Financial Plan	**Action Required:** Information Only

Council Action
Information Only

Attachments
1. Corcoran Financial Management Plan 2025 as of 14OCT2025.pdf

2025 Long-Term Financial Management Plan

Draft as of October 14, 2025

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Registered with SEC and MSRB

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October 7, 2025

Jay Tobin
City Administrator
City of Corcoran, MN
8200 Co. Rd. 116
Corcoran, MN 55340

RE: City of Corcoran Long-Term Financial Management Plan

Dear Jay:

Northland is pleased to present the City of Corcoran with the 2025 Long-Term Financial Management Plan (the "Plan"). The Plan is intended to help inform decisions on property tax and enterprise fee policy decisions, among other financial plans. The Plan provides information to inform decisions both in the near term, and long-term, as near-term decisions often have long-term implications. The Plan was developed working closely with city staff. Northland appreciates the opportunity to provide service to the City.

Sincerely,

NORTHLAND SECURITIES, INC.

Tammy Omdal
Managing Director

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INTRODUCTION AND SUMMARY

The Financial Management Plan (the "Plan") offers a guide for the on-going financial management of the City of Corcoran (the "City"). The Plan was first prepared in year 2012 and has been updated annually.

The Plan contains proposed strategies and identification of key factors and objectives to monitor with respect to future financial performance. Information is included on estimated future property tax levies and municipal fees and charges necessary to fund planned city services, capital improvement plans, and debt service.

The objectives of the study for the Plan are as follows:

- Revenue Sufficiency - Develop and populate a forecasting model that will determine the level of revenue needed to satisfy general government and utility enterprises operations, capital improvements, and debt service while maintaining adequate reserves for future service and capital needs.
- Rate Calculations - Model projected tax capacity tax rates for the City and proposed municipal utility rates and structure for billing water and sewer services (the "Utilities") to meet revenue sufficiency objectives.

The Plan includes anticipated capital improvements for years 2024-2033 (the "CIP"). Estimates were prepared by the City as to cost and timing of projects. While the specific timing of future improvements can be uncertain, awareness of the funding demands for projects is important when considering tax levies, rates for fees and charges, and reserves for future capital.

Future development will provide increased revenue from charge for services and tax revenue. This includes increased revenue to the Utilities, with revenue from both development fees and usage fees. Development provides increased tax capacity and potential for increase in property tax revenue to pay for services.

The rate of future development and addition of taxpayers and customers of the Utilities has been and continues to be a significant variable for the Plan. The City should continue to monitor actual development that occurs against the anticipated rate of development assumed in the Plan. The rate of development will impact the projected revenues and timing of collection included in the Plan. Information on the projected housing units to be added is included later in the Plan.

Revenue Sufficiency

The Study evaluated the sufficiency of revenues to meet current and projected financial requirements over future years for the various accounting "Funds" the City maintains. The Plan determines the tax levies and rates necessary in each year of the projection period to provide revenue sufficiency.

Governmental Funds

The City has an adopted Fund Balance Policy (dated April 25, 2025) that states the following with respect to minimum fund balance for the General Fund, among other statements included in the policy:

- The City will maintain an unassigned fund balance in the General fund of an amount not less than 42% of the next year's budgeted expenditures of the General fund. This will assist in maintaining an adequate level of fund balance to provide for cash

flow requirements and contingency needs because major revenues, including property taxes and other government aids are received in the second half of the City's fiscal year.

Enterprise Funds

For purposes of the Plan, the revenue objective for the Water Fund and the Sewer Fund focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

Funding Depreciation for the Utilities

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an important element for establishment of sufficient rates for the Utilities. The Study focused on the City's asset management practices to maintain and expand infrastructure at future estimated costs.

Rather than focus on "funding depreciation" we find it is better to gain a strong understanding of the expected future costs and, maybe more importantly, their timing, and plan for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the Study does that. Capital improvement plans combined with financial management targets are critical elements that allow for the setting of rates that meet City goals.

Financial management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utilities must do better than break even, but by how much?

The Plan helps to answer these questions by allocating the projected year-end cash balance to defined purposes. The defined purposes include planned capital acquisition and reserves for future capital.

The Plan provides a second criteria to evaluate revenue sufficiency for the Utilities. The Plan sets a target (a floor) to maintain an unrestricted net position in the Utility Funds no lower than 50% of the subsequent year's estimated expenditures.

The majority of revenue for municipal utility operations comes from user charges, maintaining an unrestricted net position that is equal to at least 50% of expenditures will help to ensure that sufficient resources are available to fund basic functions between receipts of user charges.

The target (or floor) for ending unrestricted net position is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. Equity is reported as a fund balance in the General Fund and as a net asset within the Water Fund and the Sewer Fund. Fund balance and net assets are the difference between fund assets and liabilities reflected on the balance sheet or statement of net assets.

Rate Calculations

The Study focused on preparing projections for future annual tax capacity rates for the City, and reviewing the rates for the fees and charges of the Utilities. The Study did not include a review and analysis of other fees and charges, only the fees for the Utilities.

City Tax Rate

Future tax levy increases are projected to be necessary to fund planned expenditures and to maintain adequate cash balances across all City funds. The increase in the City's tax rate is estimated based on assumptions in the Plan for changes to the City's tax capacity from growth in the taxable market value of property within the City. The projected City tax levy by year and tax capacity is shown in **Figure 1**.

Figure 1.

Snapshot of Projected City Tax Levy, City Net Tax Capacity, and City Tax Rate as Included in the Plan (*2025 is Actual)

Tax Collection Year	City Tax Levy	% Change Tax Levy	City Net Tax Capacity	% Change NTC	City Tax Rate
2025	9,159,263	9.4%	20,467,851	8.3%	0.42727
2026	11,917,360	30.1%	23,217,284	13.4%	0.49533
2027	14,049,635	17.9%	25,141,559	8.3%	0.54223
2028	16,269,106	15.8%	26,744,610	6.4%	0.59272
2029	16,753,113	3.0%	27,994,017	4.7%	0.58355
2030	17,629,924	5.2%	28,789,450	2.8%	0.59789

The **key items or assumptions** for the Plan that impact the estimated City tax rate include the following, among other items:

- Taxable market value, not inclusive of new construction, is projected to increase by 3.0% annually.
- Fiscal disparities contribution and corresponding distribution of tax revenue is estimated to remain constant (at preliminary Pay 2026 amounts) over the planning period. The actual impact of the metro-wide fiscal disparities program varies from year to year.
- It is assumed that the City will increase the tax levy to support additional planned spending in the General Fund related to growth of the community. Details on the specific items, which includes staff positions, are included in the Finance Plan section.
- General fund non-tax revenue is estimated to increase by 2.0% and current expenditures by 3.0%. There are no assumed major changes to non-tax revenue. Based on more recent economic conditions, the 3.0% assumption for expenditures may be low for certain expenses but the focus of the Plan is long-term.
- The Plan assumes the City will add approximately 149 new single-family housing units annually on average between 2026-2030. For purposes of estimating market value of property, the average new home is estimated at $525,000 with valuation inflated 3.0% annually.
- The Plan assumes the City will add approximately 508 new rental multi-family housing units (in total) between 2026-2030. For purposes of estimating market value of property, the average rental unit is estimated at $275,000 per unit with valuation inflated 3.0% annually.

- The Plan assumes an increase in taxable market value from construction of new commercial property in the City at approximately $1.0 million per year. This is intended to be a conservative assumption for planning purposes.
- The Plan assumes the City will issue $50 million in bonds in 2027 to finance a new municipal campus/building. The debt service to be paid from taxes (80%), water revenues (10%) and sewer revenues (10%). The increase to the City's tax levy beginning in year 2028 is estimated at approximately $2.7 million for payment of debt service for the project.
- The Plan includes the City's estimated share of the Hennepin County improvement project for County Road 10 in the City. The estimated total cost of the project is $25 million, with an estimated local cost share of $5.5 million for the City. The Plan assumes the City will issue bonds in 2030 to finance its portion of the cost.

Utility Rates

The City currently has a two-part rate structure for charging fees for water and sewer services, comprised of both fixed and variable charges. This structure recovers a portion of system costs in a fixed charge, recognizing that the Utilities have certain fixed costs and customer service costs that are incurred year-round. These fixed costs are incurred regardless of the level of water usage.

It is projected that approximately 45% of the Water Fund expenses, including depreciation, are fixed and for the Sewer Fund it is estimated at 30%. The percentages vary somewhat from year to year. Fixed expenses as a percent of total expenses is projected to decrease somewhat over time as the number of customers increase and volume of water usage grows.

For usage or metered volume-based rates, based on the results of the study, there are no recommended changes in the structure. As the number of customers increases potential changes to the structure may be needed.

The Plan anticipates the City adopts planned increases to rates for water and sewer services as proposed in the Plan. This includes increasing the water and sewer services fees. Appendix A includes the proposed utility rates by year as assumed for the Plan.

Study Approach

The following steps were taken as part of the study for the Plan:

- City provided historical financial data along with current budget plans and capital improvement plans.
- City provided the assumptions for future residential units to be constructed and connected to the Utilities.
- Information provided by the City was organized, analyzed, and used to support the development of the Plan. The prior year data included in the Plan is reconciled with the City's audited financial statements for year 2023 and 2024.

Organization of Plan

The Plan is organized into five sections:

1. Introduction and Summary provides information on revenue sufficiency and rate calculations.
2. Background provides historical and statistical context for the Utilities.
3. CIP and Debt provides information on plans for equipment, facilities, and maintaining and expanding the water and sewer systems. This includes estimates on project costs, timing, and sources of funds. Information on outstanding debt obligation and debt service is included.
4. Financial Plans provides the financial plans (pro forma) for the City funds. The financial plans include historical, current, and projected sources and uses of funds and estimated ending cash balances. Financial plans take into account capital improvement plans, both existing and planned debt issuance, and proposed rates.
5. Appendices provide additional data and graphics.

TABLE 1
City of Corcoran
Summary of Property Tax Levy, Tax Capacity, and Tax Rate

	Certified		Projected					
	2024	2025	2026	2027	2028	2029	2030	2031
Property Tax Levy by Payable Year								
General Fund	7,187,648	7,974,335	10,214,624	12,305,792	11,719,170	12,178,881	12,688,903	13,015,548
Debt Service - Equipment	474,587	472,907	933,962	972,550	1,046,154	1,065,212	1,119,838	1,047,362
Debt Service - Facilities, Parks, and County Roads	712,021	712,021	768,774	771,293	3,503,782	3,509,021	3,821,183	3,942,936
Total Property Tax Levy	**8,374,256**	**9,159,263**	**11,917,360**	**14,049,635**	**16,269,106**	**16,753,113**	**17,629,924**	**18,005,846**
Less Fiscal Disparities Distribution	359,809	414,037	417,124	417,124	417,124	417,124	417,124	417,124
Net Spread Levy	**8,014,447**	**8,745,226**	**11,500,236**	**13,632,511**	**15,851,982**	**16,335,989**	**17,212,800**	**17,588,722**
Tax Capacity (TC)								
Gross Tax Capacity (TC) Real Property	19,067,434	20,713,629	23,606,106	25,530,381	27,133,432	28,382,839	29,178,272	29,864,907
Gross Tax Capacity (TC) Personal Property	589,036	570,808	570,808	570,808	570,808	570,808	570,808	570,808
Total Gross TC	19,656,470	21,284,437	24,176,914	26,101,189	27,704,240	28,953,647	29,749,080	30,435,715
Less Tran Line TC / Rounding Adjustment	3,365	2,867	2,867	2,867	2,867	2,867	2,867	2,867
Less Fiscal Disparities TC	755,406	813,719	956,763	956,763	956,763	956,763	956,763	956,763
Less Tax Increment Financing TC	-		-	-	-	-	-	-
Net Tax Capacity	**18,897,699**	**20,467,851**	**23,217,284**	**25,141,559**	**26,744,610**	**27,994,017**	**28,789,450**	**29,476,085**
City Tax Rate	**42.410%**	**42.727%**	**49.533%**	**54.223%**	**59.272%**	**58.355%**	**59.789%**	**59.671%**
Total Property Tax Levy Annual % Change	*17.0%*	*9.4%*	*30.1%*	*17.9%*	*15.8%*	*3.0%*	*5.2%*	*2.1%*
Net Tax Capacity Annual % Change	*16.3%*	*8.3%*	*13.4%*	*8.3%*	*6.4%*	*4.7%*	*2.8%*	*2.4%*
City Tax Rate Annual % Change	*0.7%*	*0.7%*	*15.9%*	*9.5%*	*9.3%*	*-1.5%*	*2.5%*	*-0.2%*

Note: Projected 2026 Gross Tax Capacity (TC) for Real Property Property is from Hennepin County report dated 7/1/2025. Pay 2026 amounts for Gross Tax Capacity Personal Property, Fiscal Disparities Distribution and Contribution amounts are placeholder amounts and are subject to change pending the City's receipt of information from Hennepin County. Amounts for 2027-2031 are estimated amounts for planning purposes only, actual amounts will vary.

TABLE 2
City of Corcoran
Projected City Taxes Payable for Example Properties

		2026	2027	2028	2029	2030
Taxable Market Valuation of Property	Residential Example Property 1	$300,000	$309,000	$318,270	$327,818	$337,653
	Residential Example Property 2	$525,000	$540,750	$556,973	$573,682	$590,892
	Residential Example Property 3	$700,000	$721,000	$742,630	$764,909	$787,856
	Residential Example Property 4	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Commercial Example Property 1	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Commercial Example Property 2	$2,000,000	$2,060,000	$2,121,800	$2,185,454	$2,251,018
	Commercial Example Property 3	$5,000,000	$5,150,000	$5,304,500	$5,463,635	$5,627,544
	Commercial Example Property 4	$10,000,000	$10,300,000	$10,609,000	$10,927,270	$11,255,088
City Tax Payable by Property	Residential Example Property 1	$1,389	$1,574	$1,780	$1,814	$1,922
	Residential Example Property 2	$2,631	$2,987	$3,386	$3,455	$3,669
	Residential Example Property 3	$3,715	$4,209	$4,761	$4,850	$5,141
	Residential Example Property 4	$5,572	$6,303	$7,119	$7,241	$7,664
	Commercial Example Property 1	$9,907	$11,170	$12,576	$12,753	$13,459
	Commercial Example Property 2	$19,813	$22,340	$25,153	$25,507	$26,917
	Commercial Example Property 3	$49,533	$55,850	$62,881	$63,766	$67,293
	Commercial Example Property 4	$99,066	$111,699	$125,763	$127,533	$134,585
Annual % Change in City Tax Payable by Property	Residential Example Property 1	20.0%	13.3%	13.1%	1.9%	6.0%
	Residential Example Property 2	20.3%	13.5%	13.3%	2.1%	6.2%
	Residential Example Property 3	20.0%	13.3%	13.1%	1.9%	6.0%
	Residential Example Property 4	19.8%	13.1%	12.9%	1.7%	5.8%
	Commercial Example Property 1	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 2	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 3	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 4	19.4%	12.8%	12.6%	1.4%	5.5%
Annual Dollar Change in City Tax Payable	Residential Example Property 1	$232	$185	$206	$33	$109
	Residential Example Property 2	$443	$356	$398	$70	$213
	Residential Example Property 3	$619	$494	$552	$89	$291
	Residential Example Property 4	$921	$731	$816	$122	$423
	Commercial Example Property 1	$1,610	$1,263	$1,406	$177	$705
	Commercial Example Property 2	$3,220	$2,527	$2,813	$354	$1,410
	Commercial Example Property 3	$8,051	$6,317	$7,032	$885	$3,526
	Commercial Example Property 4	$16,102	$12,633	$14,063	$1,770	$7,052

Note: City Tax Payable is estimated for 2026-2030. Actual amount will vary. Valuation of the example properties is assumed to increase by 3.0% annually.

CHART 1

City Tax Levy is projected to increase to support growing demand for city services, including city staffing and debt service on the financing of a new muncipal facility. The increase in tax levy is projected to result in an increase in City Tax Rate.

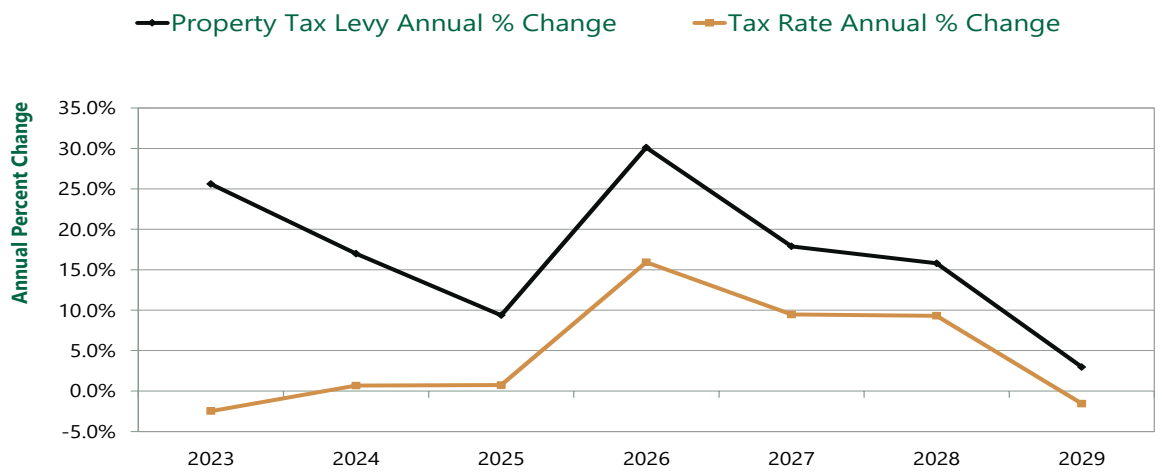
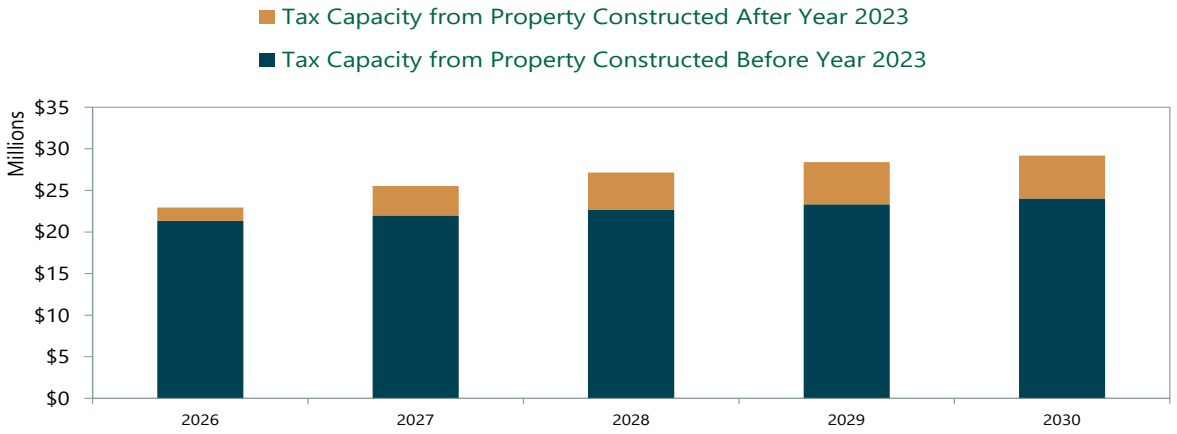


CHART 2

Estimated City Tax Capacity is projected to increase driven by new construction and projected valuation increases for property



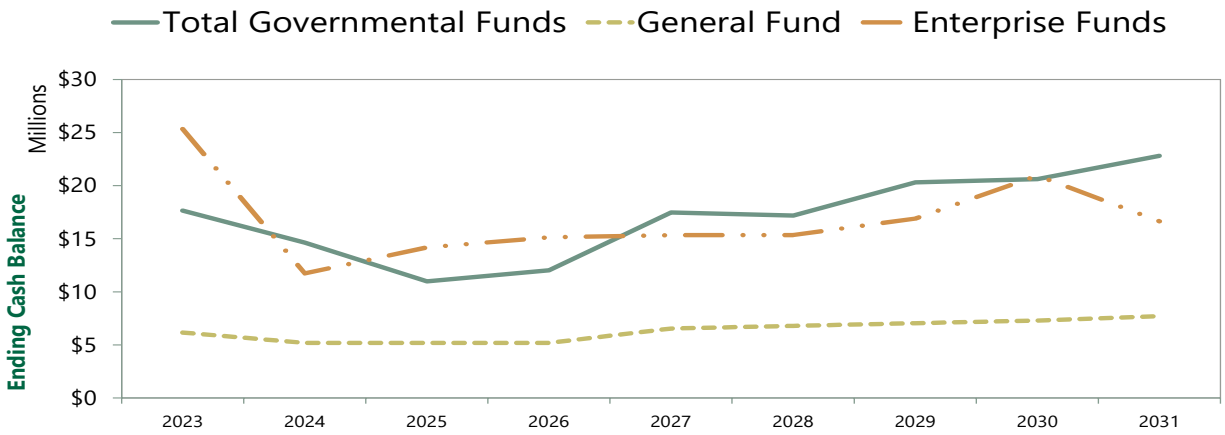
Tax capacity is the valuation of property based on market value and class rates on which property taxes are determined

CHART 3

General Fund funding balance over the long term is projected to meet City policy to maintain a minimum balance equivalent to 42% of next year's budgeted expenditures for the General Fund. Tax Levy increases are projected in the General Fund to grow the City's available fund balance for compliance with City Policy.

CHART 4

Ending Cash Balances are projected to be at levels sufficient to meet City objectives



Changes in ending cash balances can be caused by timing of capital projects, debt service payments, receipt of funds, including bond proceeds, among other reasons.

CHART 5
Water Fund

Water Fund ending cash balance is projected to decrease over time with use of cash generated from development to pay for improvements (with cash) and debt service on capital improvements

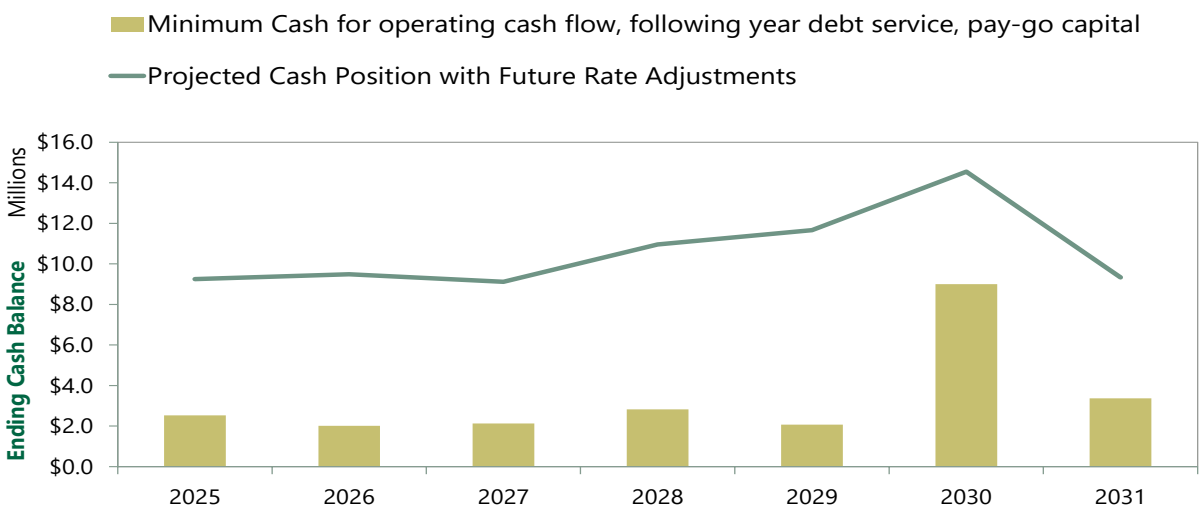
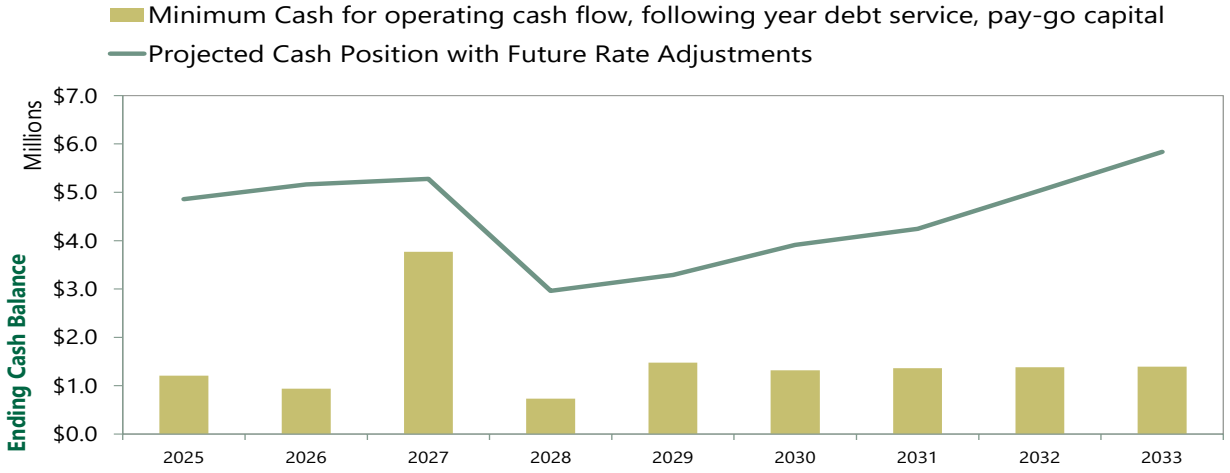


CHART 6
Sewer Fund

Sewer Fund ending cash balance is projected to increase from collecton of development related revenue which will be spent on future improvement projects



The Plan includes use of $5.0 million of cash (pay-go) in year 2027 to fund 50% of the estimated cost for NE to SE Trunk Sewer Line

Introduction and Summary

The increase in the Water Fund and Sewer Fund Year-End Cash Balance is planned.

The difference between Projected Cash Position and Minimum Cash Position represents the net amount of cash projected to be available as reserves for future capital improvements.

The City collects development fees at time of platting and building permit, use of the funds collected occurs over time to pay for financing of projects.

Connection and availability charges from development will pay for future capital improvements to support development both programmed and not yet programmed in the CIP.

CHART 7
Projected Future Tax Levy Increases Compared to Projected Increase in Net Tax Capacity

Cumulative increase in Tax Levy is projected to be greater than the cumulative increase in Net Tax Capacity, resulting in increase to Tax Rate - Growth in the City's tax base over time will provide opportunity for stabilization / flattening of the Tax Rate

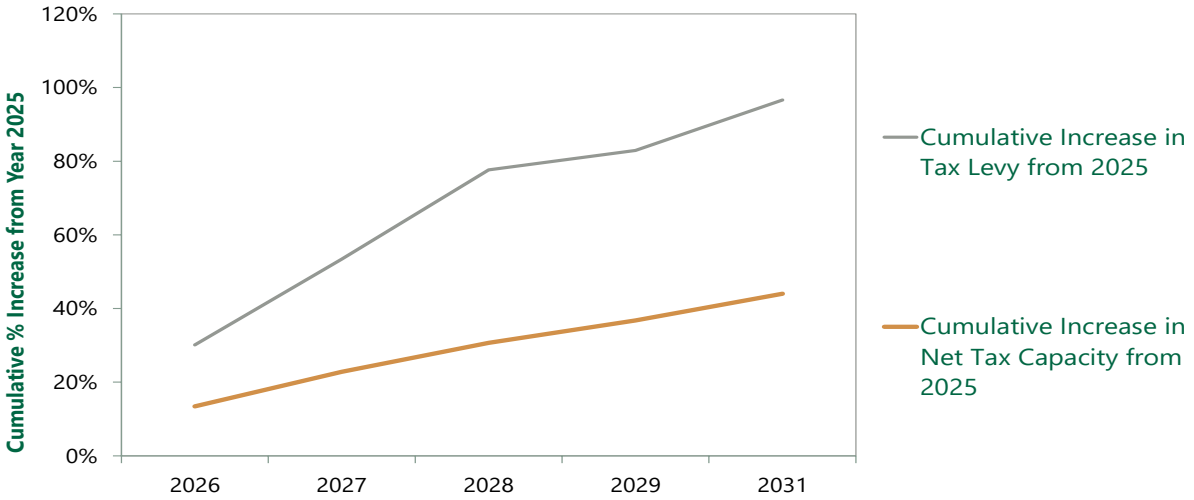
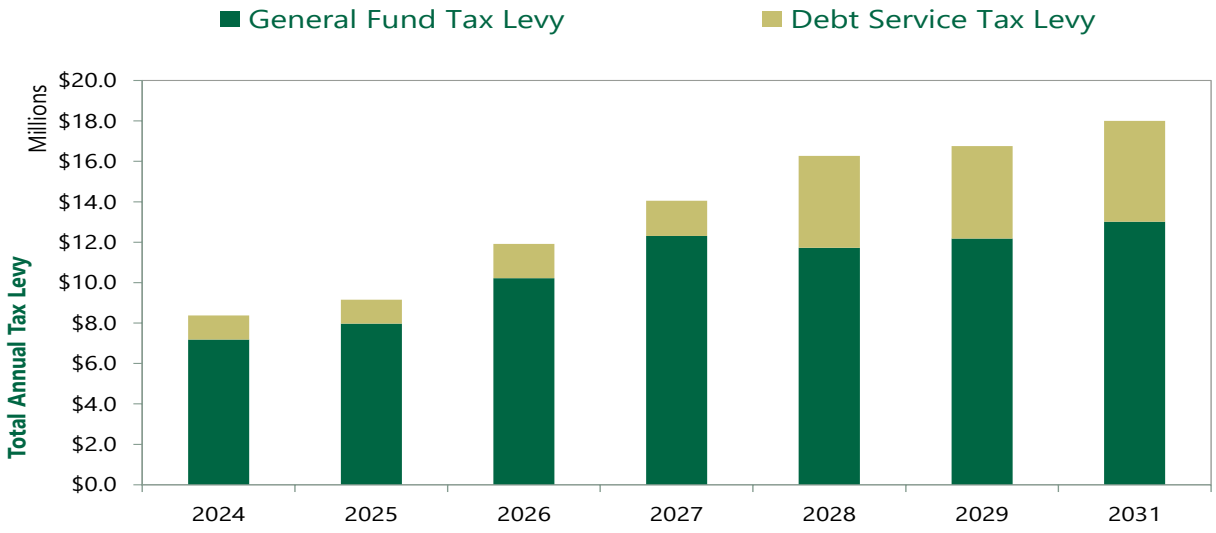


CHART 8
Tax Levy by Purpose

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects



BACKGROUND

The City of Corcoran is located on the western edge of the Twin Cities Metropolitan area in Hennepin County. The 2024 population is estimated at 8,846 (Official Statement, G.O. Bonds Series 2025A). Population will continue to increase due to development of residential property within the City. The land area for the City encompasses just under 36 square miles and includes area for future residential development.

Commercial and industrial development in the City is expected to continue to expand due to access to municipal water and sewer services and the expansion of transportation corridors. In 2012 the City successfully financed and implemented a major improvement project to first bring and then expand municipal water and sewer services to the City. The project provided for connection to the metropolitan disposal system. The City forecasts continued development of both residential and commercial property.

The City's development plan for its downtown area provides an opportunity for additional economic development. In recent years the City completed construction of street improvements and utility infrastructure in the downtown area.

The table that follows provides the estimated number of housing units along with municipal utility connections units for commercial property in the downtown area the City projects to be added over the next twenty-years. The assumptions on units is an important input to the Plan and is updated on annual basis by the City.

The City has completed its construction plans to provide water service to serve the northeast area of the City. The access to water purchased from Maple Grove is limited. For this reason, the City has undertaken investments in a city owned water treatment plant and water tower.

Table 3
Page 1 of 2
City of Corcoran
Growth Projections

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ACRES PLATTED											
Residential SE District	46.53	85.25	17.00	5.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Residential NE District	25.45	-	10.92	5.65	6.96	50.01	44.25	40.00	40.00	40.00	40.00
Multi-Family Residential SE District	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential NE District	-	-	-	-	-	-	-	-	-	-	-
Commercial SE District	0.52	-	-	-	-	-	-	-	-	-	-
Commercial NE District	10.97	27.41	3.89	32.81	-	-	-	-	-	-	-
Total Acres Platted	83.47	112.66	31.81	43.46	36.96	80.01	74.25	70.00	70.00	70.00	70.00
UNITS PERMITTED											
Residential SE District	253	180	134	90	90	90	90	90	90	90	90
Residential NE District	80	86	66	34	13	110	-	110	110	110	110
Greater Corcoran	12	14	7	5	5	5	5	5	5	5	5
Total Residential Single Family	345	280	207	129	108	205	95	205	205	205	205
Multi-Family Residential SE District	-	-	100	-	-	-	-	-	-	-	-
Multi-Family Residential NE District	-	-	-	-	184	224	-	156	-	-	-
Commercial SE District	1	-	1	-	-	-	-	-	-	-	-
Commercial NE District	1	1	1	1	-	2	2	-	-	-	-
Total Units Permitted	347	281	309	130	292	431	97	361	205	205	205
UTILITY CUSTOMER UNITS											
Estimated Customer Units Added by Year											
Residential SE District	221	253	180	134	90	90	90	90	90	90	90
Residential NE District	78	80	86	66	34	13	110	0	110	110	110
Greater Corcoran		12	14	7	5	5	5	5	5	5	5
Total Residential Single Family	299	345	280	207	129	108	205	95	205	205	205
Multi-Family Residential SE District	240	0	0	100	0	0	0	0	0	0	0
Multi-Family Residential NE District	0	0	0	0	0	184	224	0	156	0	0
Commercial SE District	1	1	0	1	0	0	0	0	0	0	0
Commercial NE District	0	1	1	1	1	0	2	2	0	0	0
Total	540	347	281	309	130	292	431	97	361	205	205
Estimated Total Customer Units (Average Annual)											
Residential SE District (includes adjustments)	1,047	1,268	1,521	1,701	1,835	1,925	2,015	2,105	2,195	2,285	2,375
Residential NE District	480	558	638	724	790	824	837	947	947	1,057	1,167
Greater Corcoran	15	15	27	41	48	53	58	63	68	73	78
Total Residential Single Family	1,542	1,841	2,186	2,466	2,673	2,802	2,910	3,115	3,210	3,415	3,620
Multi-Family Residential SE District	0	240	240	240	340	340	340	340	340	340	340
Multi-Family Residential NE District	0	0	0	0	0	0	184	408	408	564	564
Commercial SE District	41	42	43	43	44	44	44	44	44	44	44
Commercial NE District	0	0	1	2	3	4	4	6	8	8	8
Total	1,583	2,123	2,470	2,751	3,060	3,190	3,482	3,913	4,010	4,371	4,576

Table 3
Page 2 of 2
City of Corcoran
Growth Projections

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
CUSTOMER WATER VOLUMES											
Average Estimated Annual Volume Per Customer											
Residential average gallons per year per REU	75	75	75	75	75	75	75	75	75	75	75
Multi-Family average gallons per year per REU	70	70	70	70	70	70	70	70	70	70	70
Commercial average gallons per year per REU	100	100	100	100	100	100	100	100	100	100	100
Total Purchased Water Volume (1,000 Gal)											
Residential SE District	131,216	95,100	114,075	127,575	137,625	144,375	151,125	157,875	164,625	171,375	178,125
Residential NE District	12,522										
Greater Corcoran	1,125	1,125	2,025	3,075	3,600	3,975	4,350	4,725	5,100	5,475	5,850
Total Residential Single Family	144,863	96,225	116,100	130,650	141,225	148,350	155,475	162,600	169,725	176,850	183,975
Multi-Family Residential SE District	-	16,800	16,800	16,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Multi-Family Residential NE District	-	-	-	-	-	-	12,880	28,560	28,560	39,480	39,480
Commercial SE District	4,100	4,200	4,300	4,300	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial NE District	-	-	100	200	300	400	400	600	800	800	800
Total Purchased Water Volume (1,000 Gal)	148,963	117,225	137,300	151,950	169,725	176,950	196,955	219,960	227,285	245,330	252,455
Total City Water Produced Volume (1,000 Gal)											
Residential SE District											
Residential NE District	-	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Greater Corcoran											
Total Residential Single Family	-	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Multi-Family Residential SE District											
Multi-Family Residential NE District	-	-	-	-	-	-	12,880	28,560	28,560	39,480	39,480
Commercial SE District	-										
Commercial NE District	-	-	100	200	300	400	400	600	800	800	800
Total City Water Produced Volume (1,000 Gal)	-	41,850	47,950	54,500	59,550	62,200	76,055	100,185	100,385	119,555	127,805
Total Water Billed to Customers (1,000 Gal)											
Residential SE District	131,216	95,100	114,075	127,575	137,625	144,375	151,125	157,875	164,625	171,375	178,125
Residential NE District	12,522	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Greater Corcoran	1,125	1,125	2,025	3,075	3,600	3,975	4,350	4,725	5,100	5,475	5,850
Subtotal Residential	144,863	138,075	163,950	184,950	200,475	210,150	218,250	233,625	240,750	256,125	271,500
Multi-Family Residential SE District	-	16,800	16,800	16,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Multi-Family Residential NE District	-	-	-	-	-	-	25,760	57,120	57,120	78,960	78,960
Commercial SE District	4,100	4,200	4,300	4,300	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial NE District	-	-	200	400	600	800	800	1,200	1,600	1,600	1,600
Total Water Volume Billed (1,000 Gal)	148,963	159,075	185,250	206,450	229,275	239,150	273,010	320,145	327,670	364,885	380,260

CHART 9

Projections for future growth from residential and commercial development drive the revenue assumptions in the Plan. REU as included here are equal to the projected permitted units for the year.

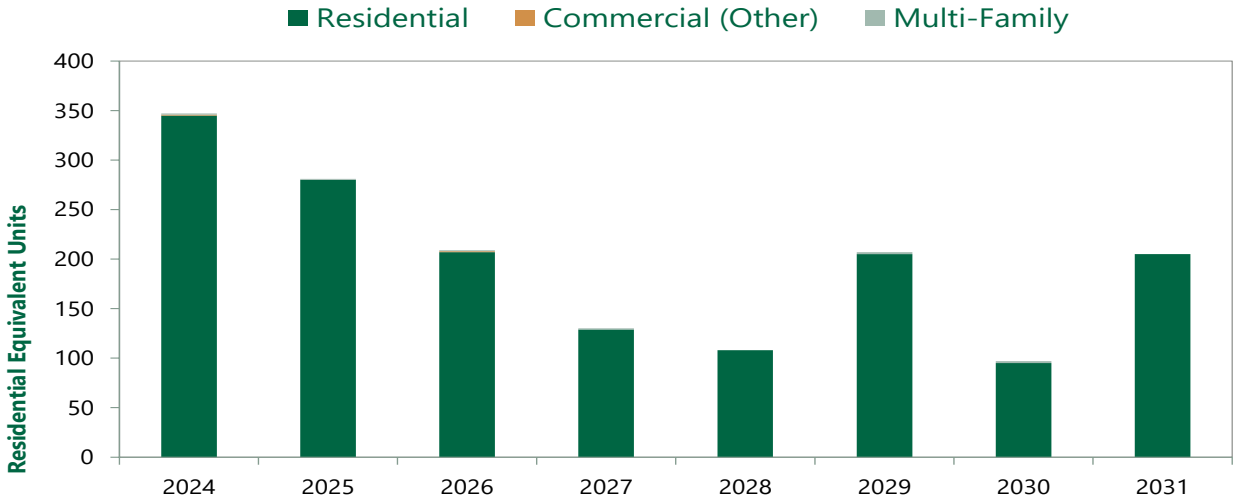
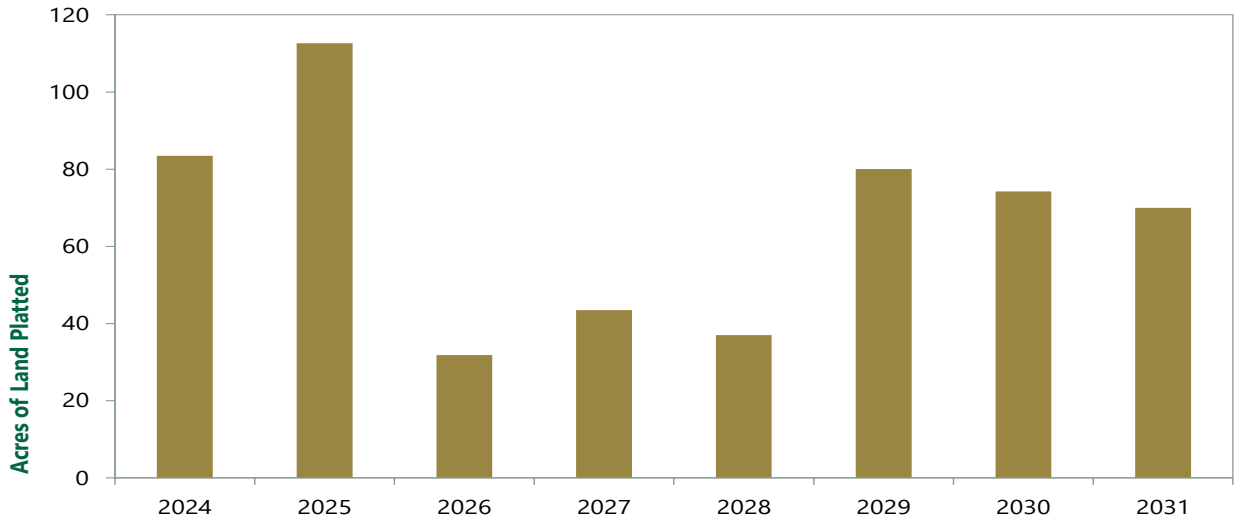


CHART 10

Projection for future acres of land platted for development impacts the revenue assumptions in the Plan



CAPITAL IMPROVEMENT PLAN (CIP) AND DEBT

The City annually reviews its plans for capital acquisition and improvements and updates its multi-year plan. The CIP in the Plan provides details on costs by year and proposed funding sources. The debt service study, included in the Plan, provides information on current debt service and estimated future debt. The CIP provides an important input into preparing the financial plans for the individual City funds.

Equipment and Vehicles

Over the next five years (2025-2029) the City anticipates spending an average of approximately $1.1 million per year on equipment and vehicles. The Plan includes anticipated bonding every other year (2027, 2029, and 2031) for equipment and vehicles. The City reviews its plans on a regular basis to ensure that planned capital acquisition remains within the available funds, including bond proceeds, to support the acquisitions.

Water Improvements

Construction of well and treatment facilities are anticipated in future years in the estimated amount of approximately $25 million between 2025-2032. The City plans to use approximately $11.5 million from federal and state funds, along with bond proceeds and revenue (cash) from the Water Fund to pay for these improvements.

The Plan anticipates the southeast area of the City will continue to be served under terms of an agreement with Maple Grove for purchase of municipal water until demand passes capacity. Improvements in southeast Corcoran will need to be undertaken at some point in the future.

The CIP does not include water improvement projects that are anticipated to be constructed and financed by private development and contributed to the City. These projects will be paid entirely by private funds with infrastructure then contributed to the City.

Sewer Improvements

The Plan includes planned construction of a northeast-southeast trunk line in year 2028 in the estimated amount of $7.5 million. The plans includes $5,000,000 from bond proceeds and the balance from cash in the Sewer Fund to finance the improvement.

Street Improvements

Currently the only street improvement project anticipated in the Plan is the City's local share of the anticipated Hennepin County improvement project for County Road 10 in the City in 2030. No city street improvements are included in the CIP. The City includes street maintenance funding within the General Fund operating budget, including use of Municipal State Aid for street maintenance.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Facility and Parks

A future municipal campus/building or expansion of the existing building is planned for approximately $50 million in year 2027; this is a "placeholder" for both the estimated amount and the year of construction.

The Plan anticipates that the debt on the municipal building will be paid 80% from tax levy and 20% from water and sewer revenues. The annual debt service expense is included in the Debt Service Fund, including the transfers in of revenues from the Water Fund and Sewer Fund. The annual debt service levy on the bonds to finance the land and construction of the municipal campus/building is estimated at approximately $2.7 million annually.

Future Park Improvements

The City is planning for various park improvements including City Park as well as other park planning as outlined in the 2040 Comprehensive Plan. These improvements will be paid with park dedication funds. The Plan does not include bonding for park improvements.

Bond Issuance

The City's outstanding general obligation bonds are rated as 'Aa2' by Moody's Investors Service. The positive credit strengths for the City include "robust financial profile supported by consistently positive operations", among other factors.

The City anticipates the issuance of bonds to finance certain capital improvements. The tables and graphics that follows provide a summary of existing and future estimated debt service payments and funding sources, along with a summary of debt outstanding by year.

The annual debt service on new bonds to be issued is included in the financial plans for the Debt Service Fund, Water Fund, and the Sewer Fund. The preliminary estimates for debt service are based on estimates for issuance of new general obligation (G.O.) bonds in the amounts and terms that follow. The amounts are inclusive of project costs plus cost of issuance of bonds, and any capitalized interest planned.

- Year 2027, G.O. CIP Bonds, $50,000,000 for new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. Equipment Certificates, $1,400,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2028, G.O. Revenue Bonds, $5,100,000 for sewer improvements, payable from sewer revenues.
- Year 2029, G.O. Equipment Certificates, $1,480,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2030, G.O. Bonds, $6,885,000 for water improvements, payable from water revenues; and $5,610,000 for the City's local share of Hennepin County's improvement project for County Road 10 in the City.
- Year 2031, G.O. Equipment Certificates, $1,320,000 to finance equipment and vehicles over 10 year term payable from tax levy.

Bond Terms

The final sizing, structuring, and interest rates will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average coupons (interest rate on the bonds) ranging from 2.75% to 5.1% based on maturity dates of the bonds.

TABLE 4

City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Equipment and Vehicles										
Use of Funds										
Administration	380,000	-								
Community Development		15,000	66,500	67,250	2,250	1,500				
Public Safety	775,020	583,020	246,020	206,020	131,020	721,020	291,020	411,020	206,020	246,020
Public Works / Streets / Parks	1,414,486	885,000	65,000	710,000	38,000	540,000	242,000	345,000	342,000	695,000
Water/Sewer		-	-	-	-	-	-	-	-	-
Total*	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
**City is reviewing its plans to ensure capital acquisition is supported by source of funds.*										
Source of Funds										
Bond proceeds	3,192,526		1,360,790		1,433,790		1,289,040			
Sale of assets	75,000	100,000								
Other Funds / Grants	300,000	350,000								
Cash from fund / (Net Unspent Bond Proceeds)	(998,020)	1,033,020	(983,270)	983,270	(1,262,520)	1,262,520	(756,020)	756,020	548,020	941,020
Total	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
Water Improvements										
Use of Funds										
NE Water Treatment Facility, Storage, and Infrastructure (*Completion of Projects and use of Unspent Bond Proceeds from Series 2023A*)										
NE Water Supply Improvements (Federal Funds)	1,477,785									
Well #2										
Well #3			750,000							
Well #4					750,000					
Well #5							750,000			
Well #6								750,000		
SE Water Tower	250,000	3,500,000	3,500,000							
SE Booster Station		500,000	500,000							
SE Water Treatment Facility			250,000			6,000,000	6,000,000			
Total	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-
Source of Funds										
Bond proceeds						6,750,000				
Federal Funds	1,477,785									
Other Funds / Grants	1,000,000	4,000,000	5,000,000							
Cash from fund / (Net Unspent Bond Proceeds)	(750,000)	-	-	-	750,000	(750,000)	6,750,000	750,000	-	-
Total	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-

TABLE 4
Page 2 of 3
City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sewer Improvements										
Use of Funds										
NE to SE Trunk Sewer				7,500,000						
Total	-	-	-	7,500,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds				5,000,000						
Cash from fund / Unspent Bond Proceeds	-	-	-	2,500,000	-	-	-	-	-	-
Total	-	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements										
Use of Funds										
Storm Water Infrastructure										
Total	-	-	-	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-
Capital Projects Funds / Street Improvements										
Use of Funds										
County Road 10						5,500,000				
Total	-	-	-	-	-	5,500,000	-	-	-	-
Source of Funds										
Bond proceeds						5,500,000				
Cash from fund / Unspent Bond Proceeds										
Total	-	-	-	-	-	5,500,000	-	-	-	-
Parks										
Use of Funds										
Park Improvements	7,500,000	800,000	750,000	1,000,000						
Total	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Federal Funds	500,000									
Other Funds / Grants	950,000	625,000								
Cash from fund / Unspent Bond Proceeds	6,050,000	175,000	750,000	1,000,000	-	-	-	-	-	-
Total	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-

TABLE 4

City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Municipal Facilities										
Use of Funds										
Municipal campus			50,000,000							
Facility improvements	530,000									
Other facility improvement projects										
Total	530,000	-	50,000,000	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds	530,000		50,000,000							
Tax levy	-									
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-			
Total	530,000	-	50,000,000	-	-	-	-	-	-	-
Total Capital Improvement Plan										
Total Use of Funds										
Equipment and Vehicles	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
Water Improvements	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-
Sewer Improvements	-	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements	-	-	-	-	-	-	-	-	-	-
Street Improvements	-	-	-	-	-	5,500,000	-	-	-	-
Parks	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-
Municipal Facilities	530,000	-	50,000,000	-	-	-	-	-	-	-
Total Use of Funds	12,327,291	6,283,020	56,127,520	9,483,270	921,270	12,762,520	7,283,020	1,506,020	548,020	941,020
Total Source of Funds										
Bond proceeds	3,722,526	-	51,360,790	5,000,000	1,433,790	12,250,000	1,289,040	-	-	-
Federal Funds	1,977,785	-	-	-	-	-	-	-	-	-
Other Funds / Grants	2,250,000	4,975,000	5,000,000	-	-	-	-	-	-	-
Cash from fund / Unspent Bond Proceeds	4,301,980	1,208,020	(233,270)	4,483,270	(512,520)	512,520	5,993,980	1,506,020	548,020	941,020
Total Source of Funds	12,327,291	6,283,020	56,127,520	9,483,270	921,270	12,762,520	7,283,020	1,506,020	548,020	941,020

Notes:

1. Project costs and bond proceeds shown in this table do not include cost of issuance of the bonds and capitalized interest.

TABLE 5
City of Corcoran
Debt Service (Principal and Interest Payments) and Source of Funds

	Original Par Amount of Bonds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	295,430	294,880	259,580	61,420	60,100	58,780	67,340	65,780	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	178,300	178,875	174,375	179,725	101,050	103,380	100,590	102,723	104,688	101,563
G.O. 2020A Bonds (Equipment)	805,000	100,200	98,400	96,600	99,750	97,850	95,950	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	218,640	220,090	221,440	222,690	218,890	225,990	228,760	231,270	233,613	235,785
G.O. 2022A Bonds (Equipment)	1,800,000	232,438	235,238	232,738	234,938	236,738	233,238	235,563	233,594	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	-	-	-	208,756	351,175	346,800	351,925	351,425	350,425	348,925
G.O. 2025A Bonds (Equipment Certificates)	3,160,000	-	195,992	472,975	476,225	478,475	474,850	470,475	270,350	269,600	268,350
G.O. 2025A Bonds (Facilities)	535,000	-	30,824	48,925	47,675	51,300	49,800	48,300	46,800	50,175	48,425
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,000,000	-	-	-	2,980,991	3,205,768	3,204,055	3,200,655	3,200,198	3,197,530	3,196,955
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,400,000	-	-	-	49,000	166,900	167,613	168,150	168,513	163,788	163,975
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,480,000	-	-	-	-	-	51,800	174,613	175,150	175,513	175,700
PROJECTED G.O. 2030A Bonds (County Road 11)	5,610,000	-	-	-	-	-	-	405,700	408,100	405,200	407,000
PROJECTED G.O. 2031A Bonds (Equipment Certificates)	1,320,000	-	-	-	-	-	-	-	160,600	161,100	161,400
Total		**1,025,008**	**1,254,299**	**1,506,633**	**4,561,169**	**4,968,245**	**5,012,255**	**5,452,070**	**5,414,501**	**5,111,630**	**5,108,078**
Source of Funds											
Tax levy		1,184,928	1,702,736	1,743,843	4,549,936	4,574,233	4,941,021	4,990,298	4,770,983	4,767,206	4,623,994
Special assessments (collected in current year)		74,597	68,608	-	-	-	-	-	-	-	-
Transfer in from Water Fund		474,199	75,240	428,261	344,171	343,461	343,031	347,349	346,857	321,834	321,691
Transfer in from Sewer Fund		374,836	118,490	486,980	360,791	359,721	358,931	362,889	362,037	321,834	321,691
Debt service funds draw (increase) in fund balance		(1,083,552)	(710,775)	(1,152,452)	(693,728)	(309,169)	(630,727)	(248,466)	(65,375)	(299,243)	(159,298)
Total Governmental Debt		**1,025,008**	**1,254,299**	**1,506,633**	**4,561,169**	**4,968,245**	**5,012,255**	**5,452,070**	**5,414,501**	**5,111,630**	**5,108,078**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	220,700	220,825	215,875	215,850	215,456	214,688	198,894	198,072	196,856	195,241
G.O. 2020A Bonds (Water Portion)	1,145,000	125,400	123,150	125,850	123,500	126,100	123,700	121,250	125,000	-	-
G.O. 2023 Bonds (Water)	21,785,000	1,249,200	1,250,200	1,250,200	1,249,200	1,247,200	1,249,075	1,244,825	1,244,450	1,242,825	1,247,700
PROJECTED G.O. 2028A Bonds (Sewer)	5,100,000	-	-	-	-	370,600	368,700	371,500	369,000	371,200	368,100
PROJECTED G.O. 2030A Bonds (Water)	6,885,000	-	-	-	-	-	-	500,800	501,400	501,600	501,400
Subtotal		**1,595,300**	**1,594,175**	**1,591,925**	**1,588,550**	**1,959,356**	**1,956,163**	**2,437,269**	**2,437,922**	**2,312,481**	**2,312,441**
Note Payable to Maple Grove, 2014	300,000	43,548	33,422	41,841	-	-	-	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	11,779	11,779	11,779	-	-	-	-	-	-	-
Subtotal		**55,327**	**45,201**	**53,620**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total		**1,650,627**	**1,639,376**	**1,645,545**	**1,588,550**	**1,959,356**	**1,956,163**	**2,437,269**	**2,437,922**	**2,312,481**	**2,312,441**
Source of Funds											
Water Fund		1,530,168	1,511,616	1,524,920	1,467,596	1,467,656	1,464,200	1,957,556	1,960,773	1,833,390	1,829,103
Sewer Fund		120,458	127,760	120,625	120,954	121,100	123,263	108,213	108,149	107,892	115,237
Total Proprietary Debt		**1,650,627**	**1,639,376**	**1,645,545**	**1,588,550**	**1,588,756**	**1,587,463**	**2,065,769**	**2,068,922**	**1,941,281**	**1,944,341**

Notes:
1. Collection of the tax levy is in the calendar year prior to the payment of debt service. This results in increase in fund balance of the debt service funds in the year prior to payment due. This is shown as a negative amount in the table above.
2. Transfers from Water/Sanitary Sewer pay a pro-rata share of Governmental Debt that benefits the utility services. This includes 2016A Bonds and 2026A Bonds for Facilities.

TABLE 6

City of Corcoran
Debt Outstanding at Year-End

	Original Par Amount of Bonds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	825,000	545,000	295,000	240,000	185,000	130,000	65,000	-	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	1,020,000	870,000	720,000	560,000	475,000	385,000	295,000	200,000	100,000	-
G.O. 2020A Bonds (Equipment)	805,000	465,000	375,000	285,000	190,000	95,000	-	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	2,720,000	2,540,000	2,355,000	2,165,000	1,975,000	1,775,000	1,570,000	1,360,000	1,145,000	925,000
G.O. 2022A Bonds (Equipment)	1,800,000	1,800,000	1,270,000	1,080,000	880,000	670,000	455,000	230,000	-	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	3,575,000	3,385,000	3,760,000	2,965,000	2,740,000	2,505,000	2,255,000	1,995,000	1,720,000	1,435,000
G.O. 2025A Bonds (Equipment Certificates)	3,160,000	-	3,160,000	2,835,000	2,490,000	2,125,000	1,745,000	1,350,000	1,140,000	920,000	690,000
G.O. 2025A Bonds (Facilities)	535,000	-	535,000	510,000	485,000	455,000	425,000	395,000	365,000	330,000	295,000
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,000,000	-	-	50,000,000	50,000,000	49,050,000	48,075,000	47,075,000	46,045,000	44,985,000	43,890,000
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,400,000	-	-	1,400,000	1,400,000	1,280,000	1,155,000	1,025,000	890,000	755,000	615,000
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,480,000	-	-	-	-	1,480,000	1,480,000	1,355,000	1,225,000	1,090,000	950,000
PROJECTED G.O. 2030A Bonds (County Road 11)	5,610,000	-	-	-	-	-	5,610,000	5,425,000	5,230,000	5,030,000	4,820,000
PROJECTED G.O. 2031A Bonds (Equipment Certificates)	1,320,000	-	-	-	-	-	-	1,320,000	1,210,000	1,095,000	975,000
Total		**10,405,000**	**12,680,000**	**63,240,000**	**61,375,000**	**60,530,000**	**63,740,000**	**62,360,000**	**59,660,000**	**57,170,000**	**54,595,000**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	1,755,000	1,590,000	1,425,000	1,255,000	1,080,000	900,000	730,000	555,000	375,000	190,000
G.O. 2020A Bonds (Water Portion)	1,145,000	715,000	600,000	485,000	365,000	245,000	125,000	-	-	-	-
G.O. 2023 Bonds (Water)	21,785,000	20,820,000	20,430,000	20,020,000	19,590,000	19,140,000	18,665,000	18,170,000	17,650,000	17,105,000	16,530,000
PROJECTED G.O. 2028A Bonds (Sewer)	5,100,000	-	-	-	5,100,000	4,930,000	4,755,000	4,570,000	4,380,000	4,180,000	3,975,000
PROJECTED G.O. 2030A Bonds (Water)	6,885,000	-	-	-	-	-	6,885,000	6,655,000	6,415,000	6,165,000	5,905,000
Subtotal		**23,290,000**	**22,620,000**	**21,930,000**	**26,310,000**	**25,395,000**	**31,330,000**	**30,125,000**	**29,000,000**	**27,825,000**	**26,600,000**
Note Payable to Maple Grove, 2014	300,000	69,782	39,849	-	-	-	-	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	23,558	11,779	-	-	-	-	-	-	-	-
Subtotal		**93,340**	**51,628**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total		**23,383,340**	**22,671,628**	**21,930,000**	**26,310,000**	**25,395,000**	**31,330,000**	**30,125,000**	**29,000,000**	**27,825,000**	**26,600,000**

CHART 11

Annual spending on capital and the types of projects is projected to vary from year to year

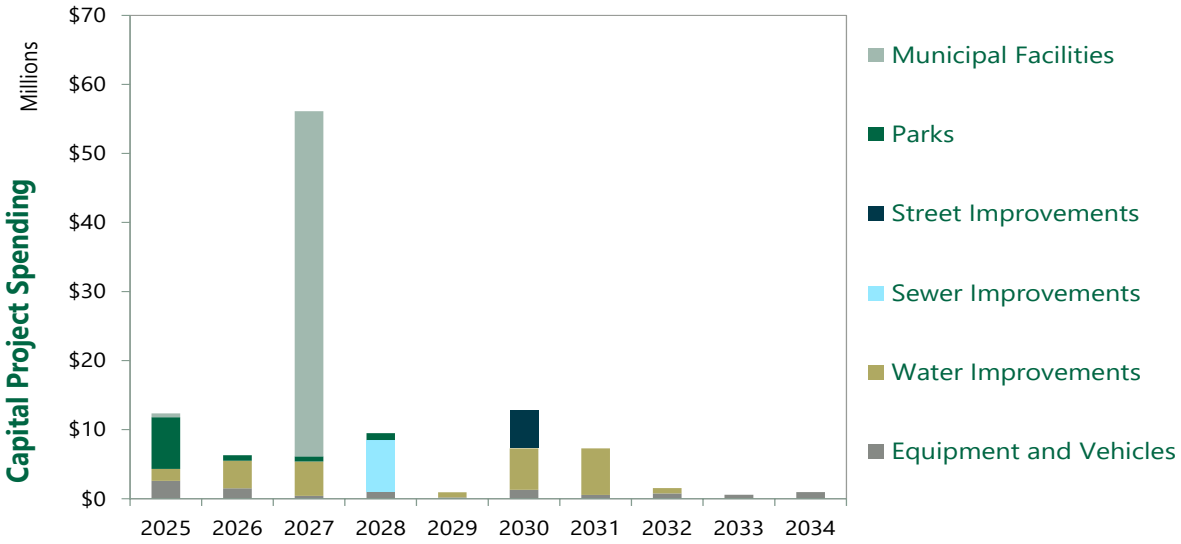


CHART 12

Bonding to finance capital improvements is planned along with other sources of revenue

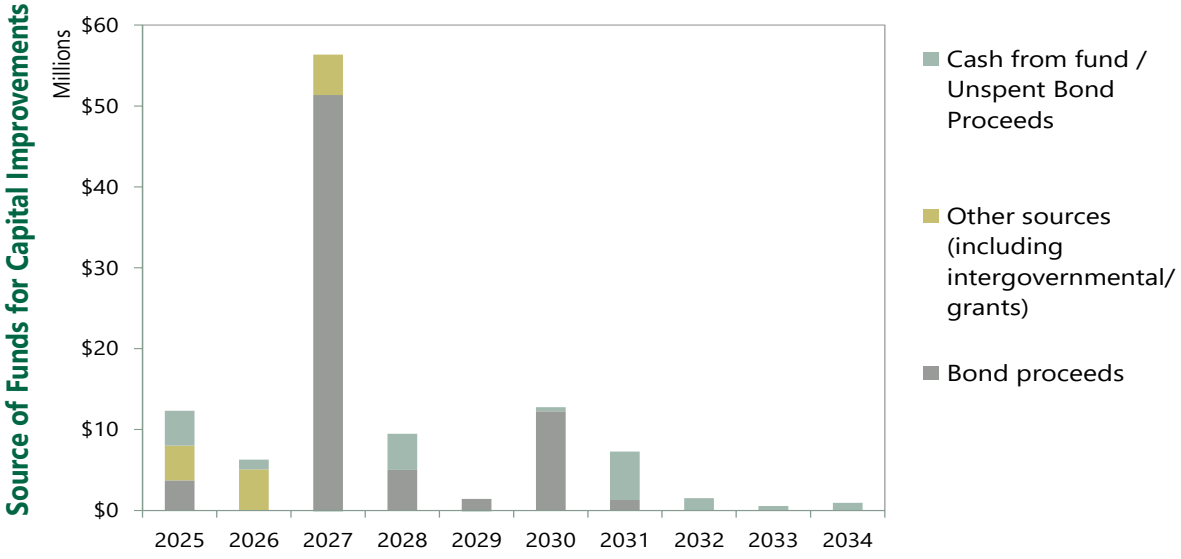


CHART 13

Increase in debt service payments is planned as the City undertakes planned improvements to facilities, utility infrastructure, and local share of County Road 10 project

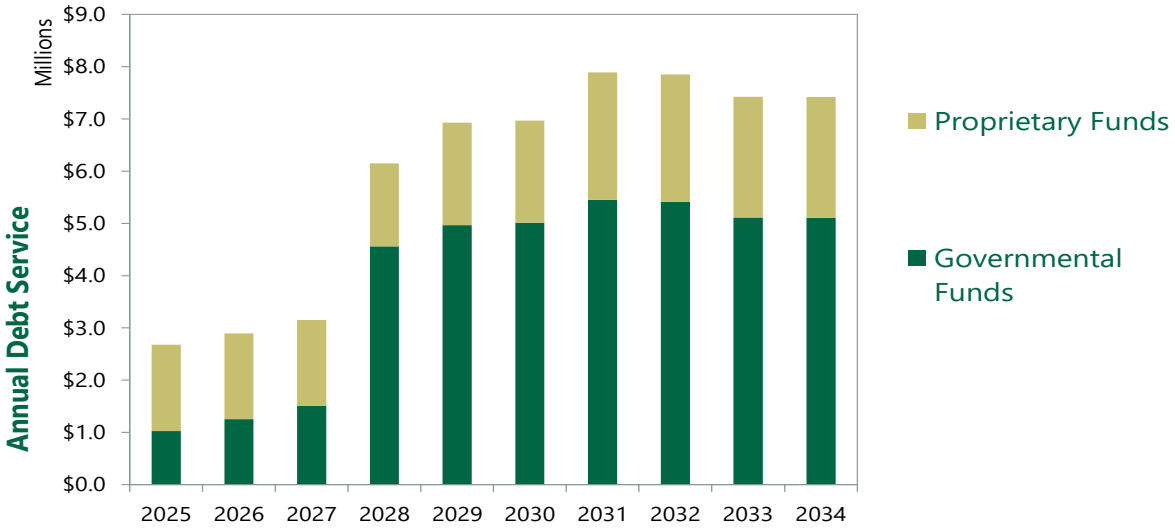


CHART 14

Majority of future total outstanding debt (inclusive of existing and planned new debt) will be payable from tax levy

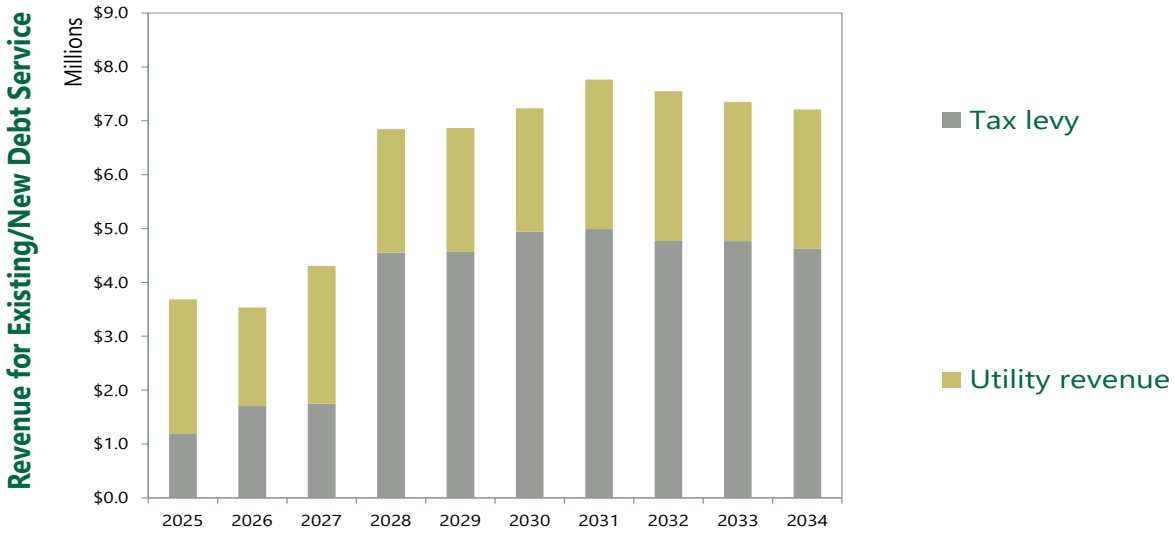


CHART 15

City debt outstanding both for governmental and proprietary (utilities) is planned to increase with construction of facilities and other improvements as the City grows

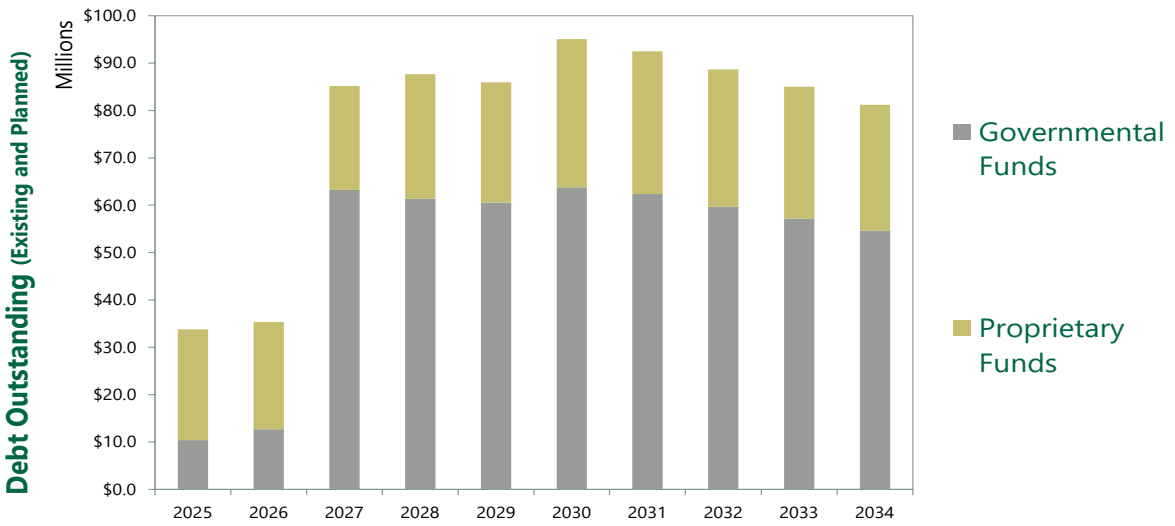
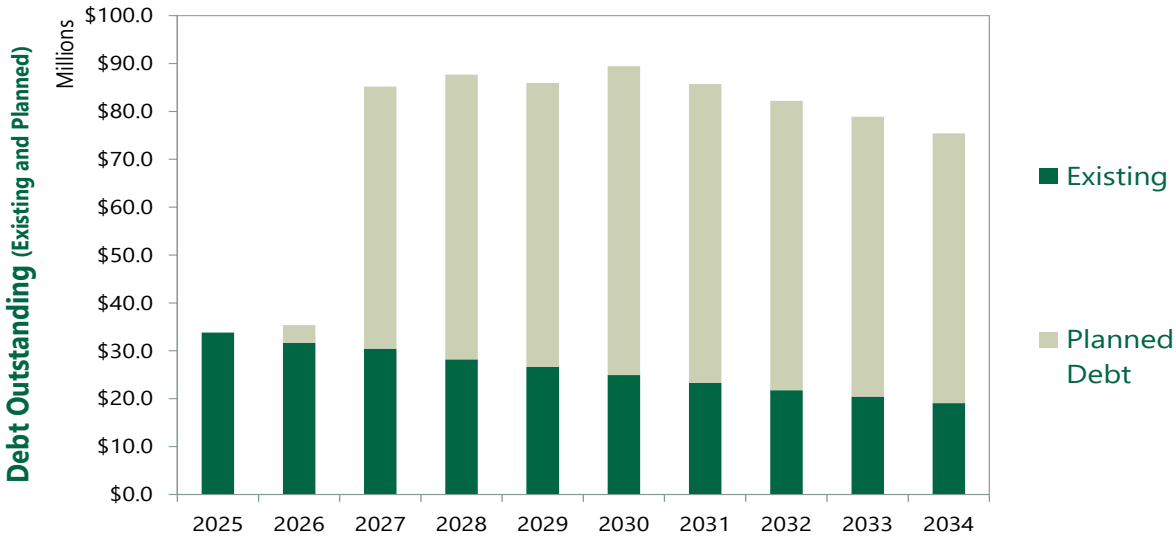


CHART 16

City debt outstanding will increase with construction of facilities and other improvements as the City grows



FINANCIAL PLANS

Background

Financial plans have been prepared for each of the following type of funds:

Governmental Funds

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

Proprietary Funds (Enterprise Funds)

- Water Fund
- Sewer Fund
- Storm Water Fund

Governmental Funds are used to account for most typical municipal functions of the City. The acquisition, use, and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in Proprietary Funds), are accounted for through the Governmental Funds.

Proprietary Funds (Enterprise Funds) are used to account for the City's ongoing municipal utility operations that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are financed through user charges. The financial plans for the Proprietary Funds include assets and liabilities in addition to the revenues and expenditures. For the Proprietary Funds there is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Summary of Key Factors and Assumptions

The key factors or assumptions used to develop the financial plans are as follows, among other items:

- 3.0% annual increase in operating expense for the Governmental Funds.
- 2.0% annual increase in non-property tax revenue for the Governmental Funds.
- Annual property tax levies to be set at a level sufficient to fund planned operations and debt service on bonds issued to finance capital, including facility improvements.
- Fiscal disparities distribution of property taxes and contribution of property tax capacity is assumed to be at the same level as estimated for Pay 2026. The actual amounts will vary by year and will impact the projections shown in the Plan.
- Maintain a minimum balance in the General Fund equal to a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current fund balance policy.
- 3.0%-4.0% average annual rate increase for water and sewer services. The annual percent rate increase is approximate and reflects the anticipated cost increases and projected need for reserves for future capital improvements.

- 1.0% annual investment income rate for all City Funds.
- Maintain cash in the Enterprise Funds sufficient to achieve projected year-end cash balance to cover the following purposes:

  - Three-months of operating expense
  - Following-year debt service payments
  - Following year capital acquisition (planned to be paid from cash)
  - Reserves for future capital improvements and other reserve purposes

- Maintain positive balances in all other City funds and amounts sufficient to meet specific cash flow requirements of the funds.

TOTAL GOVERNMENTAL FUNDS COMBINED

The table that follows provides total sources and uses of funds for the following Governmental Funds combined. Individual financial plans are then provided for each of the following funds:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

The City's annual financial statements include a breakdown of individual funds for the Debt Service Funds, Special Revenue Funds, and Capital Projects Funds. For purposes of the Plan, this level of detail is not included and these funds are combined.

Revenue

Annual source of funds from non-property tax levy sources has been stable for the City and is expected to remain so in the future. The City does not receive local government aid (LGA) from the state.

Property tax levy increases will be needed to pay for increased operating costs and debt service related to planned capital improvements.

Expense

Personnel and other operating costs are shown in the Plan to be increasing in future years to address the demands of a growing community.

The financial plan for the General Fund includes placeholder amounts for increased expense for staffing.

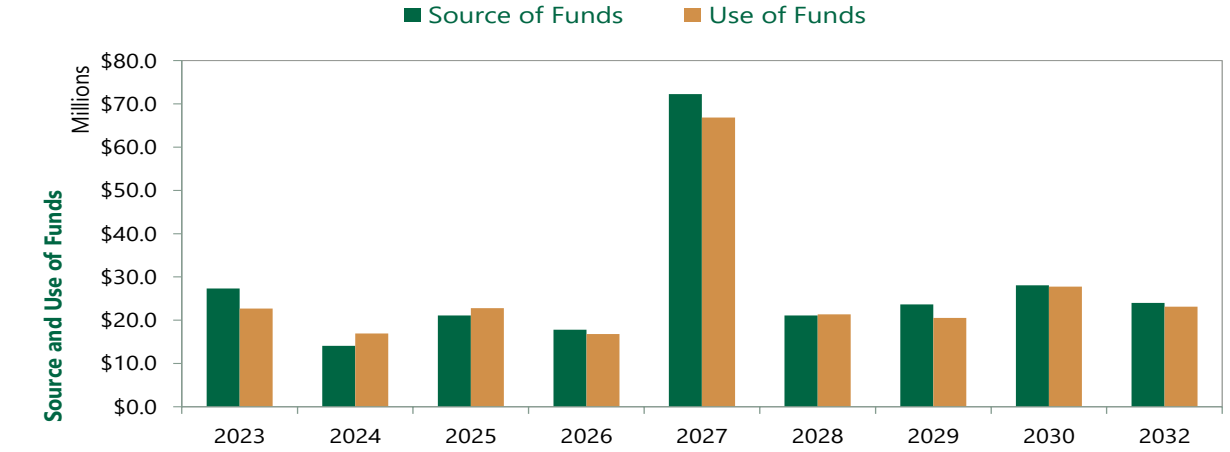
Transfers To and From Other Funds

Transfers between funds for future years include the following:

- Transfers from the Water Fund and Sewer Fund to the General Fund to pay an allocated share of operating costs.
- Transfer from the Water Fund and Sewer Fund to the Debt Service Fund to pay debt services for the 2016A Bonds and the bonds anticipated to be issued in 2027 to pay an allocated portion for municipal building improvements.
- The Plan does not include transfers from the General Fund to the Equipment Fund. The Plan anticipates the City will levy taxes for deposit into the Equipment Fund.

CHART 17
Total Governmental Funds

Minimum fund balance policy objectives of the City are projected to be met with source of funds sufficient to cover use of funds and provide sufficient reserves



Year 2027 includes the planned financing (bond issuance) and construction of a new muncipal facility with estimated cost of $50 million.

CHART 18
Total Governmental Funds

Future years include projected increase in fund balance to support planned increase in the City's budget consistent with City's policy for maintaining adequate fund balance

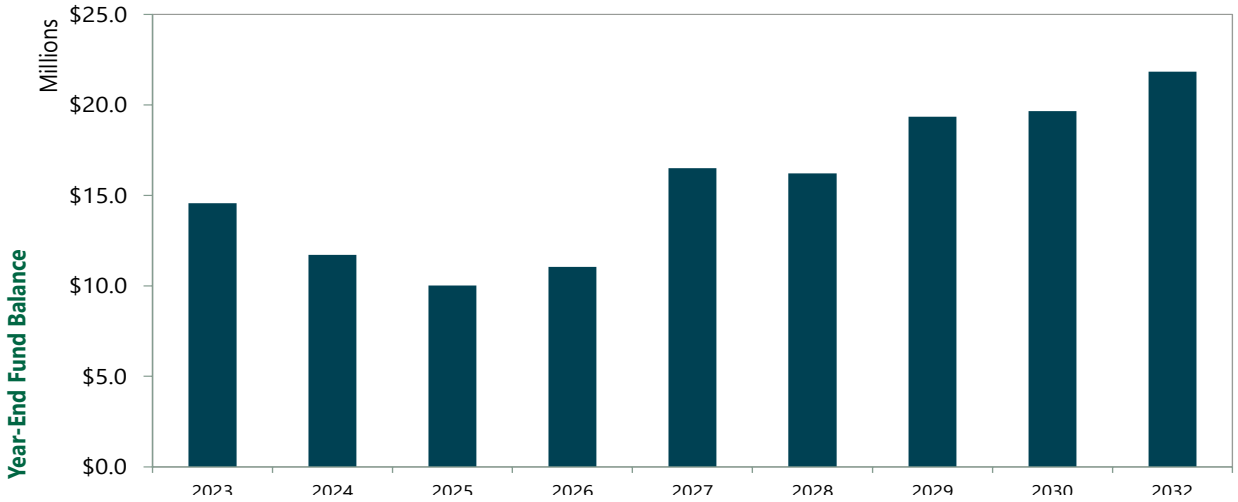


TABLE 7

City of Corcoran
Total Governmental Funds Combined
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	1,034,775	1,276,659	339,347	239,234	243,786	248,426	253,155	257,974	262,887	267,894
Assessments	111,151	126,837	74,597	68,608	-	-	-	-	-	-
Licenses and permits	1,733,964	1,876,783	1,503,431	1,615,800	1,664,274	1,714,202	1,765,628	1,818,597	1,873,155	1,929,350
Intergovernmental	1,663,827	484,183	2,318,500	1,597,983	641,672	660,923	680,750	701,173	722,208	743,874
Investment Income	847,268	339,316	116,462	77,872	81,413	92,814	80,852	106,960	101,607	110,645
Fines and forfeitures	29,748	26,980	30,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Cable franchise fees	66,865	66,024	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613
Miscellaneous	7,225,190	2,264	-	-	-	-	-	-	-	-
Other revenues	460,182	87,327	1,751,844	1,309,290	851,959	722,297	1,297,054	651,477	79,072	1,300,972
Bond proceeds (incl premium/discounts)	4,166,391	-	3,788,636	-	53,207,366	-	1,433,790	5,500,000	1,289,040	-
Sale of capital assets	26,399	430,657	75,000	100,000	-	-	-	-	-	-
Transfer in from General Fund	344,313	380,127	198,303	200,000	-	-	-	-	-	-
Transfer in from Utility Funds	602,600	601,430	1,649,035	593,730	1,455,691	1,261,625	1,276,544	1,292,525	1,318,519	1,335,424
Transfer in from Capital Proj Fund	1,986,195	16,543	-	-	-	-	-	-	-	-
Subtotal Non Property Tax Funds	20,298,868	5,715,130	11,910,155	5,892,517	58,238,861	4,795,766	6,886,119	10,430,002	5,750,823	5,795,623
Property tax levy	7,038,248	8,352,937	9,159,263	11,917,360	14,049,635	16,269,106	16,753,113	17,629,924	18,005,846	18,180,578
Total Source of Funds	27,337,116	14,068,067	21,069,417	17,809,877	72,288,496	21,064,872	23,639,232	28,059,926	23,756,670	23,976,201
Expense										
Current expenditures	8,242,883	10,278,064	10,946,875	13,042,726	14,197,677	14,803,608	15,374,716	15,972,957	16,452,146	16,945,711
Capital outlay	11,219,638	5,011,195	10,599,506	2,283,020	51,127,520	1,983,270	171,270	6,762,520	533,020	756,020
Debt service	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Transfer out to Equip Fund	10,000	-	-	-	-	-	-	-	-	-
Transfer out to Enterprise Funds	10,000	5,000	-	-	-	-	-	-	-	-
Transfer out to Other Govt Funds	32,000	38,000	-	-	-	-	-	-	-	-
Transfer out to Capital Projects Fund	2,288,508	19,670	198,303	200,000	-	-	-	-	-	-
Transfer out to Facilities Fund	-	339,000	-	-	-	-	-	-	-	-
Total Use of Funds	22,675,448	16,922,013	22,769,692	16,780,044	66,831,830	21,348,046	20,514,231	27,747,732	22,437,236	23,116,232
Net Change in fund balance	4,661,668	(2,853,946)	(1,700,275)	1,029,833	5,456,666	(283,174)	3,125,001	312,194	1,319,433	859,969
Ending Fund Balance	**14,571,843**	**11,717,897**	**10,017,622**	**11,047,455**	**16,504,121**	**16,220,947**	**19,345,949**	**19,658,143**	**20,977,576**	**21,837,546**
Ending Cash Balance	**17,656,444**	**14,624,984**	**10,986,050**	**12,015,883**	**17,472,550**	**17,189,376**	**20,314,377**	**20,626,571**	**21,946,005**	**22,805,974**

GENERAL FUND

The General Fund is the primary fund used by the City. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the General Fund constitute the core administrative and operational tasks of the City.

Revenue

Annual source of non-tax revenue for the General Fund has been stable and is growing. Licenses and permits provides the single largest source of non-tax revenue to the General Fund. The City does not receive local government aid (LGA) from the state. The next largest sources of non-tax revenue are charges for services and intergovernmental.

Tax Levy Revenue

Property tax levy revenue is estimated to increase each year. The Plan does not include transfer out of revenue from the General Fund to other city funds in future years. The other funds will rely on other sources of revenue, including federal/state grants, bond proceeds, and charges for service.

Figure 2 provides the projected General Fund property tax levy by year, along with the annual percent changes.

Non-Tax Revenue

Non-tax revenue includes charges for services, license and permits, intergovernmental, transfers in from the utility funds, among other sources of non-tax revenue.

The financial plan for the General Fund is based on the following key assumptions for non-tax revenues:

Figure 2.
General Fund Tax Levy

Tax Collection Year	General Fund Tax Levy	% Change in Tax Levy
2024	7,187,648	13.1%
2025	7,974,335	10.9%
2026	10,214,624	28.1%
2027	12,305,792	20.5%
2028	11,719,170	-4.8%
2029	12,178,881	3.9%
2030	12,688,903	4.2%
2031	13,015,548	2.6%

- Non-tax revenues increase of 2.0% annually.
- Annual investment income rate of 1.0%.

Intergovernmental Revenue in prior years is shown to be higher than future years due to receipt of one-time federal funds related aid.

Expense

The General Fund is used to account for the expense of providing general government services for the City. The largest use of funds for current expenditures is for the cost of personnel. Other expenses include operating materials and supplies, equipment, and professional services, among other items.

The financial plan for the General Fund is based on the following key assumptions:

- Current expenditures (includes personnel costs) increase by 3.0% annually for inflation.
- Increase in staff (FTE) and position changes are planned. Details can be found in Appendix C.

Transfers To and From Other Funds

The Water Fund and the Sewer Fund transfer revenue in to the General Fund to pay an allocated share of operating costs. This transfer is projected to continue with annual inflationary adjustments.

There are no future planned transfers out from the General Fund to other funds.

Fund Balance

The maintenance of the City's reserves, including growing fund balance (reserves), is important to the maintaining the City's credit rating on its outstanding bonds.

Fund balance for the General Fund is planned to remain at a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current adopted fund balance policy.

CHART 19
General Fund

Fund Balance is planned to meet City policy for minimum balance

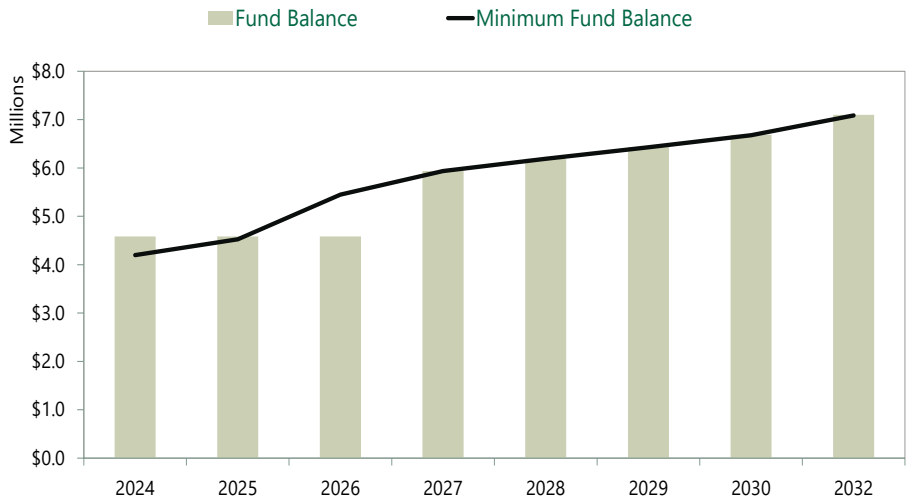


CHART 20
General Fund

Property tax revenue provides the majority of source of funds for the General Fund

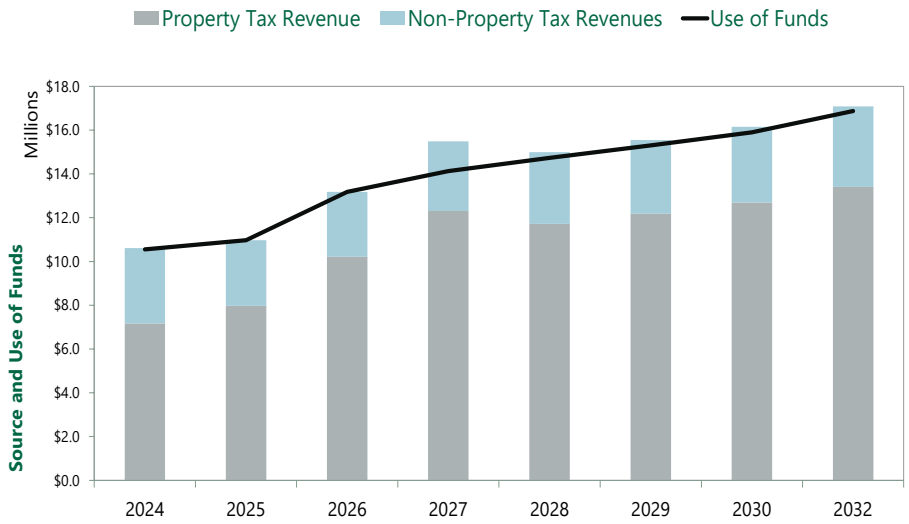


CHART 21
General Fund

Non-Property Tax Revenues fluctuate mostly due to Intergovernmental Revenues (one-time sources) and Licenses and Permits Revenue related to Construction Projects within the City

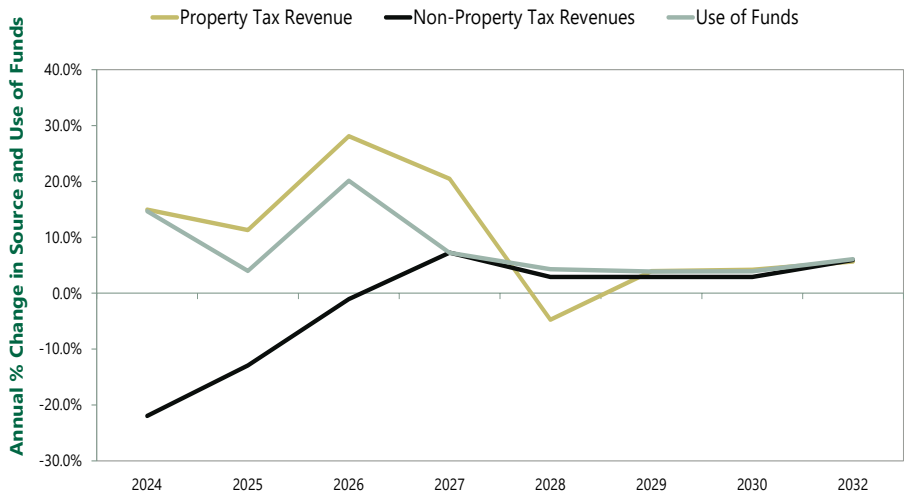


CHART 22
General Fund

City is planning to add positions over the next several years in response to growth in the community and service demands

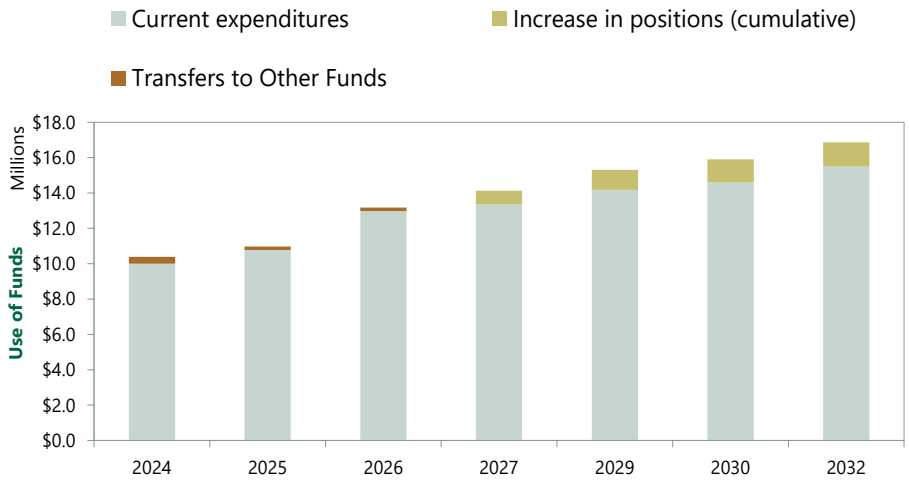


TABLE 8

City of Corcoran
General Fund
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	170,851	206,827	293,500	192,700	196,554	200,485	204,495	208,585	212,756	217,011
Assessments	633	-		-	-	-	-	-	-	-
Licenses and permits	1,733,964	1,876,783	1,503,431	1,615,800	1,664,274	1,714,202	1,765,628	1,818,597	1,873,155	1,929,350
Intergovernmental	1,350,857	484,183	568,500	622,983	641,672	660,923	680,750	701,173	722,208	743,874
Investment Income	385,049	38,787	25,000	35,000	35,350	35,704	36,061	36,421	36,785	37,153
Fines and forfeitures	29,748	26,980	30,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Cable franchise fees	66,865	66,024	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613
Other revenues	69,159	24,698	11,250	8,250	8,498	8,752	9,015	9,285	9,564	9,851
Bond proceeds (incl premium/discounts)	-	-		-	-	-	-	-	-	-
Sale of capital assets	1,515	165,830		-	-	-	-	-	-	-
Transfer in from Utility Funds	602,600	535,500	500,000	400,000	540,450	556,664	573,363	590,564	608,281	626,530
Transfer in from Capital Proj Fund		16,543								
Subtotal Non Property Tax Funds	4,411,241	3,442,155	2,996,681	2,964,733	3,179,498	3,272,210	3,367,658	3,465,921	3,567,085	3,671,234
Property tax levy	6,233,945	7,166,329	7,974,335	10,214,624	12,305,792	11,719,170	12,178,881	12,688,903	13,015,548	13,409,595
Total Source of Funds	10,645,186	10,608,484	10,971,016	13,179,357	15,485,290	14,991,381	15,546,538	16,154,824	16,582,633	17,080,829
			-	-						
Expense										
Current expenditures	8,178,425	9,998,589	10,772,713	12,979,357	14,132,408	14,736,380	15,305,471	15,901,635	16,378,685	16,870,045
Capital outlay	-	169,876		-	-	-	-	-	-	-
Transfer out to Equip Fund	10,000	-								
Transfer out to Enterprise Funds	10,000	5,000								
Transfer out to Other Govt Funds	32,000	38,000								
Transfer out to Capital Projects Fund	973,981	3,127	198,303	200,000						
Transfer out to Facilities Fund		339,000		-						
Total Use of Funds	9,204,406	10,553,592	10,971,016	13,179,357	14,132,408	14,736,380	15,305,471	15,901,635	16,378,685	16,870,045
Net Change in fund balance	1,440,780	54,892	-	-	1,352,882	255,001	241,067	253,189	203,948	210,784
Ending Fund Balance	**4,528,487**	**4,583,379**	**4,583,379**	**4,583,379**	**5,936,261**	**6,191,262**	**6,432,329**	**6,685,518**	**6,889,466**	**7,100,251**
Ending Cash Balance	**6,162,145**	**5,186,676**	**5,186,676**	**5,186,676**	**6,539,558**	**6,794,559**	**7,035,626**	**7,288,815**	**7,492,763**	**7,703,548**

DEBT SERVICE FUND

The Debt Service Fund includes the combined funds used to account for all of the City's governmental debt service, not including debt obligation for the Proprietary Funds, which is accounted for separately.

At the end of 2024, the City reported total general obligation bonds payable (reported as Governmental Debt) of $11,105,000. In addition, the Water Fund and the Sewer Fund report debt outstanding of $23,930,000, which is accounted for separately in the Proprietary Funds.

The year-end cash balance in the Debt Service Funds fluctuates due to the timing of collection of revenue, for example tax levy, in the year prior to debt service payments coming due.

The City is required by Minnesota statute to have cash available in the respective debt service funds equal to 105% of the debt service payments coming due for a specific bond series, with some limited exceptions. For example, the year-end cash balance includes cash from collection of special assessments and tax levy in current year to pay the following February 1st debt payments. The City receives a tax settlement from the County in June and December of each year. The first half tax settlement is available to cover the August 1st debt payments and the second tax settlement is available to cover the February 1st payments.

Revenue

The Debt Service Funds include the following source of funds: special assessments, interest income, transfers in from other funds, property tax levy, and bond proceeds for any capitalized interest funds.

General obligation equipment certificates will be repaid from property tax levy. Prior year and future projected tax levy amounts for repayment of equipment certificates are included in the Plan.

The Plan anticipates the issuance of new general obligation bonds that will be accounted for in the Debt Service Funds. Future debt will be supported by a combination of tax levy, special assessments, and transfers in of revenue from the Water Fund and the Sewer Fund.

Expense

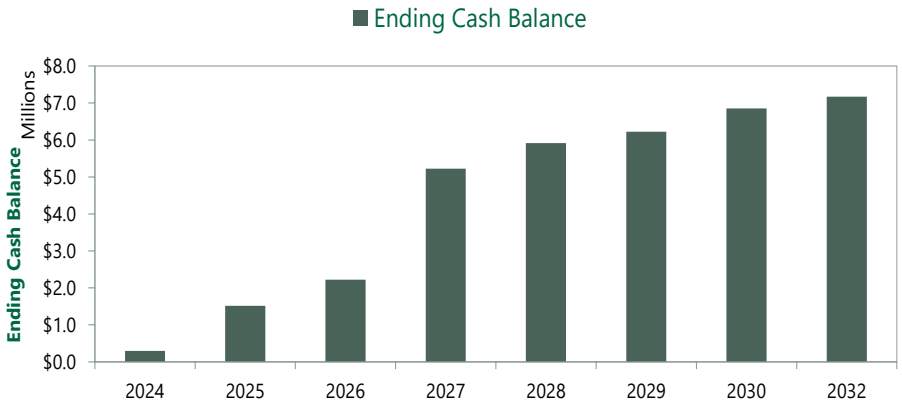
The use of funds is for the payment of debt, including principal and interest payments.

Transfers From Other Funds

The City plans to transfer revenue from the Water Fund and Sewer Fund to the Debt Service Fund for the 2016A Bonds. Future transfers from the Water Fund and Sewer Fund are also anticipated in the Plan for an allocated portion of debt service on the proposed new municipal facility, with bond issuance in 2027.

CHART 23
Debt Service Funds

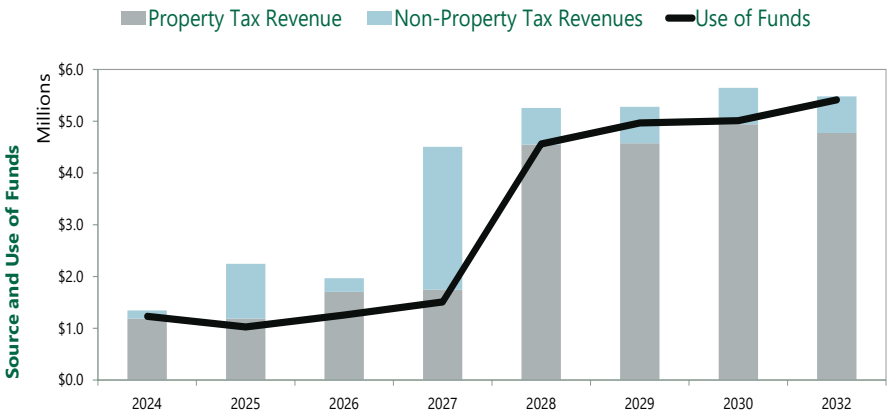
Cash Balance is projected to grow as debt issuance increases and be sufficient to cover all debt service payments due



Ending cash balance fluctuates due to timing of revenue and when debt payments are due, balances also fluctuate due to amortization of existing debt and issuance of new debt.

CHART 24
Debt Service Funds

City is planning to issue new debt in 2023, 2024, and 2026



Difference between revenues and use of funds (for debt service) fluctuates due to timing of revenue and when debt payments are due, use of funds also fluctuates due to amortization of existing debt and issuance of new debt.

CHART 25
Debt Service Funds

Property Tax Revenue needed for debt service is projected to increase over the next five years with issuance of new debt supported by tax levy

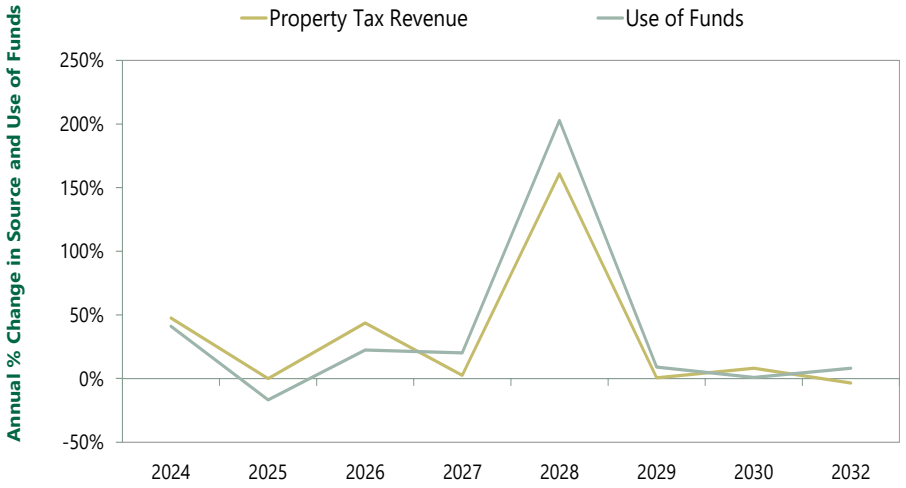


CHART 26
Debt Service Fund

Debt service is planned to increase with issuance of new debt for equipment, facilities, and County Road 10 over the next several years in response to growth in the community and service demands

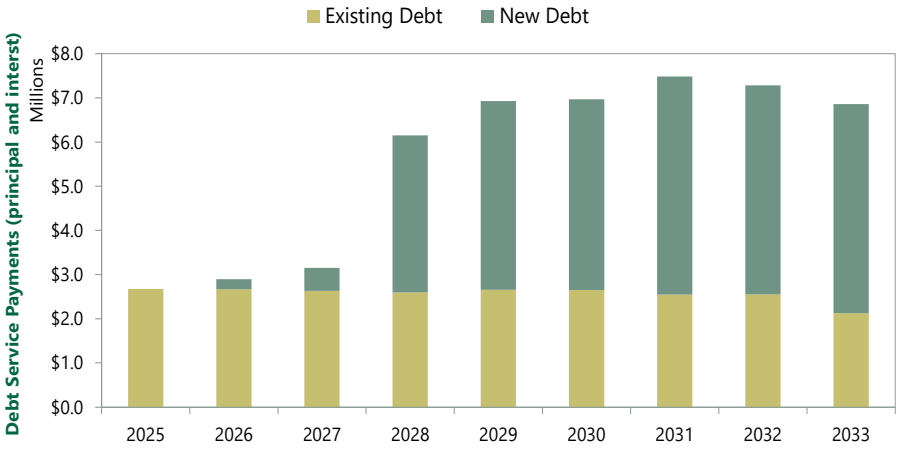


TABLE 9
City of Corcoran
Debt Service Funds
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments	78,067	84,730	74,597	68,608						
Licenses and permits										
Intergovernmental										
Investment Income	35	6,175								
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)	123,356	-	136,491	-	1,846,576					
Sale of capital assets										
Transfer in from General Fund										
Transfer in from Utility Funds		65,930	849,035	193,730	915,241	704,961	703,181	701,961	710,238	708,894
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	201,458	156,835	1,060,123	262,338	2,761,817	704,961	703,181	701,961	710,238	708,894
Property tax levy	804,303	1,186,608	1,184,928	1,702,736	1,743,843	4,549,936	4,574,233	4,941,021	4,990,298	4,770,983
Total Source of Funds	1,005,761	1,343,443	2,245,051	1,965,074	4,505,660	5,254,897	5,277,414	5,642,982	5,700,536	5,479,877
Expense										
Current expenditures	-	-	-	-	-	-	-	-	-	-
Capital outlay										
Debt service	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Net Change in fund balance	133,342	112,359	1,220,043	710,775	2,999,027	693,728	309,169	630,727	248,466	65,375
Ending Fund Balance	**180,638**	**292,997**	**1,513,040**	**2,223,815**	**5,222,842**	**5,916,570**	**6,225,739**	**6,856,466**	**7,104,932**	**7,170,307**
Ending Cash Balance	**178,903**	**292,127**	**1,512,170**	**2,222,945**	**5,221,972**	**5,915,700**	**6,224,869**	**6,855,596**	**7,104,062**	**7,169,438**

SPECIAL REVENUE FUNDS

The financial plan for the Special Revenue Funds as included in the Plan provides sources and uses of funds on a combined basis for the following special revenue funds. The funds included are as follows:

- Fund 201 Reserve Donation
- Fund 202 Police Donation
- Fund 204 Firearms Safety
- Fund 205 DWI Forfeiture
- Fund 206 Drug Forfeiture
- Fund 207 Truck Safety
- Fund 208 Lawful Gambling
- Fund 209 Emergency Sirens

Revenue

The source of funds for the special revenue funds come from donations, charges for services, and other miscellaneous revenue sources which are generally restricted for the purpose they were collected. There is no property tax levy that is recorded to the special revenue funds.

Expense

The use of funds is restricted for the purpose of the funds collected.

Transfers To and From Other Funds

There are no transfers.

TABLE 10
City of Corcoran
Special Revenue Funds
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	27,531	45,169	45,847	46,534	47,232	47,941	48,660	49,390	50,131	50,883
Assessments										
Licenses and permits										
Intergovernmental										
Investment Income	46,374	6,061	4,389	4,911	5,437	5,966	6,498	7,032	7,567	8,105
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues	59,947	62,629	63,568	64,522	65,490	66,472	67,469	68,481	69,508	70,551
Bond proceeds (incl premium/discounts)										
Sale of capital assets										
Transfer in from General Fund	7,000	8,000								
Transfer in from Utility Funds										
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	140,852	121,859	113,804	115,968	118,159	120,379	122,627	124,903	127,206	129,539
Property tax levy										
Total Source of Funds	140,852	121,859	113,804	115,968	118,159	120,379	122,627	124,903	127,206	129,539
Expense										
Current expenditures	73,714	59,731	61,523	63,369	65,270	67,228	69,245	71,322	73,462	75,665
Capital outlay										
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	73,714	59,731	61,523	63,369	65,270	67,228	69,245	71,322	73,462	75,665
Net Change in fund balance	67,138	62,128	52,281	52,599	52,890	53,151	53,382	53,581	53,745	53,873
Ending Fund Balance	**378,654**	**440,782**	**493,063**	**545,662**	**598,551**	**651,703**	**705,085**	**758,666**	**812,410**	**866,283**
Ending Cash Balance	**408,136**	**438,857**	**491,138**	**543,737**	**596,626**	**649,778**	**703,160**	**756,741**	**810,485**	**864,358**

CAPITAL PROJECTS FUNDS

The financial plan for the Capital Projects Funds, as included in the Plan, provides sources and uses of funds on a combined basis for all of the City's capital projects funds, with two exceptions.

For purposes of the Plan, the Capital Equipment Fund (416), the Park Capital Fund (415), and the Facilities Fund / City Hall (400) are not included as part of the "Capital Projects Funds" as included here. Separate financial plans are included in the Plan for the three other funds for equipment, parks, and facilities.

Revenue

The revenue for the Capital Projects Funds has historically come from intergovernmental revenues, investment income, transfers in from the utility funds, and bond proceeds.

Expense

Currently the only street improvement project anticipated in the Plan is the City's local share of the anticipated Hennepin County improvement project for County Road 10 in the City in 2030. No city street improvements are included in the CIP. The City includes street maintenance funding within the General Fund operating budget, including use of Municipal State Aid for street maintenance.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Transfers To and From Other Funds

The financial plan does not include any on-going annual transfers to and from other funds for the Capital Projects Funds. The City Council may approve unbudgeted transfers to and from the Capital Projects Funds based on available resources.

TABLE 11

City of Corcoran

Capital Projects Funds (Not including Facilities Improvement Fund 400, Equipment-Cert Fund 416, and Park Capital Fund 415)

Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments	32,451	42,107								
Licenses and permits										
Intergovernmental	312,970		-	-	-	-	-	-	-	-
Investment Income	207,193	214,415	34,230	17,169	19,340	19,534	19,729	19,927	20,126	20,327
Fines and forfeitures										
Cable franchise fees										
Miscellaneous	7,219,568	2,164								
Other revenues	331,076									
Bond proceeds (incl premium/discounts)	4,043,035		-	-	-	-	-	5,500,000	-	-
Sale of capital assets			-	-	-	-	-	-	-	-
Transfer in from General Fund	327,313	369,000	198,303	200,000	-	-	-	-	-	-
Transfer in from Utility Funds			-	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund	1,986,195									
Subtotal Non Property Tax Funds	14,459,801	627,686	232,533	217,169	19,340	19,534	19,729	5,519,927	20,126	20,327
Property tax levy			-	-	-	-	-	-	-	-
Total Source of Funds	14,459,801	627,686	232,533	217,169	19,340	19,534	19,729	5,519,927	20,126	20,327
Expense										
Current expenditures	-	219,744	-	-	-	-	-	-	-	-
Capital outlay	10,474,918	3,611,329	-	-	-	-	-	5,500,000	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund	1,314,527	16,543								
Transfer out to Facilities Fund										
Total Use of Funds	11,789,445	3,847,616	-	-	-	-	-	5,500,000	-	-
Net Change in fund balance	2,670,356	(3,219,930)	232,533	217,169	19,340	19,534	19,729	19,927	20,126	20,327
Ending Fund Balance	**4,704,278**	**1,484,348**	**1,716,881**	**1,934,050**	**1,953,390**	**1,972,924**	**1,992,654**	**2,012,580**	**2,032,706**	**2,053,033**
Ending Cash Balance*	**6,120,068**	**3,423,007**	**1,716,881**	**1,934,050**	**1,953,390**	**1,972,924**	**1,992,654**	**2,012,580**	**2,032,706**	**2,053,033**

** Plan assumes adjustments to other assets and liabilities in 2025, resulting in ending cash balance and ending fund balance to be equal. Actual amounts will vary from these estimates.*

PARK CAPITAL FUND (415)

The financial plan for the Park Capital Fund includes the collection of revenues, including park dedication fees, for the maintenance and betterment of the City's parks and recreation facilities.

Revenue

Park dedication fee revenue provides the major source of revenue for park improvements. Intergovernmental revenue, often in the form of grants, provides additional revenue for parks.

Park dedication fee revenue in the Plan is estimated based on the estimated housing units to be added by year in the Plan and current adopted park dedication fees. The current adopted park dedication fees are as follows: $5,954 per single family residential unit; $4,40 for multi-family residential units; and $5,866 per commercial-industrial acre. The fee amounts are assumed to remain at these amounts for the planning period, with no adjustments assumed.

Expense

Expense includes costs for the planning, design, and construction of park improvements, and capital maintenance.

Transfers To and From Other Funds

The financial plan does not include any transfers to or from other funds for the Park Capital Fund.

TABLE 12

City of Corcoran
Park Capital Fund (415)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	836,393	1,024,663								
Assessments										
Licenses and permits										
Intergovernmental	-	-	1,450,000	625,000	-	-	-	-	-	-
Investment Income	193,300	73,878	52,843	9,642	20,353	20,837	17,516	29,897	35,933	36,292
Fines and forfeitures										
Cable franchise fees										
Miscellaneous	5,622	100								
Other revenues			1,677,026	1,236,518	777,972	647,072	1,220,570	573,710	-	1,220,570
Bond proceeds (incl premium/discounts)			-	-	-	-	-	-	-	-
Sale of capital assets			-	-	-	-	-	-	-	-
Transfer in from General Fund		3,127								
Transfer in from Utility Funds										
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	1,035,315	1,101,768	3,179,869	1,871,160	798,325	667,909	1,238,086	603,607	35,933	1,256,862
Property tax levy										
Total Source of Funds	1,035,315	1,101,768	3,179,869	1,871,160	798,325	667,909	1,238,086	603,607	35,933	1,256,862
Expense										
Current expenditures	(9,256)	-	-	-	-	-	-	-	-	-
Capital outlay	740	335,299	7,500,000	800,000	750,000	1,000,000	-	-	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	(8,516)	335,299	7,500,000	800,000	750,000	1,000,000	-	-	-	-
Net Change in fund balance	1,043,831	766,469	(4,320,131)	1,071,160	48,325	(332,091)	1,238,086	603,607	35,933	1,256,862
Ending Fund Balance	**4,389,485**	**5,155,954**	**835,823**	**1,906,983**	**1,955,308**	**1,623,217**	**2,861,303**	**3,464,910**	**3,500,842**	**4,757,704**
Ending Cash Balance	**4,380,229**	**5,284,317**	**964,186**	**2,035,346**	**2,083,671**	**1,751,580**	**2,989,666**	**3,593,273**	**3,629,205**	**4,886,067**

CAPITAL EQUIPMENT FUND (416)

The City uses the Capital Equipment Fund to record all revenue and expense related to the acquisition of equipment and vehicles.

Revenue

The source of revenue has historically come from the issuance of bonds. The Plan assumes the City will continue to finance equipment and vehicle purchases from proceeds of equipment certificates (bonds), in addition to other sources of revenue, including investment income and sale of capital assets, for example.

The Plan anticipates issuance of general obligation bonds (equipment certificates) for equipment and vehicle acquisitions in 2027, 2029, and 2031. Future bond issuance after 2031 will depend on the future available cash and future capital acquisition plans.

Expense

The projected use of funds is for planned capital acquisition of equipment and vehicles.

The Plan currently shows expense within projected available revenues, including bond proceeds. The City regularly reviews its plans for capital expense and adjust acquisition plans to ensure that the Capital Equipment Fund maintains positive ending cash balance.

Transfers To and From Other Funds

There are no planned recurring annual transfers. The Plan does include a one-time transfer in from the Utility Funds in 2025 for equipment.

TABLE 13
City of Corcoran
Equipment Fund (416)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments										
Licenses and permits										
Intergovernmental			300,000	350,000	-	-	-	-	-	-
Investment Income	15,317	-	-	11,150	931	10,773	1,048	13,684	1,196	8,768
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)			3,107,466	-	1,360,790	-	1,433,790	-	1,289,040	-
Sale of capital assets	24,884	264,827	75,000	100,000	-	-	-	-	-	-
Transfer in from General Fund	10,000	-	-							
Transfer in from Utility Funds			300,000	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	50,201	264,827	3,782,466	461,150	1,361,721	10,773	1,434,838	13,684	1,290,236	8,768
Property tax levy										
Total Source of Funds	50,201	264,827	3,782,466	461,150	1,361,721	10,773	1,434,838	13,684	1,290,236	8,768
Expense										
Current expenditures	-	-	97,960	-	-	-	-	-	-	-
Capital outlay	743,980	894,691	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	743,980	894,691	2,667,466	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020
Net Change in fund balance	(693,779)	(629,864)	1,115,000	(1,021,870)	984,201	(972,497)	1,263,568	(1,248,836)	757,216	(747,252)
Ending Fund Balance	**390,301**	**(239,563)**	**875,437**	**(146,433)**	**837,768**	**(134,729)**	**1,128,840**	**(119,996)**	**637,219**	**(110,033)**
Ending Cash Balance	**406,963**	**-**	**1,115,000**	**93,130**	**1,077,331**	**104,834**	**1,368,403**	**119,567**	**876,782**	**129,530**

CAPITAL FACILITIES FUND (400)

The City established this fund to record transactions related to improvements to City Hall in 2020 and a new municipal building or significant expansion in 2027.

Revenue

The historical source of revenue, prior to 2023, was provided from a combination of transfer in of cash from other City funds. Bonds were issued in 2025 to finance cold storage facility.

The Plan anticipates bond issuance in 2027 to finance a new municipal campus/building. The exact timing and scope of the project is uncertain. The placeholder amounts is $50 million.

Expense

The projected use of funds will be to pay for capital project spending, including planning for the improvements.

Transfers To and From Other Funds

The Plan does not include any anticipated transfers in or out.

TABLE 14
City of Corcoran
Municipal Facilities Improvement Fund (Fund 400)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments										
Licenses and permits										
Intergovernmental			-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)			544,679	-	50,000,000	-	-	-	-	-
Sale of capital assets										
Transfer in from General Fund				-	-	-	-	-	-	-
Transfer in from Utility Funds				-			-	-	-	-
Transfer in from Capital Proj Fund				-			-	-	-	-
Subtotal Non Property Tax Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Property tax levy										
Total Source of Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Expense										
Current expenditures			14,679	-	-	-	-	-	-	-
Capital outlay			530,000	-	50,000,000	-	-	-	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Net Change in fund balance	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance	-	-	-	-	-	-	-	-	-	-

WATER FUND

The Water Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in Appendix A.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Water Fund, is assumed to be the following:

- 659 acres platted between 2025-2034

- 2,516 new customer units to be added between 2025-2034 (includes single family, multi-family, and commercial customers)

Details on the estimated acres platted per year and customer units added is shown in Table 3 on page 13. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 4.0%. The actual increase that may be needed in the future will depend on growth in customers, among other factors.

With proposed annual rate adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan includes bonds issuance of approximately $6.9 million in 2030 to finance water system improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing municipal water services, including depreciation of capital assets.

The City has an agreement with the City of Maple Grove which provides for payment to Maple Grove for water connections and distribution in the southeast area of the City.

Approximately 45% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Water Fund. The Water Fund pays a portion of the debt on the Series 2014B Bonds, Series 2020A Bonds, and the Series 2023B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Water Fund. As payments on this debt are made the liability in the Water Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Water Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Then beginning in 2027, the Water Fund will also transfer funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

The Water Fund reports a debt obligation for the Notes payable to the City of Maple Grove for water connection charges. As payment is made on the Notes the liability in the Water Fund is reduced. The interest expense on the Note issued in 2014 is recorded as an expense in the Water Fund. There is no interest payable on the Note issued in 2016.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Water Fund transfers funds annually to the General Fund to pay for operational support.

As described above, the Water Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 27
Water Fund

Cash balance will be spent down over time as development fees (reserves) collected to service debt issued to finance water improvement projects to support development is spent down

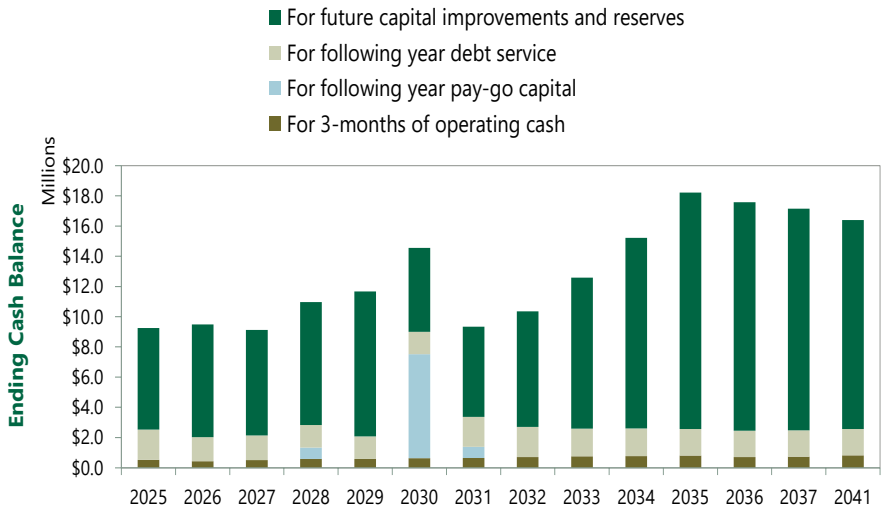


CHART 28
Water Fund

Water Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in an increase in net position

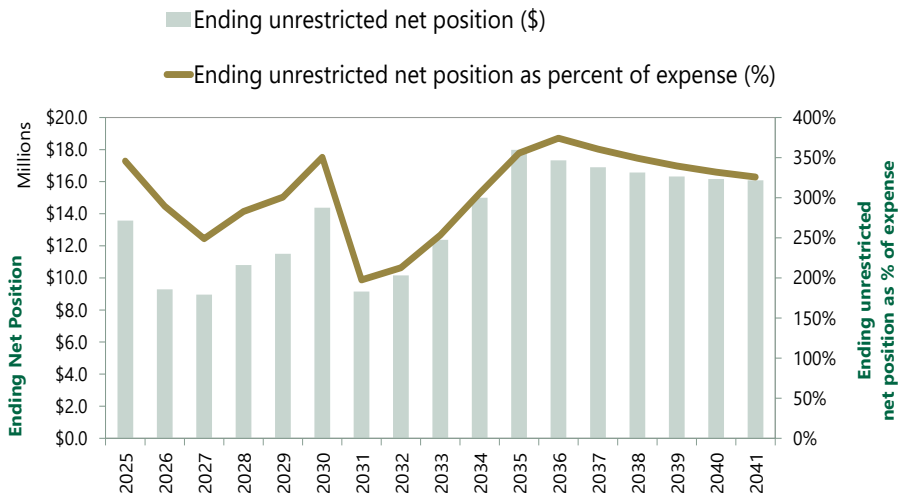
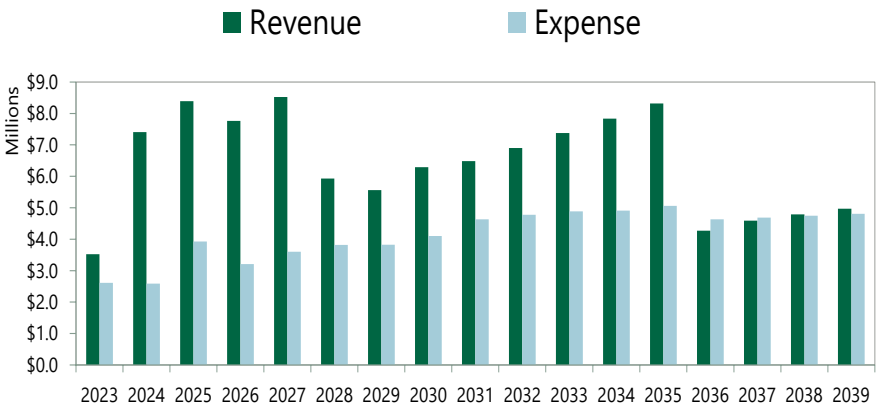


CHART 29
Water Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage



Year 2024-2027 include projected state and federal revenue in the amount of $13 million for water infrastructure.
Beginning in year 2036, expense (inclusive of depreciation) is projected to exceed revenue. This will need to be addressed through potential future (larger) rate increases or incresae in development beyond current projections for these later years.

CHART 30

New customers to be added will increase water volumes

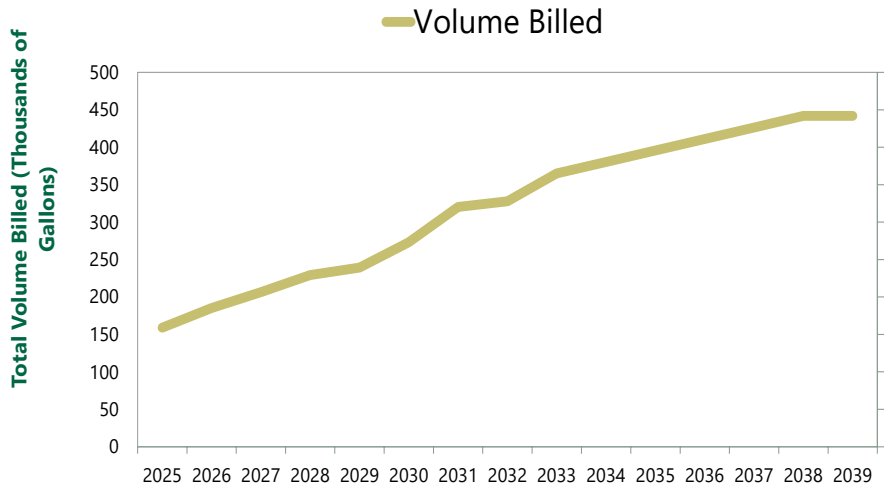


Table 15
Page 1 of 2
City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services	726,202	911,691	1,197,599	1,389,701	1,604,919	1,751,297	1,976,729	2,353,407	2,599,962	2,913,333	3,229,792	3,501,065
Special assessments												
Developer contributions (trunk line)	1,276,543	461,035	3,014,104	1,750,069	1,074,978	3,087,595	2,937,029	2,844,198	2,957,964	3,076,281	3,199,334	3,327,308
Connection fees	301,145	1,258,273	459,888	193,025	401,545	636,331	159,804	586,486	375,760	390,800	406,440	422,700
Connection fees payable to MG (payable)	*548,429*	*618,876*	*1,167,028*	*334,683*	*348,066*	*361,989*	*376,470*	*391,527*	*407,187*	*423,477*	*440,415*	*458,028*
Other revenues	2,109	100,823		-	-	-	-	-	-	-	-	-
Investment income	668,115	1,058,830	72,726	92,486	94,869	91,166	109,614	116,685	145,511	93,329	103,542	125,848
Intertgovernmental / Grants for Capital		3,000,000	2,477,785	4,000,000	5,000,000	-	-	-	-	-	-	-
Total Revenue	3,522,543	7,409,528	8,389,131	7,759,964	8,524,377	5,928,377	5,559,646	6,292,303	6,486,384	6,897,220	7,379,524	7,834,949
EXPENSES												
Variable												
Current oper expenses	40,870	223,117	229,811	236,705	243,806	251,120	258,654	266,413	274,406	282,638	291,117	299,851
Current oper expenses for NE Dist			366,165	381,924	387,950	438,935	438,935	489,920	540,905	591,890	642,875	693,860
Purchased water (from Maple Grove)	387,760	369,879	511,628	560,078	654,568	767,574	832,793	943,857	1,019,832	1,101,045	1,187,830	1,280,541
Water meters			134,507	204,492	47,403	181,711	106,283	109,472	112,756	116,138	119,623	-
Connections paid to Maple Grove (payable)	*548,429*	*618,876*	*1,167,028*	*334,683*	*348,066*	*361,989*	*376,470*	*391,527*	*407,187*	*423,477*	*440,415*	*458,028*
Subtotal Variable Expenses	*977,059*	*1,211,872*	*2,409,139*	*1,717,882*	*1,681,792*	*2,001,329*	*2,013,134*	*2,201,188*	*2,355,085*	*2,515,188*	*2,681,860*	*2,732,279*
Fixed												
Transfer to Capital Projects Fund	292,200		-	-	-	-	-	-	-	-	-	-
Transfer to Equipment Fund			150,000									
Transfer to General Fund		267,750	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Transfer to Debt Service Funds (2016A)		24,040	474,199	75,240	106,378	22,400	21,920	21,440	25,900	25,300	-	-
Transfer to Debt Service Funds (2027A)			-	-	321,883	321,771	321,541	321,591	321,449	321,557	321,834	321,691
Interest and fiscal exp bonds	1,197,103	927,522	456,639	901,715	876,900	850,996	823,856	795,400	1,036,556	997,573	957,990	919,303
Depreciation	142,928	154,552	185,966	258,694	349,603	349,603	363,239	472,330	595,057	608,694	608,694	608,694
Subtotal Fixed Expenses	*1,632,231*	*1,373,864*	*1,516,805*	*1,493,148*	*1,919,988*	*1,817,951*	*1,811,933*	*1,900,579*	*2,277,475*	*2,260,592*	*2,205,210*	*2,175,881*
Total Expense	2,609,290	2,585,736	3,925,943	3,211,030	3,601,780	3,819,280	3,825,067	4,101,767	4,632,560	4,775,780	4,887,069	4,908,161
CHANGE IN NET POSITION	913,253	4,823,792	4,463,187	4,548,934	4,922,596	2,109,097	1,734,579	2,190,537	1,853,824	2,121,440	2,492,454	2,926,788
Net Position, January 1	5,801,684	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377
Prior Period Adjustment												
Net Position, December 31	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377	40,902,165

Table 15
Page 2 of 2
City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSETS												
Cash	21,927,292	7,272,642	9,248,639	9,486,854	9,116,578	10,961,395	11,668,516	14,551,091	9,332,906	10,354,221	12,584,818	15,215,842
Accounts receivable	37,333	96,755	40,000	42,000	44,100	46,305	48,620	51,051	53,604	56,284	59,098	62,053
Due from other governments		3,000,765										
Special assessments receivable	114,075	71,203	36,203	1,203								
Other current assets	20,594	19,702	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
Capital assets	12,742,810	29,770,228	31,498,013	35,498,013	40,498,013	40,498,013	41,248,013	47,248,013	53,998,013	54,748,013	54,748,013	54,748,013
Less accumulated depreciation	(951,080)	(1,105,632)	(1,291,598)	(1,550,292)	(1,899,894)	(2,249,497)	(2,612,736)	(3,085,066)	(3,680,123)	(4,288,817)	(4,897,510)	(5,506,204)
Total Assets	33,891,024	39,125,663	39,551,257	43,498,778	47,780,846	49,279,368	50,376,724	58,790,615	59,731,202	60,897,843	62,523,968	64,550,731
LIABILITIES												
Accounts payable	1,541,263	2,696,776	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133
Other liabilities / Due to Other Govts	822,606	936,488	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133
Bond premium amortized	992,241	951,440	946,440	941,440	936,440	931,440	926,440	921,440	916,440	911,440	906,440	901,440
Notes payable to Maple Grove	187,201	143,270	93,340	51,628	-	-	-	-	-	-	-	-
Bonds payable, net of premiums	23,632,776	22,858,960	22,309,560	21,744,860	21,150,460	20,533,860	19,890,060	26,106,260	25,185,260	24,222,060	23,346,660	22,436,860
Total Liabilities	27,176,087	27,586,934	23,549,340	22,947,928	22,307,400	21,696,825	21,059,601	27,282,956	26,369,719	25,414,920	24,548,591	23,648,566
Net investment in capital assets	(12,833,287)	2,208,025	2,428,828	11,261,421	16,511,219	16,783,216	17,818,777	17,135,247	24,216,190	25,325,696	25,597,403	25,903,509
Unrestricted net assets	19,548,224	9,330,704	13,573,089	9,289,429	8,962,228	10,799,327	11,498,345	14,372,412	9,145,293	10,157,227	12,377,975	14,998,656
Total Net Position	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377	40,902,165
Total Liabilities and Net Position	33,891,024	39,125,663	39,551,257	43,498,778	47,780,846	49,279,368	50,376,724	58,790,615	59,731,202	60,897,843	62,523,968	64,550,731

TABLE 16

Page 1 of 3

City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Charges for Services Revenue										
Residential										
Water Base Charge	$507,011	$626,158	$734,473	$827,882	$902,468	$974,617	$1,085,141	$1,162,919	$1,286,772	$1,418,750
Usage Charges:										
Tier 1: Water usage 0 to 4,999 gallons	$303,434	$375,085	$439,811	$496,456	$541,094	$585,216	$651,347	$698,849	$772,883	$852,673
Tier 2: Water usage 5,000 to 8,999 gallons	$66,483	$82,139	$96,266	$108,557	$118,209	$127,676	$142,278	$152,395	$168,658	$186,113
Tier 3: Water usage 9,000 to 19,999 gallons	$16,652	$20,559	$24,136	$27,184	$29,631	$32,017	$35,675	$38,207	$42,261	$46,589
Tier 4: Water usage 20,000 gallons over	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Volume Billed	$386,569	$477,783	$560,214	$632,198	$688,935	$744,909	$829,299	$889,451	$983,802	$1,085,376
TOTAL RESIDENTIAL	**$893,580**	**$1,103,941**	**$1,294,687**	**$1,460,079**	**$1,591,403**	**$1,719,526**	**$1,914,440**	**$2,052,370**	**$2,270,574**	**$2,504,126**
Multi-Residential										
Water Base Charge	$66,096	$68,746	$71,482	$105,305	$109,507	$175,498	$260,573	$270,985	$340,627	$354,296
Usage Charges										
Tier 1: Water usage 1,000 gallons +	$53,928	$56,112	$58,296	$85,918	$89,250	$193,284	$328,535	$341,482	$451,116	$469,613
TOTAL MULTI-RESIDENTIAL	**$120,024**	**$124,858**	**$129,778**	**$191,223**	**$198,757**	**$368,782**	**$589,108**	**$612,468**	**$791,744**	**$823,909**
Commercial										
Water Base Charge	$14,293	$15,571	$16,562	$17,992	$19,112	$19,878	$21,534	$23,294	$24,224	$25,191
Usage Charges										
Tier 1: Water usage 1,000 gallons +	**$13,482**	**$15,030**	**$16,309**	**$18,050**	**$19,500**	**$20,280**	**$22,736**	**$25,320**	**$26,340**	$27,420
TOTAL COMMERCIAL	**$27,775**	**$30,601**	**$32,871**	**$36,042**	**$38,612**	**$40,158**	**$44,270**	**$48,614**	**$50,564**	$52,611
Other Charges										
Meter Charges	$156,219	$130,301	$147,584	$63,953	$147,958	$224,941	$52,144	$199,882	$116,911	$120,419
Total Charges for Services	**$1,197,599**	**$1,389,701**	**$1,604,919**	**$1,751,297**	**$1,976,729**	**$2,353,407**	**$2,599,962**	**$2,913,333**	**$3,229,792**	**$3,501,065**

TABLE 16

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City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Non-Operating Development Revenue										
Northeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	$109,824	$122,782	$97,997	$52,503	$20,878	$183,722	$0	$198,715	$206,668	$214,940
Multi-Family Residential	$0	$0	$0	$0	$236,127	$298,950	$0	$225,186	$0	$0
Commercial/Other	$1,373	$1,428	$1,485	$1,544	$0	$3,340	$3,474	$0	$0	$0
Maple Grove Connection - Residential	$264,480	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maple Grove Connection - Commercial/Other	$13,226	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	$347,318	$256,986	$198,963	$138,978	$144,540	$150,318	$156,330	$162,585	$169,092	$175,860
Multi-Family Residential	$0	$0	$118,640	$0	$0	$0	$0	$0	$0	$0
Commercial/Other	$1,373	$0	$1,485	$0	$0	$0	$0	$0	$0	$0
Maple Grove Connection - Residential	$836,418	$618,876	$836,714	$334,683	$348,066	$361,989	$376,470	$391,527	$407,187	$423,477
Maple Grove Connection - Commercial/Other	$52,904	$0	$57,221	$0	$0	$0	$0	$0	$0	$0
Trunk Line Availability Charges (paid at time of development on per acre basis)										
Northeast Corcoran / Water Availability	$352,278	$197,955	$534,632	$100,621	$751,915	$691,924	$650,488	$676,508	$703,568	$731,712
Northeast Corcoran / Treatment and Storage	$719,693	$404,415	$1,092,233	$205,565	$1,536,137	$1,413,580	$1,328,924	$1,382,080	$1,437,364	$1,494,860
Southeast Corcoran / Water Availability	$825,379	$171,175	$52,360	$326,724	$339,792	$353,385	$367,521	$382,221	$397,509	$413,409
Southeast Corcoran / Treatment and Storage	$1,116,755	$231,605	$70,844	$442,068	$459,750	$478,140	$497,265	$517,155	$537,840	$559,353
Total Non-Operating Revenues	**$4,641,020**	**$2,005,221**	**$3,062,573**	**$1,602,686**	**$3,837,206**	**$3,935,348**	**$3,380,472**	**$3,935,977**	**$3,859,228**	**$4,013,611**

TABLE 16

Page 3 of 3

City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for water usage	$453,979	$548,925	$634,819	$736,166	$797,685	$958,473	$1,180,570	$1,256,253	$1,461,258	$1,582,409
Base service charges	$587,401	$710,474	$822,517	$951,178	$1,031,087	$1,169,993	$1,367,249	$1,457,198	$1,651,623	$1,798,237
Charge for meter	$156,219	$130,301	$147,584	$63,953	$147,958	$224,941	$52,144	$199,882	$116,911	$120,419
Total Charges for Services	$1,197,599	$1,389,701	$1,604,919	$1,751,297	$1,976,729	$2,353,407	$2,599,962	$2,913,333	$3,229,792	$3,501,065
Water connection charges (City)	$459,888	$381,196	$418,570	$193,025	$401,545	$636,331	$159,804	$586,486	$375,760	$390,800
Water connection charges (Maple Grove)	$1,167,028	$618,876	$893,935	$334,683	$348,066	$361,989	$376,470	$391,527	$407,187	$423,477
Total Connection Fees	$1,626,916	$1,000,072	$1,312,504	$527,708	$749,611	$998,320	$536,274	$978,013	$782,947	$814,277
Water trunk line availability charges (City)	$3,014,104	$1,005,149	$1,750,069	$1,074,978	$3,087,595	$2,937,029	$2,844,198	$2,957,964	$3,076,281	$3,199,334
Grand Total	**$5,838,619**	**$3,394,922**	**$4,667,492**	**$3,353,983**	**$5,813,935**	**$6,288,756**	**$5,980,434**	**$6,849,310**	**$7,089,020**	**$7,514,676**

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 17
Water Fund
Projected Year End Cash Balance

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Cash										
Operations & Maintenance	2,084,940	1,714,393	2,001,683	2,323,099	2,334,674	2,522,779	2,541,534	2,836,745	3,003,694	3,053,971
Capital Improvements	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,885,000	750,000	-	-
Interfund Transfers (not incl for debt)	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Debt Service (incl transfers for debt)	2,004,367	1,586,856	1,631,298	1,489,996	1,489,576	1,485,640	1,983,456	1,986,073	1,833,390	1,829,103
Total Use of Cash	**6,067,092**	**7,558,749**	**8,898,206**	**4,086,277**	**4,855,628**	**10,298,237**	**11,708,503**	**5,880,287**	**5,153,776**	**5,209,267**
Source of Cash										
Charges for services and other operating revenue	1,270,325	1,482,187	1,699,788	1,842,463	2,086,343	2,470,092	2,745,473	3,006,662	3,333,335	3,626,913
Development related fees	4,641,020	2,277,777	1,824,589	4,085,914	3,473,303	3,822,211	3,740,911	3,890,558	4,046,189	4,208,036
Intergovernmental / grants for capital	2,477,785	4,000,000	5,000,000	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	6,885,000	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**8,389,131**	**7,759,964**	**8,524,377**	**5,928,377**	**5,559,646**	**13,177,303**	**6,486,384**	**6,897,220**	**7,379,524**	**7,834,949**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	(346,042)	37,000	3,553	2,718	3,103	3,509	3,934	4,381	4,850	5,342
Beginning Cash Balance	7,272,642	9,248,639	9,486,854	9,116,577	10,961,394	11,668,516	14,551,091	9,332,906	10,354,220	12,584,818
Change in Cash Balance	1,975,997	238,215	(370,276)	1,844,817	707,122	2,882,575	(5,218,185)	1,021,314	2,230,598	2,631,024
Ending Cash and Investments	**9,248,639**	**9,486,854**	**9,116,577**	**10,961,394**	**11,668,516**	**14,551,091**	**9,332,906**	**10,354,220**	**12,584,818**	**15,215,842**
Ending Cash by Purpose										
For future capital / trunk fee reserve	6,723,036	7,471,399	6,984,859	8,140,623	9,595,272	5,549,757	5,964,067	7,658,961	10,000,505	12,623,246
For following year pay-go capital	-	-	-	750,000	-	6,885,000	750,000	-	-	-
For 3-months of operating cash	521,235	428,598	500,421	580,775	583,669	630,695	635,384	709,186	750,923	763,493
For following year debt service	2,004,367	1,586,856	1,631,298	1,489,996	1,489,576	1,485,640	1,983,456	1,986,073	1,833,390	1,829,103
Ending Cash and Investments	**9,248,639**	**9,486,854**	**9,116,577**	**10,961,394**	**11,668,516**	**14,551,091**	**9,332,906**	**10,354,220**	**12,584,818**	**15,215,842**

SEWER FUND

The Sewer Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix A.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Sewer Fund, is assumed to be the following:

- 659 acres platted between 2025-2034

- 2,516 new customer units to be added between 2025-2034 (includes single family, multi-family, and commercial customers)

Details on the estimated acres platted per year and customer units added is shown in Table 3 on page 13. Development will provide increasing revenue to the Sewer Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Sewer Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan does not anticipate the issuance of bonds to finance sewer improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing sewer services, including depreciation of capital assets.

The City incurs sanitary sewer disposal charges from the Met Council that are based on metered flow and rates set by the Met Council (MCES). The Plan assumes 5.0% annual increase in the MCES rate charge per unit of volume for disposal charge.

Approximately 30% of the Sewer Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

Annual debt service payments on bonds issued to finance sewer improvements are supported by net rev-

enues of the Sewer Fund. The Sewer Fund pays a portion of the debt on the Series 2014B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Sewer Fund. As payments on this debt are made the liability in the Sewer Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Sewer Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Then beginning in 2027, the Sewer Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Sewer Fund transfers funds annually to the General Fund to pay for operational support.

The Sewer Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 31
Sewer Fund

Ending cash balance will increase as the City collects development fees (reserves) to finance sewer improvement projects in advance of the programming of capital projects in the CIP

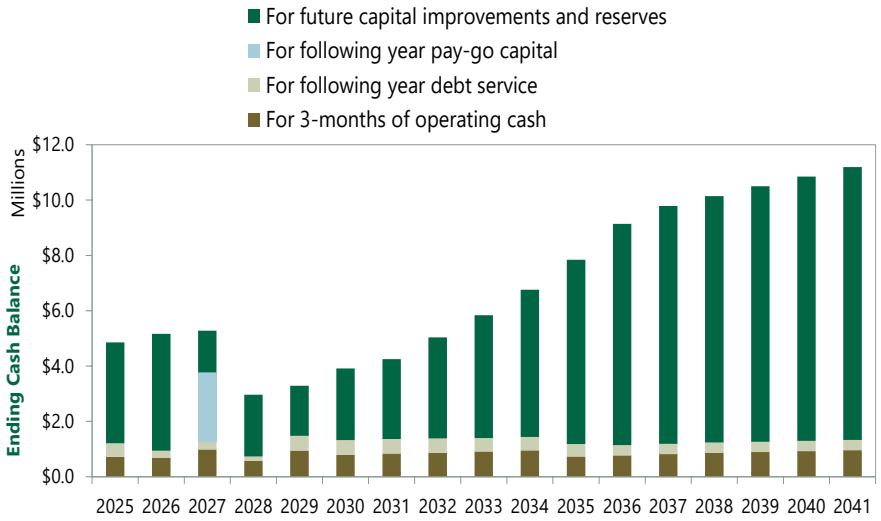

CHART 32
Sewer Fund

Sewer Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in changes in net postion over time

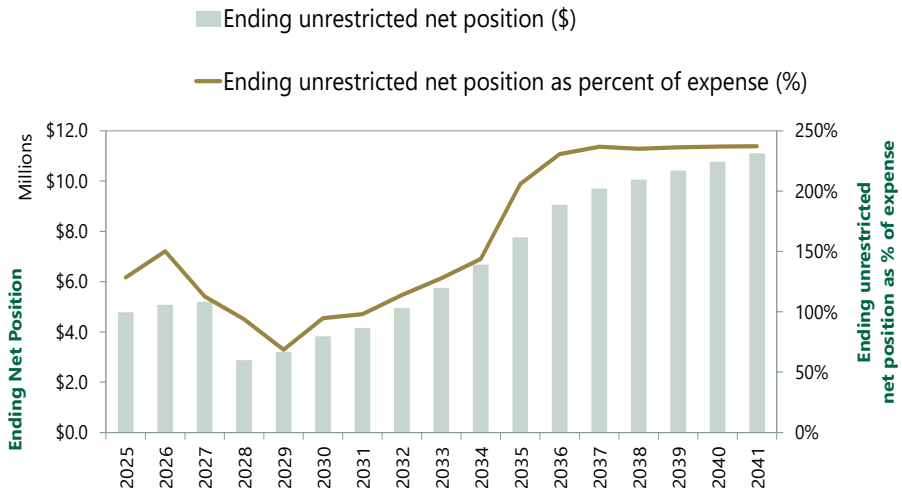

CHART 33
Sewer Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements

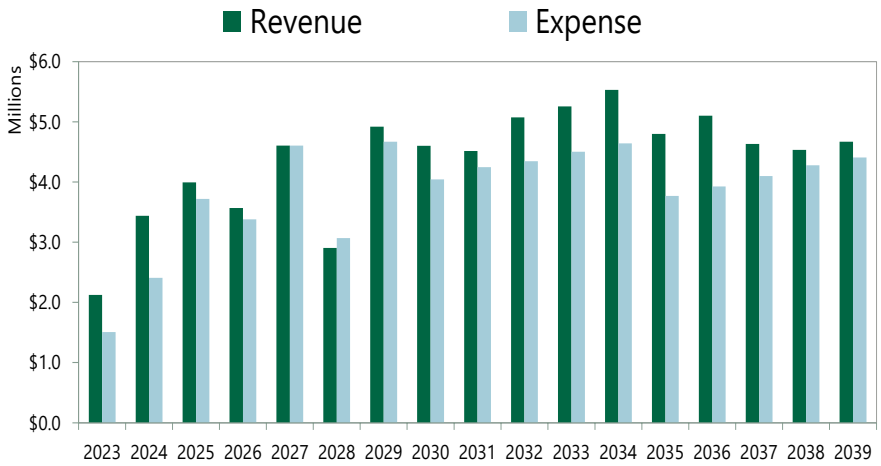

CHART 34
Sewer Fund

New customers to be added will increase sewer flow billed

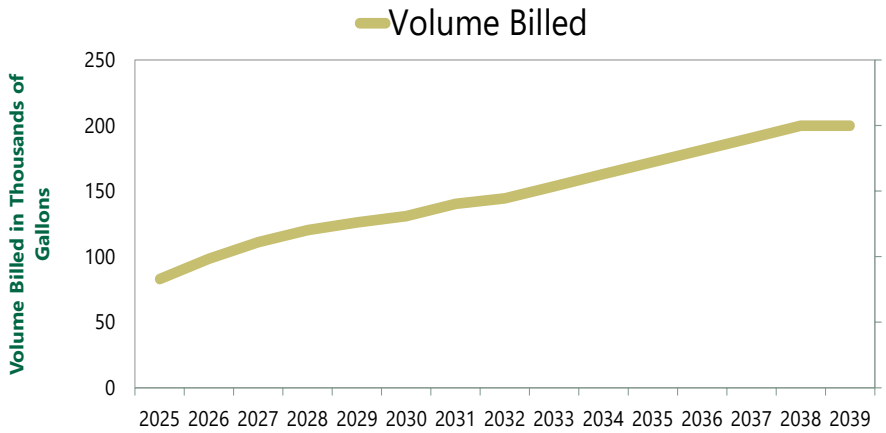

TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services	599,399	734,319	1,135,934	1,361,835	1,562,350	1,788,581	1,921,141	2,187,049	2,562,022	2,703,765	3,054,547	3,288,199
Developer contributions (trunk line charges)	462,299	500,196	892,173	259,465	365,125	319,830	713,129	681,645	661,906	681,765	702,219	723,289
Connection fees	298,026	537,466	454,913	373,453	406,277	185,488	382,406	600,123	149,178	542,448	344,040	354,360
Connection fees payable to Met Council	559,125	1,535,730	1,396,570	1,452,408	2,144,656	482,866	1,797,780	1,021,310	1,021,720	1,022,130	1,022,540	1,022,950
Other revenues	52,614	69,486	70,876	72,293	73,739	75,214	76,718	78,253	79,818	81,414	83,042	84,703
Investment income	153,080	61,723	43,741	48,565	51,640	52,760	29,623	32,884	39,115	42,459	50,341	58,365
Total Revenue	2,124,543	3,438,920	3,994,207	3,568,018	4,603,787	2,904,738	4,920,797	4,601,263	4,513,758	5,073,981	5,256,729	5,531,866
EXPENSES												
Variable												
Current operating expenses	185,084	48,755	940,998	969,228	998,305	1,028,254	1,059,102	1,090,875	1,123,601	1,157,309	1,192,028	1,227,789
Disposal charges	204,977	267,462	367,363	345,119	473,750	552,434	605,039	725,238	892,972	959,660	1,122,086	1,227,835
Connections paid to Met Council	559,125	1,535,730	1,396,570	1,452,408	2,144,656	482,866	1,797,780	1,021,310	1,021,720	1,022,130	1,022,540	1,022,950
Subtotal Variable Expenses	*949,186*	*1,851,947*	*2,704,931*	*2,766,755*	*3,616,711*	*2,063,554*	*3,461,920*	*2,837,423*	*3,038,293*	*3,139,099*	*3,336,654*	*3,478,574*
Fixed												
Transfer to Equipment Fund			150,000	-								
Transfer to General Fund	310,400	267,750	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Transfer to Debt Service Funds (2016A)		41,890	374,836	118,490	165,097	39,020	38,180	37,340	41,440	40,480	-	-
Transfer to Debt Service Funds (2027A)			-	-	321,883	321,771	321,541	321,591	321,449	321,557	321,834	321,691
Interest and fiscal exp bonds	37,299	34,744	29,858	27,460	25,025	22,554	220,500	210,763	200,713	190,349	179,492	168,137
Depreciation	208,951	210,852	210,852	210,852	210,852	347,216	347,216	347,216	347,216	347,216	347,216	347,216
Subtotal Fixed Expenses	*556,650*	*555,236*	*1,015,546*	*614,302*	*988,082*	*1,003,742*	*1,208,814*	*1,206,727*	*1,209,331*	*1,207,070*	*1,165,234*	*1,163,238*
Total Expense	1,505,836	2,407,183	3,720,477	3,381,057	4,604,793	3,067,295	4,670,734	4,044,150	4,247,624	4,346,169	4,501,887	4,641,811
CHANGE IN NET POSITION	618,707	1,031,737	273,730	186,961	(1,006)	(162,557)	250,063	557,113	266,135	727,812	754,842	890,055
Net Position, January 1	6,599,987	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524
Net Position, December 31	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524	11,993,579

TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSETS												
Cash	3,329,508	4,374,096	4,856,486	5,163,999	5,276,046	2,962,305	3,288,384	3,911,513	4,245,863	5,034,091	5,836,548	6,758,619
Accounts receivable	57,040	69,366	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Due from other governments		191										
Special assessments receivable	25,519	17,801	7,801	(2,199)								
Other current assets	223	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	6,395,158	6,472,146	6,472,146	6,472,146	6,472,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146
Less accumulated depreciation	(1,327,128)	(1,537,980)	(1,748,832)	(1,959,684)	(2,170,536)	(2,517,752)	(2,864,967)	(3,212,183)	(3,559,399)	(3,906,614)	(4,253,830)	(4,601,045)
Total Assets	8,480,320	9,395,620	9,609,601	9,696,262	9,599,656	14,438,699	14,417,563	14,693,476	14,680,611	15,121,622	15,576,864	16,151,719
LIABILITIES												
Accounts payable	2,074	4,848	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Other liabilities / Due to Other Govts	102,328	69,301	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Bonds payable, net of premiums	1,157,224	1,071,040	980,440	880,140	784,540	5,786,140	5,514,940	5,233,740	4,954,740	4,667,940	4,368,340	4,053,140
Total Liabilities	1,261,626	1,145,189	1,085,440	985,140	889,540	5,891,140	5,619,940	5,338,740	5,059,740	4,772,940	4,473,340	4,158,140
Net investment in capital assets	3,910,806	3,863,126	3,742,874	3,632,322	3,517,070	5,668,254	5,592,239	5,526,223	5,458,007	5,397,592	5,349,976	5,317,961
Unrestricted net assets	3,307,888	4,387,305	4,781,287	5,078,800	5,193,046	2,879,305	3,205,384	3,828,513	4,162,863	4,951,091	5,753,548	6,675,619
Total Net Position	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524	11,993,579
Total Liabilities and Net Position	8,480,320	9,395,620	9,609,601	9,696,262	9,599,656	14,438,699	14,417,563	14,693,476	14,680,611	15,121,622	15,576,864	16,151,719

Table 19
Page 1 of 2

City of Corcoran
Projected Sewer Revenues

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Charges for Services Revenue											
Residential											
Sewer Base Charge	Base	$713,572	$872,712	$1,014,031	$1,132,125	$1,222,365	$1,307,564	$1,441,668	$1,530,204	$1,676,765	$1,830,743
Usage Charges:											
Tier 1: Sewer volume	Activity	$271,732	$332,491	$386,176	$430,620	$465,272	$497,610	$548,084	$582,134	$637,751	$695,583
TOTAL RESIDENTIAL		**$985,303**	**$1,205,203**	**$1,400,207**	**$1,562,745**	**$1,687,637**	**$1,805,174**	**$1,989,752**	**$2,112,338**	**$2,314,517**	**$2,526,326**
Multi-Residential											
Sewer Base Charge	Base	$93,024	$95,815	$98,689	$144,004	$148,324	$235,451	$346,185	$356,571	$443,864	$457,180
Usage Charges											
Tier 1: Sewer volume	Activity	$33,062	$34,070	$35,078	$51,122	$52,693	$112,997	$189,838	$195,665	$255,872	$263,271
Sewer Volume Billed		$33,062	$34,070	$35,078	$51,122	$52,693	$112,997	$189,838	$195,665	$255,872	$263,271
TOTAL MULTI-RESIDENTIAL		**$126,086**	**$129,885**	**$133,768**	**$195,126**	**$201,017**	**$348,448**	**$536,024**	**$552,235**	**$699,736**	**$720,451**
Commercial											
Sewer Base Charge	Base	$16,279	$17,567	$18,506	$19,909	$20,943	$21,571	$23,142	$24,792	$25,534	$26,302
Usage Charges											
Tier 1: Sewer volume	Activity	$8,266	$9,180	$9,870	$10,800	$11,544	$11,856	$13,104	$14,400	$14,760	$15,120
Sewer Volume Billed		$8,266	$9,180	$9,870	$10,800	$11,544	$11,856	$13,104	$14,400	$14,760	$15,120
TOTAL COMMERCIAL		**$24,545**	**$26,747**	**$28,376**	**$30,709**	**$32,487**	**$33,427**	**$36,246**	**$39,192**	**$40,294**	**$41,422**
Total Charges for Services		**$1,135,934**	**$1,361,835**	**$1,562,350**	**$1,788,581**	**$1,921,141**	**$2,187,049**	**$2,562,022**	**$2,703,765**	**$3,054,547**	**$3,288,199**
Non-Operating Development Revenue											
Northeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	$108,636	$120,288	$95,086	$50,453	$19,869	$173,173	$0	$183,711	$189,222	$194,898
Multi-Residential	Base	$0	$0	$0	$0	$224,980	$282,115	$0	$208,428	$0	$0
Commercial/Other	Base	$1,358	$1,399	$1,441	$1,484	$0	$3,149	$3,243	$0	$0	$0
MCES connection charge (per unit)	Base	$698,285	$767,865	$323,180	$726,204	$1,072,328	$241,433	$898,890	$510,655	$510,860	$511,065
Southeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	$343,561	$251,766	$193,054	$133,551	$137,556	$141,687	$145,935	$150,309	$154,818	$159,462
Multi-Residential	Base	$0	$0	$115,256	$0	$0	$0	$0	$0	$0	$0
Commercial/Other	Base	$1,358	$0	$1,441	$0	$0	$0	$0	$0	$0	$0
MCES connection charge (per unit)	Base	$698,285	$767,865	$323,180	$726,204	$1,072,328	$241,433	$898,890	$510,655	$510,860	$511,065
Trunk Line Availability Charges (paid at time of development on per acre basis)											
Corcoran (NE and SE)	Base	$892,173	$259,465	$365,125	$319,830	$713,129	$681,645	$661,906	$681,765	$702,219	$723,289
Total Non-Operating Revenues		**$2,743,656**	**$2,168,648**	**$1,417,762**	**$1,957,725**	**$3,240,191**	**$1,764,634**	**$2,608,864**	**$2,245,523**	**$2,067,979**	**$2,099,779**

Table 19
Page 2 of 2

City of Corcoran
Projected Sewer Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for sewer volume	$313,060	$375,741	$431,124	$492,543	$529,509	$622,463	$751,027	$792,198	$908,384	$973,974
Base service charges	$822,875	$986,094	$1,131,226	$1,296,038	$1,391,632	$1,564,586	$1,810,995	$1,911,567	$2,146,163	$2,314,225
Total Charges for Services	$1,135,934	$1,361,835	$1,562,350	$1,788,581	$1,921,141	$2,187,049	$2,562,022	$2,703,765	$3,054,547	$3,288,199
Sewer connection charges (City)	$454,913	$373,453	$406,277	$185,488	$382,406	$600,123	$149,178	$542,448	$344,040	$354,360
Sewer connection charges (MCES)	$1,396,570	$1,535,730	$646,360	$1,452,408	$2,144,656	$482,866	$1,797,780	$1,021,310	$1,021,720	$1,022,130
Total Connection Charges	$1,851,483	$1,909,183	$1,052,637	$1,637,896	$2,527,062	$1,082,989	$1,946,958	$1,563,758	$1,365,760	$1,376,490
Sewer trunk line availability charges	$892,173	$259,465	$365,125	$319,830	$713,129	$681,645	$661,906	$681,765	$702,219	$723,289
Grand Total	**$2,483,020**	**$1,994,752**	**$2,333,752**	**$2,293,898**	**$3,016,676**	**$3,468,817**	**$3,373,106**	**$3,927,978**	**$4,100,806**	**$4,365,848**
Residential usage and base charges	$985,303	$1,205,203	$1,400,207	$1,562,745	$1,687,637	$1,805,174	$1,989,752	$2,112,338	$2,314,517	$2,526,326
Multi-Residential usage and base charges	$126,086	$129,885	$133,768	$195,126	$201,017	$348,448	$536,024	$552,235	$699,736	$720,451
Commercial usage and base charges	$24,545	$26,747	$28,376	$30,709	$32,487	$33,427	$36,246	$39,192	$40,294	$41,422
Total Charges for Services	$1,135,934	$1,361,835	$1,562,350	$1,788,581	$1,921,141	$2,187,049	$2,562,022	$2,703,765	$3,054,547	$3,288,199

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 20
Sewer Fund
Projected Year End Cash Balance

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Cash										
Operations & Maintenance	2,854,931	2,766,755	3,938,594	2,285,324	3,783,461	3,159,013	3,359,742	3,460,656	3,658,488	3,800,265
Capital Improvements	-	-	-	7,600,000	-	-	-	-	-	-
Interfund Transfers (not incl for debt)	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Debt Service (incl transfers for debt)	495,294	246,250	285,722	159,974	529,880	529,303	521,153	517,629	479,092	483,337
Total Use of Cash	**3,600,225**	**3,270,505**	**4,489,541**	**10,318,479**	**4,594,718**	**3,978,134**	**4,179,408**	**4,285,753**	**4,454,272**	**4,609,796**
Source of Cash										
Charges for services and other operating revenue	1,250,551	1,482,693	1,687,729	1,916,555	2,027,483	2,298,185	2,680,954	2,827,637	3,187,930	3,431,267
Development related fees	2,743,656	2,085,326	2,916,058	988,183	2,893,315	2,303,078	1,832,804	2,246,343	2,068,799	2,100,599
Bond Proceeds	-	-	-	5,100,000	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**3,994,207**	**3,568,018**	**4,603,787**	**8,004,738**	**4,920,797**	**4,601,263**	**4,513,758**	**5,073,981**	**5,256,729**	**5,531,866**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	88,408	10,000	(2,199)	-	-	-	-	-	-	-
Change in Cash Balance	482,390	307,513	112,047	(2,313,741)	326,079	623,129	334,350	788,227	802,457	922,071
Ending Cash and Investments	**4,856,486**	**5,163,999**	**5,276,046**	**2,962,305**	**3,288,384**	**3,911,513**	**4,245,863**	**5,034,091**	**5,836,548**	**6,758,619**
Ending Cash by Purpose										
For future capital / trunk fee reserve	3,647,458	4,226,060	1,505,675	2,231,000	1,812,638	2,592,457	2,884,775	3,651,298	4,442,835	5,325,215
For following year pay-go capital	-	-	2,500,000	-	-	-	-	-	-	-
For 3-months of operating cash	713,733	691,689	984,648	571,331	945,865	789,753	839,936	865,164	914,622	950,066
For following year debt service	495,294	246,250	285,722	159,974	529,880	529,303	521,153	517,629	479,092	483,337
Ending Cash and Investments	**4,856,486**	**5,163,999**	**5,276,046**	**2,962,305**	**3,288,384**	**3,911,513**	**4,245,863**	**5,034,091**	**5,836,548**	**6,758,619**

STORM WATER FUND

The Storm Water Fund was established as a Proprietary Fund for the accounting for costs of providing storm water services to residents and businesses. The Storm Water Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services. The Plan anticipates the City will adopt a monthly charge per residential equivalent unit (REU) to first be collected in 2026. The Plan includes a charge of $15.00 per REU per month. The Plan assumes this rate remains constant at the $15.00 per month per REU and that all customers are equal to "one" REU. The City may determine to study and adjust the REU for non-single family customers to an amount different than one REU.

The Storm Water Fund is projected to accumulate funds as revenue from charges for services is collected.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing storm water services, including depreciation of capital assets.

The Storm Water Fund does not have any programmed expense in the Plan. There are no capital improvement projects for the Storm Water Fund included in the CIP.

Transfers To and From Other Funds

The Plan includes a placeholder amount for transfer of funds from the Storm Water Fund to the General Fund for operational support. This amount will need further review as the City further plans for the Storm Water Fund and its operations.

TABLE 21
City of Corcoran
Storm Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services			-	401,400	451,980	489,600	513,000	532,440	569,700	587,160	624,060	660,960
Investment income	3,044	1,155		845	4,867	9,336	14,222	19,388	24,797	30,630	36,692	43,180
Transfer in from General Fund	10,000	5,000	-	-	-	-	-	-	-	-	-	-
Total Revenue	13,044	6,155	-	402,245	456,847	498,936	527,222	551,828	594,497	617,790	660,752	704,140
EXPENSES												
Variable												
Current expenditures												
Subtotal Variable Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Fixed												
Transfer to General Fund					10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
Depreciation			-	-	-	-	-	-	-	-	-	-
Subtotal Fixed Expenses	-	-	-	-	*10,000*	*10,300*	*10,609*	*10,927*	*11,255*	*11,593*	*11,941*	*12,299*
Total Expense	-	-	-	-	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
CHANGE IN NET POSITION	13,044	6,155	-	402,245	446,847	488,636	516,613	540,901	583,242	606,197	648,811	691,841
Net Position, January 1	65,280	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971
Net Position, December 31	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
ASSETS												
Cash	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Accounts receivable												
Special assessments receivable												
Other current assets												
Capital assets			-	-	-	-	-	-	-	-	-	-
Less accumulated depreciation			-	-	-	-	-	-	-	-	-	-
Total Assets	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
LIABILITIES												
Accounts payable												
Other liabilities												
Total Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Net investment in capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted net assets	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Total Net Position	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Total Liabilities and Net Position	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ANNUAL FEE ADJUSTMENTS (% CHANGE)											
Annual % adjustment to base and usage Water fees			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to base and usage Sewer fees			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to storm water fee per REF											
Annual % adjustment to Water connection fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer connection fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Southeast Water TLAC fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Northeast Water TLAC fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer TLAC fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
RESIDENTIAL											
Water Base Charge	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40	32.66
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.35	37.44	38.57	39.72	40.92	42.14
Usage Charges											
Tier 1: Water usage 0 to 4,999 gallons	2.43	2.68	2.79	2.90	3.02	3.14	3.27	3.40	3.54	3.68	3.83
Tier 2: Water usage 5,000 to 8,999 gallons	2.95	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Tier 3: Water usage 9,000 to 19,999 gallons	3.65	4.02	4.18	4.35	4.52	4.70	4.89	5.09	5.29	5.50	5.72
Tier 4: Water usage 20,000 gallons over	4.71	5.18	5.39	5.61	5.83	6.06	6.30	6.55	6.81	7.08	7.36
Sewer (sewer based on winter water usage) per 1,000 gallons	3.11	3.28	3.38	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
MULTI-RESIDENTIAL (7+Units)											
Water Base Charge	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40	32.66
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.35	37.44	38.57	39.72	40.92	42.14
Usage Charges											
Tier 1: Water usage	2.92	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Sewer (sewer based on winter water usage) per 1,000 gallons	3.11	3.28	3.38	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
NON-RESIDENTIAL											
Water Base Charge (Less 3" Meter)	27.53	28.36	29.49	30.67	31.90	33.18	34.51	35.89	37.33	38.82	40.37
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.36	37.45	38.57	39.73	40.92	42.15
Usage Charges											
Tier 1: Water usage 1,000 gallons +	2.92	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Sewer per 1,000 gallons	3.11	3.28	3.40	3.50	3.60	3.70	3.80	3.90	4.00	4.10	4.20
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00

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	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
OTHER FEES											
Maple Grove Water Usage Charge per 1,000 gallons	2.48	2.60	2.73	2.87	3.01	3.17	3.32	3.49	3.66	3.85	4.04
Meter Charge (Cost Plus 10%)	437.09	450.20	463.71	477.62	491.95	506.70	521.91	537.56	553.69	570.30	587.41
CONNECTION CHARGES											
Sewer Connection Charges											
Single Family Residential	1,318.40	1,357.95	1,399	1,441	1,484	1,528	1,574	1,622	1,670	1,720	1,772
Multi-Residential (7+Units)	1,054.72	1,086.36	1,119	1,153	1,187	1,223	1,259	1,297	1,336	1,376	1,417
Non-Residential	1,318.40	1,357.95	1,399	1,441	1,484	1,528	1,574	1,622	1,670	1,720	1,772
MCES connection charge (per unit)	2,485	2,485	2,485	2,486	2,487	2,488	2,489	2,490	2,491	2,492	2,493
Water Connection Charges											
Northeast Corcoran											
Single Family Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Multi-Residential Connection	1,065.02	1,096.97	1,141	1,186	1,234	1,283	1,335	1,388	1,444	1,501	1,561
Non-Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Maple Grove Residential Connection	2,999	3,306									
Maple Grove Commercial/Other Connection	11,996	13,226									
Southeast Corcoran											
Single Family Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Multi- Residential Connection	1,065.02	1,096.97	1,141	1,186	1,234	1,283	1,335	1,388	1,444	1,501	1,561
Non-Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Maple Grove Residential Connection	2,999	3,306	3,438	3,576	3,719	3,867	4,022	4,183	4,350	4,524	4,705
Maple Grove Commercial/Other Connection	11,996	13,226	13,755	14,305	14,877	15,473	16,091	16,735	17,405	18,101	18,825

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Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
AVAILABILITY CHARGES*											
Sewer availability charge per acre of land	7,621.91	7,919.16	8,157	8,401	8,653	8,913	9,180	9,456	9,740	10,032	10,333
Northeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	12,369.75	12,852.17	13,366	13,901	14,457	15,035	15,637	16,262	16,913	17,589	18,293
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	25,271.03	26,256.60	27,307	28,399	29,535	30,717	31,945	33,223	34,552	35,934	37,372
Southeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,318.44	9,682	10,069	10,472	10,891	11,326	11,780	12,251	12,741	13,250	13,780
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	12,608.05	13,099.76	13,624	14,169	14,736	15,325	15,938	16,576	17,239	17,928	18,645

* Prior to 5/12/2022, the City had just one TLAC charge for water trunk line availablity. Effective 5/12/2022, the City adjusted the amount charged for availability of water services to include two separate charges, as described here. In addition, effective 5/12/2022, at time of adopting a new "Treatment & Storage" charge, the City adopted adjustments to the amount charged for Watermain & Raw Water TLAC. The amounts shown for year 2022 reflect the rates as of of 5/12/2022.

Notes to Table A:

1. Fee schedule is based on Corcoran constructing its own water system to serve northeast Corcoran beginning in year 2024. Changes to northeast water connection charges are based on this assumption.

2. After year 2030, for purposes of preparing financial plans, it is assumed that rates continue to be adjusted by the same percentage changes shown in year 2024.

3. This schedule does not include all city fees for water and sewer. For purpose of financial planning, the schedule only includes fees for the most frequent and material sources of revenue to the City.

Appendix B

City of Corcoran

Property Tax Levy Planned for Debt Service

		Tax Levy for Equipment Certificates									Tax Levy for Facilities, Parks, and Street Improvements (Includes Tax Abatement)									Combined Total
Levy Certification Year	Levy Collection Year	EXISTING 2016A Bonds, Equipment	EXISTING 2018A Bonds, Equipment	EXISTING 2020 Bonds, Equipment	EXISTING 2022 Bonds, Equipment	EXISTING 2025 Bonds, Equipment	NEW 2027 Bonds, Equipment	NEW 2029 Bonds, Equipment	NEW 2031 Bonds, Equipment	Subtotal	EXISTING G.O. 2012B CIP Bonds, Refunded with 2020B	EXISTING 2018A Bonds - Park Improvements (Debt Service Levy)	EXISTING 2018A Bonds - Park Improvements (Abatement Levy)	EXISTING 2023A for Street Improvements (Debt Service Levy)	EXISTING 2023A for Street Improvements (Abatement Levy)	EXISTING 2025A Bonds for Municipal Facilities (Planning /Land)	NEW 2027A Bonds for Municipal Facilities	NEW 2030A Bonds for County Road 11	Subtotal	Total Estimated Tax Levy
2024	2025	37,485	80,273	104,265	250,884	-	-	-	-	472,907	232,985	25,908	84,000	179,128	190,000	-	-	-	712,021	1,184,928
2025	2026	-	78,068	102,375	248,364	505,155	-	-	-	933,962	234,455	23,389	84,000	169,903	205,000	52,028	-	-	768,774	1,702,736
2026	2027	-	81,113	105,735	250,884	509,093	25,725	-	-	972,550	235,820	20,868	89,250	159,640	215,000	50,715	-	-	771,293	1,743,843
2027	2028	-	-	103,740	252,984	511,980	177,450	-	-	1,046,154	231,830	18,191	89,250	148,853	225,000	54,653	2,736,006	-	3,503,782	4,549,936
2028	2029	-	-	101,745	249,414	508,568	178,290	27,195	-	1,065,212	238,340	15,514	94,500	137,540	235,000	53,078	2,735,049	-	3,509,021	4,574,233
2029	2030	-	-	-	250,884	504,368	178,946	185,640	-	1,119,838	241,490	12,584	94,500	125,953	250,000	51,503	2,733,094	312,060	3,821,183	4,941,021
2030	2031	-	-	-	249,047	289,380	179,419	186,296	143,220	1,047,362	244,157	9,655	99,750	113,328	260,000	49,928	2,733,519	432,600	3,942,936	4,990,298
2031	2032	-	-	-	-	288,855	174,458	186,769	171,570	821,652	246,761	6,563	105,000	100,428	275,000	53,603	2,732,317	429,660	3,949,331	4,770,983
2032	2033	-	-	-	-	287,805	174,746	187,058	171,990	821,599	249,076	3,281	105,000	86,490	285,000	51,765	2,733,235	431,760	3,945,607	4,767,206
2033	2034	-	-	-	-	291,480	174,851	187,163	166,950	820,444	246,073	-	-	73,520	265,000	49,928	2,735,589	433,440	3,803,550	4,623,994
2034	2035	-	-	-	-	289,118	174,773	187,084	172,410	823,385	247,858	-	-	62,890	275,000	53,340	2,734,376	434,700	3,808,164	4,631,549
2035	2036	-	-	-	-	44,730	179,760	186,821	172,200	583,511	254,814	-	-	51,840	285,000	51,240	2,734,174	435,540	3,812,608	4,396,119
2036	2037	-	-	-	-	43,260	173,880	186,375	171,780	575,295	261,366	-	-	40,620	300,000	49,560	2,735,194	430,710	3,817,450	4,392,745
2037	2038	-	-	-	-	47,040	-	190,995	171,150	409,185	-	-	-	28,520	310,000	53,130	2,732,895	436,170	3,560,715	3,969,900
2038	2039	-	-	-	-	45,360	-	184,748	170,310	400,418	-	-	-	-	-	51,240	2,731,960	435,750	3,218,950	3,619,368
2039	2040	-	-	-	-	43,680	-	-	169,260	212,940	-	-	-	-	-	54,600	2,735,785	434,910	3,225,295	3,438,235
2040	2041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,735,955	433,650	3,169,605	3,169,605
2041	2042	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,359	431,970	3,164,329	3,164,329
2042	2043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,055	435,120	3,169,175	3,169,175
2043	2044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,087	437,640	3,169,727	3,169,727
2044	2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,892	434,280	3,169,172	3,169,172
2045	2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,733,498	435,750	3,169,248	3,169,248
2046	2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,886	436,590	3,169,476	3,169,476
2047	2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,011	436,800	3,168,811	3,168,811
2048	2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,735,719	425,880	3,161,599	3,161,599
2049	2050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,172	-	2,734,172	2,734,172
2050	2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,501	-	2,732,501	2,732,501
2051	2052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,733,732	-	2,733,732	2,733,732
2052	2053	-	-				-	-	-	-	-	-	-	-	-	-	2,733,094	-	2,733,094	2,733,094
2053	2054	-	-				-	-	-	-	-	-	-	-	-	-	2,735,644	-	2,735,644	2,735,644
2054	2055	-	-				-	-	-	-	-	-	-	-	-	-	2,735,527	-	2,735,527	2,735,527
	Total	37,485	239,454	517,860	1,752,461	4,209,872	1,792,298	1,896,144	1,680,840	12,126,414	3,165,025	135,953	845,250	1,478,650	3,575,000	780,308	76,551,321	8,554,980	95,086,486	107,212,900

Notes:

1/ The tax levy amounts above include the 5% over levy (for delinquent property taxes).

2/ The 2018A Bonds include tax abatement levy.

3/ Special assessment revenue estimated for deposit to the debt service fund for the Series 2016A Bonds has not and is not projected to be sufficient to cover debt service. The City plans to transfer cash from the Water and Sewer Fund to the Debt Service Fund for Series 2016A to pay debt service in lieu of a tax levy.

Northland Securities, Inc.
150 South Fifth Street , Suite 3300
Minneapolis, MN 55402
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com
Member FINRA and SIPC | Registered with SEC and MSRB

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

Council Meeting: October 23, 2025	**Prepared By:** Karen Heiden, Deputy Clerk
Topic: Approval of Minutes	**Action Required:** Approval

Summary
Approve October 09, 2025 City Council Work Session Minutes and October 09, 2025 City Council Meeting Minutes

Recommendation
Approve October 09, 2025 City Council Work Session Minutes and October 09, 2025 City Council Meeting Minutes

Council Action
Approve October 09, 2025 City Council Work Session Minutes and October 9, 2025 City Council Meeting Minutes

Attachments
1. 2025-10-09 DRAFT Council Minutes.docx
2. 25-10-09 DRAFT Council Work Session Minutes.docx

City of Corcoran
City Council Minutes
October 09, 2025, 7pm

The Corcoran City Council met on October 09, 2025, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person. The meeting was also available to view online through electronic means using live streaming service through Granicus.

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

Also present: City Administrator Tobin, City Clerk Johnson, Assistant City Administrator Williams, Deputy Clerk Heiden, Community Development Director Davis McKeown, City Planner Lindahl, Planner Klingbeil, Public Works Director Mattson, Director of Public Safety Gottschalk, and City Attorney Thames .

1. **Call to Order / Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   City Administrator stated that item 6h was removed and added a presentation from City Administrator Tobin.
   MOTION: made by Vehrenkamp, seconded by Nichols to approve the agenda as amended.
   Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp.
   (Motion carries: 4:0)
4. **Presentation**
   a. City Administrator Tobin presented Corcoran-logoed coins to council and department-head staff to hand out to people they acknowledge as to going above and beyond to provide service to the Corcoran community.
5. **Open Forum – Public Comment Opportunity**
   Mayor McKee invited residents to come forward to address the Council during Open Forum for any items not included on the agenda. City Administrator Tobin explained the instructions to participate in the public comment opportunity. No Public Comments.
6. **Consent Agenda**
   a. City Council Meeting Minutes Approval
      Action – Approved September 25, 2025 Work Session and September 25, 2025 City Council Minutes.
   b. Financial Claims
      Action – Approved Financial Claims to October 09, 2025.
   c. Response to September 11, 2025 Open Forum Comments
      Action – item pulled by Councilor Nichols.
   d. Toward Zero Death (TZD) Grant 2025-2026
      Action – Adopted Resolution 2025-97 Approving City of Corcoran's participation in the Toward Zero Death Program.
   e. See My Legacy – Quarterly Acceptance Resolution
      Action – Adopted Resolution 2025-95 Recognizing the 2025 Quarter 3 Heritage Park Donations .
   f. Heritage Park Improvements – Building Pay Request #2
      Action – Approved Building Pay Request #2 for the Heritage Park Improvements to Valint Construction Services in the amount of $36,740.70.
   g. Chisholm Trail Improvements – Pay Request 1

DRAFT

Action – Approved Pay Request 1 for the Chisholm Trail Improvements project to Asphalt Specialties Company in the amount of $70,611.41.

MOTION: made by Vehrenkamp, seconded by Nichols to approve consent agenda items 6a, 6b, and 6d-6g.
Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)
Nichols asked to pull item 6c for discussion.
MOTION: made by Nichols, seconded by Vehrenkamp to approve consent item 6c option 3 directing staff to communicate to the buyers that this instance does not qualify for an exemption as the financial hardship existed prior to owning the property.
Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)

7. Planning

a. Ravinia 9th Addition PUD Amendment (City File 17-042)
City Planner Lindahl gave report to Council.

- **Kory Eichhorst,** Lennar, addressed the council.

MOTION: made by McKee, seconded by Nichols to amend resolution 2025-95 to include all materials red-lined in addition to picnic tables and benches and reimbursement for cost of materials and installation by city staff.
Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)

8. Unfinished Business

9. New Business

a. Public Hearing – Certification of Delinquent Recycling Fees to Hennepin County
Mayor McKee opened public hearing.
MOTION: made by Nichols, seconded by Vehrenkamp to close public hearing for delinquent recycling fees to Hennepin County.
Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)
MOTION: made by Nichols, seconded by Lanterman to adopt resolution 2025-91 approving certification of delinquent recycling fees to Hennepin County.
Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)

b. Public Hearing – Certification of Delinquent Water and Sewer Utility Fee to Hennepin County
Mayor McKee opened public hearing.
MOTION: made by Nichols, seconded by Lanterman to close public hearing for delinquent water and sewer utility fees to Hennepin County.
Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)
MOTION: made by Nichols, seconded by Lanterman to adopt resolution 2025-92 approving certification of delinquent water and sewer fees to Hennepin County.
Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries 4:0)

c. Public Hearing – Certification of Delinquent Escrow Account Balances to Hennepin County
Mayor McKee opened public hearing.
MOTION: made by Nichols, seconded by Lanterman to close public hearing for certification of delinquent escrow account balances to Hennepin County.

Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries 4:0)
MOTION: made by Nichols, seconded by Vehrenkamp to adopt resolution 2025-93 approving certification of delinquent escrow account balances to Hennepin County.
Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)

10. Staff Reports

No Reports

11. Council Reports

Vehrenkamp reported
40-year reserve officer John Keiffer is not doing well and asked to keep him in their thoughts.
McKee reported
Meeting with Representative Morrison on Tuesday, October 14th
Vote for Watertower of the year

12. City Council Schedule

a. 2025 City Council Schedule

13. Adjournment

MOTION: made by Nichols, seconded by Vehrenkamp to adjourn.
Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp
(Motion carries: 4:0)
`Mayor McKee adjourned the meeting at 7:43 p.m. October 09, 2025

Respectfully submitted,

_____
Karen Heiden – Deputy Clerk

DRAFT

City of Corcoran
City Council Work Session Minutes
October 09, 2025

The Corcoran City Council met on October 09, 2025, in Corcoran, Minnesota.

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

Also present were City Administrator Tobin, Assistant City Administrator Williams, City Clerk Johnson, Deputy Clerk Heiden, Community Development Director Davis McKeown, Public Works Director Mattson, and Director of Public Safety Gottschalk.

1. **Call to Order/Roll Call**
   Mayor McKee called the work session to order at 5:30 pm
2. **Scheduled Items**
   a. Facility Needs Assessment Study
   BKV presented a facility needs assessment and operational assessment. Discussion included needs and size, master planning and next steps and conclusions.
3. **Adjournment**
   Motion: made by Nichols, seconded by Vehrenkamp to adjourn
   Voting Aye: McKee, Lanterman, Nichols, and Vehrenkamp
   (Motion carries 4:0)
   The Work Session was adjourned at 6:37 pm on Thursday, October 09, 2025.

Respectfully submitted,

_____

Karen Heiden – Deputy Clerk

DRAFT

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

Council Meeting: October 23, 2025	**Prepared By:** Reed Kottke, Accountant
Topic: Financial Claims to October 23, 2025	**Action Required:** Approval

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

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

Options
Approve claims as presented or amend and approve claims.

Recommendation
Approve claims as presented.

Council Action
Consider approving claims as presented.

Attachments
1. 20251023 council.pdf

CLAIMS APPROVED AND PROCESSED PER POLICY

Agenda Item: 6b 1
Council Meeting: 10/23/2025
Prepared By: Reed Kottke, Accountant

Check Range: 37957-37977
Financial Claims: 10/09/2025

Check Register	**$**	**47,186.00**
Total Expenditures Approved	**$**	**47,186.00**

Agenda Item: 6b 2

Check Range: 37978-37999
Financial Claims: 10/15/2025

Check Register	**$**	**66,903.74**
Total Expenditures Approved	**$**	**66,903.74**

CLAIMS PENDING COUNCIL APPROVAL

Agenda Item: 6b 3
Council Meeting: 10/23/2025
Prepared By: Reed Kottke, Accountant

Check Range: 38005-38021
Financial Claims: 10/23/2025

Check Register	**$**	**2,300,447.44**
Automatic Deduction / Electronic Funds Transfer	**$**	**245,668.36**
Total Expenditures For Approval	**$**	**2,546,115.80**

Automatic Deduction / Electronic Fund Transfer / Other Disbursement

Date	Vendor		Amount	Description
10/3/2025	MEDSURETY	$	30.00	OCTOBER COBRA ADMINISTRATION
10/3/2025	REPUBLIC SERVICES	$	2,652.69	AUGUST AND SEPTEMBER STATEMENT CITY HALL REFUSE/RECYCLING/ORGANICS
10/6/2025	OPTUM BANK	$	6,529.11	PP20 HEALTH SAVINGS ACCOUNT CONTRIBUTIONS
10/6/2025	CIGNA	$	763.68	SEPTEMBER ANCILLARY HEALTH INSURANCE PREMIUMS
10/6/2025	REPUBLIC SERVICES	$	229.17	AUGUST AND SEPTEMBER STATEMENT WILDFLOWER PARK REFUSE
10/6/2025	REPUBLIC SERVICES	$	488.28	AUGUST AND SEPTEMBER STATEMENT CITY PARK REFUSE
10/6/2025	REPUBLIC SERVICES	$	592.42	AUGUST AND SEPTEMBR STATEMENT PUBLIC WORKS REFUSE
10/7/2025	THE HARTFORD	$	2,500.04	SEPTEMBER DISABILITY INSURANCE PREMIUMS
10/8/2025	INVOICE CLOUD	$	2,581.66	SEPTEMBER TRANSACTION PROCESSING FEE
10/8/2025	COMCAST	$	260.24	SEPTEMBER AND OCTOBER STATEMENT PUBLIC WORKS TELEPHONE
10/8/2025	COMCAST	$	1,091.70	SEPTEMBER AND OCTOBER STATEMENT CITY HALL INTERNET
10/9/2025	CENTERPOINT ENERGY	$	40.40	SEPTEMBER STATEMENT CITY PARK AND CITY HALL NATURAL GAS
10/9/2025	CENTERPOINT ENERGY	$	113.97	OCTOBER STATEMENT PUBLIC WORKS NATURAL GAS
10/9/2025	CENTERPOINT ENERGY	$	798.89	OCTOBER STATEMENT WATER TREATMENT PLANT NATURAL GAS
10/10/2025	US BANK	$	12,641.60	OCTOBER STATEMENT PURCHASING CARD MANAGING ACCOUNT
10/10/2025	ADP PAYROLL FEES	$	457.97	PP20 PROCESSING CHARGES
10/14/2025	MINNESOTA STATE RETIREMENT SYSTEM	$	4,521.57	PP20 HEALTH CARE SAVINGS PLAN CONTRIBUTIONS
10/14/2025	MINNESOTA STATE RETIREMENT SYSTEM	$	3,840.35	PP20 DEFERRED COMPENSATION PRE-TAX AND ROTH CONTRIBUTIONS
10/14/2025	PUBLIC EMPLOYEES RETIREMENT ASSOCIATION OF MN	$	35,401.62	PP20 PENSION CONTRIBUTIONS
10/14/2025	OPTUM CLAIM	$	1,944.24	FLEXIBLE SPENDING ACCOUNT FUNDING REQUEST
10/16/2025	ADP TAX	$	44,651.15	PP21 TAX WITHHOLDING
10/16/2025	ADP WAGE PAY	$	121,227.85	PP21 NET PAY
10/16/2025	VERIZON	$	1,276.44	SEPTEMBER STATEMENT CITY HALL AND POLICE CELLULAR
10/16/2025	T-MOBILE	$	389.61	SEPTEMBER STATEMENT PUBLIC WORKS UTILITIES CELLULAR
10/16/2025	T-MOBILE	$	416.25	SEPTEMBER STATEMENT PUBLIC WORKS OPERATIONS CELLULAR
10/16/2025	US BANK EQUIPMENT FINANCE	$	227.46	OCTOBER RICOH COPIER CONTRACT
Total		$	245,668.36	

BANK CODE: GEN CHECK DATE: 10/09/2025 INVOICE PAY DATE FROM 10/09/2025 TO 10/09/2025

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
10/09/2025	GEN	37957	2340	ACTIVE911, INC.	243.00	0.00	243.00	1
10/09/2025	GEN	37958	2270	AMAZON CAPITAL SERVICES	34.98	0.00	34.98	1
10/09/2025	GEN	37959	622	BEAUDRY OIL COMPANY	319.67	0.00	319.67	1
10/09/2025	GEN	37960	3248	CIVICPLUS LLC	5,250.00	0.00	5,250.00	1
10/09/2025	GEN	37961	2427	COMPUTER INTEGRATION TECH	2,600.00	0.00	2,600.00	1
10/09/2025	GEN	37962	2575	DELETEME C/O ABINE INC	4,320.00	0.00	4,320.00	1
10/09/2025	GEN	37963	270	EBERT CONSTRUCTION	14,897.77	0.00	14,897.77	1
10/09/2025	GEN	37964	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	401.04	0.00	401.04	1
10/09/2025	GEN	37965	1940	HOLIDAY COMPANIES	15.00	0.00	15.00	1
10/09/2025	GEN	37966	3252	INDUSTRIAL CHEM LAB SERVICES INC	148.61	0.00	148.61	1
10/09/2025	GEN	37967	211	LANDFORM PROFESSIONAL SERVICES	127.50	0.00	127.50	2
10/09/2025	GEN	37968	1594	LEAGUE OF MN CITIES INSUR.TRST	1,000.00	0.00	1,000.00	2
10/09/2025	GEN	37969	3251	LIGHTNING PRINTING INC	1,048.52	0.00	1,048.52	1
10/09/2025	GEN	37970	2561	MARIE RIDGEWAY LICSW, LLC	420.00	0.00	420.00	1
10/09/2025	GEN	37971	167	MENARDS MAPLE GROVE	63.47	0.00	63.47	1
10/09/2025	GEN	37972	1927	OERTEL ARCHITECTS	10,515.00	0.00	10,515.00	1
10/09/2025	GEN	37973	138	REPUBLIC SERVICES	1,203.15	0.00	1,203.15	1
10/09/2025	GEN	37974	3247	ROBERT THOMAS CPA LLC	2,000.00	0.00	2,000.00	1
10/09/2025	GEN	37975	2828	SUPERIOR BACKGROUND INVESTIGATIONS	1,691.25	0.00	1,691.25	1
10/09/2025	GEN	37976	1588	TEAMSTER LOCAL 320	457.92	0.00	457.92	1
10/09/2025	GEN	37977	1921	TRUE NORTH STEEL	429.12	0.00	429.12	1

Num Checks: 21 Num Stubs: 0 Num Invoices: 23 Total Amount: 47,186.00

BANK CODE: GEN CHECK DATE: 10/15/2025 INVOICE PAY DATE FROM 10/15/2025 TO 10/15/2025

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
10/15/2025	GEN	37978	3253	A&M STRIPING MN LLC	725.00	0.00	725.00	1
10/15/2025	GEN	37979	5	ABDO LLP	17,085.50	0.00	17,085.50	3
10/15/2025	GEN	37980	3109	AMERICAN ENGINEERING TESTING, INC.	531.45	0.00	531.45	1
10/15/2025	GEN	37981	3236	BKV GROUP	1,687.14	0.00	1,687.14	1
10/15/2025	GEN	37982	53	CARSON, CLELLAND & SCHREDER	1,080.25	0.00	1,080.25	7
10/15/2025	GEN	37983	53	CARSON, CLELLAND, & SCHREDER	9,863.00	0.00	9,863.00	1
10/15/2025	GEN	37984	2427	COMPUTER INTEGRATION TECH	2,271.45	0.00	2,271.45	1
10/15/2025	GEN	37985	3224	GREAT AMERICA FINANCIAL SERVICES	169.31	0.00	169.31	1
10/15/2025	GEN	37986	2422	GREAT NORTHERN WINDOW CLEANERS	365.00	0.00	365.00	1
10/15/2025	GEN	37987	2550	INTEGRATED PROTECTION SYSTEMS	4,271.00	0.00	4,271.00	1
10/15/2025	GEN	37988	REFUNDBD	JPC Custom Homes	3,000.00	0.00	3,000.00	1
10/15/2025	GEN	37989	REFUNDBD	Kal Patel	875.00	0.00	875.00	1
10/15/2025	GEN	37990	REFUNDBD	M KARINIEMI & K KARINIEMI	4,017.50	0.00	4,017.50	1
10/15/2025	GEN	37991	167	MENARDS MAPLE GROVE	33.48	0.00	33.48	1
10/15/2025	GEN	37992	126	NAPA AUTO PARTS - Corcoran	3.41	0.00	3.41	1
10/15/2025	GEN	37993	1837	NORTHLAND SECURITIES, INC.	3,480.00	0.00	3,480.00	1
10/15/2025	GEN	37994	2198	OPTUM	164.45	0.00	164.45	2
10/15/2025	GEN	37995	REFUNDBD	Pulte Homes	5,000.00	0.00	5,000.00	1
10/15/2025	GEN	37996	REFUNDBD	Pulte Homes	5,000.00	0.00	5,000.00	1
10/15/2025	GEN	37997	2568	TIDE CLEANERS	483.90	0.00	483.90	1
10/15/2025	GEN	37998	1844	WRIGHT-HENNEPIN	6,682.90	0.00	6,682.90	2
10/15/2025	GEN	37999	2956	WRUCK SEWER & PORTABLE RENTAL	114.00	0.00	114.00	1

Num Checks: 22 Num Stubs: 0 Num Invoices: 32 Total Amount: 66,903.74

BANK CODE: GEN CHECK DATE: 10/23/2025 INVOICE PAY DATE FROM 10/23/2025 TO 10/23/2025

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
10/23/2025	GEN	38005	3246	ASPHALT SPECIALTIES COMPANY	212,727.14	0.00	212,727.14	1
10/23/2025	GEN	38006	2813	CITY OF CORCORAN	71,852.67	0.00	71,852.67	1
10/23/2025	GEN	38007	3209	EUNA SOLUTIONS INC	38,910.00	0.00	38,910.00	1
10/23/2025	GEN	38008	1868	FEHN COMPANIES	1,062,322.19	0.00	1,062,322.19	1
10/23/2025	GEN	38009	2936	GUARDIAN FLEET SAFETY	25,176.80	0.00	25,176.80	1
10/23/2025	GEN	38010	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	29.00	0.00	29.00	1
10/23/2025	GEN	38011	58	CITY OF MAPLE GROVE	191,748.00	0.00	191,748.00	1
10/23/2025	GEN	38012	117	METRO WEST INSPECTION SERVICES	63,412.47	0.00	63,412.47	1
10/23/2025	GEN	38013	2267	METROPOLITAN COUNCIL ENVIRO	30,613.59	0.00	30,613.59	1
10/23/2025	GEN	38014	1375	METROPOLITAN COUNCIL	123,007.50	0.00	123,007.50	1
10/23/2025	GEN	38015	REFUNDUB	MICHAEL MARSHALL	136.15	0.00	136.15	1
10/23/2025	GEN	38016	2275	MIDWEST MACHINERY CO.	51,100.00	0.00	51,100.00	2
10/23/2025	GEN	38017	1680	MN DEPT OF LABOR & INDUSTRY	20,625.04	0.00	20,625.04	1
10/23/2025	GEN	38018	REFUNDBD	Price Custom Homes	678.75	0.00	678.75	1
10/23/2025	GEN	38019	1939	SR WEIDEMA	153,311.05	0.00	153,311.05	4
10/23/2025	GEN	38020	3233	TRANSWEST TRUCKS	172,253.00	0.00	172,253.00	1
10/23/2025	GEN	38021	3249	VALINT CONSTRUCTION SERVICES LLC	82,544.09	0.00	82,544.09	2

Num Checks: 17 Num Stubs: 0 Num Invoices: 22 Total Amount: 2,300,447.44

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 10/09/2025 - 10/23/2025
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
Check 37957							
100-42100-50308	10/01/25	ACTIVE911, INC.	ACTIVE ALERT QTY 15	645484	10/09/25	243.00	37957
			Total For Check 37957			243.00	
Check 37958							
100-41900-50210	09/26/25	AMAZON CAPITAL SERVICES	HDMI CABLE 25FT	1GQY-TVHW-CWHV	10/09/25	34.98	37958
			Total For Check 37958			34.98	
Check 37959							
100-41900-50212	09/23/25	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3061865	10/09/25	9.61	37959
100-42100-50212	09/23/25	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3061865	10/09/25	294.06	37959
100-43100-50212	09/23/25	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3061865	10/09/25	16.00	37959
			Total For Check 37959			319.67	
Check 37960							
100-00000-15500	09/30/25	CIVICPLUS LLC	CIVICPLUS 9/24/25 - 9/23/26	352950	10/09/25	3,937.50	37960
100-41900-50300	09/30/25	CIVICPLUS LLC	CIVICPLUS 9/24/25 - 9/23/26	352950	10/09/25	656.25	37960
100-41910-50300	09/30/25	CIVICPLUS LLC	CIVICPLUS 9/24/25 - 9/23/26	352950	10/09/25	656.25	37960
			Total For Check 37960			5,250.00	
Check 37961							
100-41920-50300	10/01/25	COMPUTER INTEGRATION TECH	OCTOBER 2025 RETAINER	501372	10/09/25	2,600.00	37961
			Total For Check 37961			2,600.00	
Check 37962							
100-42100-50300	09/23/25	DELETEME C/O ABINE INC	GOLD PLAN QTY 20 AND ADMIN FEE	CORC-0009	10/09/25	4,320.00	37962
			Total For Check 37962			4,320.00	
Check 37963							
435-43100-50520	09/16/25	EBERT CONSTRUCTION	LEAN TOO CHANGE ORDER 1	21638015	10/09/25	14,897.77	37963
			Total For Check 37963			14,897.77	
Check 37964							
100-42100-50305	09/23/25	HENNEPIN COUNTY ACCOUNTS RECE	JAIL PER DIEM AUGUST 2025	1000253461	10/09/25	401.04	37964
			Total For Check 37964			401.04	
Check 37965							
100-42100-50403	10/01/25	HOLIDAY COMPANIES	8/31/25-9/30/25	003401102500	10/09/25	15.00	37965
			Total For Check 37965			15.00	
Check 37966							
602-49450-50210	08/01/25	INDUSTRIAL CHEM LAB SERVICES I	LIFT STATION DEGREASER	417327	10/09/25	148.61	37966
			Total For Check 37966			148.61	
Check 37967							
100-00000-22205	10/07/25	LANDFORM PROFESSIONAL SERVICES	CK REQ HOPE MEADOWS 24-025 20250831	37230	10/09/25	42.50	37967
100-00000-22205-044	09/08/25	LANDFORM PROFESSIONAL SERVICES	KARINIEMI MEADOWS FP 22-059 2025083	37147	10/09/25	85.00	37967
			Total For Check 37967			127.50	
Check 37968							
100-42100-50365	10/01/25	LEAGUE OF MN CITIES INSUR.TRST	WORKERS COMPENSATION CLAIM 00522212	25235	10/09/25	500.00	37968
100-42100-50365	10/01/25	LEAGUE OF MN CITIES INSUR.TRST	WORKERS COMPENSATION CLAIM 00522213	25236	10/09/25	500.00	37968
			Total For Check 37968			1,000.00	
Check 37969							
100-41900-50322	10/07/25	LIGHTNING PRINTING INC	2025 Q4 NEWSLETTER POSTAGE	58253011	10/09/25	1,048.52	379

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	check #
Check 37969							
			Total For Check 37969			1,048.52	
Check 37970							
100-41900-50300	09/30/25	MARIE RIDGEWAY LICSW, LLC	MANDATORY CHECK-IN X 3	3351	10/09/25	420.00	37970
			Total For Check 37970			420.00	
Check 37971							
100-42100-50210	08/26/25	MENARDS MAPLE GROVE	SUPPLIES J REISNER	54136	10/09/25	63.47	37971
			Total For Check 37971			63.47	
Check 37972							
415-45200-50300	10/06/25	OERTEL ARCHITECTS	CORCORAN COMMUNITY PARK INVOICE 10	24-26.10	10/09/25	10,515.00	37972
			Total For Check 37972			10,515.00	
Check 37973							
100-43201-50300	09/30/25	REPUBLIC SERVICES	CONTRACT RECYCLING SERVICE SEPTEMBE	0894-007277412	10/09/25	1,203.15	37973
			Total For Check 37973			1,203.15	
Check 37974							
100-41500-50300	08/13/25	ROBERT THOMAS CPA LLC	ARBITRAGE REBATE SERVICES SERIES 20	203804	10/09/25	2,000.00	37974
			Total For Check 37974			2,000.00	
Check 37975							
100-42100-50300	09/30/25	SUPERIOR BACKGROUND INVESTIGAT	BACKGROUND INVESTIGATION	20250930	10/09/25	1,691.25	37975
			Total For Check 37975			1,691.25	
Check 37976							
100-00000-21707	09/30/25	TEAMSTER LOCAL 320	UNION/TEAM LEGAL DUES OCTOBER 2025	20250930	10/09/25	457.92	37976
			Total For Check 37976			457.92	
Check 37977							
100-43100-50225	09/30/25	TRUE NORTH STEEL	HELICAL STEEL	BL0000019227	10/09/25	429.12	37977
			Total For Check 37977			429.12	
Check 37978							
100-43121-50400	10/07/25	A&M STRIPING MN LLC	RESTRIPE CORCORAN CITY HALL	1471	10/15/25	725.00	37978
			Total For Check 37978			725.00	
Check 37979							
100-41500-50300	10/01/25	ABDO LLP	OCTOBER 2025 FINANCE MGR SERVICES 9	512613	10/15/25	10,833.00	37979
100-41500-50300	09/30/25	ABDO LLP	SEPTEMBER 2025 PAYROLL CONSULTING 4	513070	10/15/25	60.00	37979
100-41500-50301	09/30/25	ABDO LLP	SEPTEMBER 2025 FS ACCOUNTING ESCROW	513185	10/15/25	6,192.50	37979
			Total For Check 37979			17,085.50	
Check 37980							
415-45200-50300	10/02/25	AMERICAN ENGINEERING TESTING,	P-0044033-CORCORAN COMMUNITY PK BLD	INV-287551	10/15/25	531.45	37980
			Total For Check 37980			531.45	
Check 37981							
435-41400-50300	10/15/25	BKV GROUP	FACILITIES STUDY SEPTEMBER AND OCTO	66903	10/15/25	1,687.14	37981
			Total For Check 37981			1,687.14	
Check 37982							
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ SCHMIDS HIDDEN 24-049 202509	8392-2	10/15/25	217.50	37982
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ FAIRWAY SHORES 24-006 202509	8392-3	10/15/25	239.25	379

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
Check 37982							
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ M&J CREEKSIDE 25-026 2025093	8392-4	10/15/25	100.00	37982
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ M&J CREEKSIDE 25-026 2025093	8392-5	10/15/25	103.00	37982
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ ST JOHNS 25-031 20250930	8392-6	10/15/25	58.00	37982
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ SUITE LIVING 25-020 20250930	8392-7	10/15/25	224.75	37982
100-00000-22205	10/14/25	CARSON, CLELLAND & SCHREDER	CK REQ RED BARN 23-008 20250930	8392-8	10/15/25	137.75	37982
			Total For Check 37982			1,080.25	
Check 37983							
100-00000-22205-110	09/30/25	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY SEPTEMBER 2025	8392	10/15/25	36.25	37983
100-41600-50300	09/30/25	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY SEPTEMBER 2025	8392	10/15/25	6,293.00	37983
100-42100-50304	09/30/25	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY SEPTEMBER 2025	8392	10/15/25	3,425.00	37983
408-48013-50304-401	09/30/25	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY SEPTEMBER 2025	8392	10/15/25	108.75	37983
			Total For Check 37983			9,863.00	
Check 37984							
100-41900-50308	10/01/25	COMPUTER INTEGRATION TECH	PARALLELS REMOTE SUBSCRIPTION RENEW	501431	10/15/25	2,271.45	37984
			Total For Check 37984			2,271.45	
Check 37985							
100-41900-50413	09/29/25	GREAT AMERICA FINANCIAL SERVI	AGREEMENT 003-3143929-000 FOLDER IN	40240099	10/15/25	16.93	37985
601-49400-50413	09/29/25	GREAT AMERICA FINANCIAL SERVI	AGREEMENT 003-3143929-000 FOLDER IN	40240099	10/15/25	76.19	37985
602-49450-50413	09/29/25	GREAT AMERICA FINANCIAL SERVI	AGREEMENT 003-3143929-000 FOLDER IN	40240099	10/15/25	76.19	37985
			Total For Check 37985			169.31	
Check 37986							
100-41900-50401	09/22/25	GREAT NORTHERN WINDOW CLEANERS	CITY HALL WINDOW CLEANING	5087	10/15/25	365.00	37986
			Total For Check 37986			365.00	
Check 37987							
100-41900-50401	09/19/25	INTEGRATED PROTECTION SYSTEMS	DOOR ACCESS ISSUES X 6	86421	10/15/25	4,271.00	37987
			Total For Check 37987			4,271.00	
Check 37988							
100-00000-22206	10/14/25	JPC Custom Homes	ESCROW RELEASE 22499 CHAPARRAL LN	BCO24-0005	10/15/25	3,000.00	37988
			Total For Check 37988			3,000.00	
Check 37989							
100-00000-22205	10/14/25	Kal Patel	ESCROW RELEASE 25-007 19905 CO RD 1	BP25-0022	10/15/25	875.00	37989
			Total For Check 37989			875.00	
Check 37990							
100-00000-22205	10/14/25	M KARINIEMI & K KARINIEMI	ESCROW RELEASE 25-011 6855 WILLOW D	BP25-0018	10/15/25	4,017.50	37990
			Total For Check 37990			4,017.50	
Check 37991							
100-42100-50210	09/10/25	MENARDS MAPLE GROVE	MISC SUPPLIES	54741	10/15/25	33.48	37991
			Total For Check 37991			33.48	
Check 37992							
100-42100-50210	09/22/25	NAPA AUTO PARTS - Corcoran	POLICE PTO PIN	626237	10/15/25	3.41	37992
			Total For Check 37992			3.41	
Check 37993							
100-41500-50300	10/02/25	NORTHLAND SECURITIES, INC.	SEPTEMBER 2025 FINANCIAL MANAGEMENT	1672	10/15/25	3,480.00	37993

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	check #
Check 37993							
			Total For Check 37993			3,480.00	
Check 37994							
100-41900-50300	09/12/25	OPTUM	HSA/FSA AUGUST 2025 ACCOUNT FEE	0001804505	10/15/25	81.65	37994
100-41900-50300	10/09/25	OPTUM	HSA/FSA SEPTEMBER 2025 ACCOUNT FEE	0001815434	10/15/25	82.80	37994
			Total For Check 37994			164.45	
Check 37995							
100-00000-22206	10/14/25	Pulte Homes	ESCROW RELEASE P25-0184 9950 JACK P	BCO25-0047	10/15/25	5,000.00	37995
			Total For Check 37995			5,000.00	
Check 37996							
100-00000-22206	10/14/25	Pulte Homes	ESCROW RELEASE P25-0164 10033 JACK	BCO25-0040	10/15/25	5,000.00	37996
			Total For Check 37996			5,000.00	
Check 37997							
100-42100-50417	09/30/25	TIDE CLEANERS	DRY CLEANING SEPTEMBER 2025	20250930	10/15/25	483.90	37997
			Total For Check 37997			483.90	
Check 37998							
100-00000-22205	10/13/25	WRIGHT-HENNEPIN	CK REQ ELECTRIC SEP 2025 HUNTERS RI	35032506207-2	10/15/25	114.24	37998
100-41900-50381	10/10/25	WRIGHT-HENNEPIN	ELECTRIC SEPTEMBER 2025	35032506207	10/15/25	6,568.66	37998
			Total For Check 37998			6,682.90	
Check 37999							
100-45200-50210	10/07/25	WRUCK SEWER & PORTABLE RENTAL	ZONE 1 CNSTCTN UNITS, ADA UNITS	I30305	10/15/25	114.00	37999
			Total For Check 37999			114.00	
Check 38005							
408-00000-20610	10/14/25	ASPHALT SPECIALTIES COMPANY	CHISOLM TRAIL IMPROVEMENTS PAY REQU	193807366-2	10/23/25	(11,196.16)	38005
408-48013-50300-401	10/14/25	ASPHALT SPECIALTIES COMPANY	CHISOLM TRAIL IMPROVEMENTS PAY REQU	193807366-2	10/23/25	223,923.30	38005
			Total For Check 38005			212,727.14	
Check 38006							
601-00000-16500	10/07/25	CITY OF CORCORAN	WATER TREATMENT PLANT FEES	00005822	10/23/25	71,852.67	38006
			Total For Check 38006			71,852.67	
Check 38007							
100-00000-15500	05/14/25	EUNA SOLUTIONS INC	EUNA BUDGET 5/12/25-5/11/26 AND IMP	INV129040	10/23/25	11,061.00	38007
100-41900-50700	05/14/25	EUNA SOLUTIONS INC	EUNA BUDGET 5/12/25-5/11/26 AND IMP	INV129040	10/23/25	27,849.00	38007
			Total For Check 38007			38,910.00	
Check 38008							
415-00000-20610	10/14/25	FEHN COMPANIES	CITY PARK IMPROVEMENTS PAY APP 3	193807229-3	10/23/25	(55,911.69)	38008
415-45200-50530	10/14/25	FEHN COMPANIES	CITY PARK IMPROVEMENTS PAY APP 3	193807229-3	10/23/25	1,118,233.88	38008
			Total For Check 38008			1,062,322.19	
Check 38009							
435-42100-50550	09/23/25	GUARDIAN FLEET SAFETY	SQUAD 584 - 25 FORD FULL BUILD CONF	303329	10/23/25	25,176.80	38009
			Total For Check 38009			25,176.80	
Check 38010							
100-41500-50207	10/15/25	HENNEPIN COUNTY ACCOUNTS RECE	PINS OCTOBER 2025	1000254486	10/23/25	29.00	38010
			Total For Check 38010			29.00	
Check 38011							

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
Check 38011							
601-00000-20800	09/30/25	CITY OF MAPLE GROVE	3RD QTR 2025 MAPLE GROVE WATER CONN	20250930	10/23/25	191,748.00	38011
			Total For Check 38011			191,748.00	
Check 38012							
100-42400-50300	10/01/25	METRO WEST INSPECTION SERVICES	PERMITS FINALIZED SEPTEMBER 2025	4766	10/23/25	63,412.47	38012
			Total For Check 38012			63,412.47	
Check 38013							
602-49450-50312	10/01/25	METROPOLITAN COUNCIL ENVIRO	WASTE WATER SERVICE NOVEMBER 2025	0001194005	10/23/25	30,613.59	38013
			Total For Check 38013			30,613.59	
Check 38014							
602-00000-20800	10/07/25	METROPOLITAN COUNCIL	SEPTEMBER 2025 SEWER AVAILABILITY C	20250930	10/23/25	124,250.00	38014
602-00000-36200	10/07/25	METROPOLITAN COUNCIL	SEPTEMBER 2025 SEWER AVAILABILITY C	20250930	10/23/25	(1,242.50)	38014
			Total For Check 38014			123,007.50	
Check 38015							
601-00000-22200	10/14/25	MICHAEL MARSHALL	UB refund for account: 20019479-102	10/14/2025	10/23/25	136.15	38015
			Total For Check 38015			136.15	
Check 38016							
100-45200-50221	10/09/25	MIDWEST MACHINERY CO.	FRONTIER FL1169S STOCK 597829	10665050	10/23/25	8,200.00	38016
435-43100-50580	10/09/25	MIDWEST MACHINERY CO.	JOHN DEERE FC12E STOCK 591898	10665055	10/23/25	42,900.00	38016
			Total For Check 38016			51,100.00	
Check 38017							
100-00000-20802	09/30/25	MN DEPT OF LABOR & INDUSTRY	Q3 2025 BUILDING PERMIT SURCHARGE R	20250930	10/23/25	21,484.42	38017
100-00000-32210	09/30/25	MN DEPT OF LABOR & INDUSTRY	Q3 2025 BUILDING PERMIT SURCHARGE R	20250930	10/23/25	(859.38)	38017
			Total For Check 38017			20,625.04	
Check 38018							
100-00000-22205	10/14/25	Price Custom Homes	ESCROW RELEASE 25-003 23811 MEADOW	BP25-0005	10/23/25	678.75	38018
			Total For Check 38018			678.75	
Check 38019							
100-00000-20610	10/13/25	SR WEIDEMA	CR 116/HUNTERS RIDGE TURN LN PAY AP	193807336-3-4	10/23/25	10,425.28	38019
100-00000-22205	10/13/25	SR WEIDEMA	CR 116/HUNTERS RIDGE TURN LN PAY AP	193807336-3	10/23/25	6,248.40	38019
100-00000-22205	10/13/25	SR WEIDEMA	CR 116/HUNTERS RIDGE TURN LN PAY AP	193807336-3-2	10/23/25	118,416.13	38019
100-00000-22205	10/13/25	SR WEIDEMA	CR 116/HUNTERS RIDGE TURN LN PAY AP	193807336-3-3	10/23/25	18,221.24	38019
			Total For Check 38019			153,311.05	
Check 38020							
435-43100-50550	09/19/25	TRANSWEST TRUCKS	2026 WESTERN STAR 47X VIN 5KKHBPDVX	WF3923	10/23/25	172,253.00	38020
			Total For Check 38020			172,253.00	
Check 38021							
415-00000-20610	08/28/25	VALINT CONSTRUCTION SERVICES I	CORCORAN COMMUNITY PARK BUILDING PA	2520-1	10/23/25	(298.50)	38021
415-00000-20610	10/01/25	VALINT CONSTRUCTION SERVICES I	CORCORAN COMMUNITY PARK BUILDING PA	2520-2	10/23/25	(475.00)	38021
415-45200-50520	08/28/25	VALINT CONSTRUCTION SERVICES I	CORCORAN COMMUNITY PARK BUILDING PA	2520-1	10/23/25	46,576.89	38021
415-45200-50520	10/01/25	VALINT CONSTRUCTION SERVICES I	CORCORAN COMMUNITY PARK BUILDING PA	2520-2	10/23/25	36,740.70	38021
			Total For Check 38021			82,544.09	

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 10/09/2025 - 10/23/2025
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	heck #
Fund Totals:							
			Fund 100 GENERAL FUND			371,214.95	
			Fund 408 PAVEMENT MANAGEMENT			212,835.89	
			Fund 415 PARK CAPITAL FUND			1,155,912.73	
			Fund 435 2025A BOND EQUIPMENT			256,914.71	
			Fund 601 WATER			263,813.01	
			Fund 602 SEWER			153,845.89	
			Total For All Funds:			2,414,537.18	

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

Council Meeting: October 23, 2025	**Prepared By:** Deb Johnson, City Clerk
Topic: Resolution 2025-99 Appointing Nalisha Williams as Acting City Administrator	**Action Required:** Approval

Summary
City Administrator Tobin will be temporarily unavailable for the period of November 7, 2025 to November 13, 2025. The City wishes to designate Assistant City Administrator, Nalisha Williams as acting City Administrator to act on the City's behalf and with authority during this period.

Financial/Budget
N/A

Recommendation
Staff recommends that City Council approve Resolution 2025-99 Appointing Nalisha Williams as Acting City Administrator

Council Action
Staff recommends that City Council approve Resolution 2025-99 Appointing Acting City Administrator

Attachments
1. Resolution 2025-99 Apointing Acting Administrator.docx

City of Corcoran
County of Hennepin
State of Minnesota

October 23, 2025

RESOLUTION NO. 2025-99

Motion By:
Seconded By:

RESOLUTION APPOINTING NALISHA WILLIAMS AS ACTING CITY ADMINISTRATOR FOR THE CITY OF CORCORAN, MINNESOTA

WHEREAS, it is anticipated that City Administrator Jay Tobin will be temporarily unavailable and the City of Corcoran desires to empower his designee, Assistant City Administrator Nalisha Williams, to act on the City's behalf and with the authority of the City Administrator, during this period of unavailability; and

WHEREAS, the City anticipates this period to be from November 7, 2025 to November 13, 2025 (the "Term"); and

NOW, THEREFORE, the Corcoran City Council **RESOLVES** as follows:

1) Nalisha Williams is hereby designated to be the Acting City Administrator during the Term, unless or until this designation is altered by separate action of the City Council, entirely at the Council's discretion.

2) During the Term, Nalisha Williams shall be empowered to act on behalf of the City in the capacity of City Administrator and may execute documents, allocate funds, and direct staff as permitted in that capacity.

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October, 2025.

_____
Tom McKee – Mayor

ATTEST:

_____
City Seal
Debra Johnson – City Clerk

STAFF REPORT **Agenda Item: 4.a**

Council Meeting: October 23, 2025	**Prepared By:** Jay Tobin, City Administrator
Topic: Long Term Financial Plan	**Action Required:** Information Only

Council Action
Information Only

Attachments
1. Corcoran Financial Management Plan 2025 as of 14OCT2025.pdf

2025 Long-Term Financial Management Plan

Draft as of October 14, 2025

Northland Securities, Inc.
150 South Fifth Street, Suite 3300
Minneapolis, MN 55402
(800) 851-2920
Member FINRA and SIPC
Registered with SEC and MSRB

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October 7, 2025

Jay Tobin
City Administrator
City of Corcoran, MN
8200 Co. Rd. 116
Corcoran, MN 55340

RE: City of Corcoran Long-Term Financial Management Plan

Dear Jay:

Northland is pleased to present the City of Corcoran with the 2025 Long-Term Financial Management Plan (the "Plan"). The Plan is intended to help inform decisions on property tax and enterprise fee policy decisions, among other financial plans. The Plan provides information to inform decisions both in the near term, and long-term, as near-term decisions often have long-term implications. The Plan was developed working closely with city staff. Northland appreciates the opportunity to provide service to the City.

Sincerely,

NORTHLAND SECURITIES, INC.

Tammy Omdal
Managing Director

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INTRODUCTION AND SUMMARY

The Financial Management Plan (the "Plan") offers a guide for the on-going financial management of the City of Corcoran (the "City"). The Plan was first prepared in year 2012 and has been updated annually.

The Plan contains proposed strategies and identification of key factors and objectives to monitor with respect to future financial performance. Information is included on estimated future property tax levies and municipal fees and charges necessary to fund planned city services, capital improvement plans, and debt service.

The objectives of the study for the Plan are as follows:

- Revenue Sufficiency - Develop and populate a forecasting model that will determine the level of revenue needed to satisfy general government and utility enterprises operations, capital improvements, and debt service while maintaining adequate reserves for future service and capital needs.
- Rate Calculations - Model projected tax capacity tax rates for the City and proposed municipal utility rates and structure for billing water and sewer services (the "Utilities") to meet revenue sufficiency objectives.

The Plan includes anticipated capital improvements for years 2024-2033 (the "CIP"). Estimates were prepared by the City as to cost and timing of projects. While the specific timing of future improvements can be uncertain, awareness of the funding demands for projects is important when considering tax levies, rates for fees and charges, and reserves for future capital.

Future development will provide increased revenue from charge for services and tax revenue. This includes increased revenue to the Utilities, with revenue from both development fees and usage fees. Development provides increased tax capacity and potential for increase in property tax revenue to pay for services.

The rate of future development and addition of taxpayers and customers of the Utilities has been and continues to be a significant variable for the Plan. The City should continue to monitor actual development that occurs against the anticipated rate of development assumed in the Plan. The rate of development will impact the projected revenues and timing of collection included in the Plan. Information on the projected housing units to be added is included later in the Plan.

Revenue Sufficiency

The Study evaluated the sufficiency of revenues to meet current and projected financial requirements over future years for the various accounting "Funds" the City maintains. The Plan determines the tax levies and rates necessary in each year of the projection period to provide revenue sufficiency.

Governmental Funds

The City has an adopted Fund Balance Policy (dated April 25, 2025) that states the following with respect to minimum fund balance for the General Fund, among other statements included in the policy:

- The City will maintain an unassigned fund balance in the General fund of an amount not less than 42% of the next year's budgeted expenditures of the General fund. This will assist in maintaining an adequate level of fund balance to provide for cash

flow requirements and contingency needs because major revenues, including property taxes and other government aids are received in the second half of the City's fiscal year.

Enterprise Funds

For purposes of the Plan, the revenue objective for the Water Fund and the Sewer Fund focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

Funding Depreciation for the Utilities

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an important element for establishment of sufficient rates for the Utilities. The Study focused on the City's asset management practices to maintain and expand infrastructure at future estimated costs.

Rather than focus on "funding depreciation" we find it is better to gain a strong understanding of the expected future costs and, maybe more importantly, their timing, and plan for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the Study does that. Capital improvement plans combined with financial management targets are critical elements that allow for the setting of rates that meet City goals.

Financial management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utilities must do better than break even, but by how much?

The Plan helps to answer these questions by allocating the projected year-end cash balance to defined purposes. The defined purposes include planned capital acquisition and reserves for future capital.

The Plan provides a second criteria to evaluate revenue sufficiency for the Utilities. The Plan sets a target (a floor) to maintain an unrestricted net position in the Utility Funds no lower than 50% of the subsequent year's estimated expenditures.

The majority of revenue for municipal utility operations comes from user charges, maintaining an unrestricted net position that is equal to at least 50% of expenditures will help to ensure that sufficient resources are available to fund basic functions between receipts of user charges.

The target (or floor) for ending unrestricted net position is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. Equity is reported as a fund balance in the General Fund and as a net asset within the Water Fund and the Sewer Fund. Fund balance and net assets are the difference between fund assets and liabilities reflected on the balance sheet or statement of net assets.

Rate Calculations

The Study focused on preparing projections for future annual tax capacity rates for the City, and reviewing the rates for the fees and charges of the Utilities. The Study did not include a review and analysis of other fees and charges, only the fees for the Utilities.

City Tax Rate

Future tax levy increases are projected to be necessary to fund planned expenditures and to maintain adequate cash balances across all City funds. The increase in the City's tax rate is estimated based on assumptions in the Plan for changes to the City's tax capacity from growth in the taxable market value of property within the City. The projected City tax levy by year and tax capacity is shown in **Figure 1**.

Figure 1.

Snapshot of Projected City Tax Levy, City Net Tax Capacity, and City Tax Rate as Included in the Plan (*2025 is Actual)

Tax Collection Year	City Tax Levy	% Change Tax Levy	City Net Tax Capacity	% Change NTC	City Tax Rate
2025	9,159,263	9.4%	20,467,851	8.3%	0.42727
2026	11,917,360	30.1%	23,217,284	13.4%	0.49533
2027	14,049,635	17.9%	25,141,559	8.3%	0.54223
2028	16,269,106	15.8%	26,744,610	6.4%	0.59272
2029	16,753,113	3.0%	27,994,017	4.7%	0.58355
2030	17,629,924	5.2%	28,789,450	2.8%	0.59789

The **key items or assumptions** for the Plan that impact the estimated City tax rate include the following, among other items:

- Taxable market value, not inclusive of new construction, is projected to increase by 3.0% annually.
- Fiscal disparities contribution and corresponding distribution of tax revenue is estimated to remain constant (at preliminary Pay 2026 amounts) over the planning period. The actual impact of the metro-wide fiscal disparities program varies from year to year.
- It is assumed that the City will increase the tax levy to support additional planned spending in the General Fund related to growth of the community. Details on the specific items, which includes staff positions, are included in the Finance Plan section.
- General fund non-tax revenue is estimated to increase by 2.0% and current expenditures by 3.0%. There are no assumed major changes to non-tax revenue. Based on more recent economic conditions, the 3.0% assumption for expenditures may be low for certain expenses but the focus of the Plan is long-term.
- The Plan assumes the City will add approximately 149 new single-family housing units annually on average between 2026-2030. For purposes of estimating market value of property, the average new home is estimated at $525,000 with valuation inflated 3.0% annually.
- The Plan assumes the City will add approximately 508 new rental multi-family housing units (in total) between 2026-2030. For purposes of estimating market value of property, the average rental unit is estimated at $275,000 per unit with valuation inflated 3.0% annually.

- The Plan assumes an increase in taxable market value from construction of new commercial property in the City at approximately $1.0 million per year. This is intended to be a conservative assumption for planning purposes.
- The Plan assumes the City will issue $50 million in bonds in 2027 to finance a new municipal campus/building. The debt service to be paid from taxes (80%), water revenues (10%) and sewer revenues (10%). The increase to the City's tax levy beginning in year 2028 is estimated at approximately $2.7 million for payment of debt service for the project.
- The Plan includes the City's estimated share of the Hennepin County improvement project for County Road 10 in the City. The estimated total cost of the project is $25 million, with an estimated local cost share of $5.5 million for the City. The Plan assumes the City will issue bonds in 2030 to finance its portion of the cost.

Utility Rates

The City currently has a two-part rate structure for charging fees for water and sewer services, comprised of both fixed and variable charges. This structure recovers a portion of system costs in a fixed charge, recognizing that the Utilities have certain fixed costs and customer service costs that are incurred year-round. These fixed costs are incurred regardless of the level of water usage.

It is projected that approximately 45% of the Water Fund expenses, including depreciation, are fixed and for the Sewer Fund it is estimated at 30%. The percentages vary somewhat from year to year. Fixed expenses as a percent of total expenses is projected to decrease somewhat over time as the number of customers increase and volume of water usage grows.

For usage or metered volume-based rates, based on the results of the study, there are no recommended changes in the structure. As the number of customers increases potential changes to the structure may be needed.

The Plan anticipates the City adopts planned increases to rates for water and sewer services as proposed in the Plan. This includes increasing the water and sewer services fees. Appendix A includes the proposed utility rates by year as assumed for the Plan.

Study Approach

The following steps were taken as part of the study for the Plan:

- City provided historical financial data along with current budget plans and capital improvement plans.
- City provided the assumptions for future residential units to be constructed and connected to the Utilities.
- Information provided by the City was organized, analyzed, and used to support the development of the Plan. The prior year data included in the Plan is reconciled with the City's audited financial statements for year 2023 and 2024.

Organization of Plan

The Plan is organized into five sections:

1. Introduction and Summary provides information on revenue sufficiency and rate calculations.
2. Background provides historical and statistical context for the Utilities.
3. CIP and Debt provides information on plans for equipment, facilities, and maintaining and expanding the water and sewer systems. This includes estimates on project costs, timing, and sources of funds. Information on outstanding debt obligation and debt service is included.
4. Financial Plans provides the financial plans (pro forma) for the City funds. The financial plans include historical, current, and projected sources and uses of funds and estimated ending cash balances. Financial plans take into account capital improvement plans, both existing and planned debt issuance, and proposed rates.
5. Appendices provide additional data and graphics.

TABLE 1
City of Corcoran
Summary of Property Tax Levy, Tax Capacity, and Tax Rate

	Certified		Projected					
	2024	2025	2026	2027	2028	2029	2030	2031
Property Tax Levy by Payable Year								
General Fund	7,187,648	7,974,335	10,214,624	12,305,792	11,719,170	12,178,881	12,688,903	13,015,548
Debt Service - Equipment	474,587	472,907	933,962	972,550	1,046,154	1,065,212	1,119,838	1,047,362
Debt Service - Facilities, Parks, and County Roads	712,021	712,021	768,774	771,293	3,503,782	3,509,021	3,821,183	3,942,936
Total Property Tax Levy	**8,374,256**	**9,159,263**	**11,917,360**	**14,049,635**	**16,269,106**	**16,753,113**	**17,629,924**	**18,005,846**
Less Fiscal Disparities Distribution	359,809	414,037	417,124	417,124	417,124	417,124	417,124	417,124
Net Spread Levy	**8,014,447**	**8,745,226**	**11,500,236**	**13,632,511**	**15,851,982**	**16,335,989**	**17,212,800**	**17,588,722**
Tax Capacity (TC)								
Gross Tax Capacity (TC) Real Property	19,067,434	20,713,629	23,606,106	25,530,381	27,133,432	28,382,839	29,178,272	29,864,907
Gross Tax Capacity (TC) Personal Property	589,036	570,808	570,808	570,808	570,808	570,808	570,808	570,808
Total Gross TC	19,656,470	21,284,437	24,176,914	26,101,189	27,704,240	28,953,647	29,749,080	30,435,715
Less Tran Line TC / Rounding Adjustment	3,365	2,867	2,867	2,867	2,867	2,867	2,867	2,867
Less Fiscal Disparities TC	755,406	813,719	956,763	956,763	956,763	956,763	956,763	956,763
Less Tax Increment Financing TC	-		-	-	-	-	-	-
Net Tax Capacity	**18,897,699**	**20,467,851**	**23,217,284**	**25,141,559**	**26,744,610**	**27,994,017**	**28,789,450**	**29,476,085**
City Tax Rate	**42.410%**	**42.727%**	**49.533%**	**54.223%**	**59.272%**	**58.355%**	**59.789%**	**59.671%**
Total Property Tax Levy Annual % Change	*17.0%*	*9.4%*	*30.1%*	*17.9%*	*15.8%*	*3.0%*	*5.2%*	*2.1%*
Net Tax Capacity Annual % Change	*16.3%*	*8.3%*	*13.4%*	*8.3%*	*6.4%*	*4.7%*	*2.8%*	*2.4%*
City Tax Rate Annual % Change	*0.7%*	*0.7%*	*15.9%*	*9.5%*	*9.3%*	*-1.5%*	*2.5%*	*-0.2%*

Note: Projected 2026 Gross Tax Capacity (TC) for Real Property Property is from Hennepin County report dated 7/1/2025. Pay 2026 amounts for Gross Tax Capacity Personal Property, Fiscal Disparities Distribution and Contribution amounts are placeholder amounts and are subject to change pending the City's receipt of information from Hennepin County. Amounts for 2027-2031 are estimated amounts for planning purposes only, actual amounts will vary.

TABLE 2
City of Corcoran
Projected City Taxes Payable for Example Properties

		2026	2027	2028	2029	2030
Taxable Market Valuation of Property	Residential Example Property 1	$300,000	$309,000	$318,270	$327,818	$337,653
	Residential Example Property 2	$525,000	$540,750	$556,973	$573,682	$590,892
	Residential Example Property 3	$700,000	$721,000	$742,630	$764,909	$787,856
	Residential Example Property 4	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Commercial Example Property 1	$1,000,000	$1,030,000	$1,060,900	$1,092,727	$1,125,509
	Commercial Example Property 2	$2,000,000	$2,060,000	$2,121,800	$2,185,454	$2,251,018
	Commercial Example Property 3	$5,000,000	$5,150,000	$5,304,500	$5,463,635	$5,627,544
	Commercial Example Property 4	$10,000,000	$10,300,000	$10,609,000	$10,927,270	$11,255,088
City Tax Payable by Property	Residential Example Property 1	$1,389	$1,574	$1,780	$1,814	$1,922
	Residential Example Property 2	$2,631	$2,987	$3,386	$3,455	$3,669
	Residential Example Property 3	$3,715	$4,209	$4,761	$4,850	$5,141
	Residential Example Property 4	$5,572	$6,303	$7,119	$7,241	$7,664
	Commercial Example Property 1	$9,907	$11,170	$12,576	$12,753	$13,459
	Commercial Example Property 2	$19,813	$22,340	$25,153	$25,507	$26,917
	Commercial Example Property 3	$49,533	$55,850	$62,881	$63,766	$67,293
	Commercial Example Property 4	$99,066	$111,699	$125,763	$127,533	$134,585
Annual % Change in City Tax Payable by Property	Residential Example Property 1	20.0%	13.3%	13.1%	1.9%	6.0%
	Residential Example Property 2	20.3%	13.5%	13.3%	2.1%	6.2%
	Residential Example Property 3	20.0%	13.3%	13.1%	1.9%	6.0%
	Residential Example Property 4	19.8%	13.1%	12.9%	1.7%	5.8%
	Commercial Example Property 1	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 2	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 3	19.4%	12.8%	12.6%	1.4%	5.5%
	Commercial Example Property 4	19.4%	12.8%	12.6%	1.4%	5.5%
Annual Dollar Change in City Tax Payable	Residential Example Property 1	$232	$185	$206	$33	$109
	Residential Example Property 2	$443	$356	$398	$70	$213
	Residential Example Property 3	$619	$494	$552	$89	$291
	Residential Example Property 4	$921	$731	$816	$122	$423
	Commercial Example Property 1	$1,610	$1,263	$1,406	$177	$705
	Commercial Example Property 2	$3,220	$2,527	$2,813	$354	$1,410
	Commercial Example Property 3	$8,051	$6,317	$7,032	$885	$3,526
	Commercial Example Property 4	$16,102	$12,633	$14,063	$1,770	$7,052

Note: City Tax Payable is estimated for 2026-2030. Actual amount will vary. Valuation of the example properties is assumed to increase by 3.0% annually.

CHART 1

City Tax Levy is projected to increase to support growing demand for city services, including city staffing and debt service on the financing of a new muncipal facility. The increase in tax levy is projected to result in an increase in City Tax Rate.

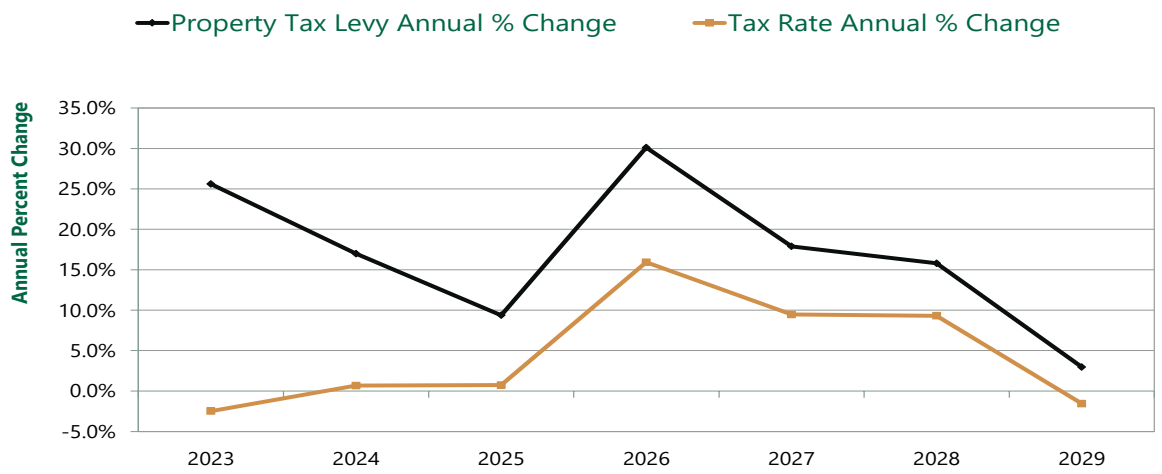
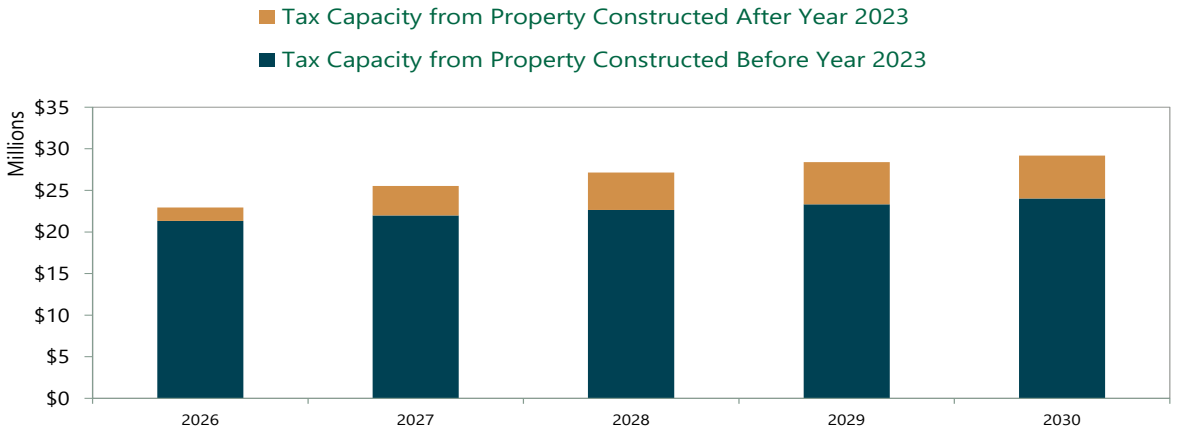


CHART 2

Estimated City Tax Capacity is projected to increase driven by new construction and projected valuation increases for property



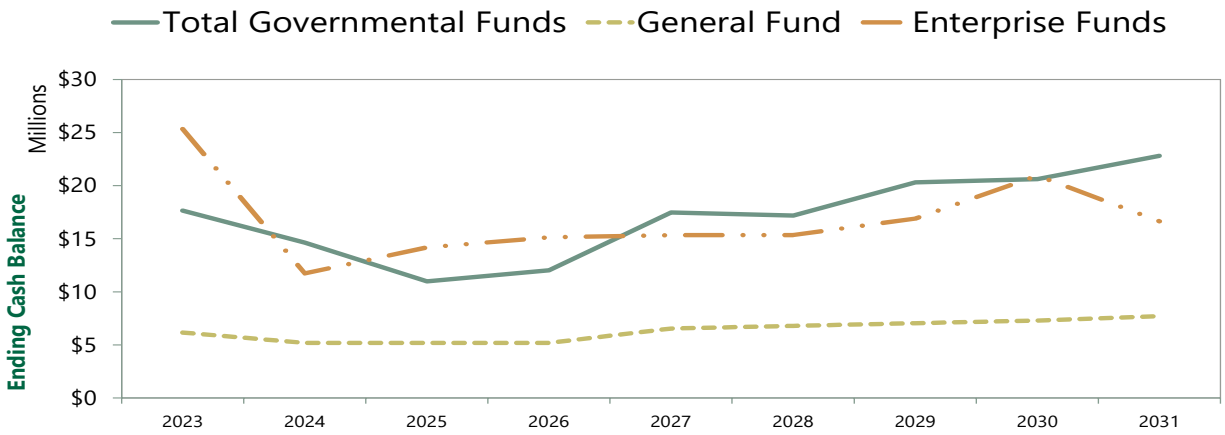
Tax capacity is the valuation of property based on market value and class rates on which property taxes are determined

CHART 3

General Fund funding balance over the long term is projected to meet City policy to maintain a minimum balance equivalent to 42% of next year's budgeted expenditures for the General Fund. Tax Levy increases are projected in the General Fund to grow the City's available fund balance for compliance with City Policy.

CHART 4

Ending Cash Balances are projected to be at levels sufficient to meet City objectives



Changes in ending cash balances can be caused by timing of capital projects, debt service payments, receipt of funds, including bond proceeds, among other reasons.

CHART 5
Water Fund

Water Fund ending cash balance is projected to decrease over time with use of cash generated from development to pay for improvements (with cash) and debt service on capital improvements

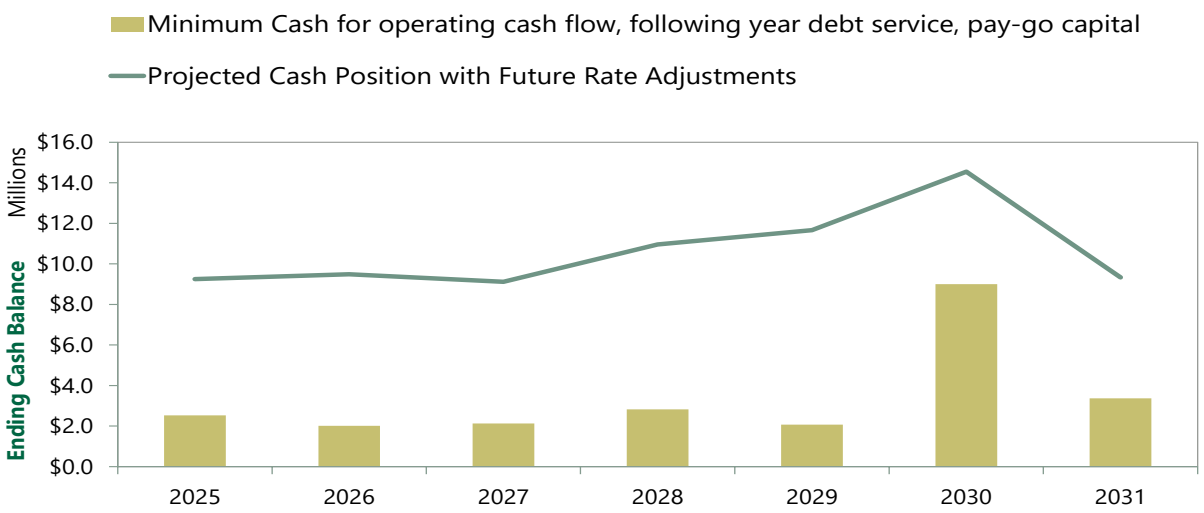
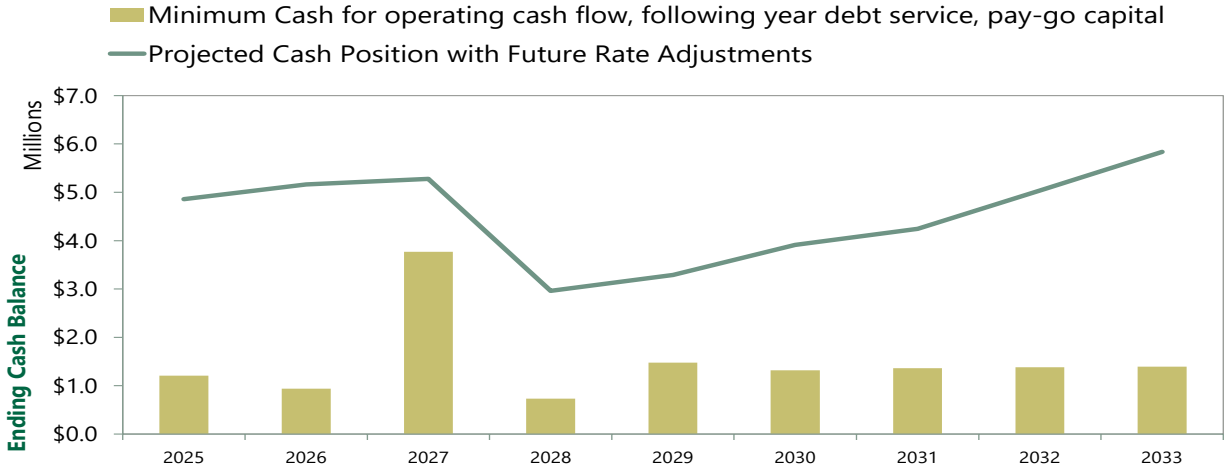


CHART 6
Sewer Fund

Sewer Fund ending cash balance is projected to increase from collecton of development related revenue which will be spent on future improvement projects



The Plan includes use of $5.0 million of cash (pay-go) in year 2027 to fund 50% of the estimated cost for NE to SE Trunk Sewer Line

Introduction and Summary

The increase in the Water Fund and Sewer Fund Year-End Cash Balance is planned.

The difference between Projected Cash Position and Minimum Cash Position represents the net amount of cash projected to be available as reserves for future capital improvements.

The City collects development fees at time of platting and building permit, use of the funds collected occurs over time to pay for financing of projects.

Connection and availability charges from development will pay for future capital improvements to support development both programmed and not yet programmed in the CIP.

CHART 7
Projected Future Tax Levy Increases Compared to Projected Increase in Net Tax Capacity

Cumulative increase in Tax Levy is projected to be greater than the cumulative increase in Net Tax Capacity, resulting in increase to Tax Rate - Growth in the City's tax base over time will provide opportunity for stabilization / flattening of the Tax Rate

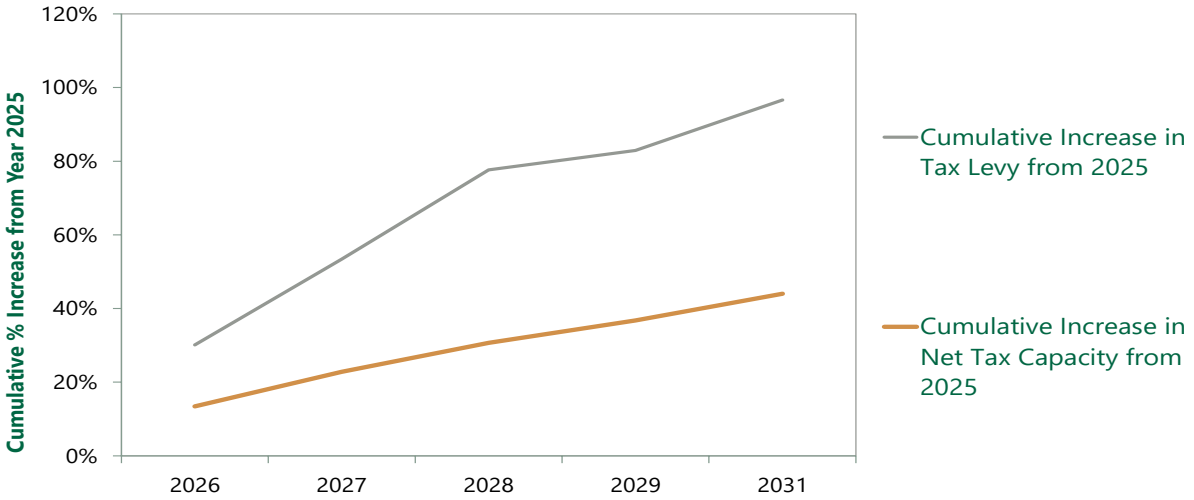
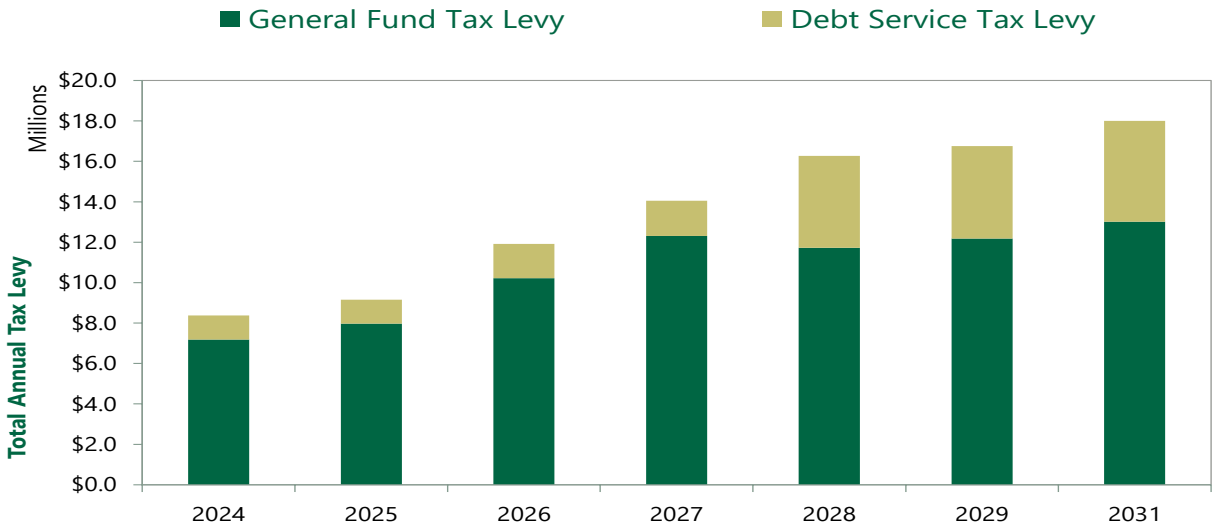


CHART 8
Tax Levy by Purpose

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects



BACKGROUND

The City of Corcoran is located on the western edge of the Twin Cities Metropolitan area in Hennepin County. The 2024 population is estimated at 8,846 (Official Statement, G.O. Bonds Series 2025A). Population will continue to increase due to development of residential property within the City. The land area for the City encompasses just under 36 square miles and includes area for future residential development.

Commercial and industrial development in the City is expected to continue to expand due to access to municipal water and sewer services and the expansion of transportation corridors. In 2012 the City successfully financed and implemented a major improvement project to first bring and then expand municipal water and sewer services to the City. The project provided for connection to the metropolitan disposal system. The City forecasts continued development of both residential and commercial property.

The City's development plan for its downtown area provides an opportunity for additional economic development. In recent years the City completed construction of street improvements and utility infrastructure in the downtown area.

The table that follows provides the estimated number of housing units along with municipal utility connections units for commercial property in the downtown area the City projects to be added over the next twenty-years. The assumptions on units is an important input to the Plan and is updated on annual basis by the City.

The City has completed its construction plans to provide water service to serve the northeast area of the City. The access to water purchased from Maple Grove is limited. For this reason, the City has undertaken investments in a city owned water treatment plant and water tower.

Table 3
Page 1 of 2
City of Corcoran
Growth Projections

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ACRES PLATTED											
Residential SE District	46.53	85.25	17.00	5.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Residential NE District	25.45	-	10.92	5.65	6.96	50.01	44.25	40.00	40.00	40.00	40.00
Multi-Family Residential SE District	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Residential NE District	-	-	-	-	-	-	-	-	-	-	-
Commercial SE District	0.52	-	-	-	-	-	-	-	-	-	-
Commercial NE District	10.97	27.41	3.89	32.81	-	-	-	-	-	-	-
Total Acres Platted	83.47	112.66	31.81	43.46	36.96	80.01	74.25	70.00	70.00	70.00	70.00
UNITS PERMITTED											
Residential SE District	253	180	134	90	90	90	90	90	90	90	90
Residential NE District	80	86	66	34	13	110	-	110	110	110	110
Greater Corcoran	12	14	7	5	5	5	5	5	5	5	5
Total Residential Single Family	345	280	207	129	108	205	95	205	205	205	205
Multi-Family Residential SE District	-	-	100	-	-	-	-	-	-	-	-
Multi-Family Residential NE District	-	-	-	-	184	224	-	156	-	-	-
Commercial SE District	1	-	1	-	-	-	-	-	-	-	-
Commercial NE District	1	1	1	1	-	2	2	-	-	-	-
Total Units Permitted	347	281	309	130	292	431	97	361	205	205	205
UTILITY CUSTOMER UNITS											
Estimated Customer Units Added by Year											
Residential SE District	221	253	180	134	90	90	90	90	90	90	90
Residential NE District	78	80	86	66	34	13	110	0	110	110	110
Greater Corcoran		12	14	7	5	5	5	5	5	5	5
Total Residential Single Family	299	345	280	207	129	108	205	95	205	205	205
Multi-Family Residential SE District	240	0	0	100	0	0	0	0	0	0	0
Multi-Family Residential NE District	0	0	0	0	0	184	224	0	156	0	0
Commercial SE District	1	1	0	1	0	0	0	0	0	0	0
Commercial NE District	0	1	1	1	1	0	2	2	0	0	0
Total	540	347	281	309	130	292	431	97	361	205	205
Estimated Total Customer Units (Average Annual)											
Residential SE District (includes adjustments)	1,047	1,268	1,521	1,701	1,835	1,925	2,015	2,105	2,195	2,285	2,375
Residential NE District	480	558	638	724	790	824	837	947	947	1,057	1,167
Greater Corcoran	15	15	27	41	48	53	58	63	68	73	78
Total Residential Single Family	1,542	1,841	2,186	2,466	2,673	2,802	2,910	3,115	3,210	3,415	3,620
Multi-Family Residential SE District	0	240	240	240	340	340	340	340	340	340	340
Multi-Family Residential NE District	0	0	0	0	0	0	184	408	408	564	564
Commercial SE District	41	42	43	43	44	44	44	44	44	44	44
Commercial NE District	0	0	1	2	3	4	4	6	8	8	8
Total	1,583	2,123	2,470	2,751	3,060	3,190	3,482	3,913	4,010	4,371	4,576

Table 3
Page 2 of 2
City of Corcoran
Growth Projections

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
CUSTOMER WATER VOLUMES											
Average Estimated Annual Volume Per Customer											
Residential average gallons per year per REU	75	75	75	75	75	75	75	75	75	75	75
Multi-Family average gallons per year per REU	70	70	70	70	70	70	70	70	70	70	70
Commercial average gallons per year per REU	100	100	100	100	100	100	100	100	100	100	100
Total Purchased Water Volume (1,000 Gal)											
Residential SE District	131,216	95,100	114,075	127,575	137,625	144,375	151,125	157,875	164,625	171,375	178,125
Residential NE District	12,522										
Greater Corcoran	1,125	1,125	2,025	3,075	3,600	3,975	4,350	4,725	5,100	5,475	5,850
Total Residential Single Family	144,863	96,225	116,100	130,650	141,225	148,350	155,475	162,600	169,725	176,850	183,975
Multi-Family Residential SE District	-	16,800	16,800	16,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Multi-Family Residential NE District	-	-	-	-	-	-	12,880	28,560	28,560	39,480	39,480
Commercial SE District	4,100	4,200	4,300	4,300	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial NE District	-	-	100	200	300	400	400	600	800	800	800
Total Purchased Water Volume (1,000 Gal)	148,963	117,225	137,300	151,950	169,725	176,950	196,955	219,960	227,285	245,330	252,455
Total City Water Produced Volume (1,000 Gal)											
Residential SE District											
Residential NE District	-	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Greater Corcoran											
Total Residential Single Family	-	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Multi-Family Residential SE District											
Multi-Family Residential NE District	-	-	-	-	-	-	12,880	28,560	28,560	39,480	39,480
Commercial SE District	-										
Commercial NE District	-	-	100	200	300	400	400	600	800	800	800
Total City Water Produced Volume (1,000 Gal)	-	41,850	47,950	54,500	59,550	62,200	76,055	100,185	100,385	119,555	127,805
Total Water Billed to Customers (1,000 Gal)											
Residential SE District	131,216	95,100	114,075	127,575	137,625	144,375	151,125	157,875	164,625	171,375	178,125
Residential NE District	12,522	41,850	47,850	54,300	59,250	61,800	62,775	71,025	71,025	79,275	87,525
Greater Corcoran	1,125	1,125	2,025	3,075	3,600	3,975	4,350	4,725	5,100	5,475	5,850
Subtotal Residential	144,863	138,075	163,950	184,950	200,475	210,150	218,250	233,625	240,750	256,125	271,500
Multi-Family Residential SE District	-	16,800	16,800	16,800	23,800	23,800	23,800	23,800	23,800	23,800	23,800
Multi-Family Residential NE District	-	-	-	-	-	-	25,760	57,120	57,120	78,960	78,960
Commercial SE District	4,100	4,200	4,300	4,300	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Commercial NE District	-	-	200	400	600	800	800	1,200	1,600	1,600	1,600
Total Water Volume Billed (1,000 Gal)	148,963	159,075	185,250	206,450	229,275	239,150	273,010	320,145	327,670	364,885	380,260

CHART 9

Projections for future growth from residential and commercial development drive the revenue assumptions in the Plan. REU as included here are equal to the projected permitted units for the year.

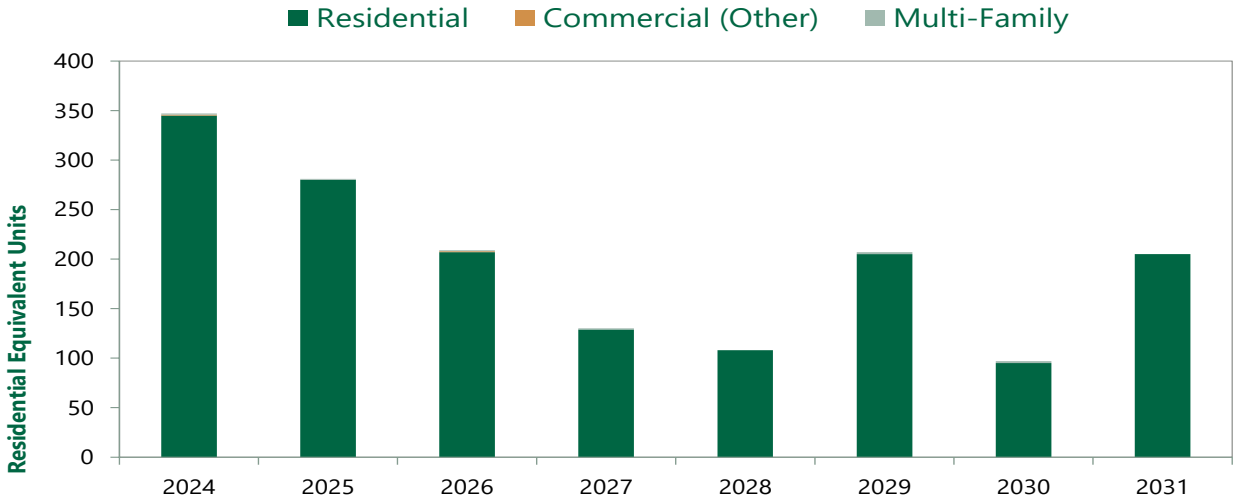
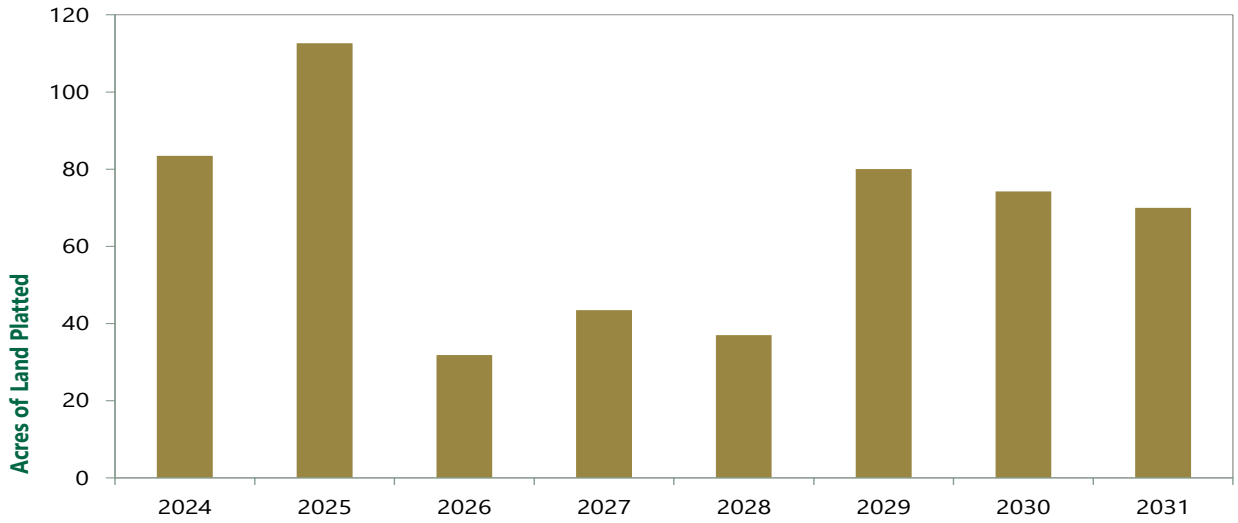


CHART 10

Projection for future acres of land platted for development impacts the revenue assumptions in the Plan



CAPITAL IMPROVEMENT PLAN (CIP) AND DEBT

The City annually reviews its plans for capital acquisition and improvements and updates its multi-year plan. The CIP in the Plan provides details on costs by year and proposed funding sources. The debt service study, included in the Plan, provides information on current debt service and estimated future debt. The CIP provides an important input into preparing the financial plans for the individual City funds.

Equipment and Vehicles

Over the next five years (2025-2029) the City anticipates spending an average of approximately $1.1 million per year on equipment and vehicles. The Plan includes anticipated bonding every other year (2027, 2029, and 2031) for equipment and vehicles. The City reviews its plans on a regular basis to ensure that planned capital acquisition remains within the available funds, including bond proceeds, to support the acquisitions.

Water Improvements

Construction of well and treatment facilities are anticipated in future years in the estimated amount of approximately $25 million between 2025-2032. The City plans to use approximately $11.5 million from federal and state funds, along with bond proceeds and revenue (cash) from the Water Fund to pay for these improvements.

The Plan anticipates the southeast area of the City will continue to be served under terms of an agreement with Maple Grove for purchase of municipal water until demand passes capacity. Improvements in southeast Corcoran will need to be undertaken at some point in the future.

The CIP does not include water improvement projects that are anticipated to be constructed and financed by private development and contributed to the City. These projects will be paid entirely by private funds with infrastructure then contributed to the City.

Sewer Improvements

The Plan includes planned construction of a northeast-southeast trunk line in year 2028 in the estimated amount of $7.5 million. The plans includes $5,000,000 from bond proceeds and the balance from cash in the Sewer Fund to finance the improvement.

Street Improvements

Currently the only street improvement project anticipated in the Plan is the City's local share of the anticipated Hennepin County improvement project for County Road 10 in the City in 2030. No city street improvements are included in the CIP. The City includes street maintenance funding within the General Fund operating budget, including use of Municipal State Aid for street maintenance.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Facility and Parks

A future municipal campus/building or expansion of the existing building is planned for approximately $50 million in year 2027; this is a "placeholder" for both the estimated amount and the year of construction.

The Plan anticipates that the debt on the municipal building will be paid 80% from tax levy and 20% from water and sewer revenues. The annual debt service expense is included in the Debt Service Fund, including the transfers in of revenues from the Water Fund and Sewer Fund. The annual debt service levy on the bonds to finance the land and construction of the municipal campus/building is estimated at approximately $2.7 million annually.

Future Park Improvements

The City is planning for various park improvements including City Park as well as other park planning as outlined in the 2040 Comprehensive Plan. These improvements will be paid with park dedication funds. The Plan does not include bonding for park improvements.

Bond Issuance

The City's outstanding general obligation bonds are rated as 'Aa2' by Moody's Investors Service. The positive credit strengths for the City include "robust financial profile supported by consistently positive operations", among other factors.

The City anticipates the issuance of bonds to finance certain capital improvements. The tables and graphics that follows provide a summary of existing and future estimated debt service payments and funding sources, along with a summary of debt outstanding by year.

The annual debt service on new bonds to be issued is included in the financial plans for the Debt Service Fund, Water Fund, and the Sewer Fund. The preliminary estimates for debt service are based on estimates for issuance of new general obligation (G.O.) bonds in the amounts and terms that follow. The amounts are inclusive of project costs plus cost of issuance of bonds, and any capitalized interest planned.

- Year 2027, G.O. CIP Bonds, $50,000,000 for new municipal campus/building payable over 25 year term from tax levy, plus support from the Water Fund and Sewer Fund to reduce the tax levy support by 20%.
- Year 2027, G.O. Equipment Certificates, $1,400,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2028, G.O. Revenue Bonds, $5,100,000 for sewer improvements, payable from sewer revenues.
- Year 2029, G.O. Equipment Certificates, $1,480,000 to finance equipment and vehicles over 10 year term payable from tax levy.
- Year 2030, G.O. Bonds, $6,885,000 for water improvements, payable from water revenues; and $5,610,000 for the City's local share of Hennepin County's improvement project for County Road 10 in the City.
- Year 2031, G.O. Equipment Certificates, $1,320,000 to finance equipment and vehicles over 10 year term payable from tax levy.

Bond Terms

The final sizing, structuring, and interest rates will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average coupons (interest rate on the bonds) ranging from 2.75% to 5.1% based on maturity dates of the bonds.

TABLE 4

City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Equipment and Vehicles										
Use of Funds										
Administration	380,000	-								
Community Development		15,000	66,500	67,250	2,250	1,500				
Public Safety	775,020	583,020	246,020	206,020	131,020	721,020	291,020	411,020	206,020	246,020
Public Works / Streets / Parks	1,414,486	885,000	65,000	710,000	38,000	540,000	242,000	345,000	342,000	695,000
Water/Sewer		-	-	-	-	-	-	-	-	-
Total*	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
**City is reviewing its plans to ensure capital acquisition is supported by source of funds.*										
Source of Funds										
Bond proceeds	3,192,526		1,360,790		1,433,790		1,289,040			
Sale of assets	75,000	100,000								
Other Funds / Grants	300,000	350,000								
Cash from fund / (Net Unspent Bond Proceeds)	(998,020)	1,033,020	(983,270)	983,270	(1,262,520)	1,262,520	(756,020)	756,020	548,020	941,020
Total	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
Water Improvements										
Use of Funds										
NE Water Treatment Facility, Storage, and Infrastructure (*Completion of Projects and use of Unspent Bond Proceeds from Series 2023A*)										
NE Water Supply Improvements (Federal Funds)	1,477,785									
Well #2										
Well #3			750,000							
Well #4					750,000					
Well #5							750,000			
Well #6								750,000		
SE Water Tower	250,000	3,500,000	3,500,000							
SE Booster Station		500,000	500,000							
SE Water Treatment Facility			250,000			6,000,000	6,000,000			
Total	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-
Source of Funds										
Bond proceeds						6,750,000				
Federal Funds	1,477,785									
Other Funds / Grants	1,000,000	4,000,000	5,000,000							
Cash from fund / (Net Unspent Bond Proceeds)	(750,000)	-	-	-	750,000	(750,000)	6,750,000	750,000	-	-
Total	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-

TABLE 4
Page 2 of 3
City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Sewer Improvements										
Use of Funds										
NE to SE Trunk Sewer				7,500,000						
Total	-	-	-	7,500,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds				5,000,000						
Cash from fund / Unspent Bond Proceeds	-	-	-	2,500,000	-	-	-	-	-	-
Total	-	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements										
Use of Funds										
Storm Water Infrastructure										
Total	-	-	-	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-
Capital Projects Funds / Street Improvements										
Use of Funds										
County Road 10						5,500,000				
Total	-	-	-	-	-	5,500,000	-	-	-	-
Source of Funds										
Bond proceeds						5,500,000				
Cash from fund / Unspent Bond Proceeds										
Total	-	-	-	-	-	5,500,000	-	-	-	-
Parks										
Use of Funds										
Park Improvements	7,500,000	800,000	750,000	1,000,000						
Total	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-
Source of Funds										
Bond proceeds										
Federal Funds	500,000									
Other Funds / Grants	950,000	625,000								
Cash from fund / Unspent Bond Proceeds	6,050,000	175,000	750,000	1,000,000	-	-	-	-	-	-
Total	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-

TABLE 4

City of Corcoran
Capital Improvement Plan

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Municipal Facilities										
Use of Funds										
Municipal campus			50,000,000							
Facility improvements	530,000									
Other facility improvement projects										
Total	530,000	-	50,000,000	-	-	-	-	-	-	-
Source of Funds										
Bond proceeds	530,000		50,000,000							
Tax levy	-									
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	-	-			
Total	530,000	-	50,000,000	-	-	-	-	-	-	-
Total Capital Improvement Plan										
Total Use of Funds										
Equipment and Vehicles	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020	548,020	941,020
Water Improvements	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,750,000	750,000	-	-
Sewer Improvements	-	-	-	7,500,000	-	-	-	-	-	-
Storm Water Improvements	-	-	-	-	-	-	-	-	-	-
Street Improvements	-	-	-	-	-	5,500,000	-	-	-	-
Parks	7,500,000	800,000	750,000	1,000,000	-	-	-	-	-	-
Municipal Facilities	530,000	-	50,000,000	-	-	-	-	-	-	-
Total Use of Funds	12,327,291	6,283,020	56,127,520	9,483,270	921,270	12,762,520	7,283,020	1,506,020	548,020	941,020
Total Source of Funds										
Bond proceeds	3,722,526	-	51,360,790	5,000,000	1,433,790	12,250,000	1,289,040	-	-	-
Federal Funds	1,977,785	-	-	-	-	-	-	-	-	-
Other Funds / Grants	2,250,000	4,975,000	5,000,000	-	-	-	-	-	-	-
Cash from fund / Unspent Bond Proceeds	4,301,980	1,208,020	(233,270)	4,483,270	(512,520)	512,520	5,993,980	1,506,020	548,020	941,020
Total Source of Funds	12,327,291	6,283,020	56,127,520	9,483,270	921,270	12,762,520	7,283,020	1,506,020	548,020	941,020

Notes:

1. Project costs and bond proceeds shown in this table do not include cost of issuance of the bonds and capitalized interest.

TABLE 5
City of Corcoran
Debt Service (Principal and Interest Payments) and Source of Funds

	Original Par Amount of Bonds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	295,430	294,880	259,580	61,420	60,100	58,780	67,340	65,780	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	178,300	178,875	174,375	179,725	101,050	103,380	100,590	102,723	104,688	101,563
G.O. 2020A Bonds (Equipment)	805,000	100,200	98,400	96,600	99,750	97,850	95,950	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	218,640	220,090	221,440	222,690	218,890	225,990	228,760	231,270	233,613	235,785
G.O. 2022A Bonds (Equipment)	1,800,000	232,438	235,238	232,738	234,938	236,738	233,238	235,563	233,594	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	-	-	-	208,756	351,175	346,800	351,925	351,425	350,425	348,925
G.O. 2025A Bonds (Equipment Certificates)	3,160,000	-	195,992	472,975	476,225	478,475	474,850	470,475	270,350	269,600	268,350
G.O. 2025A Bonds (Facilities)	535,000	-	30,824	48,925	47,675	51,300	49,800	48,300	46,800	50,175	48,425
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,000,000	-	-	-	2,980,991	3,205,768	3,204,055	3,200,655	3,200,198	3,197,530	3,196,955
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,400,000	-	-	-	49,000	166,900	167,613	168,150	168,513	163,788	163,975
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,480,000	-	-	-	-	-	51,800	174,613	175,150	175,513	175,700
PROJECTED G.O. 2030A Bonds (County Road 11)	5,610,000	-	-	-	-	-	-	405,700	408,100	405,200	407,000
PROJECTED G.O. 2031A Bonds (Equipment Certificates)	1,320,000	-	-	-	-	-	-	-	160,600	161,100	161,400
Total		**1,025,008**	**1,254,299**	**1,506,633**	**4,561,169**	**4,968,245**	**5,012,255**	**5,452,070**	**5,414,501**	**5,111,630**	**5,108,078**
Source of Funds											
Tax levy		1,184,928	1,702,736	1,743,843	4,549,936	4,574,233	4,941,021	4,990,298	4,770,983	4,767,206	4,623,994
Special assessments (collected in current year)		74,597	68,608	-	-	-	-	-	-	-	-
Transfer in from Water Fund		474,199	75,240	428,261	344,171	343,461	343,031	347,349	346,857	321,834	321,691
Transfer in from Sewer Fund		374,836	118,490	486,980	360,791	359,721	358,931	362,889	362,037	321,834	321,691
Debt service funds draw (increase) in fund balance		(1,083,552)	(710,775)	(1,152,452)	(693,728)	(309,169)	(630,727)	(248,466)	(65,375)	(299,243)	(159,298)
Total Governmental Debt		**1,025,008**	**1,254,299**	**1,506,633**	**4,561,169**	**4,968,245**	**5,012,255**	**5,452,070**	**5,414,501**	**5,111,630**	**5,108,078**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	220,700	220,825	215,875	215,850	215,456	214,688	198,894	198,072	196,856	195,241
G.O. 2020A Bonds (Water Portion)	1,145,000	125,400	123,150	125,850	123,500	126,100	123,700	121,250	125,000	-	-
G.O. 2023 Bonds (Water)	21,785,000	1,249,200	1,250,200	1,250,200	1,249,200	1,247,200	1,249,075	1,244,825	1,244,450	1,242,825	1,247,700
PROJECTED G.O. 2028A Bonds (Sewer)	5,100,000	-	-	-	-	370,600	368,700	371,500	369,000	371,200	368,100
PROJECTED G.O. 2030A Bonds (Water)	6,885,000	-	-	-	-	-	-	500,800	501,400	501,600	501,400
Subtotal		**1,595,300**	**1,594,175**	**1,591,925**	**1,588,550**	**1,959,356**	**1,956,163**	**2,437,269**	**2,437,922**	**2,312,481**	**2,312,441**
Note Payable to Maple Grove, 2014	300,000	43,548	33,422	41,841	-	-	-	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	11,779	11,779	11,779	-	-	-	-	-	-	-
Subtotal		**55,327**	**45,201**	**53,620**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total		**1,650,627**	**1,639,376**	**1,645,545**	**1,588,550**	**1,959,356**	**1,956,163**	**2,437,269**	**2,437,922**	**2,312,481**	**2,312,441**
Source of Funds											
Water Fund		1,530,168	1,511,616	1,524,920	1,467,596	1,467,656	1,464,200	1,957,556	1,960,773	1,833,390	1,829,103
Sewer Fund		120,458	127,760	120,625	120,954	121,100	123,263	108,213	108,149	107,892	115,237
Total Proprietary Debt		**1,650,627**	**1,639,376**	**1,645,545**	**1,588,550**	**1,588,756**	**1,587,463**	**2,065,769**	**2,068,922**	**1,941,281**	**1,944,341**

Notes:
1. Collection of the tax levy is in the calendar year prior to the payment of debt service. This results in increase in fund balance of the debt service funds in the year prior to payment due. This is shown as a negative amount in the table above.
2. Transfers from Water/Sanitary Sewer pay a pro-rata share of Governmental Debt that benefits the utility services. This includes 2016A Bonds and 2026A Bonds for Facilities.

TABLE 6

City of Corcoran
Debt Outstanding at Year-End

	Original Par Amount of Bonds	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
GOVERNMENTAL DEBT											
Debt Service											
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	825,000	545,000	295,000	240,000	185,000	130,000	65,000	-	-	-
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	1,020,000	870,000	720,000	560,000	475,000	385,000	295,000	200,000	100,000	-
G.O. 2020A Bonds (Equipment)	805,000	465,000	375,000	285,000	190,000	95,000	-	-	-	-	-
G.O. 2020B Bonds (Refund 2012B)	3,365,000	2,720,000	2,540,000	2,355,000	2,165,000	1,975,000	1,775,000	1,570,000	1,360,000	1,145,000	925,000
G.O. 2022A Bonds (Equipment)	1,800,000	1,800,000	1,270,000	1,080,000	880,000	670,000	455,000	230,000	-	-	-
G.O. 2023 Bonds (Streets and Park)	3,760,000	3,575,000	3,385,000	3,760,000	2,965,000	2,740,000	2,505,000	2,255,000	1,995,000	1,720,000	1,435,000
G.O. 2025A Bonds (Equipment Certificates)	3,160,000	-	3,160,000	2,835,000	2,490,000	2,125,000	1,745,000	1,350,000	1,140,000	920,000	690,000
G.O. 2025A Bonds (Facilities)	535,000	-	535,000	510,000	485,000	455,000	425,000	395,000	365,000	330,000	295,000
PROJECTED G.O. 2027A Bonds (Civic Campus)	50,000,000	-	-	50,000,000	50,000,000	49,050,000	48,075,000	47,075,000	46,045,000	44,985,000	43,890,000
PROJECTED G.O. 2027A Bonds (Equipment Certificates)	1,400,000	-	-	1,400,000	1,400,000	1,280,000	1,155,000	1,025,000	890,000	755,000	615,000
PROJECTED G.O. 2029A Bonds (Equipment Certificates)	1,480,000	-	-	-	-	1,480,000	1,480,000	1,355,000	1,225,000	1,090,000	950,000
PROJECTED G.O. 2030A Bonds (County Road 11)	5,610,000	-	-	-	-	-	5,610,000	5,425,000	5,230,000	5,030,000	4,820,000
PROJECTED G.O. 2031A Bonds (Equipment Certificates)	1,320,000	-	-	-	-	-	-	1,320,000	1,210,000	1,095,000	975,000
Total		**10,405,000**	**12,680,000**	**63,240,000**	**61,375,000**	**60,530,000**	**63,740,000**	**62,360,000**	**59,660,000**	**57,170,000**	**54,595,000**
PROPRIETARY DEBT											
Debt Service											
G.O. 2014B Bonds	3,130,000	1,755,000	1,590,000	1,425,000	1,255,000	1,080,000	900,000	730,000	555,000	375,000	190,000
G.O. 2020A Bonds (Water Portion)	1,145,000	715,000	600,000	485,000	365,000	245,000	125,000	-	-	-	-
G.O. 2023 Bonds (Water)	21,785,000	20,820,000	20,430,000	20,020,000	19,590,000	19,140,000	18,665,000	18,170,000	17,650,000	17,105,000	16,530,000
PROJECTED G.O. 2028A Bonds (Sewer)	5,100,000	-	-	-	5,100,000	4,930,000	4,755,000	4,570,000	4,380,000	4,180,000	3,975,000
PROJECTED G.O. 2030A Bonds (Water)	6,885,000	-	-	-	-	-	6,885,000	6,655,000	6,415,000	6,165,000	5,905,000
Subtotal		**23,290,000**	**22,620,000**	**21,930,000**	**26,310,000**	**25,395,000**	**31,330,000**	**30,125,000**	**29,000,000**	**27,825,000**	**26,600,000**
Note Payable to Maple Grove, 2014	300,000	69,782	39,849	-	-	-	-	-	-	-	-
Note Payable to Maple Grove, 2016	117,790	23,558	11,779	-	-	-	-	-	-	-	-
Subtotal		**93,340**	**51,628**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total		**23,383,340**	**22,671,628**	**21,930,000**	**26,310,000**	**25,395,000**	**31,330,000**	**30,125,000**	**29,000,000**	**27,825,000**	**26,600,000**

CHART 11

Annual spending on capital and the types of projects is projected to vary from year to year

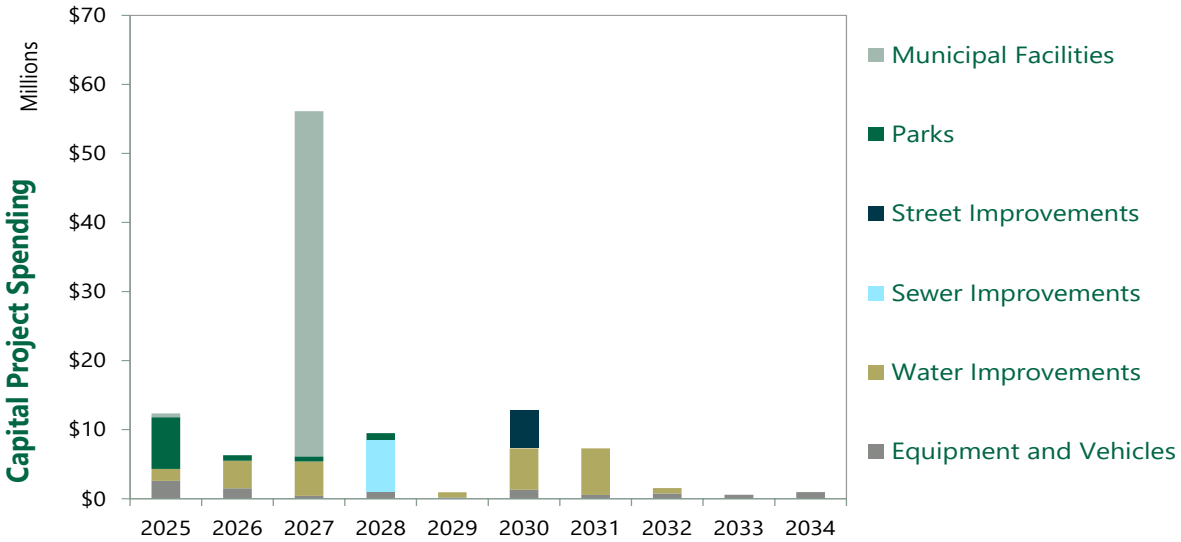


CHART 12

Bonding to finance capital improvements is planned along with other sources of revenue

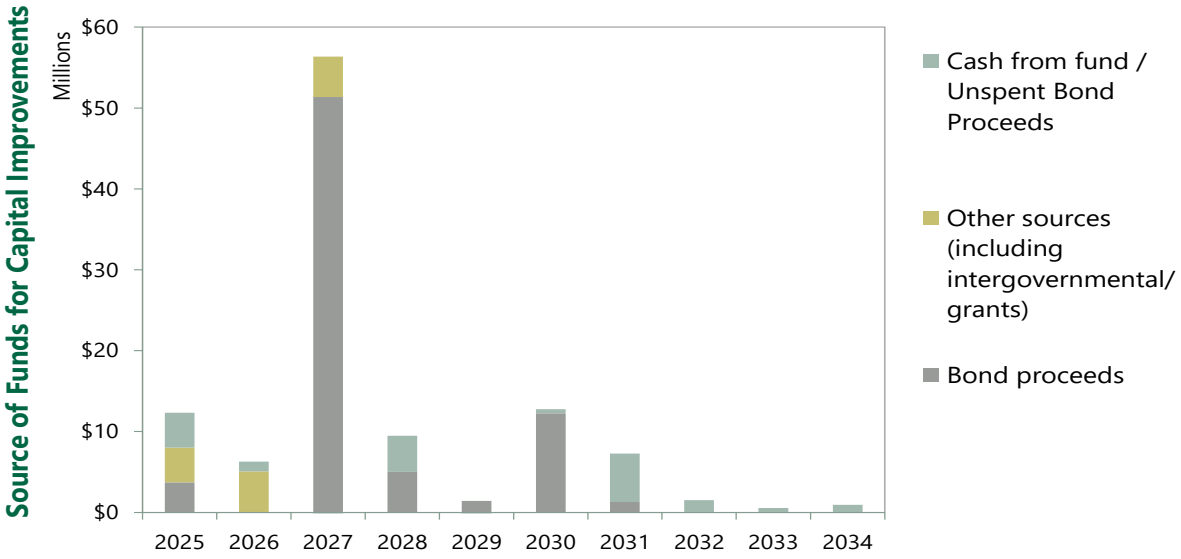


CHART 13

Increase in debt service payments is planned as the City undertakes planned improvements to facilities, utility infrastructure, and local share of County Road 10 project

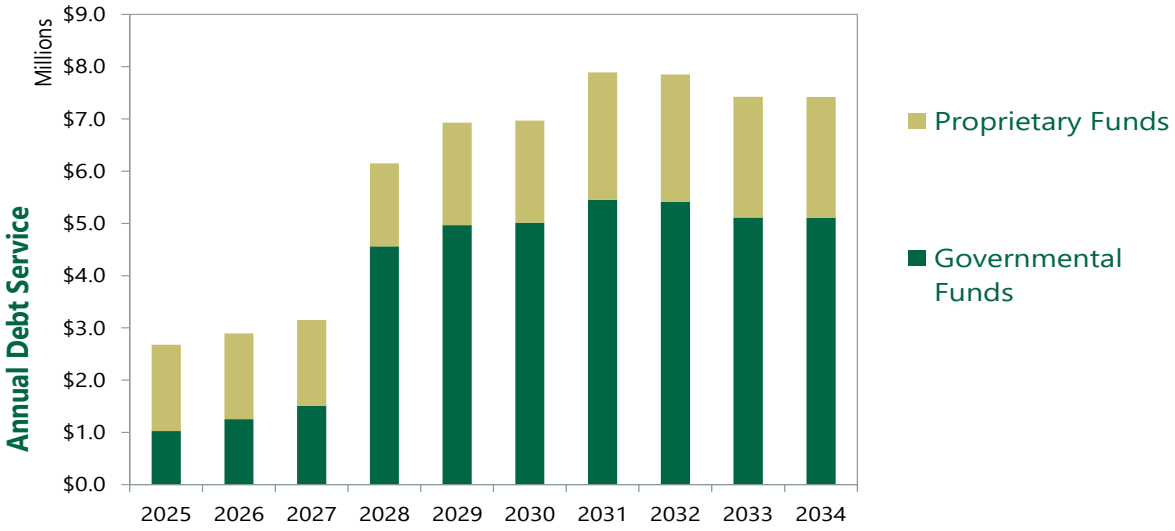


CHART 14

Majority of future total outstanding debt (inclusive of existing and planned new debt) will be payable from tax levy

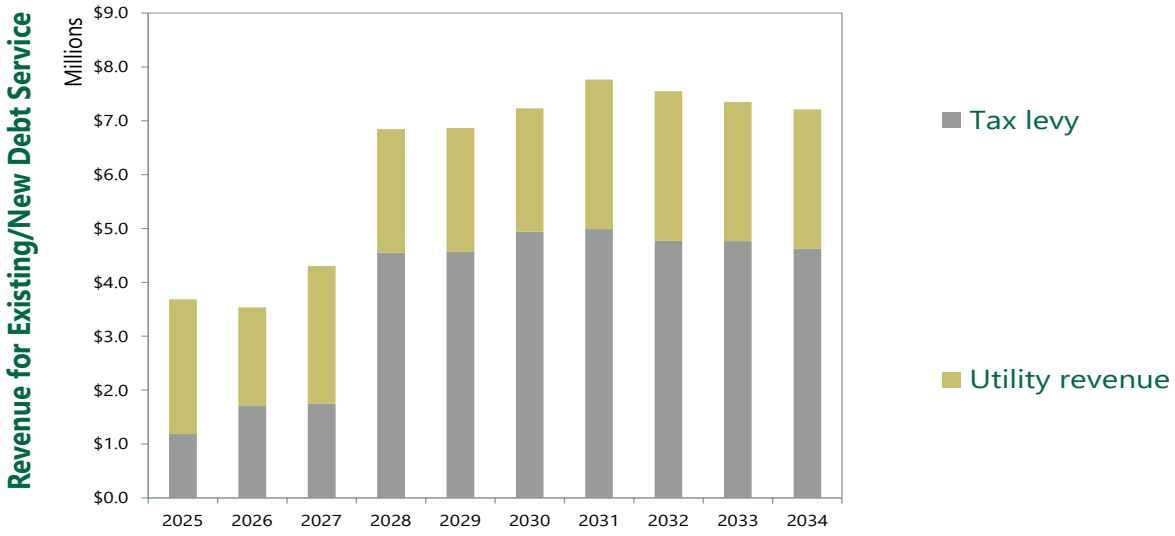


CHART 15

City debt outstanding both for governmental and proprietary (utilities) is planned to increase with construction of facilities and other improvements as the City grows

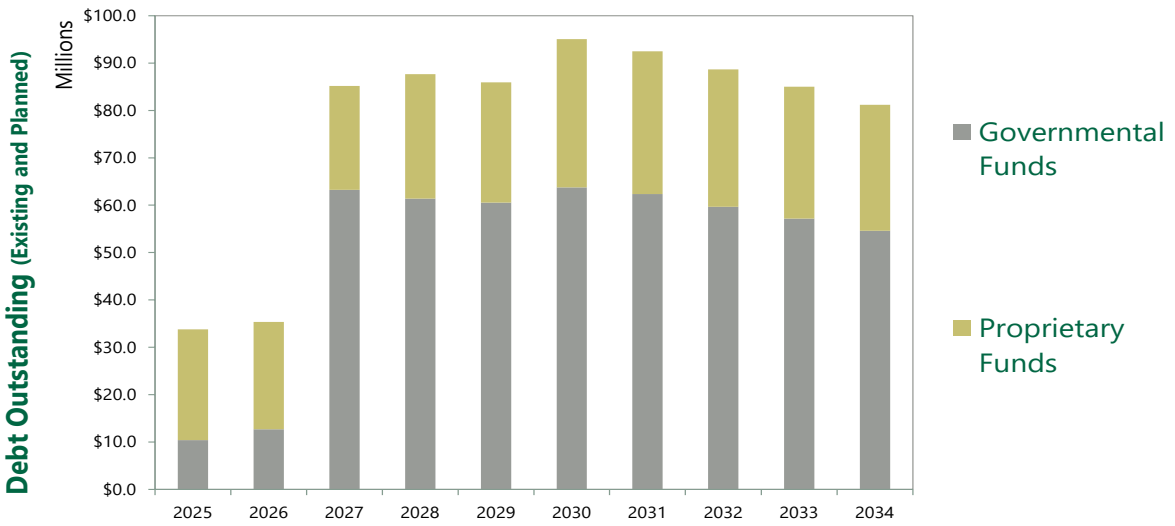
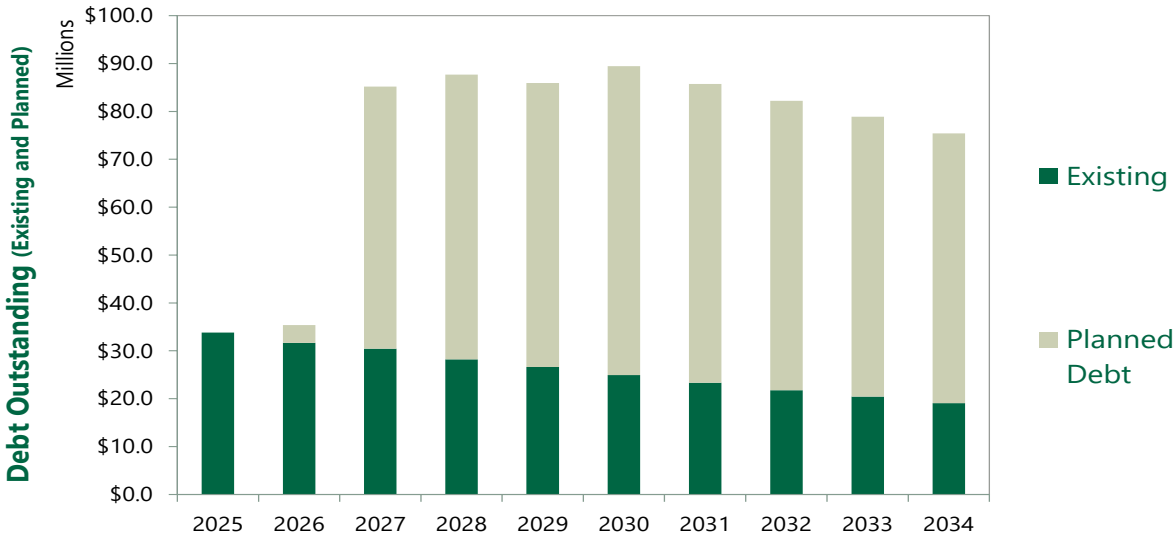


CHART 16

City debt outstanding will increase with construction of facilities and other improvements as the City grows



FINANCIAL PLANS

Background

Financial plans have been prepared for each of the following type of funds:

Governmental Funds

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

Proprietary Funds (Enterprise Funds)

- Water Fund
- Sewer Fund
- Storm Water Fund

Governmental Funds are used to account for most typical municipal functions of the City. The acquisition, use, and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in Proprietary Funds), are accounted for through the Governmental Funds.

Proprietary Funds (Enterprise Funds) are used to account for the City's ongoing municipal utility operations that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are financed through user charges. The financial plans for the Proprietary Funds include assets and liabilities in addition to the revenues and expenditures. For the Proprietary Funds there is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Summary of Key Factors and Assumptions

The key factors or assumptions used to develop the financial plans are as follows, among other items:

- 3.0% annual increase in operating expense for the Governmental Funds.
- 2.0% annual increase in non-property tax revenue for the Governmental Funds.
- Annual property tax levies to be set at a level sufficient to fund planned operations and debt service on bonds issued to finance capital, including facility improvements.
- Fiscal disparities distribution of property taxes and contribution of property tax capacity is assumed to be at the same level as estimated for Pay 2026. The actual amounts will vary by year and will impact the projections shown in the Plan.
- Maintain a minimum balance in the General Fund equal to a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current fund balance policy.
- 3.0%-4.0% average annual rate increase for water and sewer services. The annual percent rate increase is approximate and reflects the anticipated cost increases and projected need for reserves for future capital improvements.

- 1.0% annual investment income rate for all City Funds.
- Maintain cash in the Enterprise Funds sufficient to achieve projected year-end cash balance to cover the following purposes:

  - Three-months of operating expense
  - Following-year debt service payments
  - Following year capital acquisition (planned to be paid from cash)
  - Reserves for future capital improvements and other reserve purposes

- Maintain positive balances in all other City funds and amounts sufficient to meet specific cash flow requirements of the funds.

TOTAL GOVERNMENTAL FUNDS COMBINED

The table that follows provides total sources and uses of funds for the following Governmental Funds combined. Individual financial plans are then provided for each of the following funds:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds (Combined)
- Capital Parks Fund
- Capital Equipment Fund
- Capital Facilities Fund

The City's annual financial statements include a breakdown of individual funds for the Debt Service Funds, Special Revenue Funds, and Capital Projects Funds. For purposes of the Plan, this level of detail is not included and these funds are combined.

Revenue

Annual source of funds from non-property tax levy sources has been stable for the City and is expected to remain so in the future. The City does not receive local government aid (LGA) from the state.

Property tax levy increases will be needed to pay for increased operating costs and debt service related to planned capital improvements.

Expense

Personnel and other operating costs are shown in the Plan to be increasing in future years to address the demands of a growing community.

The financial plan for the General Fund includes placeholder amounts for increased expense for staffing.

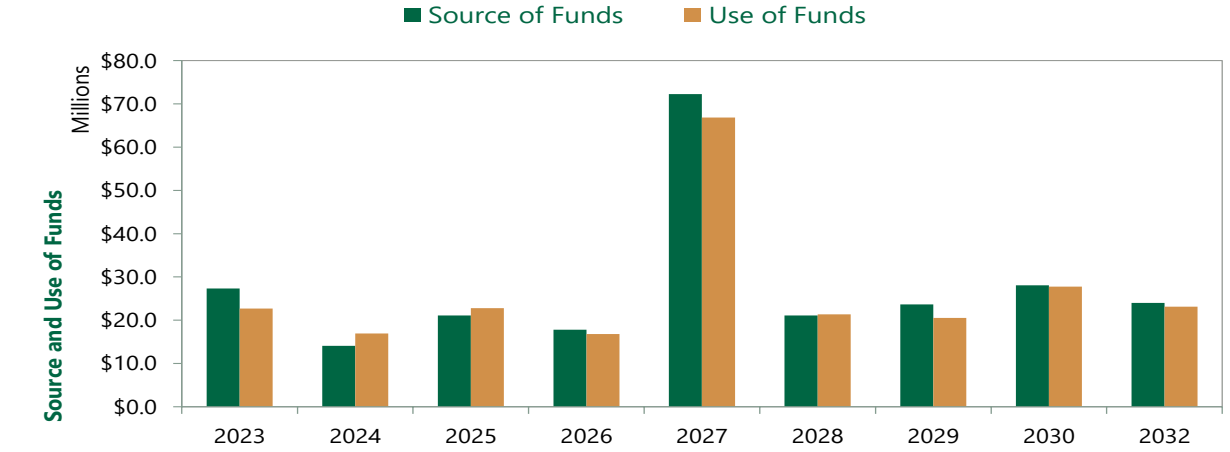
Transfers To and From Other Funds

Transfers between funds for future years include the following:

- Transfers from the Water Fund and Sewer Fund to the General Fund to pay an allocated share of operating costs.
- Transfer from the Water Fund and Sewer Fund to the Debt Service Fund to pay debt services for the 2016A Bonds and the bonds anticipated to be issued in 2027 to pay an allocated portion for municipal building improvements.
- The Plan does not include transfers from the General Fund to the Equipment Fund. The Plan anticipates the City will levy taxes for deposit into the Equipment Fund.

CHART 17
Total Governmental Funds

Minimum fund balance policy objectives of the City are projected to be met with source of funds sufficient to cover use of funds and provide sufficient reserves



Year 2027 includes the planned financing (bond issuance) and construction of a new muncipal facility with estimated cost of $50 million.

CHART 18
Total Governmental Funds

Future years include projected increase in fund balance to support planned increase in the City's budget consistent with City's policy for maintaining adequate fund balance

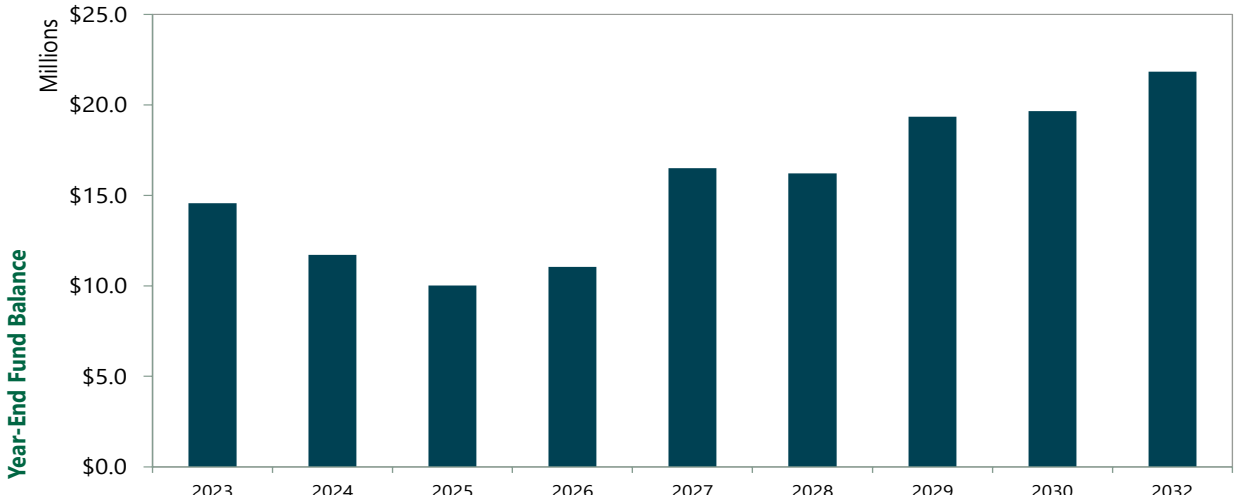


TABLE 7

City of Corcoran
Total Governmental Funds Combined
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	1,034,775	1,276,659	339,347	239,234	243,786	248,426	253,155	257,974	262,887	267,894
Assessments	111,151	126,837	74,597	68,608	-	-	-	-	-	-
Licenses and permits	1,733,964	1,876,783	1,503,431	1,615,800	1,664,274	1,714,202	1,765,628	1,818,597	1,873,155	1,929,350
Intergovernmental	1,663,827	484,183	2,318,500	1,597,983	641,672	660,923	680,750	701,173	722,208	743,874
Investment Income	847,268	339,316	116,462	77,872	81,413	92,814	80,852	106,960	101,607	110,645
Fines and forfeitures	29,748	26,980	30,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Cable franchise fees	66,865	66,024	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613
Miscellaneous	7,225,190	2,264	-	-	-	-	-	-	-	-
Other revenues	460,182	87,327	1,751,844	1,309,290	851,959	722,297	1,297,054	651,477	79,072	1,300,972
Bond proceeds (incl premium/discounts)	4,166,391	-	3,788,636	-	53,207,366	-	1,433,790	5,500,000	1,289,040	-
Sale of capital assets	26,399	430,657	75,000	100,000	-	-	-	-	-	-
Transfer in from General Fund	344,313	380,127	198,303	200,000	-	-	-	-	-	-
Transfer in from Utility Funds	602,600	601,430	1,649,035	593,730	1,455,691	1,261,625	1,276,544	1,292,525	1,318,519	1,335,424
Transfer in from Capital Proj Fund	1,986,195	16,543	-	-	-	-	-	-	-	-
Subtotal Non Property Tax Funds	20,298,868	5,715,130	11,910,155	5,892,517	58,238,861	4,795,766	6,886,119	10,430,002	5,750,823	5,795,623
Property tax levy	7,038,248	8,352,937	9,159,263	11,917,360	14,049,635	16,269,106	16,753,113	17,629,924	18,005,846	18,180,578
Total Source of Funds	27,337,116	14,068,067	21,069,417	17,809,877	72,288,496	21,064,872	23,639,232	28,059,926	23,756,670	23,976,201
Expense										
Current expenditures	8,242,883	10,278,064	10,946,875	13,042,726	14,197,677	14,803,608	15,374,716	15,972,957	16,452,146	16,945,711
Capital outlay	11,219,638	5,011,195	10,599,506	2,283,020	51,127,520	1,983,270	171,270	6,762,520	533,020	756,020
Debt service	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Transfer out to Equip Fund	10,000	-	-	-	-	-	-	-	-	-
Transfer out to Enterprise Funds	10,000	5,000	-	-	-	-	-	-	-	-
Transfer out to Other Govt Funds	32,000	38,000	-	-	-	-	-	-	-	-
Transfer out to Capital Projects Fund	2,288,508	19,670	198,303	200,000	-	-	-	-	-	-
Transfer out to Facilities Fund	-	339,000	-	-	-	-	-	-	-	-
Total Use of Funds	22,675,448	16,922,013	22,769,692	16,780,044	66,831,830	21,348,046	20,514,231	27,747,732	22,437,236	23,116,232
Net Change in fund balance	4,661,668	(2,853,946)	(1,700,275)	1,029,833	5,456,666	(283,174)	3,125,001	312,194	1,319,433	859,969
Ending Fund Balance	**14,571,843**	**11,717,897**	**10,017,622**	**11,047,455**	**16,504,121**	**16,220,947**	**19,345,949**	**19,658,143**	**20,977,576**	**21,837,546**
Ending Cash Balance	**17,656,444**	**14,624,984**	**10,986,050**	**12,015,883**	**17,472,550**	**17,189,376**	**20,314,377**	**20,626,571**	**21,946,005**	**22,805,974**

GENERAL FUND

The General Fund is the primary fund used by the City. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the General Fund constitute the core administrative and operational tasks of the City.

Revenue

Annual source of non-tax revenue for the General Fund has been stable and is growing. Licenses and permits provides the single largest source of non-tax revenue to the General Fund. The City does not receive local government aid (LGA) from the state. The next largest sources of non-tax revenue are charges for services and intergovernmental.

Tax Levy Revenue

Property tax levy revenue is estimated to increase each year. The Plan does not include transfer out of revenue from the General Fund to other city funds in future years. The other funds will rely on other sources of revenue, including federal/state grants, bond proceeds, and charges for service.

Figure 2 provides the projected General Fund property tax levy by year, along with the annual percent changes.

Non-Tax Revenue

Non-tax revenue includes charges for services, license and permits, intergovernmental, transfers in from the utility funds, among other sources of non-tax revenue.

The financial plan for the General Fund is based on the following key assumptions for non-tax revenues:

Figure 2.
General Fund Tax Levy

Tax Collection Year	General Fund Tax Levy	% Change in Tax Levy
2024	7,187,648	13.1%
2025	7,974,335	10.9%
2026	10,214,624	28.1%
2027	12,305,792	20.5%
2028	11,719,170	-4.8%
2029	12,178,881	3.9%
2030	12,688,903	4.2%
2031	13,015,548	2.6%

- Non-tax revenues increase of 2.0% annually.
- Annual investment income rate of 1.0%.

Intergovernmental Revenue in prior years is shown to be higher than future years due to receipt of one-time federal funds related aid.

Expense

The General Fund is used to account for the expense of providing general government services for the City. The largest use of funds for current expenditures is for the cost of personnel. Other expenses include operating materials and supplies, equipment, and professional services, among other items.

The financial plan for the General Fund is based on the following key assumptions:

- Current expenditures (includes personnel costs) increase by 3.0% annually for inflation.
- Increase in staff (FTE) and position changes are planned. Details can be found in Appendix C.

Transfers To and From Other Funds

The Water Fund and the Sewer Fund transfer revenue in to the General Fund to pay an allocated share of operating costs. This transfer is projected to continue with annual inflationary adjustments.

There are no future planned transfers out from the General Fund to other funds.

Fund Balance

The maintenance of the City's reserves, including growing fund balance (reserves), is important to the maintaining the City's credit rating on its outstanding bonds.

Fund balance for the General Fund is planned to remain at a minimum of 42% of the following year projected expenditures, recognizing the need for cash flow and contingency. This is consistent with the City's current adopted fund balance policy.

CHART 19
General Fund

Fund Balance is planned to meet City policy for minimum balance

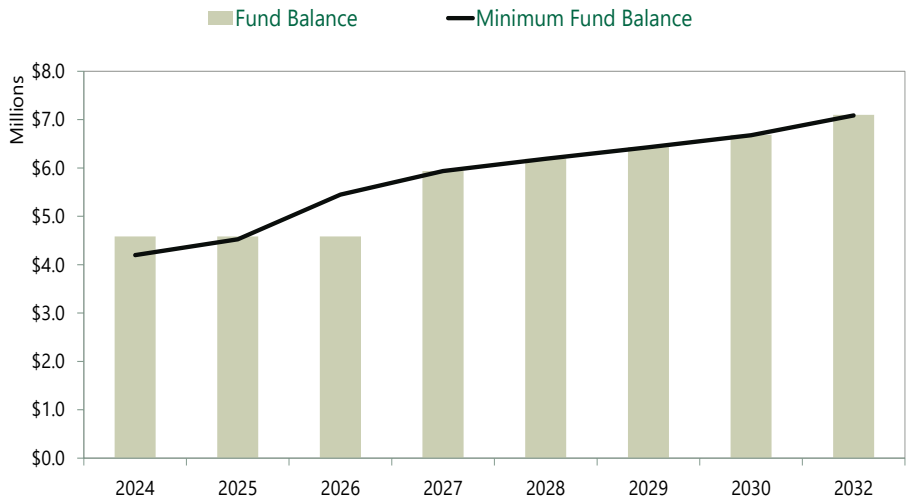


CHART 20
General Fund

Property tax revenue provides the majority of source of funds for the General Fund

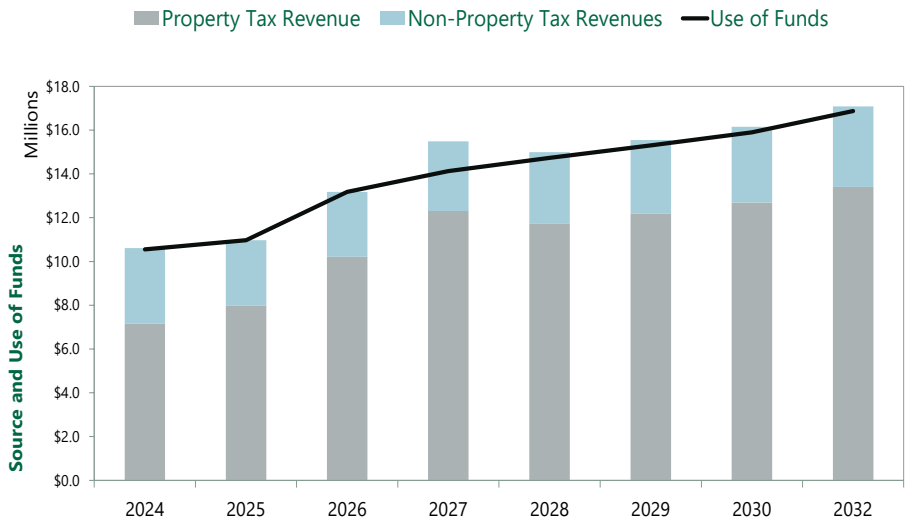


CHART 21
General Fund

Non-Property Tax Revenues fluctuate mostly due to Intergovernmental Revenues (one-time sources) and Licenses and Permits Revenue related to Construction Projects within the City

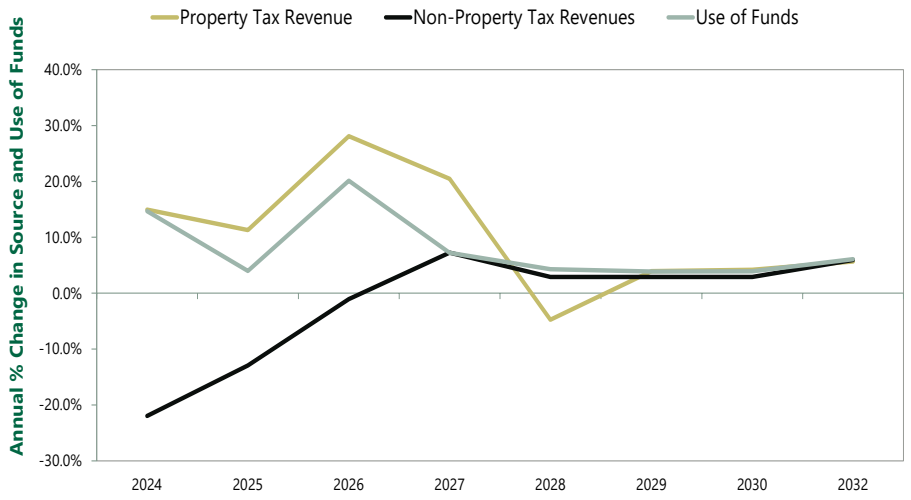


CHART 22
General Fund

City is planning to add positions over the next several years in response to growth in the community and service demands

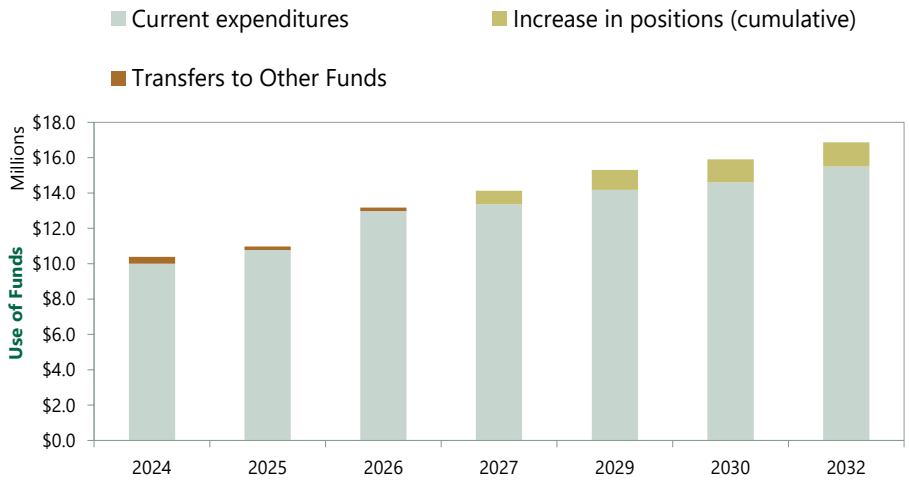


TABLE 8

City of Corcoran
General Fund
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	170,851	206,827	293,500	192,700	196,554	200,485	204,495	208,585	212,756	217,011
Assessments	633	-		-	-	-	-	-	-	-
Licenses and permits	1,733,964	1,876,783	1,503,431	1,615,800	1,664,274	1,714,202	1,765,628	1,818,597	1,873,155	1,929,350
Intergovernmental	1,350,857	484,183	568,500	622,983	641,672	660,923	680,750	701,173	722,208	743,874
Investment Income	385,049	38,787	25,000	35,000	35,350	35,704	36,061	36,421	36,785	37,153
Fines and forfeitures	29,748	26,980	30,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851
Cable franchise fees	66,865	66,024	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613
Other revenues	69,159	24,698	11,250	8,250	8,498	8,752	9,015	9,285	9,564	9,851
Bond proceeds (incl premium/discounts)	-	-		-	-	-	-	-	-	-
Sale of capital assets	1,515	165,830		-	-	-	-	-	-	-
Transfer in from Utility Funds	602,600	535,500	500,000	400,000	540,450	556,664	573,363	590,564	608,281	626,530
Transfer in from Capital Proj Fund		16,543								
Subtotal Non Property Tax Funds	4,411,241	3,442,155	2,996,681	2,964,733	3,179,498	3,272,210	3,367,658	3,465,921	3,567,085	3,671,234
Property tax levy	6,233,945	7,166,329	7,974,335	10,214,624	12,305,792	11,719,170	12,178,881	12,688,903	13,015,548	13,409,595
Total Source of Funds	10,645,186	10,608,484	10,971,016	13,179,357	15,485,290	14,991,381	15,546,538	16,154,824	16,582,633	17,080,829
			-	-						
Expense										
Current expenditures	8,178,425	9,998,589	10,772,713	12,979,357	14,132,408	14,736,380	15,305,471	15,901,635	16,378,685	16,870,045
Capital outlay	-	169,876		-	-	-	-	-	-	-
Transfer out to Equip Fund	10,000	-								
Transfer out to Enterprise Funds	10,000	5,000								
Transfer out to Other Govt Funds	32,000	38,000								
Transfer out to Capital Projects Fund	973,981	3,127	198,303	200,000						
Transfer out to Facilities Fund		339,000		-						
Total Use of Funds	9,204,406	10,553,592	10,971,016	13,179,357	14,132,408	14,736,380	15,305,471	15,901,635	16,378,685	16,870,045
Net Change in fund balance	1,440,780	54,892	-	-	1,352,882	255,001	241,067	253,189	203,948	210,784
Ending Fund Balance	**4,528,487**	**4,583,379**	**4,583,379**	**4,583,379**	**5,936,261**	**6,191,262**	**6,432,329**	**6,685,518**	**6,889,466**	**7,100,251**
Ending Cash Balance	**6,162,145**	**5,186,676**	**5,186,676**	**5,186,676**	**6,539,558**	**6,794,559**	**7,035,626**	**7,288,815**	**7,492,763**	**7,703,548**

DEBT SERVICE FUND

The Debt Service Fund includes the combined funds used to account for all of the City's governmental debt service, not including debt obligation for the Proprietary Funds, which is accounted for separately.

At the end of 2024, the City reported total general obligation bonds payable (reported as Governmental Debt) of $11,105,000. In addition, the Water Fund and the Sewer Fund report debt outstanding of $23,930,000, which is accounted for separately in the Proprietary Funds.

The year-end cash balance in the Debt Service Funds fluctuates due to the timing of collection of revenue, for example tax levy, in the year prior to debt service payments coming due.

The City is required by Minnesota statute to have cash available in the respective debt service funds equal to 105% of the debt service payments coming due for a specific bond series, with some limited exceptions. For example, the year-end cash balance includes cash from collection of special assessments and tax levy in current year to pay the following February 1st debt payments. The City receives a tax settlement from the County in June and December of each year. The first half tax settlement is available to cover the August 1st debt payments and the second tax settlement is available to cover the February 1st payments.

Revenue

The Debt Service Funds include the following source of funds: special assessments, interest income, transfers in from other funds, property tax levy, and bond proceeds for any capitalized interest funds.

General obligation equipment certificates will be repaid from property tax levy. Prior year and future projected tax levy amounts for repayment of equipment certificates are included in the Plan.

The Plan anticipates the issuance of new general obligation bonds that will be accounted for in the Debt Service Funds. Future debt will be supported by a combination of tax levy, special assessments, and transfers in of revenue from the Water Fund and the Sewer Fund.

Expense

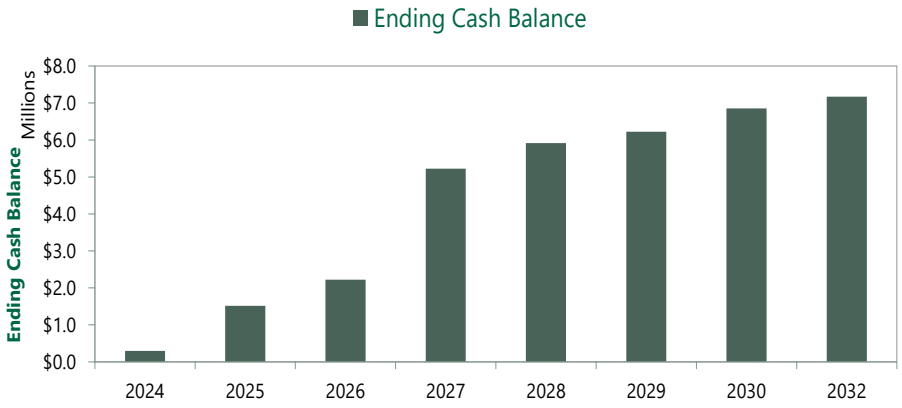
The use of funds is for the payment of debt, including principal and interest payments.

Transfers From Other Funds

The City plans to transfer revenue from the Water Fund and Sewer Fund to the Debt Service Fund for the 2016A Bonds. Future transfers from the Water Fund and Sewer Fund are also anticipated in the Plan for an allocated portion of debt service on the proposed new municipal facility, with bond issuance in 2027.

CHART 23
Debt Service Funds

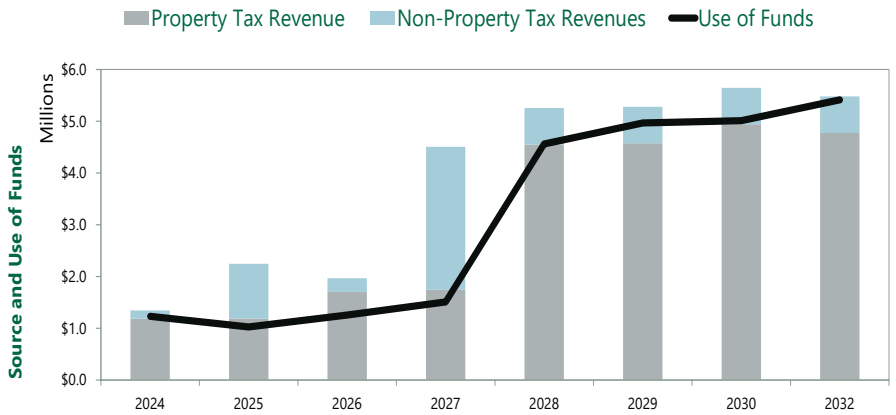
Cash Balance is projected to grow as debt issuance increases and be sufficient to cover all debt service payments due



Ending cash balance fluctuates due to timing of revenue and when debt payments are due, balances also fluctuate due to amortization of existing debt and issuance of new debt.

CHART 24
Debt Service Funds

City is planning to issue new debt in 2023, 2024, and 2026



Difference between revenues and use of funds (for debt service) fluctuates due to timing of revenue and when debt payments are due, use of funds also fluctuates due to amortization of existing debt and issuance of new debt.

CHART 25
Debt Service Funds

Property Tax Revenue needed for debt service is projected to increase over the next five years with issuance of new debt supported by tax levy

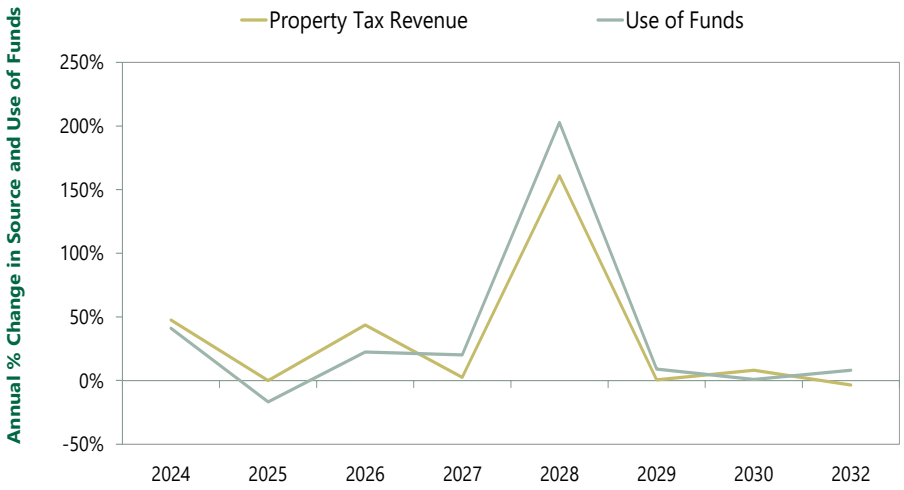


CHART 26
Debt Service Fund

Debt service is planned to increase with issuance of new debt for equipment, facilities, and County Road 10 over the next several years in response to growth in the community and service demands

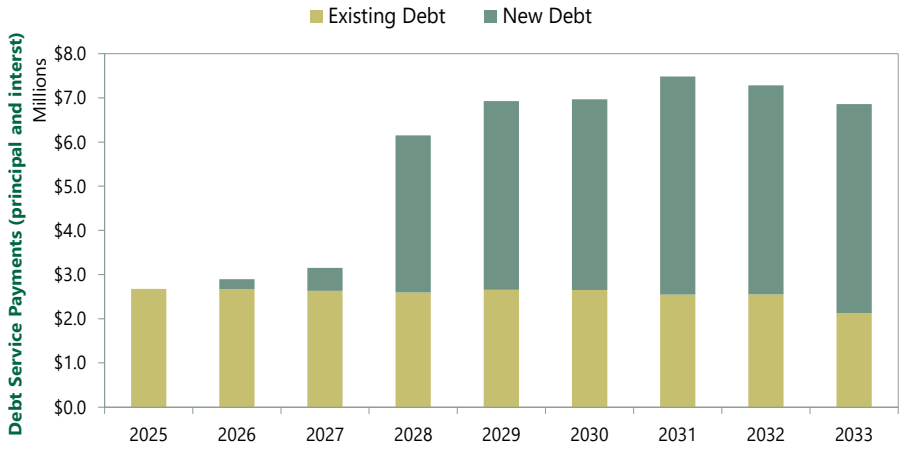


TABLE 9
City of Corcoran
Debt Service Funds
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments	78,067	84,730	74,597	68,608						
Licenses and permits										
Intergovernmental										
Investment Income	35	6,175								
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)	123,356	-	136,491	-	1,846,576					
Sale of capital assets										
Transfer in from General Fund										
Transfer in from Utility Funds		65,930	849,035	193,730	915,241	704,961	703,181	701,961	710,238	708,894
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	201,458	156,835	1,060,123	262,338	2,761,817	704,961	703,181	701,961	710,238	708,894
Property tax levy	804,303	1,186,608	1,184,928	1,702,736	1,743,843	4,549,936	4,574,233	4,941,021	4,990,298	4,770,983
Total Source of Funds	1,005,761	1,343,443	2,245,051	1,965,074	4,505,660	5,254,897	5,277,414	5,642,982	5,700,536	5,479,877
Expense										
Current expenditures	-	-	-	-	-	-	-	-	-	-
Capital outlay										
Debt service	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	872,419	1,231,084	1,025,008	1,254,299	1,506,633	4,561,169	4,968,245	5,012,255	5,452,070	5,414,501
Net Change in fund balance	133,342	112,359	1,220,043	710,775	2,999,027	693,728	309,169	630,727	248,466	65,375
Ending Fund Balance	**180,638**	**292,997**	**1,513,040**	**2,223,815**	**5,222,842**	**5,916,570**	**6,225,739**	**6,856,466**	**7,104,932**	**7,170,307**
Ending Cash Balance	**178,903**	**292,127**	**1,512,170**	**2,222,945**	**5,221,972**	**5,915,700**	**6,224,869**	**6,855,596**	**7,104,062**	**7,169,438**

SPECIAL REVENUE FUNDS

The financial plan for the Special Revenue Funds as included in the Plan provides sources and uses of funds on a combined basis for the following special revenue funds. The funds included are as follows:

- Fund 201 Reserve Donation
- Fund 202 Police Donation
- Fund 204 Firearms Safety
- Fund 205 DWI Forfeiture
- Fund 206 Drug Forfeiture
- Fund 207 Truck Safety
- Fund 208 Lawful Gambling
- Fund 209 Emergency Sirens

Revenue

The source of funds for the special revenue funds come from donations, charges for services, and other miscellaneous revenue sources which are generally restricted for the purpose they were collected. There is no property tax levy that is recorded to the special revenue funds.

Expense

The use of funds is restricted for the purpose of the funds collected.

Transfers To and From Other Funds

There are no transfers.

TABLE 10
City of Corcoran
Special Revenue Funds
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	27,531	45,169	45,847	46,534	47,232	47,941	48,660	49,390	50,131	50,883
Assessments										
Licenses and permits										
Intergovernmental										
Investment Income	46,374	6,061	4,389	4,911	5,437	5,966	6,498	7,032	7,567	8,105
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues	59,947	62,629	63,568	64,522	65,490	66,472	67,469	68,481	69,508	70,551
Bond proceeds (incl premium/discounts)										
Sale of capital assets										
Transfer in from General Fund	7,000	8,000								
Transfer in from Utility Funds										
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	140,852	121,859	113,804	115,968	118,159	120,379	122,627	124,903	127,206	129,539
Property tax levy										
Total Source of Funds	140,852	121,859	113,804	115,968	118,159	120,379	122,627	124,903	127,206	129,539
Expense										
Current expenditures	73,714	59,731	61,523	63,369	65,270	67,228	69,245	71,322	73,462	75,665
Capital outlay										
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	73,714	59,731	61,523	63,369	65,270	67,228	69,245	71,322	73,462	75,665
Net Change in fund balance	67,138	62,128	52,281	52,599	52,890	53,151	53,382	53,581	53,745	53,873
Ending Fund Balance	**378,654**	**440,782**	**493,063**	**545,662**	**598,551**	**651,703**	**705,085**	**758,666**	**812,410**	**866,283**
Ending Cash Balance	**408,136**	**438,857**	**491,138**	**543,737**	**596,626**	**649,778**	**703,160**	**756,741**	**810,485**	**864,358**

CAPITAL PROJECTS FUNDS

The financial plan for the Capital Projects Funds, as included in the Plan, provides sources and uses of funds on a combined basis for all of the City's capital projects funds, with two exceptions.

For purposes of the Plan, the Capital Equipment Fund (416), the Park Capital Fund (415), and the Facilities Fund / City Hall (400) are not included as part of the "Capital Projects Funds" as included here. Separate financial plans are included in the Plan for the three other funds for equipment, parks, and facilities.

Revenue

The revenue for the Capital Projects Funds has historically come from intergovernmental revenues, investment income, transfers in from the utility funds, and bond proceeds.

Expense

Currently the only street improvement project anticipated in the Plan is the City's local share of the anticipated Hennepin County improvement project for County Road 10 in the City in 2030. No city street improvements are included in the CIP. The City includes street maintenance funding within the General Fund operating budget, including use of Municipal State Aid for street maintenance.

Improvement to Gravel Roads

The City has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Transfers To and From Other Funds

The financial plan does not include any on-going annual transfers to and from other funds for the Capital Projects Funds. The City Council may approve unbudgeted transfers to and from the Capital Projects Funds based on available resources.

TABLE 11

City of Corcoran

Capital Projects Funds (Not including Facilities Improvement Fund 400, Equipment-Cert Fund 416, and Park Capital Fund 415)

Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments	32,451	42,107								
Licenses and permits										
Intergovernmental	312,970		-	-	-	-	-	-	-	-
Investment Income	207,193	214,415	34,230	17,169	19,340	19,534	19,729	19,927	20,126	20,327
Fines and forfeitures										
Cable franchise fees										
Miscellaneous	7,219,568	2,164								
Other revenues	331,076									
Bond proceeds (incl premium/discounts)	4,043,035		-	-	-	-	-	5,500,000	-	-
Sale of capital assets			-	-	-	-	-	-	-	-
Transfer in from General Fund	327,313	369,000	198,303	200,000	-	-	-	-	-	-
Transfer in from Utility Funds			-	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund	1,986,195									
Subtotal Non Property Tax Funds	14,459,801	627,686	232,533	217,169	19,340	19,534	19,729	5,519,927	20,126	20,327
Property tax levy			-	-	-	-	-	-	-	-
Total Source of Funds	14,459,801	627,686	232,533	217,169	19,340	19,534	19,729	5,519,927	20,126	20,327
Expense										
Current expenditures	-	219,744	-	-	-	-	-	-	-	-
Capital outlay	10,474,918	3,611,329	-	-	-	-	-	5,500,000	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund	1,314,527	16,543								
Transfer out to Facilities Fund										
Total Use of Funds	11,789,445	3,847,616	-	-	-	-	-	5,500,000	-	-
Net Change in fund balance	2,670,356	(3,219,930)	232,533	217,169	19,340	19,534	19,729	19,927	20,126	20,327
Ending Fund Balance	**4,704,278**	**1,484,348**	**1,716,881**	**1,934,050**	**1,953,390**	**1,972,924**	**1,992,654**	**2,012,580**	**2,032,706**	**2,053,033**
Ending Cash Balance*	**6,120,068**	**3,423,007**	**1,716,881**	**1,934,050**	**1,953,390**	**1,972,924**	**1,992,654**	**2,012,580**	**2,032,706**	**2,053,033**

** Plan assumes adjustments to other assets and liabilities in 2025, resulting in ending cash balance and ending fund balance to be equal. Actual amounts will vary from these estimates.*

PARK CAPITAL FUND (415)

The financial plan for the Park Capital Fund includes the collection of revenues, including park dedication fees, for the maintenance and betterment of the City's parks and recreation facilities.

Revenue

Park dedication fee revenue provides the major source of revenue for park improvements. Intergovernmental revenue, often in the form of grants, provides additional revenue for parks.

Park dedication fee revenue in the Plan is estimated based on the estimated housing units to be added by year in the Plan and current adopted park dedication fees. The current adopted park dedication fees are as follows: $5,954 per single family residential unit; $4,40 for multi-family residential units; and $5,866 per commercial-industrial acre. The fee amounts are assumed to remain at these amounts for the planning period, with no adjustments assumed.

Expense

Expense includes costs for the planning, design, and construction of park improvements, and capital maintenance.

Transfers To and From Other Funds

The financial plan does not include any transfers to or from other funds for the Park Capital Fund.

TABLE 12

City of Corcoran
Park Capital Fund (415)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service	836,393	1,024,663								
Assessments										
Licenses and permits										
Intergovernmental	-	-	1,450,000	625,000	-	-	-	-	-	-
Investment Income	193,300	73,878	52,843	9,642	20,353	20,837	17,516	29,897	35,933	36,292
Fines and forfeitures										
Cable franchise fees										
Miscellaneous	5,622	100								
Other revenues			1,677,026	1,236,518	777,972	647,072	1,220,570	573,710	-	1,220,570
Bond proceeds (incl premium/discounts)			-	-	-	-	-	-	-	-
Sale of capital assets			-	-	-	-	-	-	-	-
Transfer in from General Fund		3,127								
Transfer in from Utility Funds										
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	1,035,315	1,101,768	3,179,869	1,871,160	798,325	667,909	1,238,086	603,607	35,933	1,256,862
Property tax levy										
Total Source of Funds	1,035,315	1,101,768	3,179,869	1,871,160	798,325	667,909	1,238,086	603,607	35,933	1,256,862
Expense										
Current expenditures	(9,256)	-	-	-	-	-	-	-	-	-
Capital outlay	740	335,299	7,500,000	800,000	750,000	1,000,000	-	-	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	(8,516)	335,299	7,500,000	800,000	750,000	1,000,000	-	-	-	-
Net Change in fund balance	1,043,831	766,469	(4,320,131)	1,071,160	48,325	(332,091)	1,238,086	603,607	35,933	1,256,862
Ending Fund Balance	**4,389,485**	**5,155,954**	**835,823**	**1,906,983**	**1,955,308**	**1,623,217**	**2,861,303**	**3,464,910**	**3,500,842**	**4,757,704**
Ending Cash Balance	**4,380,229**	**5,284,317**	**964,186**	**2,035,346**	**2,083,671**	**1,751,580**	**2,989,666**	**3,593,273**	**3,629,205**	**4,886,067**

CAPITAL EQUIPMENT FUND (416)

The City uses the Capital Equipment Fund to record all revenue and expense related to the acquisition of equipment and vehicles.

Revenue

The source of revenue has historically come from the issuance of bonds. The Plan assumes the City will continue to finance equipment and vehicle purchases from proceeds of equipment certificates (bonds), in addition to other sources of revenue, including investment income and sale of capital assets, for example.

The Plan anticipates issuance of general obligation bonds (equipment certificates) for equipment and vehicle acquisitions in 2027, 2029, and 2031. Future bond issuance after 2031 will depend on the future available cash and future capital acquisition plans.

Expense

The projected use of funds is for planned capital acquisition of equipment and vehicles.

The Plan currently shows expense within projected available revenues, including bond proceeds. The City regularly reviews its plans for capital expense and adjust acquisition plans to ensure that the Capital Equipment Fund maintains positive ending cash balance.

Transfers To and From Other Funds

There are no planned recurring annual transfers. The Plan does include a one-time transfer in from the Utility Funds in 2025 for equipment.

TABLE 13
City of Corcoran
Equipment Fund (416)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments										
Licenses and permits										
Intergovernmental			300,000	350,000	-	-	-	-	-	-
Investment Income	15,317	-	-	11,150	931	10,773	1,048	13,684	1,196	8,768
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)			3,107,466	-	1,360,790	-	1,433,790	-	1,289,040	-
Sale of capital assets	24,884	264,827	75,000	100,000	-	-	-	-	-	-
Transfer in from General Fund	10,000	-	-							
Transfer in from Utility Funds			300,000	-	-	-	-	-	-	-
Transfer in from Capital Proj Fund										
Subtotal Non Property Tax Funds	50,201	264,827	3,782,466	461,150	1,361,721	10,773	1,434,838	13,684	1,290,236	8,768
Property tax levy										
Total Source of Funds	50,201	264,827	3,782,466	461,150	1,361,721	10,773	1,434,838	13,684	1,290,236	8,768
Expense										
Current expenditures	-	-	97,960	-	-	-	-	-	-	-
Capital outlay	743,980	894,691	2,569,506	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	743,980	894,691	2,667,466	1,483,020	377,520	983,270	171,270	1,262,520	533,020	756,020
Net Change in fund balance	(693,779)	(629,864)	1,115,000	(1,021,870)	984,201	(972,497)	1,263,568	(1,248,836)	757,216	(747,252)
Ending Fund Balance	**390,301**	**(239,563)**	**875,437**	**(146,433)**	**837,768**	**(134,729)**	**1,128,840**	**(119,996)**	**637,219**	**(110,033)**
Ending Cash Balance	**406,963**	**-**	**1,115,000**	**93,130**	**1,077,331**	**104,834**	**1,368,403**	**119,567**	**876,782**	**129,530**

CAPITAL FACILITIES FUND (400)

The City established this fund to record transactions related to improvements to City Hall in 2020 and a new municipal building or significant expansion in 2027.

Revenue

The historical source of revenue, prior to 2023, was provided from a combination of transfer in of cash from other City funds. Bonds were issued in 2025 to finance cold storage facility.

The Plan anticipates bond issuance in 2027 to finance a new municipal campus/building. The exact timing and scope of the project is uncertain. The placeholder amounts is $50 million.

Expense

The projected use of funds will be to pay for capital project spending, including planning for the improvements.

Transfers To and From Other Funds

The Plan does not include any anticipated transfers in or out.

TABLE 14
City of Corcoran
Municipal Facilities Improvement Fund (Fund 400)
Financial Plan

	Actual		Current Year	Projected						
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Revenue										
Charges for service										
Assessments										
Licenses and permits										
Intergovernmental			-	-	-	-	-	-	-	-
Investment Income	-	-	-	-	-	-	-	-	-	-
Fines and forfeitures										
Cable franchise fees										
Miscellaneous										
Other revenues										
Bond proceeds (incl premium/discounts)			544,679	-	50,000,000	-	-	-	-	-
Sale of capital assets										
Transfer in from General Fund				-	-	-	-	-	-	-
Transfer in from Utility Funds				-			-	-	-	-
Transfer in from Capital Proj Fund				-			-	-	-	-
Subtotal Non Property Tax Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Property tax levy										
Total Source of Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Expense										
Current expenditures			14,679	-	-	-	-	-	-	-
Capital outlay			530,000	-	50,000,000	-	-	-	-	-
Debt service										
Transfer out to Equip Fund										
Transfer out to Enterprise Funds										
Transfer out to Other Govt Funds										
Transfer out to Capital Projects Fund										
Transfer out to Facilities Fund										
Total Use of Funds	-	-	544,679	-	50,000,000	-	-	-	-	-
Net Change in fund balance	-	-	-	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-	-	-	-
Ending Cash Balance	-	-	-	-	-	-	-	-	-	-

WATER FUND

The Water Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in Appendix A.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Water Fund, is assumed to be the following:

- 659 acres platted between 2025-2034

- 2,516 new customer units to be added between 2025-2034 (includes single family, multi-family, and commercial customers)

Details on the estimated acres platted per year and customer units added is shown in Table 3 on page 13. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 4.0%. The actual increase that may be needed in the future will depend on growth in customers, among other factors.

With proposed annual rate adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan includes bonds issuance of approximately $6.9 million in 2030 to finance water system improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing municipal water services, including depreciation of capital assets.

The City has an agreement with the City of Maple Grove which provides for payment to Maple Grove for water connections and distribution in the southeast area of the City.

Approximately 45% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Water Fund. The Water Fund pays a portion of the debt on the Series 2014B Bonds, Series 2020A Bonds, and the Series 2023B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Water Fund. As payments on this debt are made the liability in the Water Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Water Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Then beginning in 2027, the Water Fund will also transfer funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

The Water Fund reports a debt obligation for the Notes payable to the City of Maple Grove for water connection charges. As payment is made on the Notes the liability in the Water Fund is reduced. The interest expense on the Note issued in 2014 is recorded as an expense in the Water Fund. There is no interest payable on the Note issued in 2016.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Water Fund transfers funds annually to the General Fund to pay for operational support.

As described above, the Water Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 27
Water Fund

Cash balance will be spent down over time as development fees (reserves) collected to service debt issued to finance water improvement projects to support development is spent down

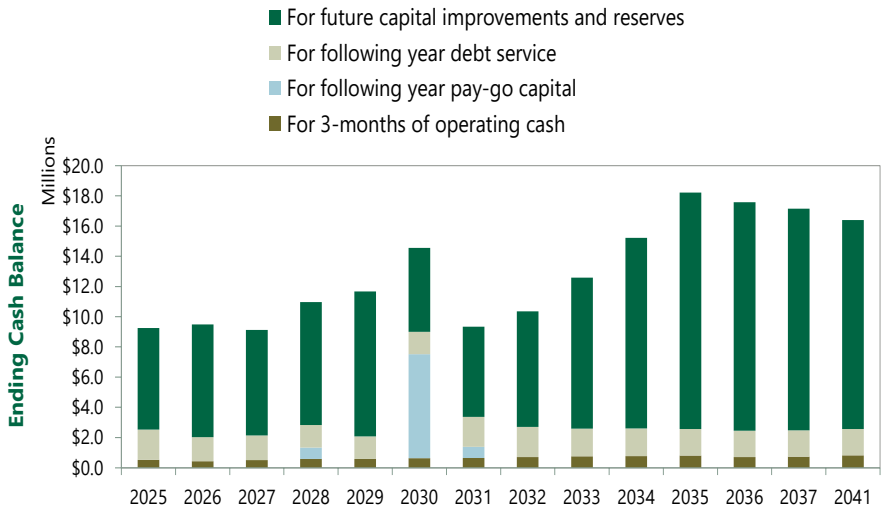


CHART 28
Water Fund

Water Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in an increase in net position

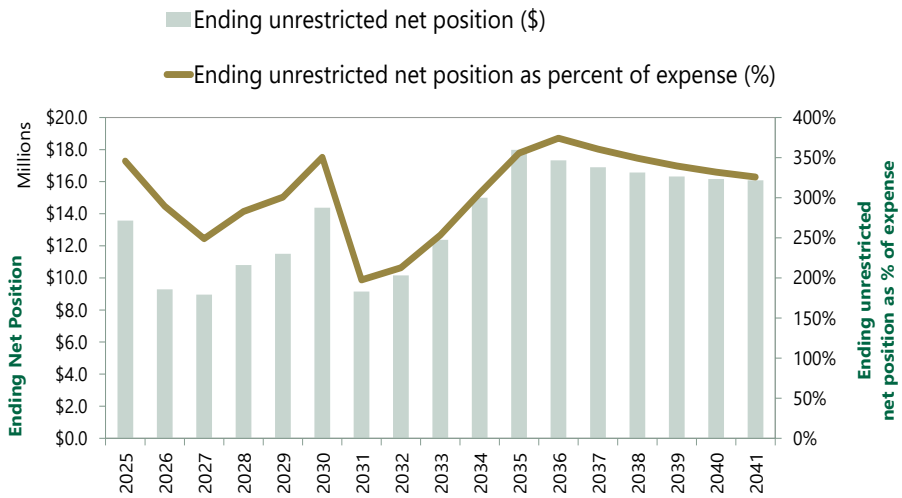
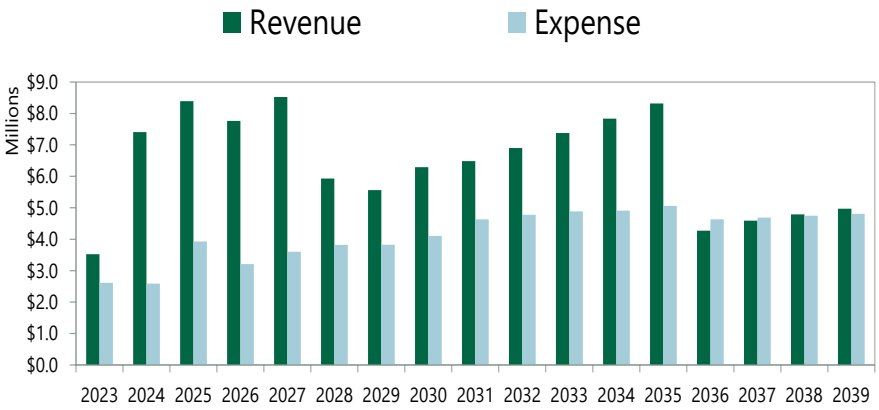


CHART 29
Water Fund

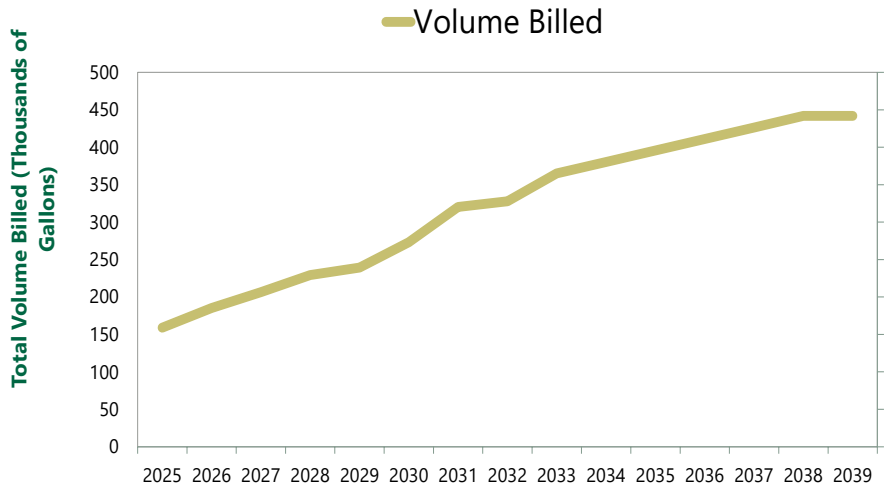
Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage



Year 2024-2027 include projected state and federal revenue in the amount of $13 million for water infrastructure.
Beginning in year 2036, expense (inclusive of depreciation) is projected to exceed revenue. This will need to be addressed through potential future (larger) rate increases or incresae in development beyond current projections for these later years.

CHART 30

New customers to be added will increase water volumes



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City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services	726,202	911,691	1,197,599	1,389,701	1,604,919	1,751,297	1,976,729	2,353,407	2,599,962	2,913,333	3,229,792	3,501,065
Special assessments												
Developer contributions (trunk line)	1,276,543	461,035	3,014,104	1,750,069	1,074,978	3,087,595	2,937,029	2,844,198	2,957,964	3,076,281	3,199,334	3,327,308
Connection fees	301,145	1,258,273	459,888	193,025	401,545	636,331	159,804	586,486	375,760	390,800	406,440	422,700
Connection fees payable to MG (payable)	*548,429*	*618,876*	*1,167,028*	*334,683*	*348,066*	*361,989*	*376,470*	*391,527*	*407,187*	*423,477*	*440,415*	*458,028*
Other revenues	2,109	100,823		-	-	-	-	-	-	-	-	-
Investment income	668,115	1,058,830	72,726	92,486	94,869	91,166	109,614	116,685	145,511	93,329	103,542	125,848
Intertgovernmental / Grants for Capital		3,000,000	2,477,785	4,000,000	5,000,000	-	-	-	-	-	-	-
Total Revenue	3,522,543	7,409,528	8,389,131	7,759,964	8,524,377	5,928,377	5,559,646	6,292,303	6,486,384	6,897,220	7,379,524	7,834,949
EXPENSES												
Variable												
Current oper expenses	40,870	223,117	229,811	236,705	243,806	251,120	258,654	266,413	274,406	282,638	291,117	299,851
Current oper expenses for NE Dist			366,165	381,924	387,950	438,935	438,935	489,920	540,905	591,890	642,875	693,860
Purchased water (from Maple Grove)	387,760	369,879	511,628	560,078	654,568	767,574	832,793	943,857	1,019,832	1,101,045	1,187,830	1,280,541
Water meters			134,507	204,492	47,403	181,711	106,283	109,472	112,756	116,138	119,623	-
Connections paid to Maple Grove (payable)	*548,429*	*618,876*	*1,167,028*	*334,683*	*348,066*	*361,989*	*376,470*	*391,527*	*407,187*	*423,477*	*440,415*	*458,028*
Subtotal Variable Expenses	*977,059*	*1,211,872*	*2,409,139*	*1,717,882*	*1,681,792*	*2,001,329*	*2,013,134*	*2,201,188*	*2,355,085*	*2,515,188*	*2,681,860*	*2,732,279*
Fixed												
Transfer to Capital Projects Fund	292,200		-	-	-	-	-	-	-	-	-	-
Transfer to Equipment Fund			150,000									
Transfer to General Fund		267,750	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Transfer to Debt Service Funds (2016A)		24,040	474,199	75,240	106,378	22,400	21,920	21,440	25,900	25,300	-	-
Transfer to Debt Service Funds (2027A)			-	-	321,883	321,771	321,541	321,591	321,449	321,557	321,834	321,691
Interest and fiscal exp bonds	1,197,103	927,522	456,639	901,715	876,900	850,996	823,856	795,400	1,036,556	997,573	957,990	919,303
Depreciation	142,928	154,552	185,966	258,694	349,603	349,603	363,239	472,330	595,057	608,694	608,694	608,694
Subtotal Fixed Expenses	*1,632,231*	*1,373,864*	*1,516,805*	*1,493,148*	*1,919,988*	*1,817,951*	*1,811,933*	*1,900,579*	*2,277,475*	*2,260,592*	*2,205,210*	*2,175,881*
Total Expense	2,609,290	2,585,736	3,925,943	3,211,030	3,601,780	3,819,280	3,825,067	4,101,767	4,632,560	4,775,780	4,887,069	4,908,161
CHANGE IN NET POSITION	913,253	4,823,792	4,463,187	4,548,934	4,922,596	2,109,097	1,734,579	2,190,537	1,853,824	2,121,440	2,492,454	2,926,788
Net Position, January 1	5,801,684	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377
Prior Period Adjustment												
Net Position, December 31	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377	40,902,165

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City of Corcoran
Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSETS												
Cash	21,927,292	7,272,642	9,248,639	9,486,854	9,116,578	10,961,395	11,668,516	14,551,091	9,332,906	10,354,221	12,584,818	15,215,842
Accounts receivable	37,333	96,755	40,000	42,000	44,100	46,305	48,620	51,051	53,604	56,284	59,098	62,053
Due from other governments		3,000,765										
Special assessments receivable	114,075	71,203	36,203	1,203								
Other current assets	20,594	19,702	20,000	21,000	22,050	23,153	24,310	25,526	26,802	28,142	29,549	31,027
Capital assets	12,742,810	29,770,228	31,498,013	35,498,013	40,498,013	40,498,013	41,248,013	47,248,013	53,998,013	54,748,013	54,748,013	54,748,013
Less accumulated depreciation	(951,080)	(1,105,632)	(1,291,598)	(1,550,292)	(1,899,894)	(2,249,497)	(2,612,736)	(3,085,066)	(3,680,123)	(4,288,817)	(4,897,510)	(5,506,204)
Total Assets	33,891,024	39,125,663	39,551,257	43,498,778	47,780,846	49,279,368	50,376,724	58,790,615	59,731,202	60,897,843	62,523,968	64,550,731
LIABILITIES												
Accounts payable	1,541,263	2,696,776	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133
Other liabilities / Due to Other Govts	822,606	936,488	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133
Bond premium amortized	992,241	951,440	946,440	941,440	936,440	931,440	926,440	921,440	916,440	911,440	906,440	901,440
Notes payable to Maple Grove	187,201	143,270	93,340	51,628	-	-	-	-	-	-	-	-
Bonds payable, net of premiums	23,632,776	22,858,960	22,309,560	21,744,860	21,150,460	20,533,860	19,890,060	26,106,260	25,185,260	24,222,060	23,346,660	22,436,860
Total Liabilities	27,176,087	27,586,934	23,549,340	22,947,928	22,307,400	21,696,825	21,059,601	27,282,956	26,369,719	25,414,920	24,548,591	23,648,566
Net investment in capital assets	(12,833,287)	2,208,025	2,428,828	11,261,421	16,511,219	16,783,216	17,818,777	17,135,247	24,216,190	25,325,696	25,597,403	25,903,509
Unrestricted net assets	19,548,224	9,330,704	13,573,089	9,289,429	8,962,228	10,799,327	11,498,345	14,372,412	9,145,293	10,157,227	12,377,975	14,998,656
Total Net Position	6,714,937	11,538,729	16,001,916	20,550,850	25,473,446	27,582,543	29,317,122	31,507,659	33,361,483	35,482,923	37,975,377	40,902,165
Total Liabilities and Net Position	33,891,024	39,125,663	39,551,257	43,498,778	47,780,846	49,279,368	50,376,724	58,790,615	59,731,202	60,897,843	62,523,968	64,550,731

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City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Charges for Services Revenue										
Residential										
Water Base Charge	$507,011	$626,158	$734,473	$827,882	$902,468	$974,617	$1,085,141	$1,162,919	$1,286,772	$1,418,750
Usage Charges:										
Tier 1: Water usage 0 to 4,999 gallons	$303,434	$375,085	$439,811	$496,456	$541,094	$585,216	$651,347	$698,849	$772,883	$852,673
Tier 2: Water usage 5,000 to 8,999 gallons	$66,483	$82,139	$96,266	$108,557	$118,209	$127,676	$142,278	$152,395	$168,658	$186,113
Tier 3: Water usage 9,000 to 19,999 gallons	$16,652	$20,559	$24,136	$27,184	$29,631	$32,017	$35,675	$38,207	$42,261	$46,589
Tier 4: Water usage 20,000 gallons over	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Volume Billed	$386,569	$477,783	$560,214	$632,198	$688,935	$744,909	$829,299	$889,451	$983,802	$1,085,376
TOTAL RESIDENTIAL	**$893,580**	**$1,103,941**	**$1,294,687**	**$1,460,079**	**$1,591,403**	**$1,719,526**	**$1,914,440**	**$2,052,370**	**$2,270,574**	**$2,504,126**
Multi-Residential										
Water Base Charge	$66,096	$68,746	$71,482	$105,305	$109,507	$175,498	$260,573	$270,985	$340,627	$354,296
Usage Charges										
Tier 1: Water usage 1,000 gallons +	$53,928	$56,112	$58,296	$85,918	$89,250	$193,284	$328,535	$341,482	$451,116	$469,613
TOTAL MULTI-RESIDENTIAL	**$120,024**	**$124,858**	**$129,778**	**$191,223**	**$198,757**	**$368,782**	**$589,108**	**$612,468**	**$791,744**	**$823,909**
Commercial										
Water Base Charge	$14,293	$15,571	$16,562	$17,992	$19,112	$19,878	$21,534	$23,294	$24,224	$25,191
Usage Charges										
Tier 1: Water usage 1,000 gallons +	**$13,482**	**$15,030**	**$16,309**	**$18,050**	**$19,500**	**$20,280**	**$22,736**	**$25,320**	**$26,340**	$27,420
TOTAL COMMERCIAL	**$27,775**	**$30,601**	**$32,871**	**$36,042**	**$38,612**	**$40,158**	**$44,270**	**$48,614**	**$50,564**	$52,611
Other Charges										
Meter Charges	$156,219	$130,301	$147,584	$63,953	$147,958	$224,941	$52,144	$199,882	$116,911	$120,419
Total Charges for Services	**$1,197,599**	**$1,389,701**	**$1,604,919**	**$1,751,297**	**$1,976,729**	**$2,353,407**	**$2,599,962**	**$2,913,333**	**$3,229,792**	**$3,501,065**

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City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Non-Operating Development Revenue										
Northeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	$109,824	$122,782	$97,997	$52,503	$20,878	$183,722	$0	$198,715	$206,668	$214,940
Multi-Family Residential	$0	$0	$0	$0	$236,127	$298,950	$0	$225,186	$0	$0
Commercial/Other	$1,373	$1,428	$1,485	$1,544	$0	$3,340	$3,474	$0	$0	$0
Maple Grove Connection - Residential	$264,480	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maple Grove Connection - Commercial/Other	$13,226	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southeast Water Connection Charges (paid with building permit on per unit basis)										
Single Family Residential	$347,318	$256,986	$198,963	$138,978	$144,540	$150,318	$156,330	$162,585	$169,092	$175,860
Multi-Family Residential	$0	$0	$118,640	$0	$0	$0	$0	$0	$0	$0
Commercial/Other	$1,373	$0	$1,485	$0	$0	$0	$0	$0	$0	$0
Maple Grove Connection - Residential	$836,418	$618,876	$836,714	$334,683	$348,066	$361,989	$376,470	$391,527	$407,187	$423,477
Maple Grove Connection - Commercial/Other	$52,904	$0	$57,221	$0	$0	$0	$0	$0	$0	$0
Trunk Line Availability Charges (paid at time of development on per acre basis)										
Northeast Corcoran / Water Availability	$352,278	$197,955	$534,632	$100,621	$751,915	$691,924	$650,488	$676,508	$703,568	$731,712
Northeast Corcoran / Treatment and Storage	$719,693	$404,415	$1,092,233	$205,565	$1,536,137	$1,413,580	$1,328,924	$1,382,080	$1,437,364	$1,494,860
Southeast Corcoran / Water Availability	$825,379	$171,175	$52,360	$326,724	$339,792	$353,385	$367,521	$382,221	$397,509	$413,409
Southeast Corcoran / Treatment and Storage	$1,116,755	$231,605	$70,844	$442,068	$459,750	$478,140	$497,265	$517,155	$537,840	$559,353
Total Non-Operating Revenues	**$4,641,020**	**$2,005,221**	**$3,062,573**	**$1,602,686**	**$3,837,206**	**$3,935,348**	**$3,380,472**	**$3,935,977**	**$3,859,228**	**$4,013,611**

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City of Corcoran
Projected Water Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for water usage	$453,979	$548,925	$634,819	$736,166	$797,685	$958,473	$1,180,570	$1,256,253	$1,461,258	$1,582,409
Base service charges	$587,401	$710,474	$822,517	$951,178	$1,031,087	$1,169,993	$1,367,249	$1,457,198	$1,651,623	$1,798,237
Charge for meter	$156,219	$130,301	$147,584	$63,953	$147,958	$224,941	$52,144	$199,882	$116,911	$120,419
Total Charges for Services	$1,197,599	$1,389,701	$1,604,919	$1,751,297	$1,976,729	$2,353,407	$2,599,962	$2,913,333	$3,229,792	$3,501,065
Water connection charges (City)	$459,888	$381,196	$418,570	$193,025	$401,545	$636,331	$159,804	$586,486	$375,760	$390,800
Water connection charges (Maple Grove)	$1,167,028	$618,876	$893,935	$334,683	$348,066	$361,989	$376,470	$391,527	$407,187	$423,477
Total Connection Fees	$1,626,916	$1,000,072	$1,312,504	$527,708	$749,611	$998,320	$536,274	$978,013	$782,947	$814,277
Water trunk line availability charges (City)	$3,014,104	$1,005,149	$1,750,069	$1,074,978	$3,087,595	$2,937,029	$2,844,198	$2,957,964	$3,076,281	$3,199,334
Grand Total	**$5,838,619**	**$3,394,922**	**$4,667,492**	**$3,353,983**	**$5,813,935**	**$6,288,756**	**$5,980,434**	**$6,849,310**	**$7,089,020**	**$7,514,676**

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 17
Water Fund
Projected Year End Cash Balance

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Cash										
Operations & Maintenance	2,084,940	1,714,393	2,001,683	2,323,099	2,334,674	2,522,779	2,541,534	2,836,745	3,003,694	3,053,971
Capital Improvements	1,727,785	4,000,000	5,000,000	-	750,000	6,000,000	6,885,000	750,000	-	-
Interfund Transfers (not incl for debt)	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Debt Service (incl transfers for debt)	2,004,367	1,586,856	1,631,298	1,489,996	1,489,576	1,485,640	1,983,456	1,986,073	1,833,390	1,829,103
Total Use of Cash	**6,067,092**	**7,558,749**	**8,898,206**	**4,086,277**	**4,855,628**	**10,298,237**	**11,708,503**	**5,880,287**	**5,153,776**	**5,209,267**
Source of Cash										
Charges for services and other operating revenue	1,270,325	1,482,187	1,699,788	1,842,463	2,086,343	2,470,092	2,745,473	3,006,662	3,333,335	3,626,913
Development related fees	4,641,020	2,277,777	1,824,589	4,085,914	3,473,303	3,822,211	3,740,911	3,890,558	4,046,189	4,208,036
Intergovernmental / grants for capital	2,477,785	4,000,000	5,000,000	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	6,885,000	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**8,389,131**	**7,759,964**	**8,524,377**	**5,928,377**	**5,559,646**	**13,177,303**	**6,486,384**	**6,897,220**	**7,379,524**	**7,834,949**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	(346,042)	37,000	3,553	2,718	3,103	3,509	3,934	4,381	4,850	5,342
Beginning Cash Balance	7,272,642	9,248,639	9,486,854	9,116,577	10,961,394	11,668,516	14,551,091	9,332,906	10,354,220	12,584,818
Change in Cash Balance	1,975,997	238,215	(370,276)	1,844,817	707,122	2,882,575	(5,218,185)	1,021,314	2,230,598	2,631,024
Ending Cash and Investments	**9,248,639**	**9,486,854**	**9,116,577**	**10,961,394**	**11,668,516**	**14,551,091**	**9,332,906**	**10,354,220**	**12,584,818**	**15,215,842**
Ending Cash by Purpose										
For future capital / trunk fee reserve	6,723,036	7,471,399	6,984,859	8,140,623	9,595,272	5,549,757	5,964,067	7,658,961	10,000,505	12,623,246
For following year pay-go capital	-	-	-	750,000	-	6,885,000	750,000	-	-	-
For 3-months of operating cash	521,235	428,598	500,421	580,775	583,669	630,695	635,384	709,186	750,923	763,493
For following year debt service	2,004,367	1,586,856	1,631,298	1,489,996	1,489,576	1,485,640	1,983,456	1,986,073	1,833,390	1,829,103
Ending Cash and Investments	**9,248,639**	**9,486,854**	**9,116,577**	**10,961,394**	**11,668,516**	**14,551,091**	**9,332,906**	**10,354,220**	**12,584,818**	**15,215,842**

SEWER FUND

The Sewer Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in the Appendix A.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Sewer Fund, is assumed to be the following:

- 659 acres platted between 2025-2034

- 2,516 new customer units to be added between 2025-2034 (includes single family, multi-family, and commercial customers)

Details on the estimated acres platted per year and customer units added is shown in Table 3 on page 13. Development will provide increasing revenue to the Sewer Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Sewer Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan does not anticipate the issuance of bonds to finance sewer improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing sewer services, including depreciation of capital assets.

The City incurs sanitary sewer disposal charges from the Met Council that are based on metered flow and rates set by the Met Council (MCES). The Plan assumes 5.0% annual increase in the MCES rate charge per unit of volume for disposal charge.

Approximately 30% of the Sewer Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

Annual debt service payments on bonds issued to finance sewer improvements are supported by net rev-

enues of the Sewer Fund. The Sewer Fund pays a portion of the debt on the Series 2014B Bonds. The portion of these bond series payable from water revenues is reported as a liability of the Sewer Fund. As payments on this debt are made the liability in the Sewer Fund is reduced. Interest is recorded as an expense.

In addition to this liability, cash from the Sewer Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Then beginning in 2027, the Sewer Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Sewer Fund transfers funds annually to the General Fund to pay for operational support.

The Sewer Fund is to transfer cash to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

CHART 31
Sewer Fund

Ending cash balance will increase as the City collects development fees (reserves) to finance sewer improvement projects in advance of the programming of capital projects in the CIP

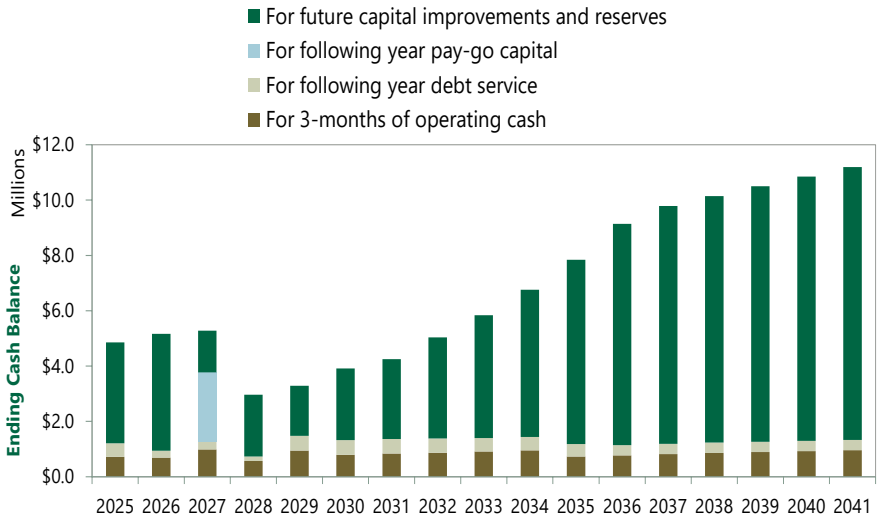

CHART 32
Sewer Fund

Sewer Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in changes in net postion over time

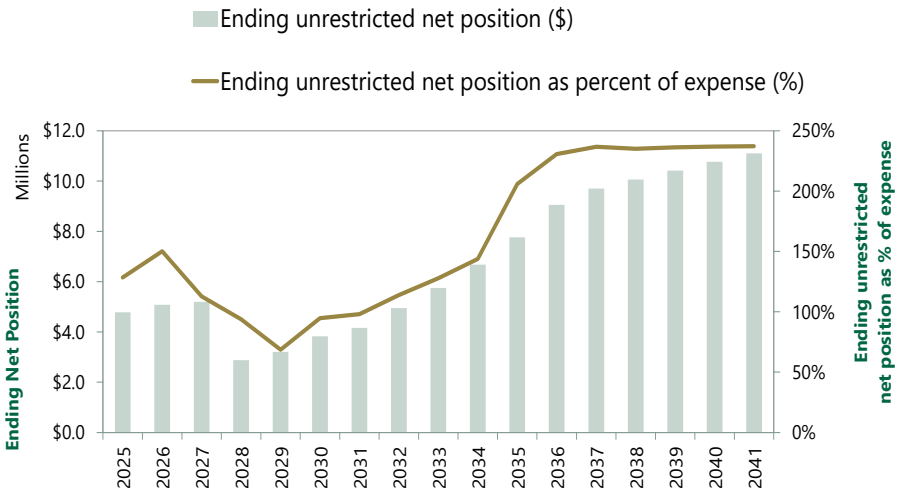

CHART 33
Sewer Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements

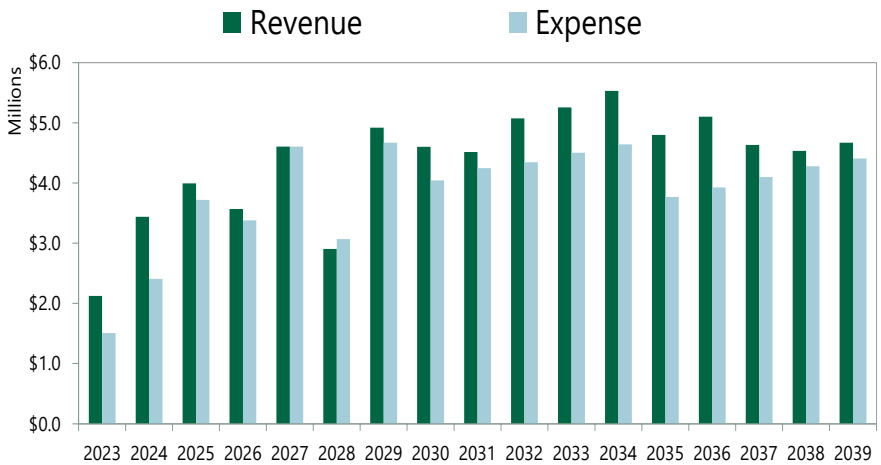

CHART 34
Sewer Fund

New customers to be added will increase sewer flow billed

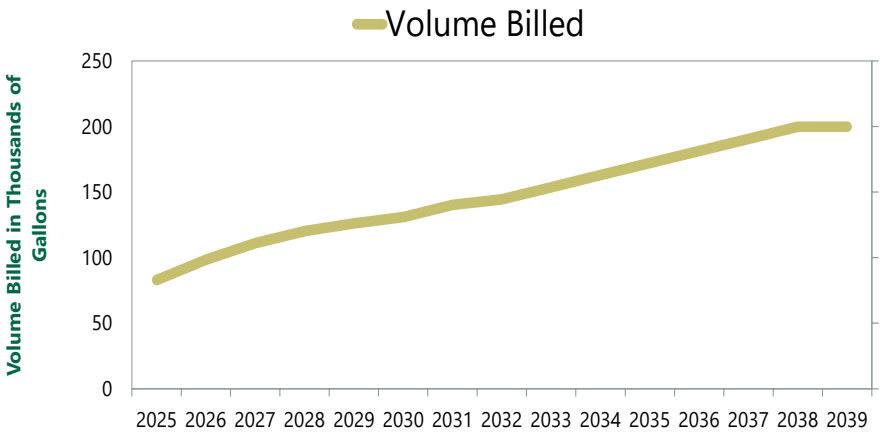

TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services	599,399	734,319	1,135,934	1,361,835	1,562,350	1,788,581	1,921,141	2,187,049	2,562,022	2,703,765	3,054,547	3,288,199
Developer contributions (trunk line charges)	462,299	500,196	892,173	259,465	365,125	319,830	713,129	681,645	661,906	681,765	702,219	723,289
Connection fees	298,026	537,466	454,913	373,453	406,277	185,488	382,406	600,123	149,178	542,448	344,040	354,360
Connection fees payable to Met Council	559,125	1,535,730	1,396,570	1,452,408	2,144,656	482,866	1,797,780	1,021,310	1,021,720	1,022,130	1,022,540	1,022,950
Other revenues	52,614	69,486	70,876	72,293	73,739	75,214	76,718	78,253	79,818	81,414	83,042	84,703
Investment income	153,080	61,723	43,741	48,565	51,640	52,760	29,623	32,884	39,115	42,459	50,341	58,365
Total Revenue	2,124,543	3,438,920	3,994,207	3,568,018	4,603,787	2,904,738	4,920,797	4,601,263	4,513,758	5,073,981	5,256,729	5,531,866
EXPENSES												
Variable												
Current operating expenses	185,084	48,755	940,998	969,228	998,305	1,028,254	1,059,102	1,090,875	1,123,601	1,157,309	1,192,028	1,227,789
Disposal charges	204,977	267,462	367,363	345,119	473,750	552,434	605,039	725,238	892,972	959,660	1,122,086	1,227,835
Connections paid to Met Council	559,125	1,535,730	1,396,570	1,452,408	2,144,656	482,866	1,797,780	1,021,310	1,021,720	1,022,130	1,022,540	1,022,950
Subtotal Variable Expenses	*949,186*	*1,851,947*	*2,704,931*	*2,766,755*	*3,616,711*	*2,063,554*	*3,461,920*	*2,837,423*	*3,038,293*	*3,139,099*	*3,336,654*	*3,478,574*
Fixed												
Transfer to Equipment Fund			150,000	-								
Transfer to General Fund	310,400	267,750	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Transfer to Debt Service Funds (2016A)		41,890	374,836	118,490	165,097	39,020	38,180	37,340	41,440	40,480	-	-
Transfer to Debt Service Funds (2027A)			-	-	321,883	321,771	321,541	321,591	321,449	321,557	321,834	321,691
Interest and fiscal exp bonds	37,299	34,744	29,858	27,460	25,025	22,554	220,500	210,763	200,713	190,349	179,492	168,137
Depreciation	208,951	210,852	210,852	210,852	210,852	347,216	347,216	347,216	347,216	347,216	347,216	347,216
Subtotal Fixed Expenses	*556,650*	*555,236*	*1,015,546*	*614,302*	*988,082*	*1,003,742*	*1,208,814*	*1,206,727*	*1,209,331*	*1,207,070*	*1,165,234*	*1,163,238*
Total Expense	1,505,836	2,407,183	3,720,477	3,381,057	4,604,793	3,067,295	4,670,734	4,044,150	4,247,624	4,346,169	4,501,887	4,641,811
CHANGE IN NET POSITION	618,707	1,031,737	273,730	186,961	(1,006)	(162,557)	250,063	557,113	266,135	727,812	754,842	890,055
Net Position, January 1	6,599,987	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524
Net Position, December 31	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524	11,993,579

TABLE 18
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City of Corcoran
Sewer Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ASSETS												
Cash	3,329,508	4,374,096	4,856,486	5,163,999	5,276,046	2,962,305	3,288,384	3,911,513	4,245,863	5,034,091	5,836,548	6,758,619
Accounts receivable	57,040	69,366	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Due from other governments		191										
Special assessments receivable	25,519	17,801	7,801	(2,199)								
Other current assets	223	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	6,395,158	6,472,146	6,472,146	6,472,146	6,472,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146	13,972,146
Less accumulated depreciation	(1,327,128)	(1,537,980)	(1,748,832)	(1,959,684)	(2,170,536)	(2,517,752)	(2,864,967)	(3,212,183)	(3,559,399)	(3,906,614)	(4,253,830)	(4,601,045)
Total Assets	8,480,320	9,395,620	9,609,601	9,696,262	9,599,656	14,438,699	14,417,563	14,693,476	14,680,611	15,121,622	15,576,864	16,151,719
LIABILITIES												
Accounts payable	2,074	4,848	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Other liabilities / Due to Other Govts	102,328	69,301	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Bonds payable, net of premiums	1,157,224	1,071,040	980,440	880,140	784,540	5,786,140	5,514,940	5,233,740	4,954,740	4,667,940	4,368,340	4,053,140
Total Liabilities	1,261,626	1,145,189	1,085,440	985,140	889,540	5,891,140	5,619,940	5,338,740	5,059,740	4,772,940	4,473,340	4,158,140
Net investment in capital assets	3,910,806	3,863,126	3,742,874	3,632,322	3,517,070	5,668,254	5,592,239	5,526,223	5,458,007	5,397,592	5,349,976	5,317,961
Unrestricted net assets	3,307,888	4,387,305	4,781,287	5,078,800	5,193,046	2,879,305	3,205,384	3,828,513	4,162,863	4,951,091	5,753,548	6,675,619
Total Net Position	7,218,694	8,250,431	8,524,161	8,711,122	8,710,116	8,547,559	8,797,623	9,354,736	9,620,871	10,348,682	11,103,524	11,993,579
Total Liabilities and Net Position	8,480,320	9,395,620	9,609,601	9,696,262	9,599,656	14,438,699	14,417,563	14,693,476	14,680,611	15,121,622	15,576,864	16,151,719

Table 19
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City of Corcoran
Projected Sewer Revenues

		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Charges for Services Revenue											
Residential											
Sewer Base Charge	Base	$713,572	$872,712	$1,014,031	$1,132,125	$1,222,365	$1,307,564	$1,441,668	$1,530,204	$1,676,765	$1,830,743
Usage Charges:											
Tier 1: Sewer volume	Activity	$271,732	$332,491	$386,176	$430,620	$465,272	$497,610	$548,084	$582,134	$637,751	$695,583
TOTAL RESIDENTIAL		**$985,303**	**$1,205,203**	**$1,400,207**	**$1,562,745**	**$1,687,637**	**$1,805,174**	**$1,989,752**	**$2,112,338**	**$2,314,517**	**$2,526,326**
Multi-Residential											
Sewer Base Charge	Base	$93,024	$95,815	$98,689	$144,004	$148,324	$235,451	$346,185	$356,571	$443,864	$457,180
Usage Charges											
Tier 1: Sewer volume	Activity	$33,062	$34,070	$35,078	$51,122	$52,693	$112,997	$189,838	$195,665	$255,872	$263,271
Sewer Volume Billed		$33,062	$34,070	$35,078	$51,122	$52,693	$112,997	$189,838	$195,665	$255,872	$263,271
TOTAL MULTI-RESIDENTIAL		**$126,086**	**$129,885**	**$133,768**	**$195,126**	**$201,017**	**$348,448**	**$536,024**	**$552,235**	**$699,736**	**$720,451**
Commercial											
Sewer Base Charge	Base	$16,279	$17,567	$18,506	$19,909	$20,943	$21,571	$23,142	$24,792	$25,534	$26,302
Usage Charges											
Tier 1: Sewer volume	Activity	$8,266	$9,180	$9,870	$10,800	$11,544	$11,856	$13,104	$14,400	$14,760	$15,120
Sewer Volume Billed		$8,266	$9,180	$9,870	$10,800	$11,544	$11,856	$13,104	$14,400	$14,760	$15,120
TOTAL COMMERCIAL		**$24,545**	**$26,747**	**$28,376**	**$30,709**	**$32,487**	**$33,427**	**$36,246**	**$39,192**	**$40,294**	**$41,422**
Total Charges for Services		**$1,135,934**	**$1,361,835**	**$1,562,350**	**$1,788,581**	**$1,921,141**	**$2,187,049**	**$2,562,022**	**$2,703,765**	**$3,054,547**	**$3,288,199**
Non-Operating Development Revenue											
Northeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	$108,636	$120,288	$95,086	$50,453	$19,869	$173,173	$0	$183,711	$189,222	$194,898
Multi-Residential	Base	$0	$0	$0	$0	$224,980	$282,115	$0	$208,428	$0	$0
Commercial/Other	Base	$1,358	$1,399	$1,441	$1,484	$0	$3,149	$3,243	$0	$0	$0
MCES connection charge (per unit)	Base	$698,285	$767,865	$323,180	$726,204	$1,072,328	$241,433	$898,890	$510,655	$510,860	$511,065
Southeast Sewer Connection Charges (paid with building permit on per unit basis)											
Single Family Residential	Base	$343,561	$251,766	$193,054	$133,551	$137,556	$141,687	$145,935	$150,309	$154,818	$159,462
Multi-Residential	Base	$0	$0	$115,256	$0	$0	$0	$0	$0	$0	$0
Commercial/Other	Base	$1,358	$0	$1,441	$0	$0	$0	$0	$0	$0	$0
MCES connection charge (per unit)	Base	$698,285	$767,865	$323,180	$726,204	$1,072,328	$241,433	$898,890	$510,655	$510,860	$511,065
Trunk Line Availability Charges (paid at time of development on per acre basis)											
Corcoran (NE and SE)	Base	$892,173	$259,465	$365,125	$319,830	$713,129	$681,645	$661,906	$681,765	$702,219	$723,289
Total Non-Operating Revenues		**$2,743,656**	**$2,168,648**	**$1,417,762**	**$1,957,725**	**$3,240,191**	**$1,764,634**	**$2,608,864**	**$2,245,523**	**$2,067,979**	**$2,099,779**

Table 19
Page 2 of 2

City of Corcoran
Projected Sewer Revenues

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Summary of Total Charges for Services and Non-Operating Revenues										
Charges for sewer volume	$313,060	$375,741	$431,124	$492,543	$529,509	$622,463	$751,027	$792,198	$908,384	$973,974
Base service charges	$822,875	$986,094	$1,131,226	$1,296,038	$1,391,632	$1,564,586	$1,810,995	$1,911,567	$2,146,163	$2,314,225
Total Charges for Services	$1,135,934	$1,361,835	$1,562,350	$1,788,581	$1,921,141	$2,187,049	$2,562,022	$2,703,765	$3,054,547	$3,288,199
Sewer connection charges (City)	$454,913	$373,453	$406,277	$185,488	$382,406	$600,123	$149,178	$542,448	$344,040	$354,360
Sewer connection charges (MCES)	$1,396,570	$1,535,730	$646,360	$1,452,408	$2,144,656	$482,866	$1,797,780	$1,021,310	$1,021,720	$1,022,130
Total Connection Charges	$1,851,483	$1,909,183	$1,052,637	$1,637,896	$2,527,062	$1,082,989	$1,946,958	$1,563,758	$1,365,760	$1,376,490
Sewer trunk line availability charges	$892,173	$259,465	$365,125	$319,830	$713,129	$681,645	$661,906	$681,765	$702,219	$723,289
Grand Total	**$2,483,020**	**$1,994,752**	**$2,333,752**	**$2,293,898**	**$3,016,676**	**$3,468,817**	**$3,373,106**	**$3,927,978**	**$4,100,806**	**$4,365,848**
Residential usage and base charges	$985,303	$1,205,203	$1,400,207	$1,562,745	$1,687,637	$1,805,174	$1,989,752	$2,112,338	$2,314,517	$2,526,326
Multi-Residential usage and base charges	$126,086	$129,885	$133,768	$195,126	$201,017	$348,448	$536,024	$552,235	$699,736	$720,451
Commercial usage and base charges	$24,545	$26,747	$28,376	$30,709	$32,487	$33,427	$36,246	$39,192	$40,294	$41,422
Total Charges for Services	$1,135,934	$1,361,835	$1,562,350	$1,788,581	$1,921,141	$2,187,049	$2,562,022	$2,703,765	$3,054,547	$3,288,199

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 20
Sewer Fund
Projected Year End Cash Balance

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Use of Cash										
Operations & Maintenance	2,854,931	2,766,755	3,938,594	2,285,324	3,783,461	3,159,013	3,359,742	3,460,656	3,658,488	3,800,265
Capital Improvements	-	-	-	7,600,000	-	-	-	-	-	-
Interfund Transfers (not incl for debt)	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Debt Service (incl transfers for debt)	495,294	246,250	285,722	159,974	529,880	529,303	521,153	517,629	479,092	483,337
Total Use of Cash	**3,600,225**	**3,270,505**	**4,489,541**	**10,318,479**	**4,594,718**	**3,978,134**	**4,179,408**	**4,285,753**	**4,454,272**	**4,609,796**
Source of Cash										
Charges for services and other operating revenue	1,250,551	1,482,693	1,687,729	1,916,555	2,027,483	2,298,185	2,680,954	2,827,637	3,187,930	3,431,267
Development related fees	2,743,656	2,085,326	2,916,058	988,183	2,893,315	2,303,078	1,832,804	2,246,343	2,068,799	2,100,599
Bond Proceeds	-	-	-	5,100,000	-	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-	-	-	-
Total Source of Cash	**3,994,207**	**3,568,018**	**4,603,787**	**8,004,738**	**4,920,797**	**4,601,263**	**4,513,758**	**5,073,981**	**5,256,729**	**5,531,866**
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	88,408	10,000	(2,199)	-	-	-	-	-	-	-
Change in Cash Balance	482,390	307,513	112,047	(2,313,741)	326,079	623,129	334,350	788,227	802,457	922,071
Ending Cash and Investments	**4,856,486**	**5,163,999**	**5,276,046**	**2,962,305**	**3,288,384**	**3,911,513**	**4,245,863**	**5,034,091**	**5,836,548**	**6,758,619**
Ending Cash by Purpose										
For future capital / trunk fee reserve	3,647,458	4,226,060	1,505,675	2,231,000	1,812,638	2,592,457	2,884,775	3,651,298	4,442,835	5,325,215
For following year pay-go capital	-	-	2,500,000	-	-	-	-	-	-	-
For 3-months of operating cash	713,733	691,689	984,648	571,331	945,865	789,753	839,936	865,164	914,622	950,066
For following year debt service	495,294	246,250	285,722	159,974	529,880	529,303	521,153	517,629	479,092	483,337
Ending Cash and Investments	**4,856,486**	**5,163,999**	**5,276,046**	**2,962,305**	**3,288,384**	**3,911,513**	**4,245,863**	**5,034,091**	**5,836,548**	**6,758,619**

STORM WATER FUND

The Storm Water Fund was established as a Proprietary Fund for the accounting for costs of providing storm water services to residents and businesses. The Storm Water Fund is considered self-supporting in that the services rendered are to be financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services. The Plan anticipates the City will adopt a monthly charge per residential equivalent unit (REU) to first be collected in 2026. The Plan includes a charge of $15.00 per REU per month. The Plan assumes this rate remains constant at the $15.00 per month per REU and that all customers are equal to "one" REU. The City may determine to study and adjust the REU for non-single family customers to an amount different than one REU.

The Storm Water Fund is projected to accumulate funds as revenue from charges for services is collected.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing storm water services, including depreciation of capital assets.

The Storm Water Fund does not have any programmed expense in the Plan. There are no capital improvement projects for the Storm Water Fund included in the CIP.

Transfers To and From Other Funds

The Plan includes a placeholder amount for transfer of funds from the Storm Water Fund to the General Fund for operational support. This amount will need further review as the City further plans for the Storm Water Fund and its operations.

TABLE 21
City of Corcoran
Storm Water Fund
Financial Plan

	Actual		Current Year	Projected								
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REVENUE												
Charges for services			-	401,400	451,980	489,600	513,000	532,440	569,700	587,160	624,060	660,960
Investment income	3,044	1,155		845	4,867	9,336	14,222	19,388	24,797	30,630	36,692	43,180
Transfer in from General Fund	10,000	5,000	-	-	-	-	-	-	-	-	-	-
Total Revenue	13,044	6,155	-	402,245	456,847	498,936	527,222	551,828	594,497	617,790	660,752	704,140
EXPENSES												
Variable												
Current expenditures												
Subtotal Variable Expenses	-	-	-	-	-	-	-	-	-	-	-	-
Fixed												
Transfer to General Fund					10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
Depreciation			-	-	-	-	-	-	-	-	-	-
Subtotal Fixed Expenses	-	-	-	-	*10,000*	*10,300*	*10,609*	*10,927*	*11,255*	*11,593*	*11,941*	*12,299*
Total Expense	-	-	-	-	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299
CHANGE IN NET POSITION	13,044	6,155	-	402,245	446,847	488,636	516,613	540,901	583,242	606,197	648,811	691,841
Net Position, January 1	65,280	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971
Net Position, December 31	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
ASSETS												
Cash	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Accounts receivable												
Special assessments receivable												
Other current assets												
Capital assets			-	-	-	-	-	-	-	-	-	-
Less accumulated depreciation			-	-	-	-	-	-	-	-	-	-
Total Assets	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
LIABILITIES												
Accounts payable												
Other liabilities												
Total Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Net investment in capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted net assets	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Total Net Position	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812
Total Liabilities and Net Position	78,324	84,479	84,479	486,724	933,571	1,422,207	1,938,820	2,479,721	3,062,963	3,669,160	4,317,971	5,009,812

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
ANNUAL FEE ADJUSTMENTS (% CHANGE)											
Annual % adjustment to base and usage Water fees			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to base and usage Sewer fees			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to storm water fee per REF											
Annual % adjustment to Water connection fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer connection fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Southeast Water TLAC fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Northeast Water TLAC fee			4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Annual % adjustment to Sewer TLAC fee			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
RESIDENTIAL											
Water Base Charge	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40	32.66
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.35	37.44	38.57	39.72	40.92	42.14
Usage Charges											
Tier 1: Water usage 0 to 4,999 gallons	2.43	2.68	2.79	2.90	3.02	3.14	3.27	3.40	3.54	3.68	3.83
Tier 2: Water usage 5,000 to 8,999 gallons	2.95	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Tier 3: Water usage 9,000 to 19,999 gallons	3.65	4.02	4.18	4.35	4.52	4.70	4.89	5.09	5.29	5.50	5.72
Tier 4: Water usage 20,000 gallons over	4.71	5.18	5.39	5.61	5.83	6.06	6.30	6.55	6.81	7.08	7.36
Sewer (sewer based on winter water usage) per 1,000 gallons	3.11	3.28	3.38	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
MULTI-RESIDENTIAL (7+Units)											
Water Base Charge	22.28	22.95	23.87	24.82	25.81	26.84	27.91	29.03	30.19	31.40	32.66
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.35	37.44	38.57	39.72	40.92	42.14
Usage Charges											
Tier 1: Water usage	2.92	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Sewer (sewer based on winter water usage) per 1,000 gallons	3.11	3.28	3.38	3.48	3.58	3.69	3.80	3.91	4.03	4.15	4.27
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
NON-RESIDENTIAL											
Water Base Charge (Less 3" Meter)	27.53	28.36	29.49	30.67	31.90	33.18	34.51	35.89	37.33	38.82	40.37
Sewer Base Charge	31.36	32.30	33.27	34.27	35.30	36.36	37.45	38.57	39.73	40.92	42.15
Usage Charges											
Tier 1: Water usage 1,000 gallons +	2.92	3.21	3.34	3.47	3.61	3.75	3.90	4.06	4.22	4.39	4.57
Sewer per 1,000 gallons	3.11	3.28	3.40	3.50	3.60	3.70	3.80	3.90	4.00	4.10	4.20
Storm Water (per residential equivalency factor)			15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
OTHER FEES											
Maple Grove Water Usage Charge per 1,000 gallons	2.48	2.60	2.73	2.87	3.01	3.17	3.32	3.49	3.66	3.85	4.04
Meter Charge (Cost Plus 10%)	437.09	450.20	463.71	477.62	491.95	506.70	521.91	537.56	553.69	570.30	587.41
CONNECTION CHARGES											
Sewer Connection Charges											
Single Family Residential	1,318.40	1,357.95	1,399	1,441	1,484	1,528	1,574	1,622	1,670	1,720	1,772
Multi-Residential (7+Units)	1,054.72	1,086.36	1,119	1,153	1,187	1,223	1,259	1,297	1,336	1,376	1,417
Non-Residential	1,318.40	1,357.95	1,399	1,441	1,484	1,528	1,574	1,622	1,670	1,720	1,772
MCES connection charge (per unit)	2,485	2,485	2,485	2,486	2,487	2,488	2,489	2,490	2,491	2,492	2,493
Water Connection Charges											
Northeast Corcoran											
Single Family Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Multi-Residential Connection	1,065.02	1,096.97	1,141	1,186	1,234	1,283	1,335	1,388	1,444	1,501	1,561
Non-Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Maple Grove Residential Connection	2,999	3,306									
Maple Grove Commercial/Other Connection	11,996	13,226									
Southeast Corcoran											
Single Family Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Multi- Residential Connection	1,065.02	1,096.97	1,141	1,186	1,234	1,283	1,335	1,388	1,444	1,501	1,561
Non-Residential Connection	1,332.82	1,372.80	1,428	1,485	1,544	1,606	1,670	1,737	1,807	1,879	1,954
Maple Grove Residential Connection	2,999	3,306	3,438	3,576	3,719	3,867	4,022	4,183	4,350	4,524	4,705
Maple Grove Commercial/Other Connection	11,996	13,226	13,755	14,305	14,877	15,473	16,091	16,735	17,405	18,101	18,825

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City of Corcoran
Fees and Charges

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
AVAILABILITY CHARGES*											
Sewer availability charge per acre of land	7,621.91	7,919.16	8,157	8,401	8,653	8,913	9,180	9,456	9,740	10,032	10,333
Northeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	12,369.75	12,852.17	13,366	13,901	14,457	15,035	15,637	16,262	16,913	17,589	18,293
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	25,271.03	26,256.60	27,307	28,399	29,535	30,717	31,945	33,223	34,552	35,934	37,372
Southeast Corcoran*											
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,318.44	9,682	10,069	10,472	10,891	11,326	11,780	12,251	12,741	13,250	13,780
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	12,608.05	13,099.76	13,624	14,169	14,736	15,325	15,938	16,576	17,239	17,928	18,645

* Prior to 5/12/2022, the City had just one TLAC charge for water trunk line availablity. Effective 5/12/2022, the City adjusted the amount charged for availability of water services to include two separate charges, as described here. In addition, effective 5/12/2022, at time of adopting a new "Treatment & Storage" charge, the City adopted adjustments to the amount charged for Watermain & Raw Water TLAC. The amounts shown for year 2022 reflect the rates as of of 5/12/2022.

Notes to Table A:

1. Fee schedule is based on Corcoran constructing its own water system to serve northeast Corcoran beginning in year 2024. Changes to northeast water connection charges are based on this assumption.

2. After year 2030, for purposes of preparing financial plans, it is assumed that rates continue to be adjusted by the same percentage changes shown in year 2024.

3. This schedule does not include all city fees for water and sewer. For purpose of financial planning, the schedule only includes fees for the most frequent and material sources of revenue to the City.

Appendix B

City of Corcoran

Property Tax Levy Planned for Debt Service

		Tax Levy for Equipment Certificates									Tax Levy for Facilities, Parks, and Street Improvements (Includes Tax Abatement)									Combined Total
Levy Certification Year	Levy Collection Year	EXISTING 2016A Bonds, Equipment	EXISTING 2018A Bonds, Equipment	EXISTING 2020 Bonds, Equipment	EXISTING 2022 Bonds, Equipment	EXISTING 2025 Bonds, Equipment	NEW 2027 Bonds, Equipment	NEW 2029 Bonds, Equipment	NEW 2031 Bonds, Equipment	Subtotal	EXISTING G.O. 2012B CIP Bonds, Refunded with 2020B	EXISTING 2018A Bonds - Park Improvements (Debt Service Levy)	EXISTING 2018A Bonds - Park Improvements (Abatement Levy)	EXISTING 2023A for Street Improvements (Debt Service Levy)	EXISTING 2023A for Street Improvements (Abatement Levy)	EXISTING 2025A Bonds for Municipal Facilities (Planning /Land)	NEW 2027A Bonds for Municipal Facilities	NEW 2030A Bonds for County Road 11	Subtotal	Total Estimated Tax Levy
2024	2025	37,485	80,273	104,265	250,884	-	-	-	-	472,907	232,985	25,908	84,000	179,128	190,000	-	-	-	712,021	1,184,928
2025	2026	-	78,068	102,375	248,364	505,155	-	-	-	933,962	234,455	23,389	84,000	169,903	205,000	52,028	-	-	768,774	1,702,736
2026	2027	-	81,113	105,735	250,884	509,093	25,725	-	-	972,550	235,820	20,868	89,250	159,640	215,000	50,715	-	-	771,293	1,743,843
2027	2028	-	-	103,740	252,984	511,980	177,450	-	-	1,046,154	231,830	18,191	89,250	148,853	225,000	54,653	2,736,006	-	3,503,782	4,549,936
2028	2029	-	-	101,745	249,414	508,568	178,290	27,195	-	1,065,212	238,340	15,514	94,500	137,540	235,000	53,078	2,735,049	-	3,509,021	4,574,233
2029	2030	-	-	-	250,884	504,368	178,946	185,640	-	1,119,838	241,490	12,584	94,500	125,953	250,000	51,503	2,733,094	312,060	3,821,183	4,941,021
2030	2031	-	-	-	249,047	289,380	179,419	186,296	143,220	1,047,362	244,157	9,655	99,750	113,328	260,000	49,928	2,733,519	432,600	3,942,936	4,990,298
2031	2032	-	-	-	-	288,855	174,458	186,769	171,570	821,652	246,761	6,563	105,000	100,428	275,000	53,603	2,732,317	429,660	3,949,331	4,770,983
2032	2033	-	-	-	-	287,805	174,746	187,058	171,990	821,599	249,076	3,281	105,000	86,490	285,000	51,765	2,733,235	431,760	3,945,607	4,767,206
2033	2034	-	-	-	-	291,480	174,851	187,163	166,950	820,444	246,073	-	-	73,520	265,000	49,928	2,735,589	433,440	3,803,550	4,623,994
2034	2035	-	-	-	-	289,118	174,773	187,084	172,410	823,385	247,858	-	-	62,890	275,000	53,340	2,734,376	434,700	3,808,164	4,631,549
2035	2036	-	-	-	-	44,730	179,760	186,821	172,200	583,511	254,814	-	-	51,840	285,000	51,240	2,734,174	435,540	3,812,608	4,396,119
2036	2037	-	-	-	-	43,260	173,880	186,375	171,780	575,295	261,366	-	-	40,620	300,000	49,560	2,735,194	430,710	3,817,450	4,392,745
2037	2038	-	-	-	-	47,040	-	190,995	171,150	409,185	-	-	-	28,520	310,000	53,130	2,732,895	436,170	3,560,715	3,969,900
2038	2039	-	-	-	-	45,360	-	184,748	170,310	400,418	-	-	-	-	-	51,240	2,731,960	435,750	3,218,950	3,619,368
2039	2040	-	-	-	-	43,680	-	-	169,260	212,940	-	-	-	-	-	54,600	2,735,785	434,910	3,225,295	3,438,235
2040	2041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,735,955	433,650	3,169,605	3,169,605
2041	2042	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,359	431,970	3,164,329	3,164,329
2042	2043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,055	435,120	3,169,175	3,169,175
2043	2044	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,087	437,640	3,169,727	3,169,727
2044	2045	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,892	434,280	3,169,172	3,169,172
2045	2046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,733,498	435,750	3,169,248	3,169,248
2046	2047	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,886	436,590	3,169,476	3,169,476
2047	2048	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,011	436,800	3,168,811	3,168,811
2048	2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,735,719	425,880	3,161,599	3,161,599
2049	2050	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734,172	-	2,734,172	2,734,172
2050	2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,732,501	-	2,732,501	2,732,501
2051	2052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,733,732	-	2,733,732	2,733,732
2052	2053	-	-				-	-	-	-	-	-	-	-	-	-	2,733,094	-	2,733,094	2,733,094
2053	2054	-	-				-	-	-	-	-	-	-	-	-	-	2,735,644	-	2,735,644	2,735,644
2054	2055	-	-				-	-	-	-	-	-	-	-	-	-	2,735,527	-	2,735,527	2,735,527
	Total	37,485	239,454	517,860	1,752,461	4,209,872	1,792,298	1,896,144	1,680,840	12,126,414	3,165,025	135,953	845,250	1,478,650	3,575,000	780,308	76,551,321	8,554,980	95,086,486	107,212,900

Notes:

1/ The tax levy amounts above include the 5% over levy (for delinquent property taxes).

2/ The 2018A Bonds include tax abatement levy.

3/ Special assessment revenue estimated for deposit to the debt service fund for the Series 2016A Bonds has not and is not projected to be sufficient to cover debt service. The City plans to transfer cash from the Water and Sewer Fund to the Debt Service Fund for Series 2016A to pay debt service in lieu of a tax levy.

Northland Securities, Inc.
150 South Fifth Street , Suite 3300
Minneapolis, MN 55402
Toll Free 1-800-851-2920 Main 612-851-5900
www.northlandsecurities.com
Member FINRA and SIPC | Registered with SEC and MSRB

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

Council Meeting: October 23, 2025	**Prepared By:** Darren Bohlsen,
Topic: 2026-2027 Embedded Social Worker JPA	**Action Required:** Approval

Summary

The Police Department has partnered with six other communities and Hennepin County Behavioral Health to provide a police department embedded social worker for our communities since 2021. The social worker is technically an employee of Hennepin County, and the county is responsible for the employee's benefits and technology. Hennepin County covers 40% of the employee's cost and the remaining cost is split between the partner cities.

The program has been very successful in our community and has been a tremendous resource for our community members in need. Staff recommends continuing the program. The two-year agreement for continuation of this service is attached and has been vetted by our City Attorney.

Financial/Budget

Corcoran's annual share would be approximately $12,633 in 2026 and (TBD) at a later date for 2027. See section 4.D. in the attach JPA. Anticipated costs for this program are included in the 2026 budget.

Recommendation
Direct the City Administrator and Mayor to enter into a two-year agreement with Hennepin County for a police department embedded social worker.

Council Action
Direct the City Administrator and Mayor to enter into a two-year agreement with Hennepin County for a police department embedded social worker.

Attachments
1. 2026 2027 Embedded Social Worker JPA.pdf

**AMENDMENT #1 TO JOINT POWERS AGREEMENT
BETWEEN HENNEPIN COUNTY
AND CITIES OF CORCORAN, DEEP HAVEN, MEDINA, MINNETRISTA, ORONO, WAYZATA, AND SOUTH LAKE MINNETONKA POLICE DEPARTMENT**

This Joint Powers Agreement ("Agreement") is between the COUNTY OF HENNEPIN, STATE OF MINNESOTA, A-2300 Government Center, Minneapolis, Minnesota 55487, ("COUNTY") on behalf of its Human Services and Public Health Department ("HSPHD") and City of Corcoran, 8200 County Rd 116, Corcoran, Minnesota 55340, ("CORCORAN"); City of Deep Haven, 20225 Cottagewood Road, Excelsior, Minnesota 55331, ("DEEP HAVEN"); City of Medina, 600 Clydesdale Trail, Medina, Minnesota 55340, ("MEDINA"); City of Minnetrista, 7651 County Road 110 West, Minnetrista, Minnesota 55364 ("MINNETRISTA"); City of Orono 2730 Kelley Parkway, Orono, Minnesota 55356, ("ORONO"); South Lake Minnetonka Police Department, 24150 Smithtown Road, Shorewood, Minnesota 55301, ("SOUTH LAKE MINNETONKA"); and City of Wayzata, 600 Rice Street East, Wayzata, Minnesota 55391, ("WAYZATA") pursuant to the authority conferred upon them by Minn. Stat. § 471.59 and on behalf of their respective police departments, (individually referred to herein as POLICE DEPARTMENT and collectively referred to herein as "POLICE DEPARTMENTS"). The parties to this Agreement may also be referred to individually as "Party" and collectively as "Parties".

IT IS HEREBY AGREED that Agreement No. A2312131 between the above-named parties, including prior amendments if any, is hereby amended in accordance with the provisions set forth below.

Clause 3, TERM OF THE AGREEMENT, shall be amended to read:

3. TERM OF THE AGREEMENT

The term of this Agreement shall be from January 1, 2024, through December 31, 2027, unless terminated earlier in accordance with the cancellation/termination provisions of this Agreement.

Clause 4, PAYMENT, shall be amended to read:

4. PAYMENT

A. Funding provided via each POLICE DEPARTMENT at eleven thousand eight hundred seventeen dollars ($11,817) for 2024.

B. Funding provided via each POLICE DEPARTMENT at twelve thousand six hundred thirty-three dollars ($12,633) for 2025.

C. Funding provided via each POLICE DEPARTMENT at twelve thousand six hundred thirty-three dollars ($12,633) for 2026.

D. Funding provided via each POLICE DEPARTMENT for 2027 is to be determined at a later date. COUNTY shall provide POLICE DEPARTMENTS with the 2027 funding amount, in writing, no later than July 1, 2026. The 2027 funding amount will be mutually acceptable by all parties.

E. The SW will be hired, employed, and equipped by HSPHD and participate in supervision and training by HSPHD in accordance with local, state, federal, and professional licensure requirements as more fully described in EXHIBIT A.

F. HSPHD shall, during the first month of each year, submit an invoice to each POLICE DEPARTMENT for the cost of their portion assigned to the Model annually.

G. Each POLICE DEPARTMENT will make payment within thirty-five (35) days from receipt of the invoice. If the invoice is incorrect, defective, or otherwise improper, POLICE DEPARTMEMT will notify HSPHD within ten (10) days of receiving the incorrect invoice. Upon receiving the corrected invoice from HSPHD, POLICE DEPARTMENT will make payment within thirty-five (35) days.

H. Further, the Parties expressly agree that neither this Agreement nor any Party's performance hereunder obligates or commits any Party to enter a subsequent contract or engagement with any other.

G. In the event that the SW position is or will become vacant or absent for a period of one-month or more, HSPHD may provide POLICE DEPARTMENTS with a temporary SW to work onsite at POLICE DEPARTMENTS, when available. If a temporary onsite SW is not available, HSPHD may assign, based on availability, a coverage team to review existing services, determine need and complete outreach (via phone or in-person) based on resident needs for each referral from POLICE DEPARTMENT. POLICE DEPARTMENTS may also opt to not have coverage until the onsite social worker is replaced.

1. There will be no additional cost to POLICE DEPARTMENTS if HSPHD assigns a temporary onsite SW worker and the billing will remain as set forth in section 4. of this Agreement.

2. If HSPHD provides a coverage team to review existing services, determine need and complete outreach (via phone or in-person) POLICE DEPARTMENTS will be reimbursed by HSPHD for 50% of the cost for the time period of reduced coverage.

3. If POLICE DEPARTMENT decides not to have HSPHD assign a temporary SW, POLICE DEPARTMENT will be reimbursed by HSPHD for the full cost for the time period of no coverage.

This amendment shall be effective December 31, 2025.

Except as herein amended, the terms, conditions and provisions of said Agreement No. A2312131, including prior amendments or ministerial adjustments if any, remain in full force and effect.

(The remainder of this page intentionally left blank.)

The Parties hereto agree to be bound by the provisions set forth in this Agreement.

Reviewed for COUNTY by the County Attorney's Office

_____

Date:_____

COUNTY OF HENNEPIN
STATE OF MINNESOTA

By:_____
Chair of Its County Board

ATTEST: _____
Deputy/Clerk of County Board

Date: _____

By: _____
County Administrator

Date: _____

CORCORAN

By: _____

Title: _____

Date:_____

By: _____

Title: _____

Date:_____

DEEP HAVEN

By: _____

Title: _____

Date: _____

MEDINA

By: _____

Title: _____

Date: _____

MINNETRISTA

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

ORONO

By: _____

Title: _____

Date: _____

SOUTH LAKE MINNETONKA

By: _____

Title: _____

Date: _____

WAYZATA

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

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

Council Meeting: October 23, 2025	**Prepared By:** Seth Gellman. Community Development Administrative Assistant, Kendra Lindahl, Principal Planner
Topic: Request for a Variance to Amend Resolution 2006-62 for a second sign at St. John's Lutheran School at 9141 County Road 101 (PID 13-119-23-11-0011) (City file 25-031).	**Action Required:** Approval

Summary
The applicant, St John’s Lutheran Church and School, has submitted a request for an amendment to an existing sign variance resolution to replace an existing 32 sq. ft. sign with a larger 40 sq. ft. sign and convert it to a dynamic display for the school use on site. Currently, the church and school are on one lot and have an existing variance that allows for two signs.

Council Action

Attachments
1. 2025-10-23 CC Packet St John Sign VAR_small.pdf
2. 2025-10-23 resolution - approving VAR.docx

STAFF REPORT Agenda Item ___

City Council Meeting: October 23, 2025	**Prepared By:** Zeke Peters, AICP
Topic: Request for a Variance to Amend Resolution 2006-62 for a second sign at St. John's Lutheran School at 9141 County Road 101 (PID 13-119-23-11-0011) (City file 25-031)	**Action Required:** Decision

Review Deadline: December 10, 2025

1. Request

The applicant, St John's Lutheran Church and School, has submitted a request for an amendment to an existing sign variance resolution to replace an existing 32 sq. ft. sign with a larger 40 sq. ft. sign and convert it to a dynamic display for the school use on site. Currently, the church and school are on one lot and have an existing variance that allows for two signs.

2. Planning Commission Review

The public hearing was held during the October 2, 2025, Planning Commission meeting. Only the applicant spoke on the subject. The Commission recommended approval of the variance request.

3. Background

The church and school are located on the same lot but have two signs. An existing variance was approved in 2006 by Resolution 2006-62. This variance allowed the church and school to retain the existing sign and add a second sign on the north end of the property. The new sign was approved with conditions to ensure compliance with the sign performance standards in place at the time of approval. However, since 2006 the property was rezoned from residential to P-I and the sign code has changed to allow dynamic displays in the P-I (Public and Institutional) zoning district.

However, Resolution 2006-62 stated in condition 3 that:

3. The freestanding sign shall not exceed 32 square feet in size or 6 feet in height and any illumination of such sign shall be external with downward focused lighting on a timer.

This means that the second sign is not allowed to be a dynamic display.

The applicant is also seeking a modification to this condition to allow this second sign to be replaced with a larger sign. The new sign would be 40 sq. ft. and 8 feet tall. The current code allows one 64 sq. ft. freestanding sign up to 16 feet high.

Figure 1 - Example Sign

The Church intends to maintain the existing church sign on the site. This sign measures roughly 32 sq. ft. in size and is 11 ft. tall. This means that the combined area of the existing sign and proposed sign would be 72 sq. ft., which exceeds the 64 sq. ft. maximum that would be allowed for one sign on the lot. However, neither sign is larger than what would be allowed for a single sign on the lot.

The requested variance would modify the conditions in Resolution 2006-62.

4. Context

Zoning and Land Use

The 14.12-acre property is guided Public/Semi-Public and zoned Public/Institutional (P-I) with the Shoreland Overlay District touching a small sliver of land on the southeast portion of the lot. The site is located inside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

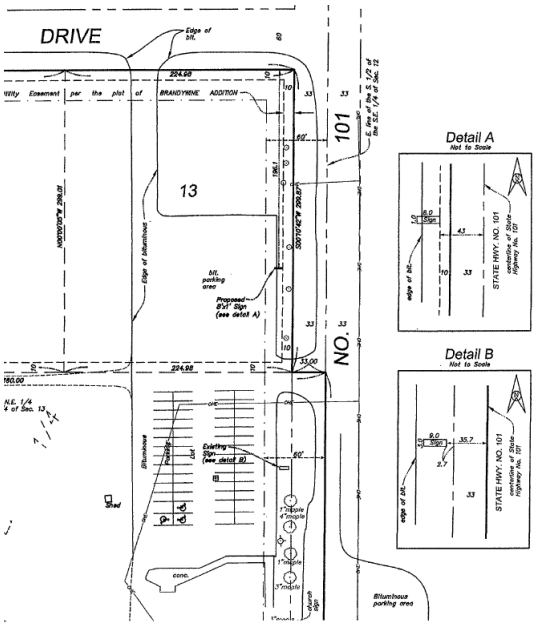


Figure 2 - Sign Exhibit Plan

Surrounding Properties

The properties to the North, West and South are all guided Existing Residential and zoned UR (Urban Reserve. The properties to the East are located in Maple Grove and are guided and zoned similarly as the Corcoran properties. The present use of the surrounding properties appears to be predominately residential.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Resources Inventory Areas Map does not identify any significant natural plant communities within the proposed site.

The Hennepin County Natural Resources Map does identify a small wetland on the southeast corner of the map, and this would remain unaffected by this request. Rush

Creek is located nearby to the southeast of the property and is the reason why the shoreland overlay briefly touches both properties.

5. Analysis

Staff has reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance and City Code requirements, as well as City policies.

A. Level of City Discretion in Decision Making

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met.

B. Consistency with Ordinance Standards

Variance for a Second Sign

The applicant has requested an amendment to Resolution 2006-62 and this request will be processed as a new variance. The site currently has two signs, but neither sign is allowed to be a dynamic display per condition 3 of the 2006 variance approval. The City Code has changed and now allows the lot to have one sign, which may include a dynamic display. The 2006 variance request permitted the second sign with restrictions related to static display, lighting and size.

The current sign was also restricted in size to a maximum of 32 sq. ft., which was the allowed sign area for the district at the time. The applicant is now requesting 40 sq. ft. for the new sign in order to meet the performance standards for a dynamic display, which limit the dynamic display area to no more than 60% of the sign area. The variance would modify condition 3 of the 2006 variance for both the size and sign type restrictions.

A. There are practical difficulties in complying with the zoning ordinance.

There are practical difficulties in complying with the Zoning Ordinance. The existing variance was issued at a time when dynamic displays were not allowed and before the property was rezoned to P-I. Current City Code still limits the property to one freestanding sign but would allow a dynamic display. Updating the sign to a dynamic display would be consistent with the ordinance standards given that the City previously approved a variance to allow the second freestanding sign. The combined areas of the church sign and proposed school sign would be 72 sq. ft. and is more than the total signage allowed of 64 sq. ft. for the one permitted sign on the lot. Neither sign is larger than what would be permitted for a single sign.

B. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.

The conditions upon which the petition is based is unique to this property. The site contains both the church and school, where facilities and parking overlap. This means splitting the parcel to allow a sign on each would not be possible given the shared nature of the uses. The church and school each have separate signs already. After the 2006 variance was approved to allow the second freestanding sign, the ordinance was changed to allow a dynamic display and up to 64 square feet of area for the sign.

C. *That the granting of the variation will not alter the essential character of the locality.*

The granting of the variation will not alter the essential character of the locality. The property already has two signs, and the two uses have existed together for some time. The variance amendment would simply allow the applicant to update an existing sign to have a dynamic display and modernize the sign.

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

The variance will be in harmony with the general purpose and intent of the sign ordinance as Public and Institutional zones are allowed one sign, which may include a dynamic display. The proposed sign complies with the current signage ordinance, and the existing church sign would remain unchanged.

E. *The variance is consistent with the Comprehensive Plan.*

The variance would allow for the dynamic display sign that complies with the current Zoning Ordinance and is consistent with the Public and Institutional uses anticipated in the Comprehensive Plan.

F. *The City may impose conditions on the variance to address the impact of the variance.*

Staff has no additional conditions beyond the standard conditions and compliance with the current Sign Ordinance and Zoning Ordinance.

The sign ordinance has a number of standards for dynamic displays to ensure that the sign is not too bright or too distracting. The applicant did not provide enough information to ensure compliance with these standards and we have included this a condition of approval. Specifically, Section 84.04 requires:

7. ***Dynamic Displays.*** *Dynamic displays as permitted by section 84.05 (Sign Standards) are subject to the following conditions:*

a. Only one dynamic display sign shall be allowed per lot.

b. Dynamic displays are allowed only on freestanding signs. Dynamic displays may occupy no more than 60% of the actual sign area. The remainder of the sign must not have the capability to have dynamic displays even if not used. Only one, contiguous electronic message sign area is allowed on a sign face.

c. A dynamic display sign may not change or move more often than once every 6 seconds except one for which changes are necessary to correct hour and minute, date, or temperature information.

d. The images and messages displayed and transitioned must be instantaneous or fading. Modes of display which cause the message to flash or blink are prohibited.

e. Dynamic displays must be designed and equipped to freeze the device in one position if a malfunction occurs. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.

f. Electronic message signs must comply with the lighting and brightness standards contained in this section.

*8. **Lighting and Brightness Standards.** In addition to the lighting standards set forth in Section 1060.040 of the Zoning Code, all sign lighting, including LED accent lighting, shall comply with the following standards**:***

a) Except where otherwise stated in this ordinance, signs may be illuminated by artificial light sources on timers and shall be equipped with dimmers.

b) No sign may be brighter than is necessary for clear and adequate visibility.

c) No sign may be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with the driver's operation of a motor vehicle.

d) No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.

e) Signs using an LED (light emitting diode) light source shall not exceed a luminance level of 500 candela per square meter (nits) between sunset and

sunrise, and shall not exceed a luminance level of 5,000 candela per square meter between sunrise and sunset.

f) Signs using fluorescent, neon, or incandescent light sources shall not exceed 12 watts per square foot of sign surface area.

g) All signs with illumination shall be equipped with a mechanism that automatically adjusts the brightness to ambient lighting conditions (e.g., dusk) to ensure that the sign's intensity does not exceed 0.3 foot-candle above ambient light levels as measured from 100 feet from the sign's face.

h) No illumination involving movement by reason of the lighting arrangement, lighting source, changes in either color or intensity of lighting or other devices shall be permitted.

Summary

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Plan and Zoning Ordinance and finds that the variance standards have been met and recommends approval.

6. Action

Move to adopt Resolution 2025-100 approving the amendment to the variance.

Attachments

1. Resolution 2025-100 Approving the Amendment to Resolution 2006-62
2. Site Location Map
3. Resolution 2006-62 dated October 26, 2006
4. Applicant Narrative received August 12, 2025
5. Sign Plans and Site Exhibits dated August 12, 2025
6. Site Survey dated May 21, 2007
7. Public Comment received through October 2, 2025

City of Corcoran *October 23, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-100

Motion By:
Seconded By:

APPROVAL OF AN AMENDMENT TO RESOLUTION 2006-62 FOR ST. JOHN'S LUTHERAN SCHOOL SIGNAGE AT 9141 COUNTY ROAD 101 (PID 13-119-23-11-0011) (CITY FILE NO. 25-031)

WHEREAS, St. John's Lutheran School ("the applicant") is requesting approval to allow a 40 square foot sign with a dynamic display on property legally described as follows:

> *The North 660 feet of the East 660 feet of the Northeast Quarter of the Northeast Quarter of Section 13, Township 19, North Range 23, west of the 5th Principal Meridian.*
>
> *AND*
>
> *Lots 11, 12, and 13, Block 4, Brandywine Addition, Hennepin County, Minnesota, according to the record plat thereof.*

WHEREAS, the Planning Commission has reviewed the variance at a duly called public meeting.

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

1. The variance to modify the 2nd freestanding sign on the property to 40 square feet and to convert it to a dynamic display is approved in accordance with the plans and application received by the City on August 12, 2025, except as amended by this resolution.

2. This resolution amends Resolution 2006-62 to strike Condition 3. This modification will allow the existing sign to be converted to a dynamic display and to be 40 square feet in size as allowed by the current City Code.

3. The variance to allow the second freestanding sign to be 40 square feet and be converted to a dynamic display, is approved based on the following findings:

    a. There are practical difficulties in complying with the zoning ordinance. The existing variance was issued at a time when dynamic displays were not allowed and before the property was rezoned to P-I. Current City Code still limits the property to one freestanding sign but would allow a dynamic display. Updating the sign to a dynamic display would be consistent with the ordinance standards given that the City previously approved a variance to allow the second freestanding sign. The combined areas of the church sign and proposed school sign would be 72 sq. ft. and is more than the total signage allowed of 64 sq. ft. for the one permitted sign on the lot. Neither sign is larger than what would be permitted for a single sign.

    b. The conditions upon which the petition is based is unique to this property. The site contains both the church and school, where facilities and parking overlap. This

means splitting the parcel to allow a sign on each would not be possible given the shared nature of the uses. The church and school each have separate signs already. After the 2006 variance was approved to allow the second freestanding sign, the ordinance was changed to allow a dynamic display and up to 64 square feet of area for the sign.

c. The granting of the variation will not alter the essential character of the locality. The property already has two signs, and the two uses have existed together for some time. The variance would simply allow the applicant to update an existing sign to have a dynamic display and modernize the sign.

d. The variance will be in harmony with the general purpose and intent of the sign ordinance as Public and Institutional zones are allowed one sign, which may include a dynamic display. The proposed sign complies with the current signage ordinance and the existing church sign would remain unchanged.

e. The variance would allow for the dynamic display sign that complies with the current Zoning Ordinance and is consistent with the Public and Institutional uses anticipated in the Comprehensive Plan.

4. The freestanding sign must comply with all Zoning Ordinance and Sign Ordinance requirements.

5. The applicant must provide information to ensure compliance with Section 84.04 (Subd. 7 and 8) of the sign ordinance.

6. A sign permit for the sign is required prior to beginning construction on the dynamic sign.

7. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

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

Whereupon, said Resolution is hereby declared adopted on this 23 day of October 2025.

_____
Tom McKee - Mayor

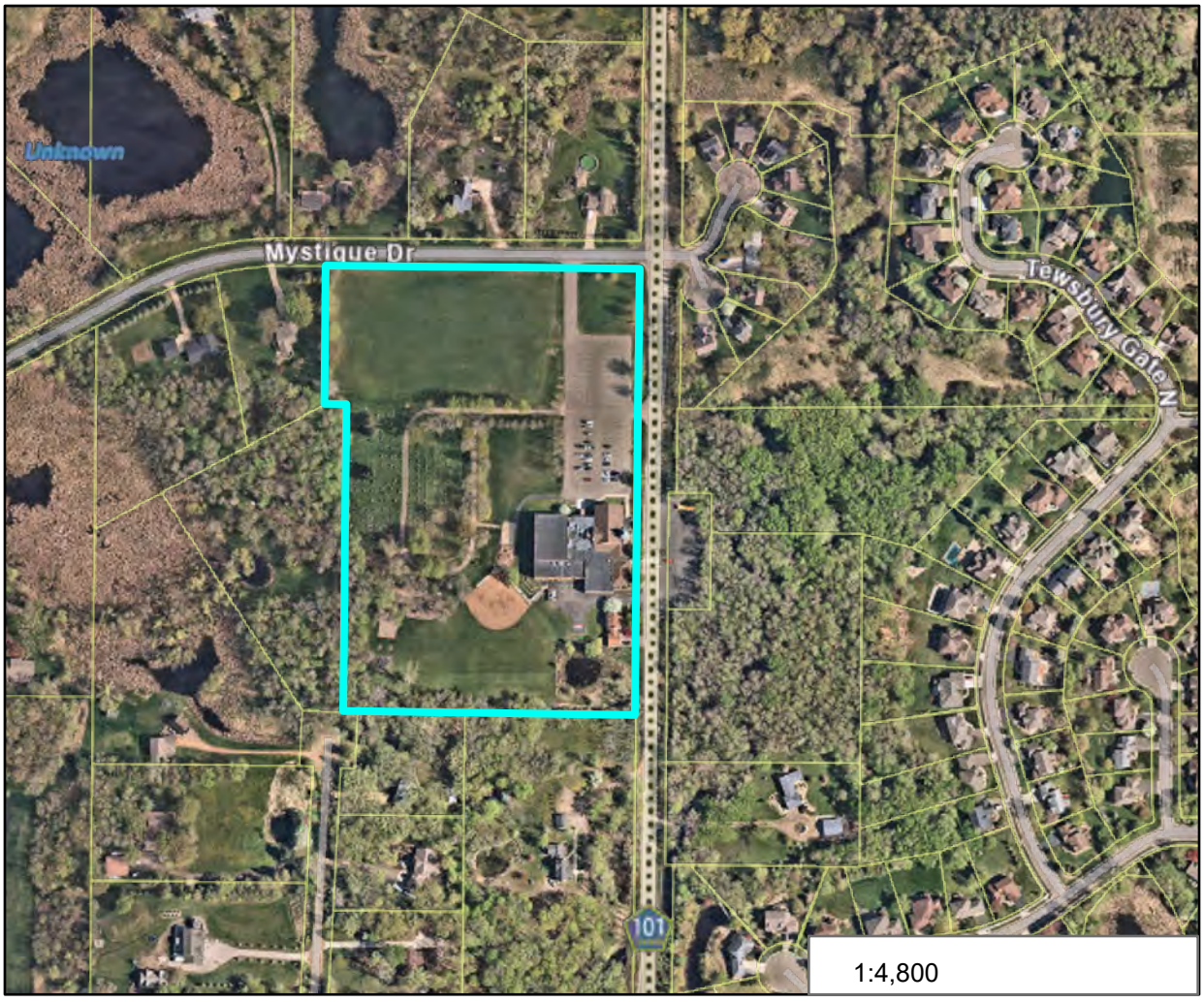
ATTEST:

_____
City Seal

Debra Johnson – City Clerk

Hennepin County Property Map

Date: 9/22/2025



PARCEL ID: 1311923110011

OWNER NAME: St John's Ev Lutheran Church

PARCEL ADDRESS: 9141 Co Rd No 101,Corcoran MN 55340

PARCEL AREA: 14.12 acres, 615,277 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $0
TAX TOTAL: $0.00

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $0

Comments:

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

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CITY OF CORCORAN

RESOLUTION 2006-62

APPROVING VARIANCE FOR ST. JOHN'S EVANGELICAL LUTHERAN CHURCH AND SCHOOL ON PROPERTY LOCATED SOUTH OF MYSTIQUE DRIVE AND WEST OF COUNTY ROAD 101

WHEREAS, St. John's Evangelical Lutheran Church and School has requested approval of a variance from the City's Sign Ordinance to allow a second freestanding sign on the subject property legally described as follows:

> The North 660 feet of the East 660 feet of the Northeast Quarter of the Northeast Quarter of Section 13, Township 19, North Range 23, west of the 5th Principal Meridian.
>
> AND
>
> Lots 11, 12, and 13, Block 4, Brandywine Addition, Hennepin County, Minnesota, according to the record plat thereof.

WHEREAS, the Planning Commission has reviewed the above listed variance at a duly called Public Meeting and recommends approval, and;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that is should and hereby does approve the request by St. John's Evangelical Lutheran Church and School for a variance from the City's Sign Ordinance to allow a second freestanding sign on the subject property, subject to the following findings and conditions:

1. The variance is approved in accordance with the plans and application received by the City on July 17, 2006 and the revised plans received on September 18, 2006, based on the following finding:

    a. The granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in territory in which property is situated.

    b. That because of the particular physical surroundings, shape, or topographical conditions of the specific parcel of land involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

    c. That the conditions upon which the variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.

d. The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire or endanger the public safety or substantially diminish or impair the property values within the neighborhood.

e. The existing freestanding sign has historic and nostalgic value to the community.

f. There were no objections to the sign variance from the community.

2. The freestanding sign must comply with all Zoning Ordinance requirements.

3. The freestanding sign shall not exceed 32 square feet in size or 6 feet in height and any illumination of such sign shall be external with downward focused lighting on a timer.

4. No construction shall begin on the freestanding sign until the City has issued a building permit.

5. The temporary sign on the property shall be removed before the building permit for the freestanding sign will be issued.

6. The plans need to be revised to show that sign is not encroaching into the parking lot. Revisions to the parking lot itself will require submittal of a site plan modification for review and approval by the City, prior to issuance of building permits.

ADOPTED by the City Council this 26th day of October 2006.

VOTING AYE
___ **Cossette, Tom**
___ **Grabowski, Chuck**
___ **Jacobs, Paul**
___ **Lymangood, Chuck**
___ **Thomas, Ron**

VOTING NAY
___ **Cossette, Tom**
___ **Grabowski, Chuck**
___ **Jacobs, Paul**
___ **Lymangood, Chuck**
___ **Thomas, Ron**

_____
Tom Cossette, Mayor

City Seal

ATTEST:

_____
Bea Lindberg, City Clerk

St. John's Lutheran Church and School Digital Sign Variance Application

August 2025

St. John's Lutheran Church and School has been serving the Corcoran community since the 1800's. The property consists of 14.65 acres that include a church, a school, a parsonage, and a cemetery. Currently, St. John's Lutheran Church and School has two signs, one a historical church sign and the second sign for the school. The current variance for the second sign, the one that serves the school, was granted in 2006. St. John's Lutheran is requesting a variance to replace and improve the existing school sign so that we can better communicate with our school families and the Corcoran community at large. The only changes from the current 2006 variance would be a dynamic display and a slightly taller profile. We have learned over the past 19 years that our current changeable letter sign has become outdated and more difficult to change, especially during the winter months when the cabinet and locks become frozen in snow and ice. Visibility becomes an issue when snow accumulates, and the lighting becomes dim due to low temperatures. While we need the existing historical sign to identify the church and its service times, an additional sign is still needed to identify and promote the school. Our Pre-K through 8th grade school has the capacity to serve 225 students. Many of the students who attend the school are not members of the church and need communication from the school only.

A)

The practical difficulty in complying with the current zoning ordinance is the need for a second sign for our school to be able to communicate in a timely manner with our school families and promote programs to the Corcoran community. The visibility of the school sign would clarify that a school actually exists on the property, and that it is not just a church. The sign would provide an adequate "wayfinding" to the school, thus reducing traffic congestion on the corner of County Road 101 and Mystique. The sign would provide a better means of identifying the school, advertising for enrollment, programs, activities, and communication.

B)

St. John's Lutheran School is requesting this variance because of the size of the property which gives ample room for a second sign. The property has a unique location which borders Maple Grove and Corcoran on CR 101. The second sign will help identify the school's location in Corcoran. The taller sign is requested because the grade of the road on CR101 is higher than the location of the current sign. The taller sign is also needed during the winter as snow drifts accumulate in this area, and plowed snowbanks can hinder viewability.

C)

The granting of the variation will not alter the essential character of the locality. The new sign would be in the exact location and with the exact footprint of the existing school sign. One difference would be that the new sign would be a dynamic display instead of a manual changeable sign. The base of the sign would be improved to a brick base, matching the other sign for the church and the building itself in keeping with the essential character of the existing property. We also request that it be taller so that messages could be seen better during the winter as the snow depths accumulate in that area. Please refer to the attached design document.

D).

The proposed variance would be in harmony with the general purposes and intent of the Ordinance. The variance would promote the health, safety, and welfare of the school and the Corcoran community. One goal is to announce and promote special activities that occur at the school. Another goal is to get important information to parents and community members in an efficient way. The sign will inspire school and community pride. It will also help to show appreciation to teachers, staff and the community, like thanking Officer Warren for being such a wonderful support of our school. The sign will be able to share messages of encouragement and positivity with everyone passing by. The sign will be able to send information during emergencies, give evacuation or shelter instructions, and keep our neighbors informed. The sign will be able to serve the whole community.

E)

The requested variance is consistent with the Comprehensive Plan in that it promotes health, safety, and the welfare of community members as stated above. The quality, the size and the abilities of the sign would be an asset to both St. John's and the city of Corcoran. The sign would help with the livability of the neighboring Corcoran residents as it informs the neighbors of the activities at the school. The rural character of Corcoran would not be affected as other places in Corcoran already have digital dynamic displays including Corcoran City Hall.

F)

The dynamic display sign will have the capabilities to comply with the restrictions stated in the General Provisions document provided to St. John's from the City of Corcoran. It will comply with the sign standard type. It will also comply with the lighting and brightness standards.

StewartSigns
ONE SIGN. ONE COMPANY

55 YEARS OF EXCELLENCE

Quote #1056135-1
Customer #1686840
Quoted 8/14/2025
Valid until 8/31/2025*

Prepared for
St. John's Lutheran School and Preschool
9141 COUNTY ROAD 101 N
Corcoran, MN 55340

Prepared by
Jasmine Arena
jarena@stewartsigns.com
1.888.237.3928 X2160

DESCRIPTION	PRICE
Double Sided Full Color TekStar Outdoor LED Sign LED display integrated inside of an aluminum sign cabinet with solar-grade polycarbonate vandal cover to protect from impacts, vandalism and the sun.	$30,130.00
LED display • 8.88mm full color at 72 pixels high by 252 pixels wide (18,144 total pixels per side) • Active display area 2'1" x 7'4" (15.4 square feet per side) • 1 to 9 rows of text and use your own images and video clips • 10-year parts availability guarantee (see warranty for info) • Entire sign UL Listed and FCC Part 15 compliant See full display capabilities	
Communication method Communication provided by cellular modem and LIFETIME Cell Connect data plan. See full specifications	
Sign structure and faces • Double sided 5' x 8' sign cabinet with 12" deep extruded aluminum • TCI® industrial powder coat finish, color: Dark Red • Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face • Internal illumination with LED lamps • TUFFAK® SL pan-formed faces removable via internal retainers • Dual leg mount with cowling (creates pedestal appearance) • Leg height: 3', Leg width: 2'8", Overall sign height: 8' • Minimum wind load rating: 120mph, exposure B • Lifetime warranty on structure & faces, including vandalism (see warranty for info)	
Electrical specifications • One 20 amp circuit, 240 volts; Max draw: 10.9 amps	
Software SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product. Control your sign from anywhere using any device. No monthly fees. Learn more.	Included
Freight • Shipping of sign from factory to location	Included

10 YEAR PARTS AVAILABILITY GUARANTEE

Total: $30,130.00
+ any applicable sales tax
Payment terms: 50% Down, Balance due 10 days after shipment

INITIALS

UL LISTED | UL Energy Verified | FC | SignCommand | verizon 4G LTE

Stewart Signs
ONE SIGN, ONE COMPANY

55 YEARS+ OF EXCELLENCE

Quote #1056135-1
Customer #1686840
Quoted 8/14/2025
Valid until 8/31/2025*

Prepared for: St. John's Lutheran School and Preschool • Corcoran, MN
Prepared by: Jasmine Arena • jarena@stewartsigns.com • 1.888.237.3928 X2160

Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to those surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.
8) Customer Obligations:
Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.
9) Exclusions and Restrictions:
The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due.
This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote.
This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.
ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.

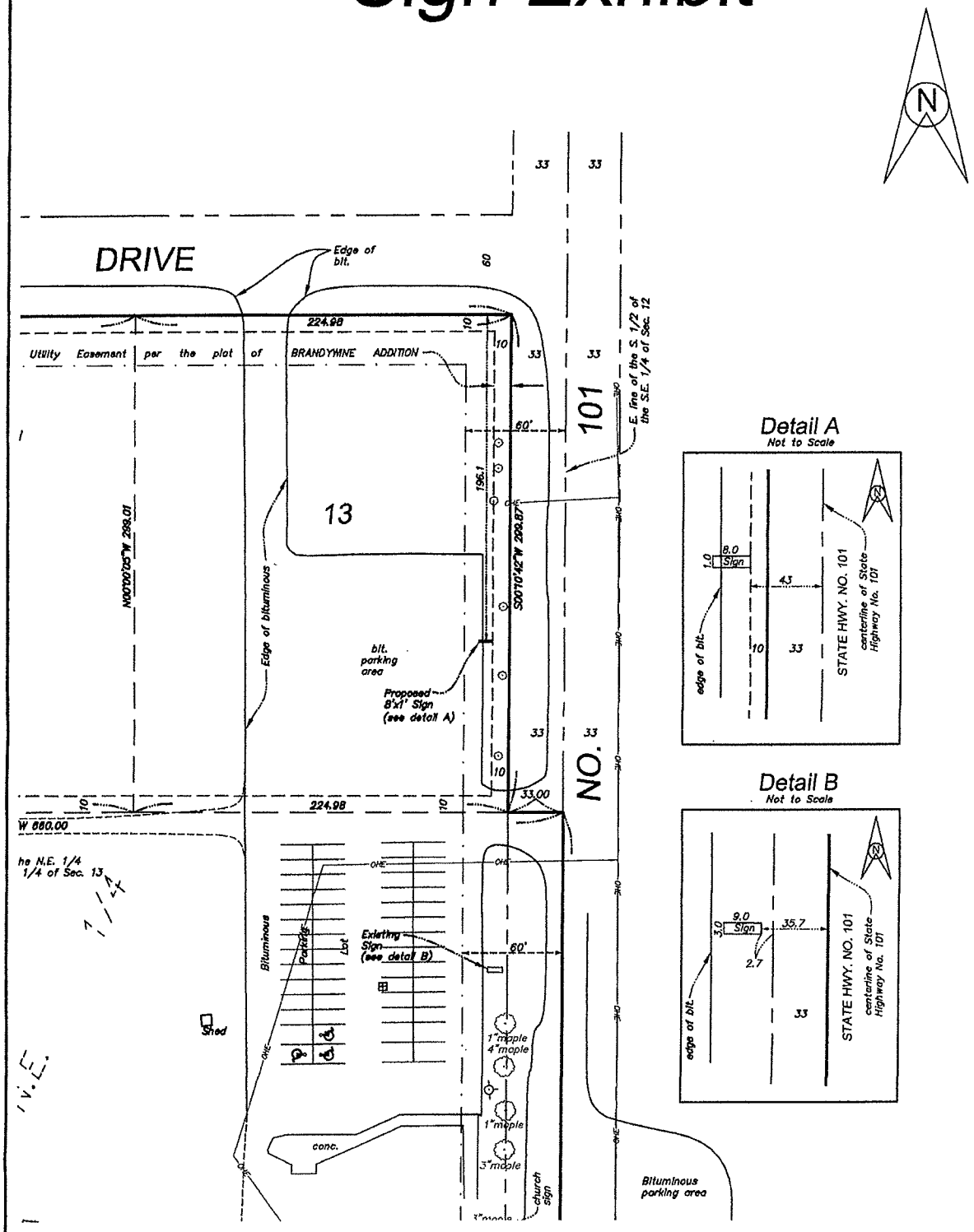
10) This Limited Warranty specifically does not cover the following:
   a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign.
   b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.
   c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
   d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.

DETAILS

11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:

Option 1
96"
St. John's
Lutheran School
ST. JOHN'S
LUTHERAN SCHOOL
Bible Study in Romans
WED
at 6 PM
HOLY
BIBLE
96"
28"
36"

Sign Exhibit



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

Paul E. Otta

Paul E. Otta
Date: 9-15-06 License # 40062

PROPERTY LOCATION:
Part of Lots 11, 12, 13, Block 4, BRANDYWINE ADDITION, and the NE 1/4 of the NE 1/4 of Sec. 13, T. 119, R. 23, Hennepin County, Minnesota

(See Otto Associates Job Number 99177 for complete boundary survey)

- ● denotes iron monument found
- ○ denotes iron pipe set and marked as shown: (OTTO-14343 / OTTO-40062)
- ◐ denotes soil boring
- ◒ denotes percolation test hole

Requested By: **St. John's Lutheran Church & School**

Date:	Drawn By:	Scale:	Checked By:
7/12/06	D.N.A.	1"=60'	T.A.B.

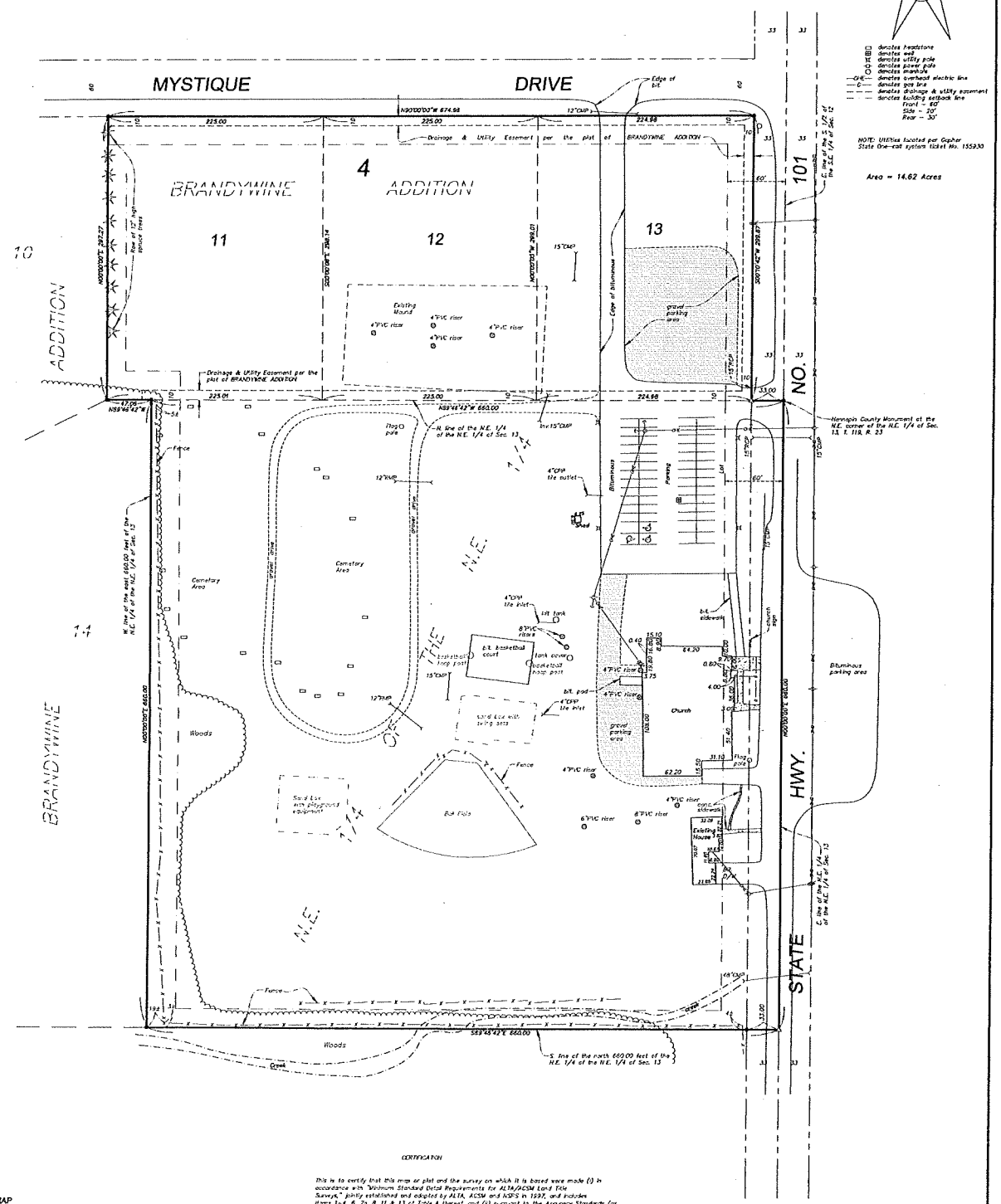
OTTO ASSOCIATES
Engineers and Land Surveyors, Inc.
Web Site: www.ottoassociates.com
9 West Division St.
Buffalo, MN 55313
Ph: (763)682-4727
Fax: (763)682-3522

Revised: 9/13/06 D.N.A.

Job No. 1-06-0286

RECEIVED SEP 1 3 2006 06-016

ALTA/ACSM Land Title Survey



VICINITY MAP

NO SCALE

CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1-4, 6, 7a, 8, 11 & 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of a Suburban survey

Dated this 21st day of May, 1999

Edward J. Otto

Edward J. Otto, LS
Minnesota License No. 14343

NOTES:
1. This survey shows all utilities located by the Gopher One-Call locators. Prior to construction the location should be verified.
2. This survey shows all easements as disclosed to us in the Chicago Title Insurance Company Title Commitment No. TC-84503, dated February 23, 1999 - 7:00 A.M.
3. According to the City of Carverton, this property is not in a flood plain.

LEGAL DESCRIPTION
PARCEL 1:
The North 660 feet of the East 660 feet of the Northeast Quarter of the Northeast Quarter of Section 13, Township 118, North Range 23, west of the 5th Principal Meridian.

PARCEL 2:
Lots 11, 12 and 13, Block 4, BRANDYWINE ADDITION, Hennepin County, Minnesota, according to the record plat thereof.

△ denotes PK nail set
● denotes iron monument found
○ denotes iron pipe set and marked R.L.S. No. 14343
⊠ denotes soil boring
⊕ denotes percolation test hole

ALTA/ACSM Land Title Survey on Lots 11, 12, 13, Block 4, BRANDYWINE ADDITION, and the N.E. 1/4 of the N.E. 1/4 of Sec. 13, T. 119, R. 23, Hennepin County, Minnesota

Requested By: Rondoni, MacMillan, & Schneider, Ltd
505 N. Highway 169, Suite 175, Minneapolis, MN. 55441-6406 Phone - (612) 593-3115

Date:	Drawn By:	Scale:	Checked By:
5/19/99	D.N.A.	1"=50'	EJO

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Edward J. Otto
Edward J. Otto Land Surveyor
Date: 5/21/99 Reg. No. 14343

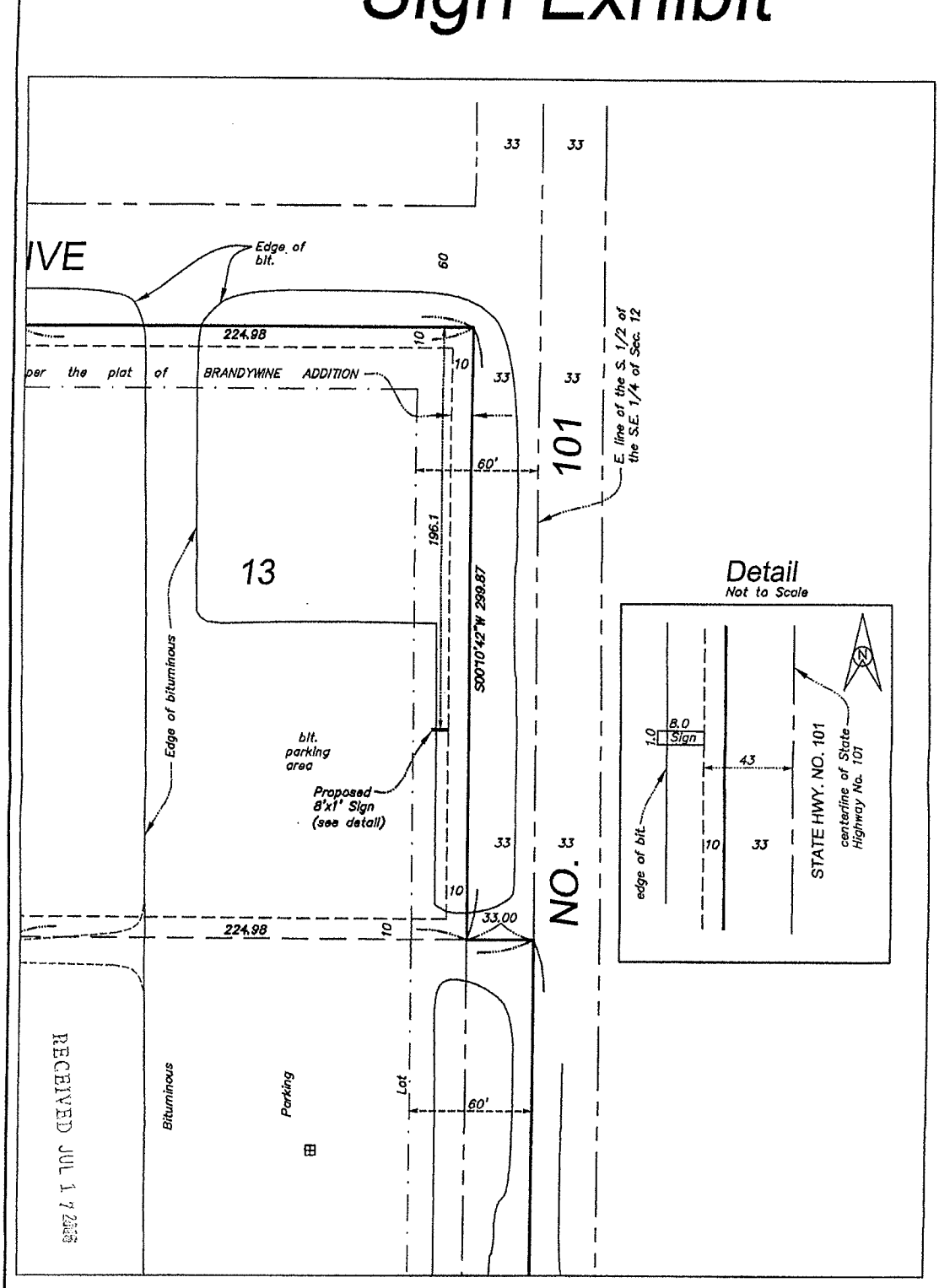
OTTO ASSOCIATES
Engineers and Land Surveyors, Inc.
9 West Division
Buffalo MN. 55313
Ph: 682-4727
Fax: 682-3522

Revised:

Job No. 99177

RECEIVED SEP 1 0 2025
04-016

Sign Exhibit



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

Paul E. Otto

Date:_____ License # 40062

PROPERTY LOCATION:
Part of Lots 11, 12, 13, Block 4, BRANDYWINE ADDITION, and the NE 1/4 of the NE 1/4 of Sec. 13, T. 119, R. 23, Hennepin County, Minnesota

(See Otto Associates Job Number 99177 for complete boundary survey)

- ● denotes iron monument found
- ○ denotes iron pipe set and marked as shown: (OTTO-14343 / OTTO-40062)
- ◉ denotes soil boring
- ◒ denotes percolation test hole

Requested By: St. John's Lutheran Church & School

Date:	Drawn By:	Scale:	Checked By:
7/12/06	D.N.A.	1"=50'	T.A.B.

OTTO ASSOCIATES
Engineers and Land Surveyors, Inc.
Web Site: www.ottoassociates.com
9 West Division St.
Buffalo, MN 55313
Ph: (763)682-4727
Fax: (763)682-3522

Revised:

Job No. 1-06-0286

#06-016

ARCHITECT SITE SURVEY
FOR
VANMAN COMPANIES

PROPERTY DESCRIPTIONS (Compiled from existing plat and tax information):

Lots 11, 12 and 13, Block 4, BRANDYWINE ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof,
AND,
The North 10 chains of the East 10 chains of the Northeast Quarter of Section 13, Township 119, Range 23, Hennepin County, Minnesota.
AND,
That part of the North Half of the Northwest Quarter of Section 18, Township 119, Range 22, Hennepin County, Minnesota described as beginning at a point on the West line of said Section 18 distance 180 feet South from the Northwest corner of said Section 18; thence East at a right angle to said West line a distance of 125 feet; thence South at an angle of 90 degrees a distance of 250 feet; thence West at an angle of 90 degrees a distance of 125 feet to the West line of said Section 18; thence North along said West line to the point of beginning.

BRANDYWINE ADDITION

PIN #12-119-23-44-0003
S.M. & R.G. NORTHBERG JR.
19210 MYSTIQUE DR.
HAMEL, MN 55340

PIN #12-119-23-44-0004
JIMMY V. & LILLIAN M. MYERS
19150 MYSTIQUE DR.
HAMEL, MN 55340

PIN #12-119-23-44-0005
K.P. & W.S. CASTONGUAY
19120 MYSTIQUE DR.
HAMEL, MN 55340

MYSTIQUE DRIVE

1/2" IP LS 9064

1/2" IP OPEN

N 89°42'56" W 674.98

225.00 225.00

76.92 R.

1/2" IP LS 9064 (0.34' N., 0.04' E.)

E. LINE OF SE 1/4 OF SEC. 12, TWP. 119, RNG. 23

1/2" IP LS A343 (0.42' S., 0.18' E.)

224.98

EAST LINE OF THE S. 1/2 OF THE SE 1/4 SEC. 12, TWP. 119, RNG. 23

PIN #07-119-22-33-0040
FREEMAN & DAVIS INVEST. LLC
9351 BROCKTON CT N.
MAPLE GROVE, MN 55311

BROCKTON COURT NO.

VILLAGE OF RUSH CREEK

THE

SAN MH RIM=944.91 INV=925.17

8" PVC

299.87 m

SIGN

OHE

UG

Legend:

- Denotes power pole
- Denotes telephone pedestal
- Denotes catch basin
- Denotes gate valve
- Denotes hydrant
- Denotes manhole
- Denotes light pole
- Sign
- Denotes proposed storm sewer
- Denotes proposed water service
- Denotes proposed sanitary sewer
- Denotes property line
- Denotes existing adjoiners
- UG-T Denotes underground Telephone
- OH-E Denotes overhead electric
- UG-E Denotes underground electric
- X Denotes fence line
- Denotes found iron monument
- Denotes set 1/2" iron pipe, capped LS 16095
- W Denotes well
- Denotes culvert

4 SE 1/4 OF 11 TWP. 119, RNG. 23

SEC. 12 ADDITION

TOTAL AREA: 15.34 Ac.±
- 0.69 Ac. in R/W
= 14.65 Ac. net

297.27

S 00°17'04" W

PIN #13-119-23-11-0008
T.Q. & L.A. SCHUTTE
19345 MYSTIQUE DR.
HAMEL, MN 55340

1/2" IP LS 9064

(0.59' N., 0.28' W.) 1/2" IP LS 9064

1990.99 M.

47.06 N89°29'38"W 47.09 M.

12 | 13

NO. 1/4 COR. OF SEC. 13, TWP. 119, RNG. 23, A HENNEPIN CO. CIM

SO. LINE OF SE 1/4 OF SEC. 12, TWP. 119, RNG. 23

225.04 M. 225.01 P.

2698.04 M.

1/2" IP LS 9064

225.03 M. 225.00 P.

177.95 M.

NO. LINE OF NE 1/4 OF SEC. 13, TWP. 119, RNG. 23

660.00

PIN #13-119-23-11-0011
ST. JOHN'S LUTHERAN CHURCH AND SCHOOL
9141 CO. RD. NO. 101
CORCORAN, MN 55340

GRAVEL

BITUMINOUS

PARKING

SOUTH LINE OF THE S. 1/2 OF THE SE 1/4 SEC. 12, TWP. 119, RNG. 23

225.05 P. & M.

N00°32'46"E

N89°29'38"W 33.00

MAG NAIL

SET PK NAIL

180.00

S00°16'51"W

COUNTY ROAD NO. 101 (BROCKTON LANE N.)

BITUMINOUS ROADWAY

PIN #07-119-22-33-0048
M.L. & B.R. THOMPSON
9320 BROCKTON CT N.
MAPLE GROVE, MN 55311

CREEK

NE. SEC. COR. OF SEC. 13, TWP. 119, RNG. 23, A HENNEPIN CO. CIM

12 | 7 | 13 | 18

NO. LINE OF N 1/2 OF NW 1/4 OF SEC. 18, TWP. 119, RNG. 22

GLADSTONE

PIN #18-119-22-22-0037
GLADSTONE MASTER HOME ASSOC.
P.O. BOX 1684
MAPLE GROVE, MN 55311

OUTLOT I

APPROX. FEMA FLOODPLAIN LINE

1/2" IP (2.30' N., 0.28' W.)

N 89°43'09" W 125.00

92.00

1/2" IP LS 17253

250.00

ZONE AE

ZONE X

N00°16'51"E

FENCE 0.4'-2.8' E. OF LINE

1/2" IP OPEN

S89°43'09"E 125.00

FD. IP W/POST (0.39' N., 0.40' W.)

PIN #18-119-22-22-0042
CITY OF MAPLE GROVE
P.O. BOX 1880
MAPLE GROVE, MN 55311

N 1/2 OF NW 1/4 SEC. 18, TWP. 119, RNG. 22

E. LINE OF NE 1/4 OF SEC. 13, TWP. 119, RNG. 23

W. LINE OF NW 1/4 OF SEC. 18, TWP. 119, RNG. 22

PIN #18-119-22-22-0001
ST. JOHN'S LUTHERAN CHURCH AND SCHOOL
9141 CO. RD. NO. 101
CORCORAN, MN 55340

SCALE 40' 0 40' IN FEET

SCALE: 1" = 40'

Bearings are based on the Hennepin County Coordinate System, NAD 83 (1986). The North line of the NW 1/4 of Sec. 13, Twp. 119, Rng. 23 has a bearing of North 89 degrees 29 minutes 38 seconds West.

REFERENCE BENCHMARK:
Sta. Name: Murphy MN053 at junction of Co. Rd. No. 101 and Schutte Road. 2010 ft.± So. of SE prop. cor., 160 ft.± E. of E 1/4 cor. of Sec. 13, Twp. 119, Rng. 23
Elevation: 935.30 feet (NGVD '29)

RETAINING WALL

EXISTING BUILDING

FINISHED FLOOR=940.49

ELECTRIC METER

FINISHED FLOOR=946.23

FINISHED FLOOR=940.41

26.20 A/C UNITS

SANITARY CLEANOUT

4 STEPS

FINISHED FLOOR=939.92

FINISHED FLOOR=950.63

6 STEPS

HANDRAIL

FINISHED FLOOR=951.08

FINISHED FLOOR=940.29

62.29

FLAGPOLE

POST INDICATOR VALVE

FIRE DEPT. CONNECTION

APPROXIMATE LOCATION OF DRAIN TILE

BASKETBALL COURT

PLAY AREA

LANDSCAPE TIMBERS

BALLFIELD

CHAIN LINK FENCE

SOCCER FIELD

ZONE X

WETLAND

EXISTING BUILDING #9139

FINISHED FLOOR =944.46

FINISHED FLOOR =935.99

A/C UNIT

ELECTRIC METER

PROJECT BM TNH ELEV.=945.28 FT (NGVD '29)

SAN MH RIM=937.08 INV=926.23

SAN MH RIM=932.95 INV=927.86

SAN MH RIM=933.72 INV=929.07

6" PVC RIM=930.86 INV=929.94

6" PVC RIM=930.91 INV=929.68

6" PVC RIM=931.42 INV=929.17

INV=930.87

INV=930.57

INV=932.65

INV=931.53

INV=933.67

INV=932.62

INV=934.48

INV=935.22

INV=934.04

INV=934.63

INV=935.43

INV=935.08

INV=934.07

INV=930.41

INV=936.65

INV=935.72

INV=932.09

INV=927.45

INV=927.26

WATER LINE

SHANNON LANE

PIN #13-119-23-11-0003
M.A. & T.C. COSSETTE
9200 SHANNON LA.
HAMEL, MN 55340

PIN #13-119-23-11-0007
STEPHEN JR. & CHERYL L. LUCAS
9215 SHANNON LA.
HAMEL, MN 55340

WEST LINE OF E. 10 CHAINS (660.00 FEET) AS MONUMENTED PER BRANDYWINE ADDITION

S 00°17'04" W 660.00

1/2" IP OPEN

OLD FENCE 3'+ NO.

SOUTH LINE OF N. 10 CHAINS (660.00 FEET)

S89°29'38"E 660.04

627.04

1/2" IP OPEN (0.35' S., 0.02' E.)

E. 1/4 COR. OF SEC. 13, TWP. 119, RNG. 23, A HENNEPIN CO. CIM

1998.89 M.

PIN #13-119-23-11-0002
D.W. CRAWFORD ET AL
9103 CO. RD. NO. 101
HAMEL, MN 55340

Note: This survey has been prepared for the benefit of architectural planning. No abstract or complete title documentation has been made available for review. If complete disclosure of all recorded boundary issues and easements are required to be shown, then an ALTA/ACSM Survey may be required in the future.

FEMA/FIRM Map Number 27053C0157E, effective date: September 2, 2004 was consulted for floodplain review. The main site west of the Co. Rd. No. 101 is considered "Zone X" or "Areas determined to be outside the 0.2% annual chance floodplain". The parking area east of Co. Rd. No. 101 is also considered Zone X based on a best interpretation of zone delineation lines per said map. Rush Creek has a Base Flood Elevation of about 932 feet at this point. The East end of the bituminous parking area is 7-9 feet higher. The fence along the East boundary line is only slightly higher than the 932 foot elevation.

SHEET NO. —

Pt. SE/SE S.12, T.119, R.23
Pt. NE/NE S.13, T.119, R.23
Pt. NW/NW S.18, T.119, R.22
City of Corcoran (Maple Grove)
Hennepin County, MN

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

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

Signed: Brian E. Praske
Date: 5/21/07 Reg. No. 44646

DATE: 05/21/07
DESIGN BY: jen
DRAWN BY: jen, bep
CHECKED BY: ddp
DWG FILE: arch_site_su
FILE NO.: 07-0107.00

REV NO.	DATE	DESCRIPTION

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From: Tori Kuehne <tori.kuehne@stjlutheran.org>
Sent: Tuesday, September 23, 2025 8:37 AM
To: Seth Gellman <SGellman@corcoranmn.gov>
Subject: In Support of St. John's Lutheran School's Variance Request

Dear Members of the Corcoran Planning Commission,

I am writing in support of St. John's Lutheran School's request for a variance to convert their northern sign to a dynamic sign.

A dynamic sign will allow the school to share timely information with families and the broader community more efficiently—highlighting upcoming events, student activities, and community opportunities. This modern communication tool helps strengthen the school's connection to Corcoran residents and enhances awareness of activities open to the public.

The current sign is outdated and does not reflect the quality of the school or the surrounding community. Replacing it with a dynamic sign will not only enhance the appearance of the property but also provide a cleaner, more professional look along the roadway. Additionally, the technology behind dynamic signs is designed to minimize impact on the environment, thus there should be no negative impact to those living near or traveling County Road 101.

For these reasons, I believe approving this variance would be a positive step for both St. John's Lutheran School and the community it serves.

Thank you for your time and consideration.

Sincerely,

Tori Kuehne | Communications & Preschool Director
St. John's Lutheran School
Corcoran / Maple Grove, MN
763.420.2426 x 32

ST. JOHN'S LUTHERAN SCHOOL — CORCORAN —

Subject: FW: Sign Variance Public Comment
Date: Friday, October 3, 2025 12:17:28 PM

From: Jamie Radintz <jamieradintz@gmail.com>
Sent: Thursday, September 25, 2025 8:01 PM
To: Seth Gellman <SGellman@corcoranmn.gov>
Subject: Sign Variance Public Comment

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

As a long-time resident of Corcoran, I would like to express my support of the variance requested by St. John's to replace their existing sign. I believe an improved and more up to date look would benefit both the organization as well as the community. The current sign appears to be very dated, therefore, this would be a good opportunity for improvement. Thank you for your consideration.

City of Corcoran *October 23, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-100

Motion By:
Seconded By:

APPROVAL OF AN AMENDMENT TO RESOLUTION 2006-62 FOR ST. JOHN'S LUTHERAN SCHOOL SIGNAGE AT 9141 COUNTY ROAD 101 (PID 13-119-23-11-0011) (CITY FILE NO. 25-031)

WHEREAS, St. John's Lutheran School ("the applicant") is requesting approval to allow a 40 square foot sign with a dynamic display on property legally described as follows:

> *The North 660 feet of the East 660 feet of the Northeast Quarter of the Northeast Quarter of Section 13, Township 19, North Range 23, west of the 5th Principal Meridian.*
>
> *AND*
>
> *Lots 11, 12, and 13, Block 4, Brandywine Addition, Hennepin County, Minnesota, according to the record plat thereof.*

WHEREAS, the Planning Commission has reviewed the variance at a duly called public meeting.

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

1. The variance to modify the 2nd freestanding sign on the property to 40 square feet and to convert it to a dynamic display is approved in accordance with the plans and application received by the City on August 12, 2025, except as amended by this resolution.

2. This resolution amends Resolution 2006-62 to strike Condition 3. This modification will allow the existing sign to be converted to a dynamic display and to be 40 square feet in size as allowed by the current City Code.

3. The variance to allow the second freestanding sign to be 40 square feet and be converted to a dynamic display, is approved based on the following findings:

    a. There are practical difficulties in complying with the zoning ordinance. The existing variance was issued at a time when dynamic displays were not allowed and before the property was rezoned to P-I. Current City Code still limits the property to one freestanding sign but would allow a dynamic display. Updating the sign to a dynamic display would be consistent with the ordinance standards given that the City previously approved a variance to allow the second freestanding sign. The combined areas of the church sign and proposed school sign would be 72 sq. ft. and is more than the total signage allowed of 64 sq. ft. for the one permitted sign on the lot. Neither sign is larger than what would be permitted for a single sign.

    b. The conditions upon which the petition is based is unique to this property. The site contains both the church and school, where facilities and parking overlap. This

means splitting the parcel to allow a sign on each would not be possible given the shared nature of the uses. The church and school each have separate signs already. After the 2006 variance was approved to allow the second freestanding sign, the ordinance was changed to allow a dynamic display and up to 64 square feet of area for the sign.

c. The granting of the variation will not alter the essential character of the locality. The property already has two signs, and the two uses have existed together for some time. The variance would simply allow the applicant to update an existing sign to have a dynamic display and modernize the sign.

d. The variance will be in harmony with the general purpose and intent of the sign ordinance as Public and Institutional zones are allowed one sign, which may include a dynamic display. The proposed sign complies with the current signage ordinance and the existing church sign would remain unchanged.

e. The variance would allow for the dynamic display sign that complies with the current Zoning Ordinance and is consistent with the Public and Institutional uses anticipated in the Comprehensive Plan.

4. The freestanding sign must comply with all Zoning Ordinance and Sign Ordinance requirements.

5. The applicant must provide information to ensure compliance with Section 84.04 (Subd. 7 and 8) of the sign ordinance.

6. A sign permit for the sign is required prior to beginning construction on the dynamic sign.

7. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

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

Whereupon, said Resolution is hereby declared adopted on this 23 day of October 2025.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal

Debra Johnson – City Clerk

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

Council Meeting: October 23, 2025	**Prepared By:** Seth Gellman. Community Development Administrative Assistant, Kendra Lindahl, Principal Planner
Topic: Planned Unit Development (PUD) Amendment for "Cook Lake Highlands" (city file 25-039).	**Action Required:** Approval

Summary
The applicant, Amira Investment, LLC, is requesting a PUD amendment to increase the allowed impervious surface 40.2% to 40.4% impervious surface coverage for the entire project. The increased impervious surface area is to allow the addition of a dog run with an impervious surface and a transformer with concrete pad.

Council Action

Attachments
1. 2025-10-23 CC Packet_Amira PUDA_reduced.pdf
2. 2025-10-23 Cook Lake Amira PUDA Resolution.docx

STAFF REPORT Agenda Item ___

City Council Meeting: October 23, 2025	Prepared By: Kendra Lindahl
Topic: Planned Unit Development (PUD) Amendment for "Cook Lake Highlands" (city file 25-039)	**Action Required:** Decision

Review Deadline: December 13, 2025

1. Request

The applicant, Amira Investment, LLC, is requesting a PUD amendment to increase the allowed impervious surface 40.2% to 40.4% impervious surface coverage for the entire project. The increased impervious surface area is to allow the addition of a dog run with an impervious surface and a transformer with concrete pad.

2. Background

Cook Lake Highlands received preliminary PUD and preliminary plat approval on August 12, 2021 and final plat and final PUD approval on March 24, 2022. The development was approved for 19 single family lots, one day care lot, one memory care lot with 27 units and one lot for the Applewood Point senior multifamily building consisting of 100 co-op units.

On May 11, 2023, the City Council approved a PUD amendment to:

a. increase the impervious surface coverage for the project from 39% to 39.8% for the entire project,
b. increase the number of memory care units from 27 to 32 units and
c. allow a 145-unit senior apartment building where a 100-unit senior coop was approved.

Since that approval was granted, the New Horizons Daycare and most of the single-family homes have been constructed. Staff has received a site plan for a Suite Living memory care building on Lot 2, Block 1, but final review is not yet complete. The Amira building on Lot 1, Block 2 is the final site in the Cook Lake Highlands project.

On July 10, 2025, the City Council approved a PUD amendment to increase the allowed impervious surface from 39.8% to 40.2% impervious surface coverage for the entire project and reduce the number units in the age-restricted apartment building from 145 to 143 units.

3. Analysis

Planned Unit Development Amendment

The applicant has submitted a narrative stating the reasoning for the PUD amendment to the approved PUD and provides details on the reasoning and approach to the development.

Impervious Surface Amendment

Amira Corcoran is requesting an increased impervious surface area on Lot 1, Block 2 from 122,094 to 123,073 square feet. This results in a total development area impervious surface increase from the approved 40.02% to 40.4%.

The change to the impervious surface is being requested to allow construction of a dog run with impervious surface and transformer with concrete plans that was not originally shown on the plans. The current stormwater system will accommodate the additional impervious surface area with no impact to Cook Lake. The plans will be reviewed by the City and meet the regulatory standards.

No changes to the maximum impervious surface coverage for Lot 1 and 2, Block 1, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands is requested or approved. The parcels remain subject to the limitations as approved by Resolution 2023-33.

Summary

Staff finds that the requested PUD amendment allows the final phase of the Cook Lake Highlands project to proceed in a manner consistent with the intent of prior approvals.

If the Council finds that the changes are not consistent with the PUD approvals, they should provide findings of fact and direct staff to bring back a resolution of denial at the next Council meeting.

4. Recommendation

Move to adopt Resolution 2025-100 approving the PUD amendment for Amira.

Attachments

1. Resolution 2025-100 approving the PUD Amendment
2. Location Map
3. City Engineering Memo Dated October 15, 2025
4. Applicant Narrative received October 10, 2025
5. Civil Plans dated October 10, 2025

City of Corcoran *October 23, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-101

Motion By:
Seconded By:

APPROVING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 7330 BROCKTON LA (PID 25-119-23-14-0026) (CITY FILE 25-022)

WHEREAS, Amira Investment LLC ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage on property legally described as follows:

> *Lot 1, Block 2, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, the Cook Lake Highland development allowed a total of 39.8% impervious surface coverage for the entire project, which is legally described as: Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof; and

WHEREAS, the City Council granted approval of a PUD amendment to allow the applicant i an increased impervious surface area on Lot 1, Block 2 from 118,056 to 122,094 square feet on July 10, 2025 (Resolution 25-072); and

WHEREAS, the applicant has revised their plans for the site to add a dog run with impervious coverage and a transformer, which will increase the impervious surface coverage; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request, subject to the following conditions:

1. A PUD amendment is approved for "Cook Lake Highlands," in accordance with the plans and application received by the City on October 10, 2025 except as amended by this resolution.

2. This amendment modifies Condition 2 of Resolution 2023-33, which approved PUD flexibility for 39.8% impervious surface coverage for the entire project and condition 2 of Resolution 2025-75 which allows 40.2% coverage. The PUD is amended to allow 40.4% impervious surface coverage for the entire project.

    a. The PUD flexibility is required to allow increased impervious surface coverage of 979 sq. ft. on Lot 1, Block 2 for the Amira apartment building with the addition of a dog run and transformer pad.

    b. No changes to the maximum impervious surface coverage for Lot 1 and 2, Block 1, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands is approved. The parcels remain subject to the limitations as approved by Resolution 2023-33.

    c. The existing stormwater management plan will accommodate the increased area

without changes.

d. Stormwater will be directed away from Cook Lake.

3. All other conditions of Resolution 2025-72 remain unchanged.

4. Dog run details must be provided for City review and approval.

5. The applicant shall comply with all requirements of the City Engineer's memo, dated October 15, 2025.

6. The applicant must record Resolution 2025-72, Resolution 2025-101, encroachment agreement and development contract at Hennepin County and provide proof of recording to the City prior to issuance of building permit.

7. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

8. Approvals shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

Hennepin County Property Map

Date: 6/30/2025

PARCEL ID: 2511923140026

OWNER NAME: J B Limited Llc

PARCEL ADDRESS: 7330 Brockton La,Corcoran MN 55340

PARCEL AREA: 4.65 acres, 202,418 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Vacant Land-Apartment
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,000,000
TAX TOTAL: $15,432.56

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Vacant Land-Apartment
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,000,000

Comments:

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

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Memo

To:	Kevin Mattson, City Engineer Public Works Director	From:	Steve Hegland, PE Caleb Kroeze
Project:	Amira – Cook Lake PUD Amendment	Date:	October 15, 2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. Civil Plans – Amira of Corcoran by Civil Site Group revision dated 10/10/2025

Comments:

General:

1. The existing SWMP is sufficient to provide the necessary treatment for the additional impervious surface and no additional modifications are necessary to accommodate.
2. The applicant shall be responsible for addressing all items and engineering comments of the original site plan approval.

End of Comments

Revised 03/06/2025

Please attach a brief description of your project/reason for your request.

Revised development plans to allow for an increased impervious area for this site for Amira Corcoran, a 55+ Active Adult community.

The proposed revision will increase the allowable impervious area onsite from 40.2% to 40.4% to allow for artificial turf to be used for the dog run area and to add an additional transformer. The turf is designed to allow water to pass through to the underlying subgrade, so it functions similar to pervious area, but per City standards, this area needs to be classified as impervious. The need for an additional transformer was just determined by the electrical engineer and the utility company.

AMIRA OF CORCORAN

CORCORAN, MINNESOTA

ISSUED FOR: PERMIT SUBMITTAL

SITE LOCATION MAP N

SITE LOCATION

PROJECT CONTACTS

	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	DAVE KNAEBLE 612-615-0060 DKNAEBLE@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
DEVELOPER	UNITED PROPERTIES 250 NICOLLET MALL, SUITE 500 MINNEAPOLIS, MN 55401	DAVE YOUNG 952-837-8667 DAVE.YOUNG@UPROPERTIES.COM
PROPERTY OWNER	UNITED PROPERTIES 250 NICOLLET MALL, SUITE 500 MINNEAPOLIS, MN 55401	DAVE YOUNG 952-837-8667 DAVE.YOUNG@UPROPERTIES.COM
ARCHITECT	MOMENTUM DESIGN GROUP 755 PRIOR AVENUE NORTH, SUITE 301A ST. PAUL, MN 55104	BRIAN GADIENT 612-290-6523 BRIAN@MDGARCHITECTS.COM
SURVEYOR	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	RORY SYNSTELIEN 612-615-0060 X 712 RORY@CIVILSITEGROUP.COM
GEOTECHNICAL ENGINEER	BRAUN INTERTEC CORPORATION 1101 HAMPSHIRE AVENUE SOUTH MINNEAPOLIS, MN 55438	NATHAN MCKINNEY 952-995-2000

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS ARE OBTAINED.

Know what's below. Call before you dig.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	REMOVALS PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - NORTH
C2.2	SITE PLAN - SOUTH
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - NORTH
C3.2	GRADING PLAN - SOUTH
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - NORTH
C4.2	UTILITY PLAN - SOUTH
C4.3	PUBLIC WATER MAIN - PLAN AND PROFILE
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
C5.4	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - NORTH
L1.2	LANDSCAPE PLAN - SOUTH
L1.3	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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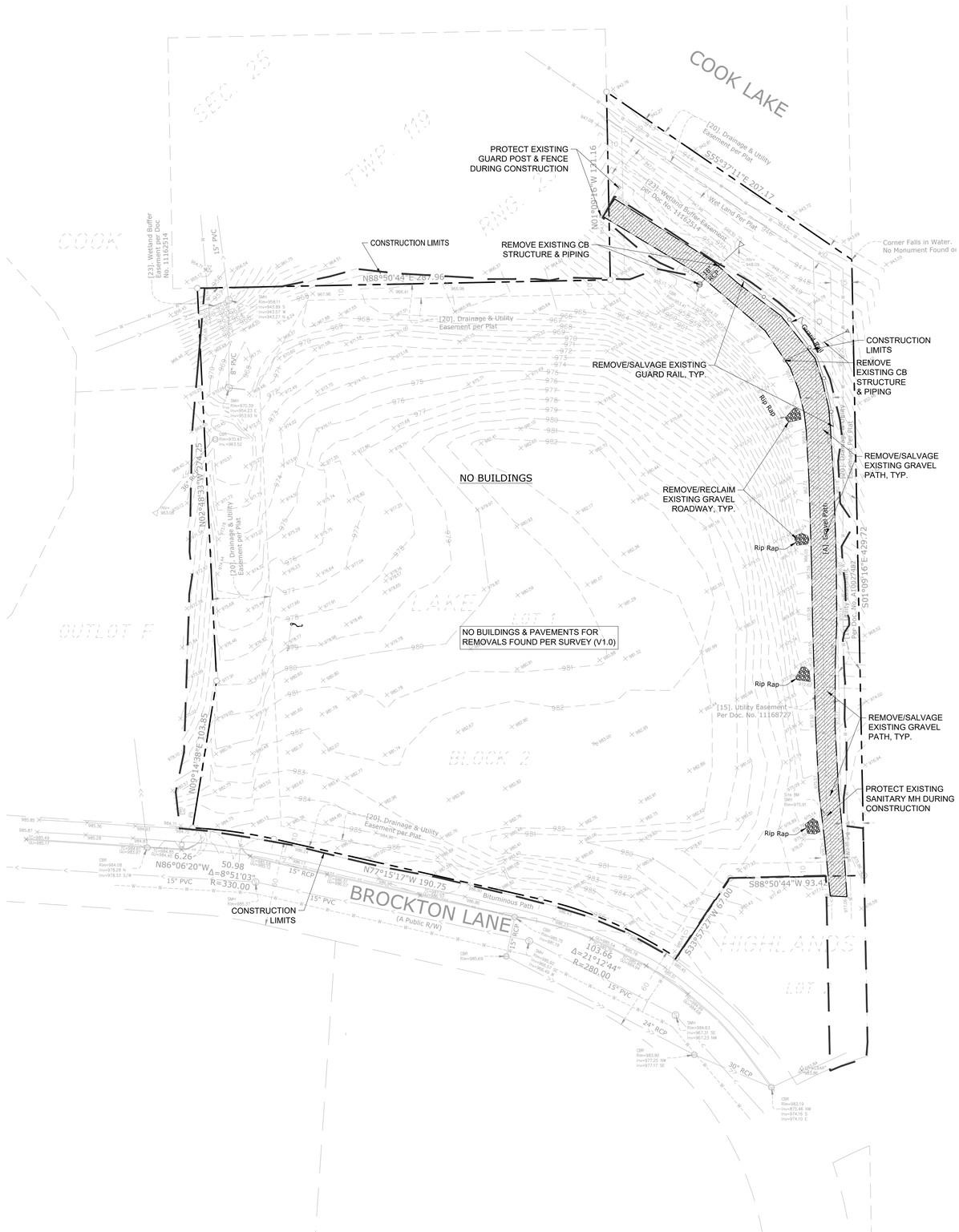

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF CORCORAN REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OWNER INFORMATION

UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500
MINNEAPOLIS, MN 55401
DAVE YOUNG
952-837-8667
DAVE.YOUNG@UPROPERTIES.COM

REMOVALS PLAN LEGEND:

REMOVAL/SALVAGE GRAVEL PATH

CONSTRUCTION LIMITS

PROPERTY LINE

Know what's **below.** Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

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09/12/2025	DOLI SUBMITTAL
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10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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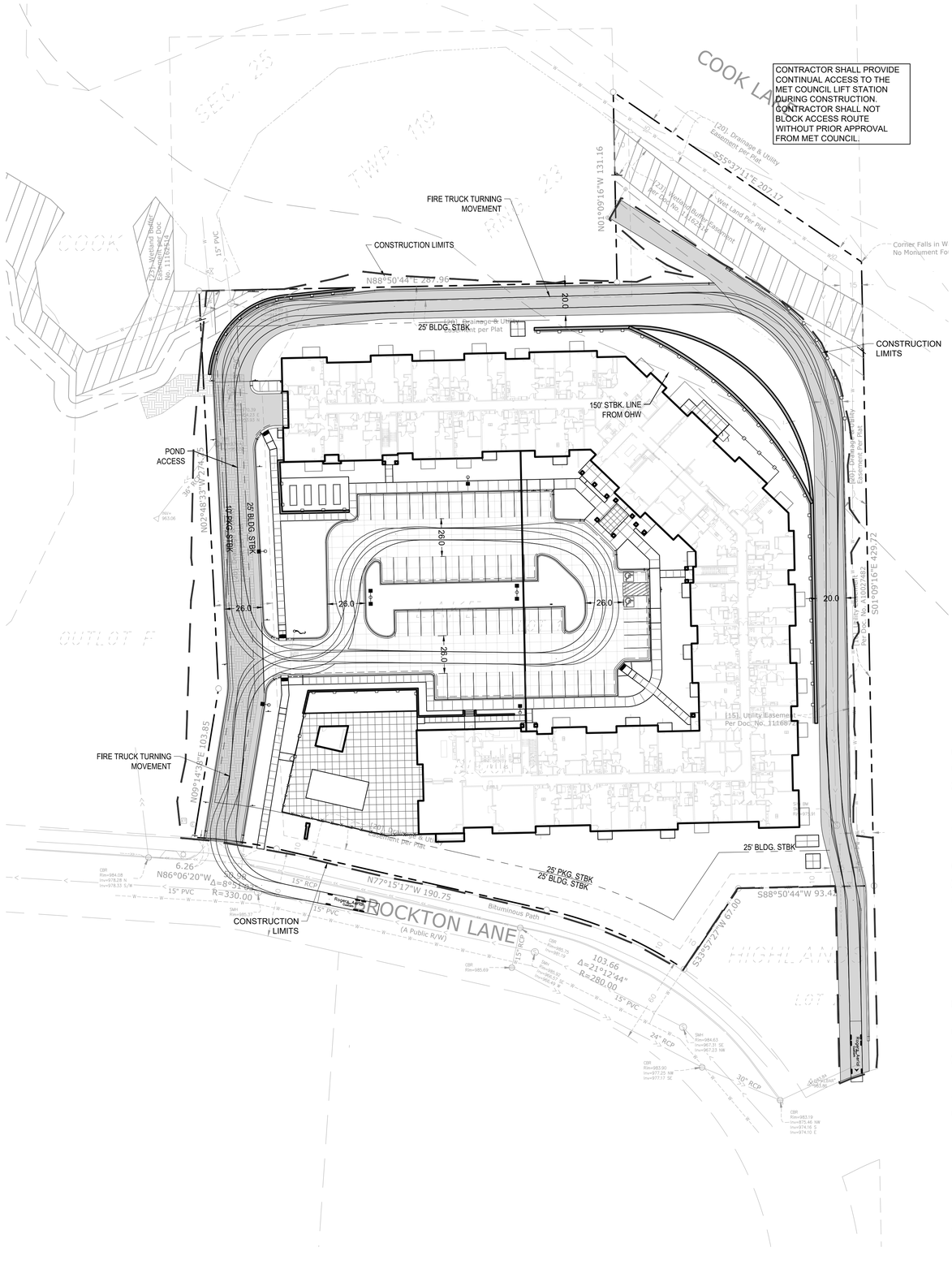

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
15. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
16. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
17. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
18. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
19. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
20. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
21. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

CITY OF CORCORAN SITE SPECIFIC NOTES:

1. RETAINING WALLS OVER 4' SHALL BE DESIGNED BY A REGISTERED ENGINEER AND SHALL BE CERTIFIED TO BE CONSTRUCTED ADJACENT TO THE BUILDING, ACCESS LANES AND PARKING LOTS.
2. CONTRACTOR SHALL GET A SIGN PERMIT FROM THE CITY OF CORCORAN PRIOR TO THE CONSTRUCTION OF ANY SIGNS.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA CALCULATIONS

	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		51,119 SF	25.3%	
PAVEMENT	0 SF	0.0%		71,954 SF	35.5%	
TOTAL	0 SF	0.0%	0.0 AC	123,073 SF	60.8%	2.8 AC
PERVIOUS SURFACES						
TOTAL	202,417 SF	100.0%	4.6 AC	79,344 SF	39.2%	1.8 AC
TOTAL SITE AREA	202,417 SF	100.0%	4.6 AC	202,417 SF	100.0%	4.6 AC
DIFFERENCE (EX. VS PROP.)	123,073 SF	60.8%				
DISTURBED AREA	197,000 SF		4.5 AC			

SITE DATA

ZONING SUMMARY		
EXISTING ZONING	PUD	
PROPOSED ZONING	PUD	
	CURRENT APPROVED PUD	PROPOSED
UNIT COUNT	145	143
PARKING SUMMARY [1.5 STALLS/UNIT REQ]		
REQUIRED	218	215
UNDERGROUND PARKING	165	160
SURFACE PARKING	75	60
TOTAL PARKING	240	220
IMPERVIOUS AREA SUMMARY		
TOTAL SITE AREA [SF]	202417	202417
TOTAL IMPERVIOUS - SITE [SF]	118056	123073
PERCENT IMPERVIOUS - SITE	58.3%	60.8%
TOTAL IMPERVIOUS - DEVELOPMENT [SF]	373950	378967
PERCENT INCREASE - DEVELOPMENT	39.8%	40.2%

OWNER INFORMATION

UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500
MINNEAPOLIS, MN 55401
DAVE YOUNG
952-837-8667
DAVE.YOUNG@UPROPERTIES.COM

SITE PLAN LEGEND (SHEETS C2.0-C2.2):

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- WETLAND BUFFER AREA
- POND ACCESS ROUTE
- (P) (D) PATIO AT GRADE OR DECK - SEE ARCHITECTURAL PLANS FOR FINAL DESIGN
- (FEV) FUTURE EV CAPABLE CHARGING STATION LOCATION - SEE ELEC'L PLANS. PROVIDE CONDUIT AND CAP IN SIDEWALK AS NECESSARY.
- (EVR) EV READY CHARGING STATION LOCATION - SEE ELEC'L PLANS
- (FRP) FRP - FUTURE RESIDENT PARKING STALLS. INCLUDE SIGNAGE AT EACH STALL LOCATION
- (RSD) RSD - RESERVED FOR SERVICES AND DELIVERY. INCLUDE SIGNAGE AT EACH STALL LOCATION
- PROPERTY LINE
- CONSTRUCTION LIMITS
- TO CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

Know what's below. Call before you dig.

N

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT: AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER: UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION
10/10/2025	ADDENDUM #2

SITE PLAN - OVERALL

C2.0

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CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

COOK LAKE
SEC. 25
TWP. 119
RNG. 23
[20] Drainage & Utility Easement per Plat
[23] Wetland Buffer Easement per Doc No. 11162314
Wet Land Per Plat
S25°37'11"E 207.17
N00°09'16"W 131.16
Corner Falls in Water. No Monument Found or Set.
MATCH EXISITING
WETLAND BUFFER LINE
BIT. PVMT. MATCH CURRENT DRIVE LOCATION.
WETLAND BUFFER SIGN (5 TOTAL), COORDINATE FINAL LOCATION W/ CITY PRIOR TO CONSTRUCTION, TYP. SIGNS TO BE PURCHASED FROM CITY.
INSTALL SALVAGED GUARD RAIL PER DETAILS ON C5.3. GUARD RAIL IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER
CONSTRUCTION LIMITS
B612 CURB AND GUTTER
[23] Wetland Buffer Easement per Doc No. 11162314
15" PVC
WETLAND BUFFER LINE
BIG BLOCK RETAINING WALL (RECON), SET TOP OF WALL 30" ABOVE GRADE TO ACT AS GUARD RAIL.
CONSTRUCTION LIMITS
N88°50'44"E 287.96
20' WIDE BIT. FIRE LANE
INSTALL RAILING IN TOP OF WALL, MIN. 42" ABOVE GRADE
D&U EASEMENT LINE
HD BIT. PVMT., TYP
3' CURB TAPER
D&U EASEMENT LINE
R120.0
R65.0
47.5
R100.0
46.9
R39.0
20.0
[20] Drainage & Utility
25' BLDG. STBK.
CONC. TRANSFORMER / CT CABINET PAD, COORD. W/ MECHANICAL & UTILITY CO.
MOD. BLOCK RETAINING WALL W/ RAILING
20' WIDE BIT. FIRE LANE
R65.0
54.6
FIRE LANE SIGN, TYP. COORD. W/FIRE MARSHAL
CONC. PAD FOR TRASH STAGING
6" CONC. BOLLARD
RIBBON CURB
4" CONC. APRON AT ENTRANCE
RIBBON CURB
6" CONC. BOLLARD
150' STBK. LINE FROM OHW
B612 C&G, TYP.
24.0
R5.0
R15.0
ACCESSIBLE RAMP PER MNDOT STANDARDS, (TYP.)
5' CURB TAPER
26.0
NP
POND ACCESS
LIGHT POLE, TYP.
RAISED GARDENS (4)
SITE WORK "ON GRADE"
SITE WORK "ON ROOF DECK"
CONCRETE PATIO
ACCESSIBLE ROUTE ARROW. DO NOT PAINT, FOR CODE REVIEW ONLY, TYP.
DECK ABOVE GRADE, SEE ARCH'L PLANS
DOG RUN W/ 60" BLACK VINYL CHAIN LINK FENCE, INCLUDE (2) 36" LOCKABLE GATES & ADDITIONAL FENCE AS SHOWN. INCLUDE ALL POSTS FOOTING HARDWARE AND ALL APPURTENANCES. SHOP DRAWINGS REQUIRED, TYP.
[20] Drainage & Utility Easement per Plat
S01°09'16"E 429.72
N02°48'33"W 274.25
35° RCP
10' PKG. STBK
25' BLDG STBK
[20] Drainage & Utility Easement per Plat
HD BIT. PVMT., TYP
LIGHT POLE, TYP.
34.3
46.3
5.7
CONC. WALK, TYP
15.5
7.7
18.0
9.0 TYP.
9' CURB TAPER
RIBBON CURB
3' CURB TAPER
R3.0
2.7
11.7
7.0
22.5°
COLORED CONCRETE, TYP.
MOD. BLOCK RETAINING WALL W/ RAILING
CONC. PVMT., TYP
RSD - RESERVED FOR SERVICE AND DELIVERY PARKING STALLS & SIGNAGE
26.0
R21.0
30.0
8.0
10.5
12.1
2.3
7.0
20.0
53.7
R94.1
R30.0
R15.0
11.0
9.0 TYP.
10.2
5.0
EV CHARGING, COORD. W/ ELEC'L
LIGHT POLE, TYP.
LIGHT POLE, TYP.
R25.0
3' CURB TAPER
ACCESSIBLE PARKING SPACE, INCL. SIGNAGE, STRIPING AND RAMPS, TYP.
PVMT. STRIPING TYP.
RIBBON CURB
B612 C&G, TYP.
14.6
18.0
7.7
20.9
HD BIT. PVMT., TYP
FLAG POLE, TYP.
R8.0
R2.0
ACCESSIBLE RAMP PER MNDOT
10' CURB TAPER
FRP - FUTURE RESIDENT
EXISTING D&U EASEMENT LINE
[20] Drainage & Utility Easement per Plat

CONTRACTOR SHALL PROVIDE CONTINUAL ACCESS TO THE MET COUNCIL LIFT STATION DURING CONSTRUCTION. CONTRACTOR SHALL NOT BLOCK ACCESS ROUTE WITHOUT PRIOR APPROVAL FROM MET COUNCIL.

SEE SHEET C2.0 FOR GENERAL SITE NOTES

Know what's below. Call before you dig.

1" = 20'-0"
10'-0" 0 20'-0"

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

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09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

	DATE	DESCRIPTION
1	10/3/25	ADDENDUM #1
2	10/10/25	ADDENDUM #2

SITE PLAN - NORTH

C2.1

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LIGHT POLE, TYP.
FLAG POLE, TYP.
ACCESSIBLE RAMP PER MNDOT STANDARDS, (TYP.)
5' CURB TAPER (TYP.)
10' CURB TAPER
CONC. WALK, TYP
LIGHT POLE, TYP.
CONC. CURB WALL SEE GRADING PLAN FOR HEIGHT
ARTIFICIAL TURF, COORD. W/ARCH'L
POOL BLDG
POOL AREA
ALUMINUM FENCE AND GATES, SEE ARCH'L TRANSITION TO SCREEN FENCE SOUTH OF GATE
B612 C&G, TYP.
CONC. WALK, TYP
6' CURB TAPER (TYP.)
7' TALL WOOD SLAT PRIVACY FENCE ALONG SOUTH AND PORTIONS OF WEST SIDE OF POOL AREA. [MATCH AMIRA BLOOMINGTON]
32 SF MONUMENT SIGN. COORD. W/ARCH'L AND ELEC'L
MATCH EXISITING
CONSTRUCTION LIMITS
LOT LINE
N00°14'38"E 103.85
6.26
N86°06'20"W
50.98
Δ=8°51'03"
R=330.00
15" PVC
15" RCP
BROCKTON LANE
(A Public R/W)
Bituminous Path
N77°15'17"W 190.75
25' PKG. STBK
25' BLDG. STBK
31.4
103.66
Δ=21°12'44"
R=280.00
24" RCP
30" RCP
S25°57'27"W 67.00
S88°50'44"W 93.42
EV CHARGING, COORD. W/ ELEC'L
B612 C&G, TYP.
SITE WORK "ON GRADE"
SITE WORK "ON ROOF DECK"
CONC. PVMT., TYP
CONC. STAIRS W/RAILING, SEE GRADING PLAN FOR HEIGHT
1 CONC. STEP AT STOOP. SEE GRADING PLAN FOR HEIGHT
CONC. CURB WALL SEE GRADING PLAN FOR HEIGHT
3" CURB TAPER
RIBBON CURB
ACCESSIBLE PARKING SPACE, INCL. SIGNAGE, STRIPING AND RAMPS, TYP.
PVMT. STRIPING TYP.
10' CURB TAPER
FRP - FUTURE RESIDENT PARKING STALLS
ACCESSIBLE RAMP PER MNDOT STANDARDS, (TYP.)
CONC. WALK TYP
CONC. GENERATOR PAD, COORD. W/ MECHANICAL & UTILITY CO. ENSURE ELEV. OF PAD MIN. 8" ABOVE ADJ. GRADE.
D&U EASEMENT LINE
CONC. TRANSFORMER / CT CABINET PAD, COORD. W/ MECHANICAL & UTILITY CO.
EXISTING D&U EASEMENT LINE
HD BIT. PVMT., TYP
20' WIDE BIT. FIRE LANE
[15]. Utility Easement Per Doc. No. 1116872
[20]. Drainage & Utility Easement Per Doc. No. 1116872
[10]. Utility Easement Per Doc. No. 1116872
B612 CURB AND GUTTER
3' CURB TAPER
MATCH EXISITING
CONTRACTOR SHALL PROVIDE CONTINUAL ACCESS TO THE MET COUNCIL LIFT STATION DURING CONSTRUCTION. CONTRACTOR SHALL NOT BLOCK ACCESS ROUTE WITHOUT PRIOR APPROVAL FROM MET COUNCIL.
LOT 2

SEE SHEET C2.0 FOR GENERAL SITE NOTES

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10'-0" 0 20'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
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PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION
10/3/25	ADDENDUM #1

SITE PLAN - SOUTH

C2.2

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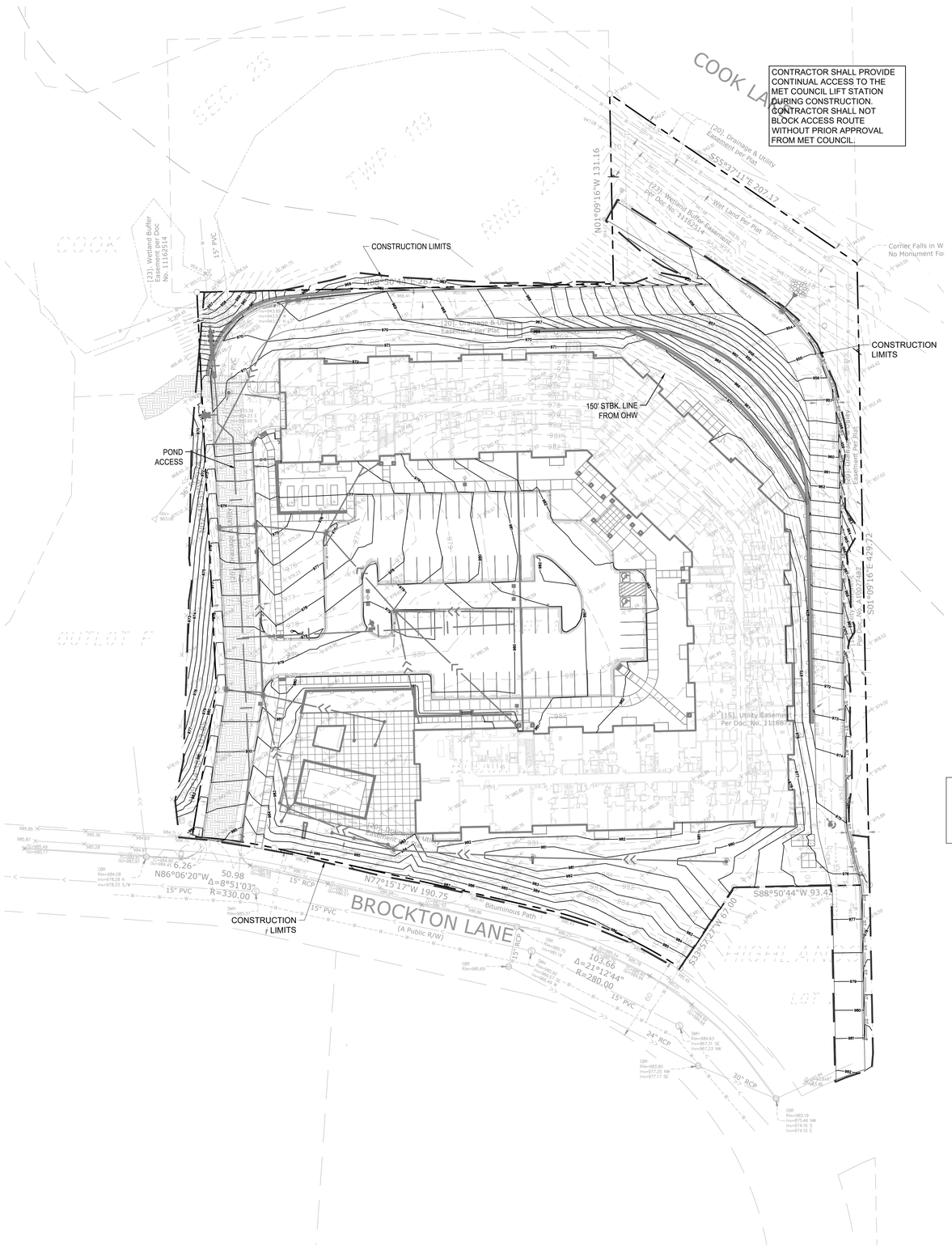

GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. TOLERANCES
    - 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
    - 17.5. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF CORCORAN GRADING NOTES:

1. RETAINING WALLS OVER 4' SHALL BE DESIGNED BY A REGISTERED ENGINEER AND SHALL BE CERTIFIED TO BE CONSTRUCTED ADJACENT TO THE BUILDING, ACCESS LANES AND PARKING LOTS.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND (SHEETS C3.0-C3.2):

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's **below.** **Call** before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

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09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

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GRADING PLAN - OVERALL

C3.0

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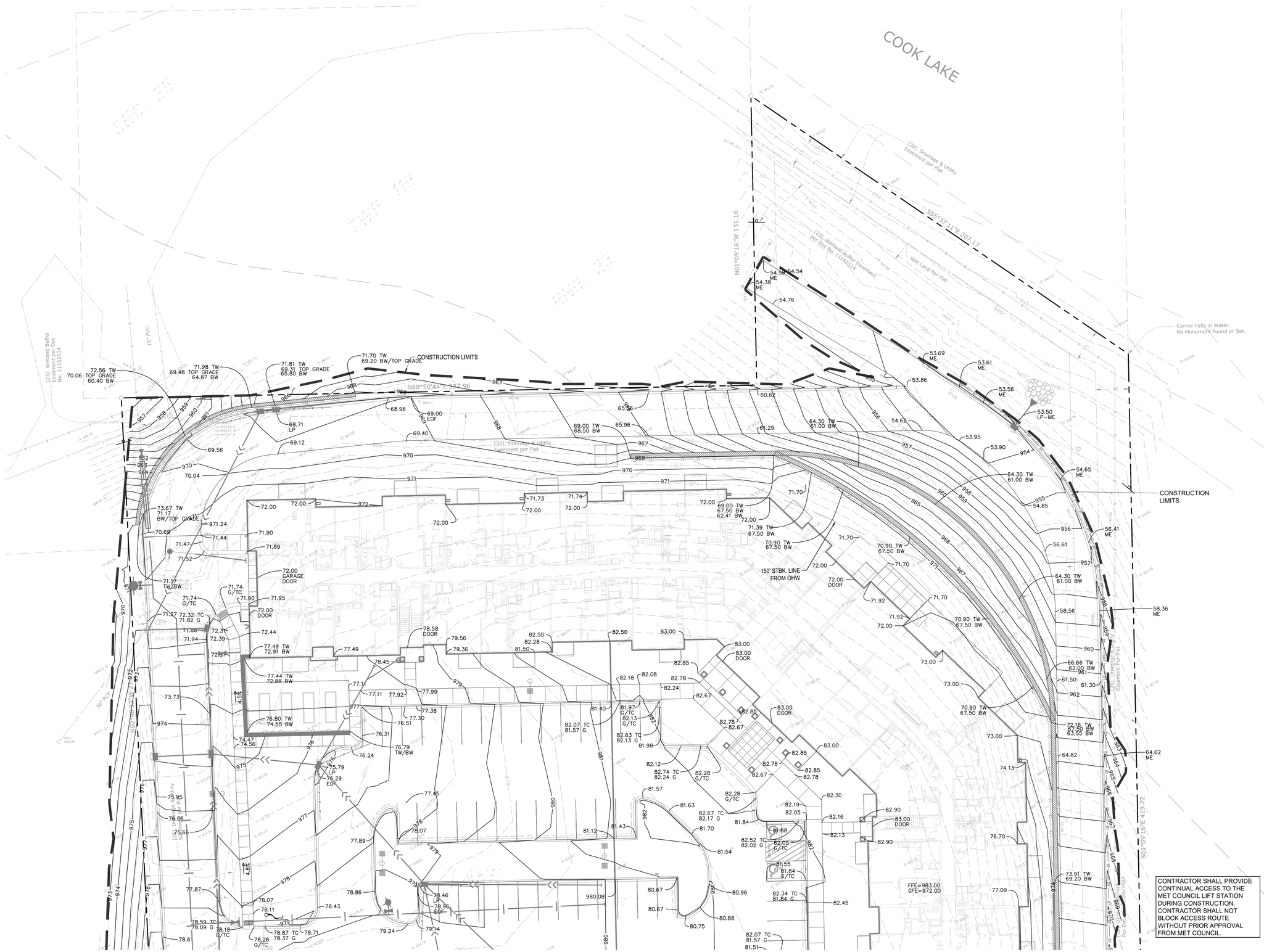
COOK LAKE
SEC. 25
TWP. 119
RNG. 23
N01°09'16"W 131.16
S55°27'11"E 282.12
N88°50'44"E 287.96
[20] Drainage & Utility Easement per Plat
[23] Wetland Buffer Easement per Doc No. 11162514
Wet Land per Plat
Corner Falls in Water, No Monument Found or Set.
CONSTRUCTION LIMITS
15" PVC
150' STBK. LINE FROM OHW
FFE=983.00
OFE=972.00
S01°09'16"E 429.72
36" RCP
Inv= 963.06
Inv= 963.15
Inv= 963.25
Inv= 963.35
Inv= 963.45
Inv= 963.55
Inv= 963.65
Inv= 963.75
Inv= 963.85
Inv= 963.95
Inv= 964.05
Inv= 964.15
Inv= 964.25
Inv= 964.35
Inv= 964.45
Inv= 964.55
Inv= 964.65
Inv= 964.75
Inv= 964.85
Inv= 964.95
Inv= 965.05
Inv=

SEE SHEET C3.0 FOR GENERAL GRADING NOTES

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REVISION SUMMARY

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GRADING PLAN - SOUTH

C3.2

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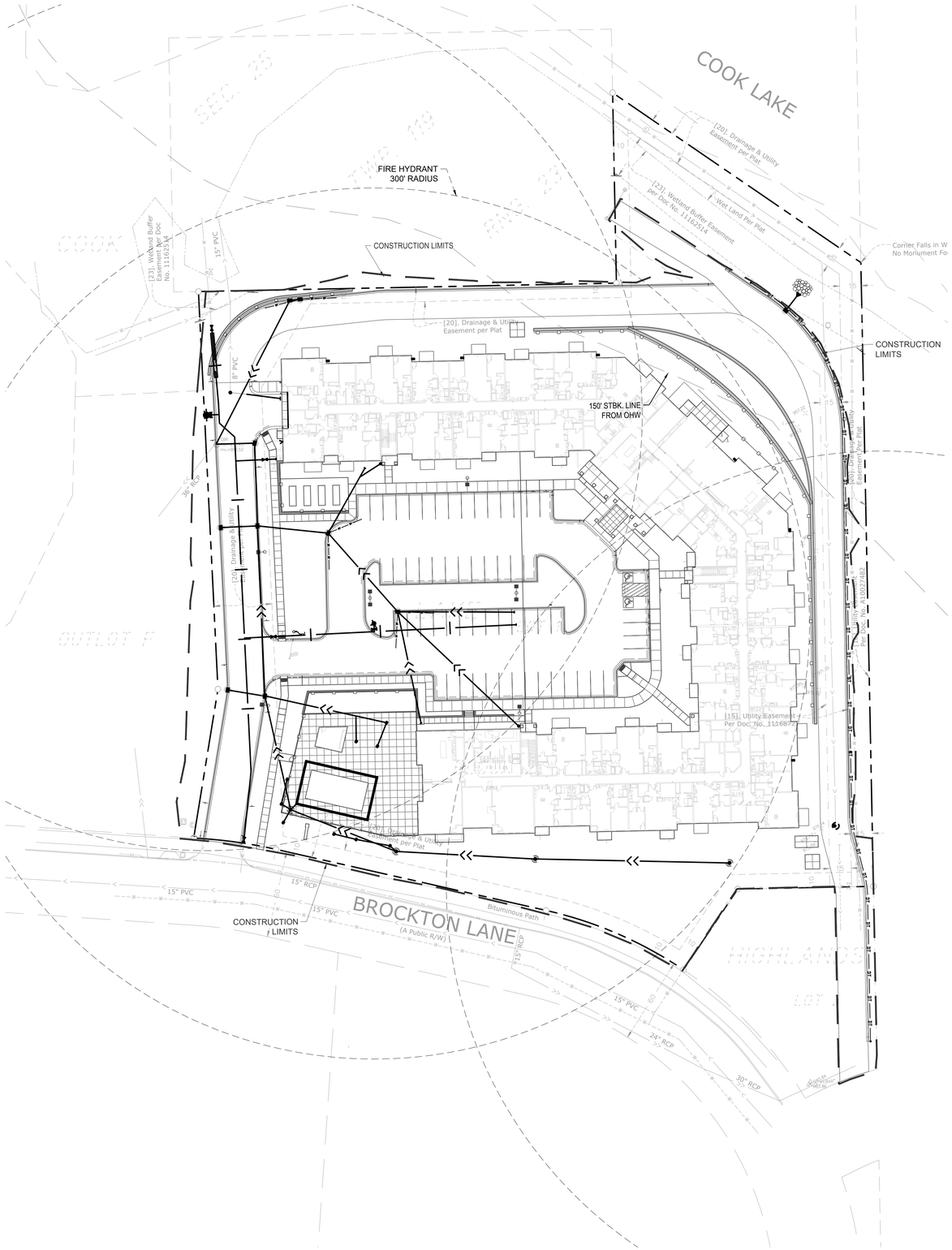

GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
7. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
17. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
22. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

PUBLIC UTILITY NOTES: (FOR UTILITIES LOCATED IN PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY)

1. PUBLIC UTILITY INSTALLATION (WATER MAIN) SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
2. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
3. WATER MAIN SHALL BE DUCTILE IRON PIPE, AWWA C151 OR C900 PVC, ASTM D1785, ASTM D2241, AWWA C900 WITH ASTM D2464, ASTM D2466, ASTM D2467, ASTM F1970, AWWA C907 FITTINGS.

PRIVATE UTILITY NOTES: (FOR UTILITIES ON PRIVATE PROPERTY)

1. ALL UTILITIES (SANITARY, STORM SEWER AND WATER) LOCATED ON PRIVATE PROPERTY (OUTSIDE THE EASEMENT) IS SUBJECT TO AND GOVERNED BY THE 2020 MINNESOTA STATE PLUMBING CODE. CONTRACTOR SHALL MEET REQUIREMENTS RELATED TO MATERIALS, INSTALLATION AND TESTING.
2. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
3. SANITARY SERVICES SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) ASTM D1785, ASTM D2665, ASTM F794 WITH ASTM F1866, ASTM D2665, ASTM F794 FITTINGS.
4. STORM SEWER SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) ASTM D1785, ASTM D2665, ASTM F794 WITH ASTM F1866, ASTM D2665, ASTM F794 FITTINGS.
5. STORM SEWER SERVICES SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) ASTM D1785, ASTM D2665, ASTM F794 WITH ASTM F1866, ASTM D2665, ASTM F794 FITTINGS.
6. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) ASTM C76, ASTM C1479 WITH ASTM C443 FITTINGS PER CITY (ADMINISTRATIVE AUTHORITY) APPROVAL.
7. STORM SEWER AT CROSSINGS WITH WATER MAIN SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) ASTM D1785, ASTM D2665, ASTM F794.
8. WATER MAIN SERVICES SHALL BE C900 PVC, ASTM D1785, ASTM D2241, AWWA C900 WITH ASTM D2464, ASTM D2466, ASTM D2467, ASTM F1970, AWWA C907 FITTINGS

CITY OF CORCORAN UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY PLAN LEGEND (SHEETS C4.0-C4.2):

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

Know what's below. Call before you dig.

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20'-0" 0 40'-0"

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5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
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250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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David J. Knaeble
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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

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UTILITY PLAN - OVERALL

C4.0

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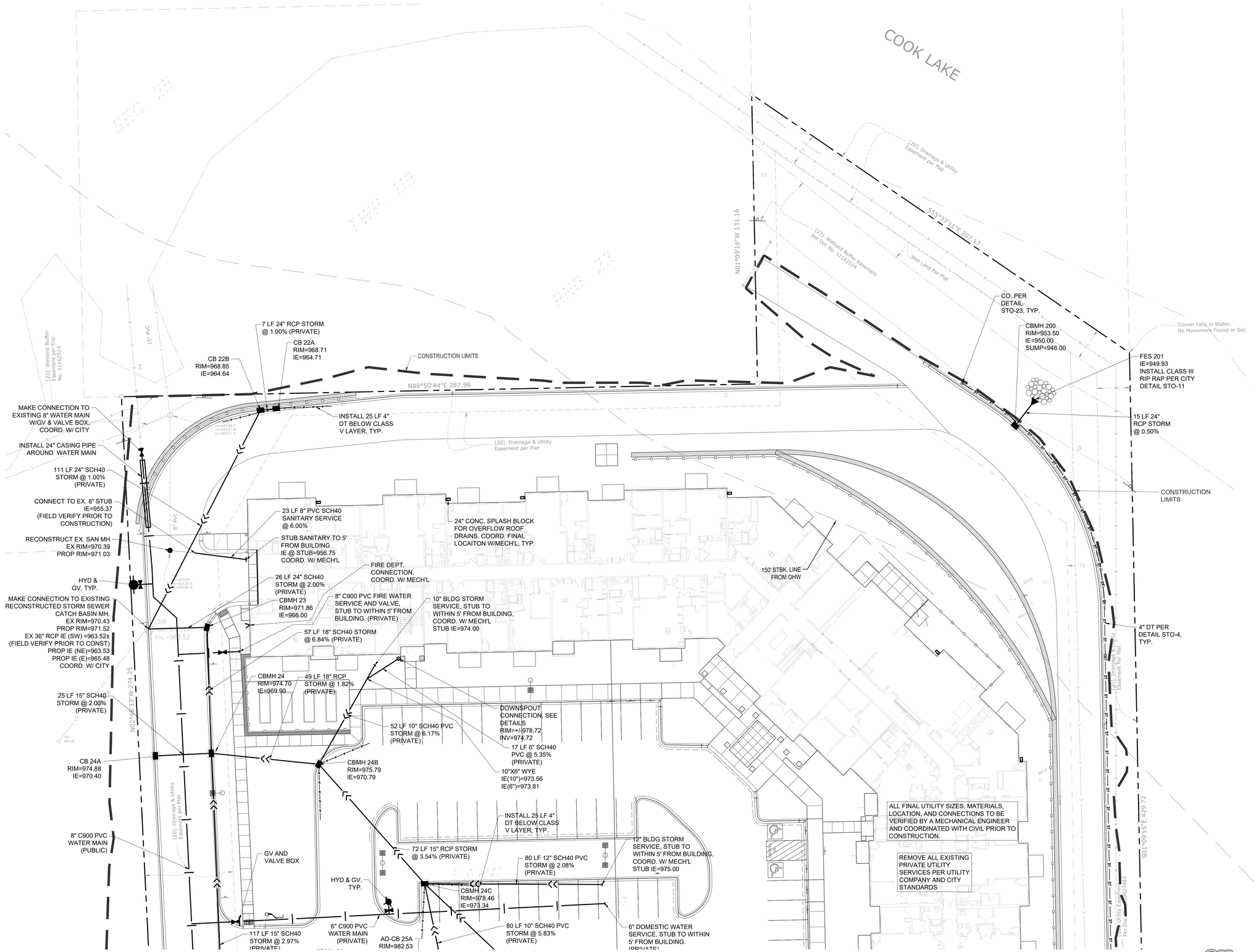

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UTILITY PLAN - NORTH

C4.1

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8" C900 PVC WATER MAIN (PUBLIC)

GV AND VALVE BOX

HYD & GV, TYP.

72 LF 15" RCP STORM @ 3.54% (PRIVATE)

INSTALL 25 LF 4" DT BELOW CLASS V LAYER, TYP.

80 LF 12" SCH40 PVC STORM @ 2.08% (PRIVATE)

12" BLDG STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/ MECH'L STUB IE=975.00

CBMH 24C RIM=978.46 IE=973.34

6" C900 PVC WATER MAIN (PRIVATE)

117 LF 15" SCH40 STORM @ 2.97% (PRIVATE)

AD-CB 25A RIM=982.53 IE=978.70 12" NYLOPLAST WITH 12" PED. GRATE

80 LF 10" SCH40 PVC STORM @ 5.83% (PRIVATE)

6" DOMESTIC WATER SERVICE, STUB TO WITHIN 5' FROM BUILDING. (PRIVATE)

CB 25A RIM=979.95 IE=975.50

CBMH 25 RIM=980.10 IE (W)=975.00 IE (E)=975.60 IE (N/SE)=973.38

115 LF 6" SCH40 PVC STORM @ 3.09% (PRIVATE)

ALL FINAL UTILITY SIZES, MATERIALS, LOCATION, AND CONNECTIONS TO BE VERIFIED BY A MECHANICAL ENGINEER AND COORDINATED WITH CIVIL PRIOR TO CONSTRUCTION.

REMOVE ALL EXISTING PRIVATE UTILITY SERVICES PER UTILITY COMPANY AND CITY STANDARDS

86 LF 6" SCH40 PVC STORM @ 3.60% (PRIVATE)

6"X6" WYE IE(6")=977.82

25 LF 15" SCH40 STORM @ 2.00% (PRIVATE)

18 LF 6" SCH40 PVC STORM @ 3.09% (PRIVATE)

AD-CB 25C RIM=982.40 IE=978.18 8" INLINE DRAIN WITH 18" PED. GRATE

AD-CB 25B RIM=982.42 IE=979.04 8" INLINE DRAIN WITH 18" PED. GRATE

17 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

10" BLDG STORM SERVICE, STUB TO WITHIN 5' FROM BUILDING, COORD. W/ MECH'L STUB IE=978.00

DOWNSPOUT CONNECTION, SEE DETAILS RIM=+/-980.89 INV=976.89

24" CONC. SPLASH BLOCK FOR OVERFLOW ROOF DRAINS. COORD. FINAL LOCAITON W/MECH'L, TYP.

80 LF 15" RCP STORM @ 0.50% (PRIVATE)

AD-CB 26C RIM=982.37 IE=979.87 8" INLINE DRAIN WITH 8" DOMED GRATE

MH 26 RIM=982.48 IE (E)=977.76 IE (W)=979.39 IE (S)=979.59 IE (NW/SE)=973.78

17 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

6 LF 6" PVC SCH. 40 STORM @ 2.00%

AD-CB 26B RIM=982.37 IE=979.53 8" INLINE DRAIN WITH 8" DOMED GRATE

TRENCH DRAIN 26A RIM=982.38 BOT=980.38 IE=977.88 ACO KS100 W/ADA STAINLESS GRATE, OR EQUIVALENT. COORD. W/ POOL DESIGNER

78 LF 12" SCH40 PVC STORM @ 0.50% (PRIVATE)

7 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

96 LF 12" SCH40 PVC STORM @ 0.50% (PRIVATE)

MAKE CONNECTION TO EXISTING 8" WATER MAIN W/GV & VALVE BOX, COORD. W/ CITY

RECONSTRUCT EX. SAN MH CASTING
EX RIM=975.91
PROP RIM=975.12

CBMH 28 RIM=979.99 IE=974.65

134 LF 12" SCH40 PVC STORM @ 0.50% (PRIVATE)

CBMH 29 RIM=979.32 IE=975.32

10 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

AD-CB 26A RIM=982.29 IE=979.79 8" INLINE DRAIN WITH 8" DOMED GRATE

AD-CB 27C RIM=982.29 IE=979.79 8" INLINE DRAIN WITH 8" DOMED GRATE

16 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

24 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

MH 27 RIM=983.20 IE (NW)=978.87 IE (E/W)=977.17

6 LF 6" SCH40 PVC STORM @ 2.00% (PRIVATE)

CONSTRUCTION LIMITS

AD-CB 27B RIM=982.29 IE=979.47 8" INLINE DRAIN WITH 8" DOMED GRATE

AD-CB 27A RIM=982.29 IE=978.99 8" INLINE DRAIN WITH 8" DOMED GRATE

CO, PER DETAIL STO-23, TYP.

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UTILITY PLAN - SOUTH

C4.2

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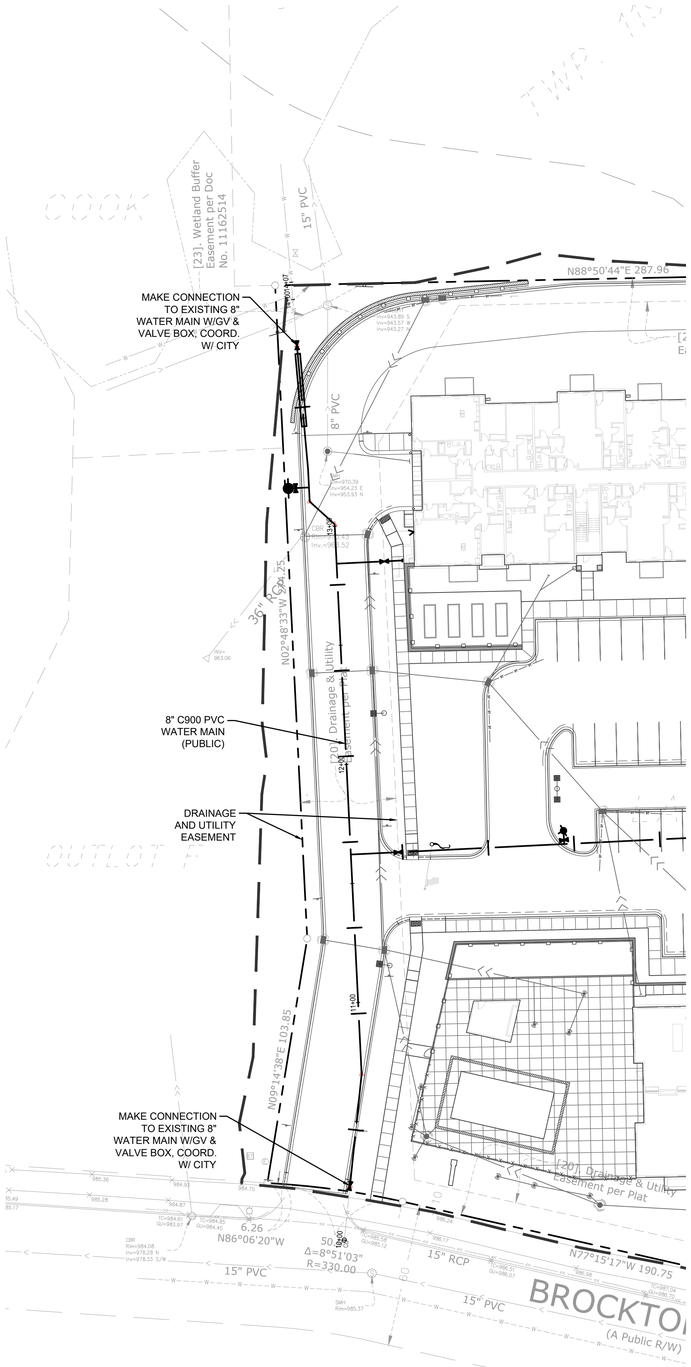
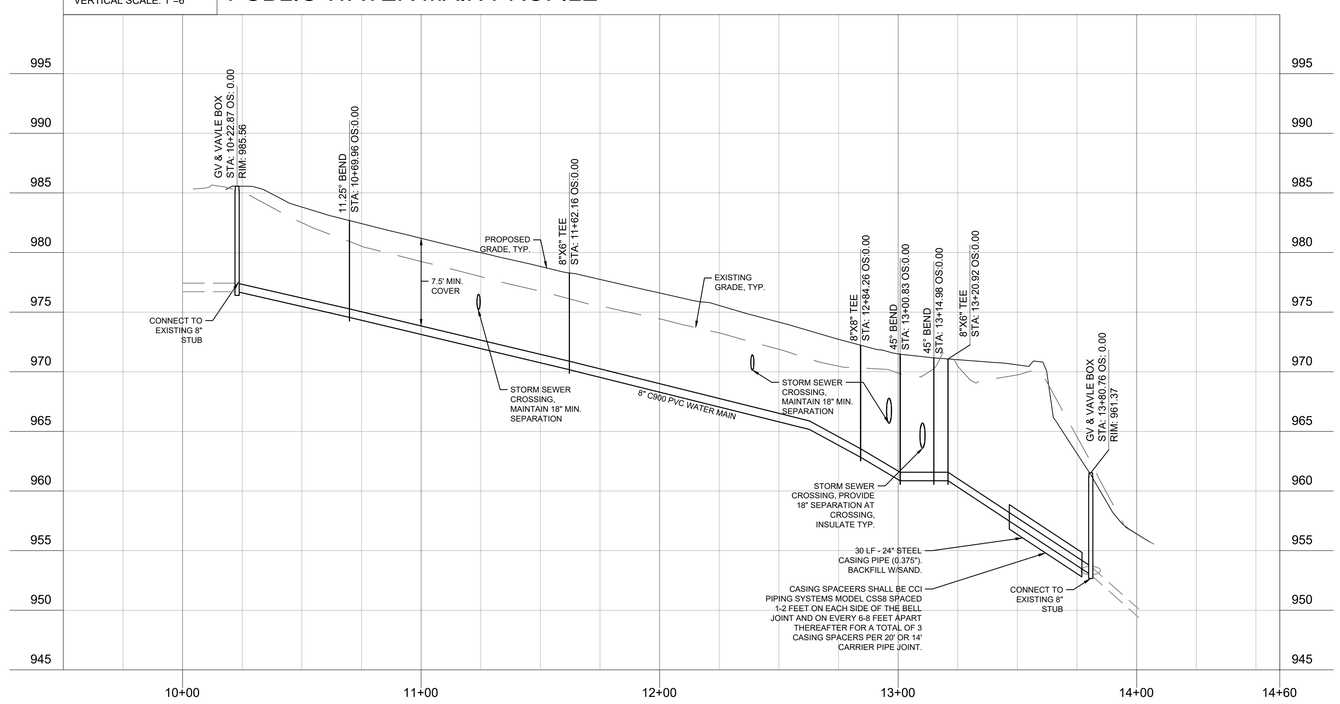


HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

PUBLIC WATER MAIN PROFILE



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09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

PUBLIC WATER MAIN - PLAN AND PROFILE

C4.3

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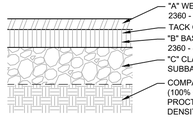


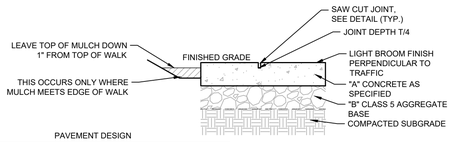
PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2.0"	8.0"
HEAVY DUTY	2.0"	2.0"	10.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION. IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES

N T S



PAVEMENT DESIGN

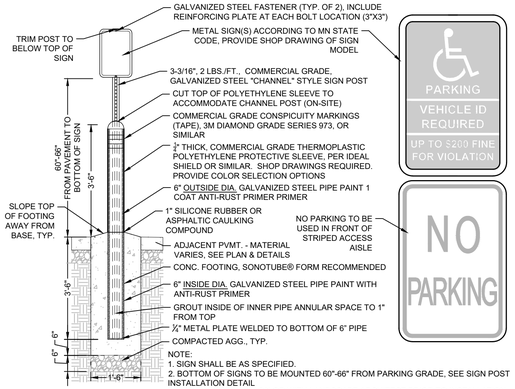
TYPE	CONC. (A)	AGG.(B)
WALKS	5.0"	6.0"
CONC. PVMT.	7.0"	6.0"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER

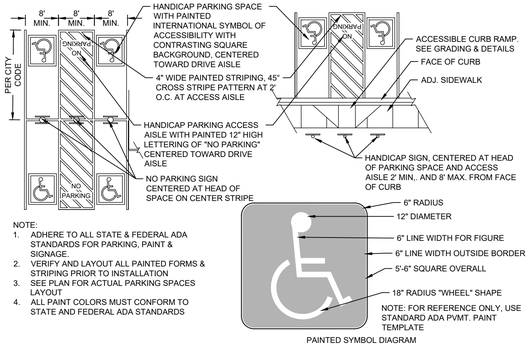
N T S (PRIVATE PROPERTY)



NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

3 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION

N T S

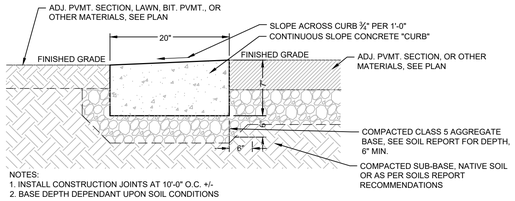


PAINTED SYMBOL DIAGRAM

NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION.
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

4 ACCESSIBLE PARKING PAVEMENT MARKING

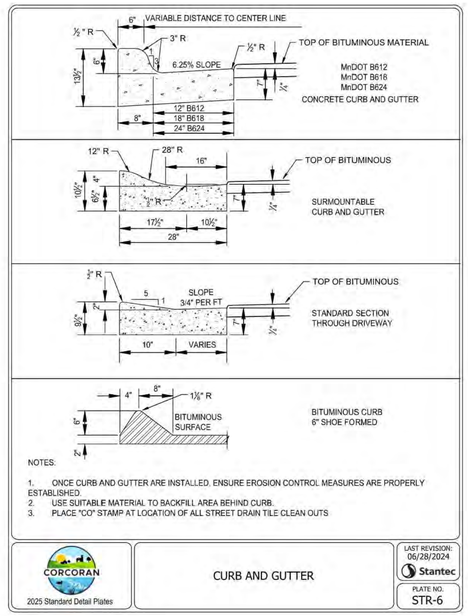
N T S



NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

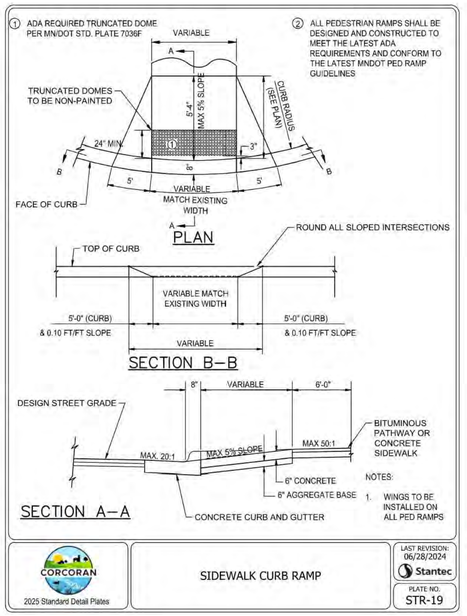
5 RIBBON CURB

N T S

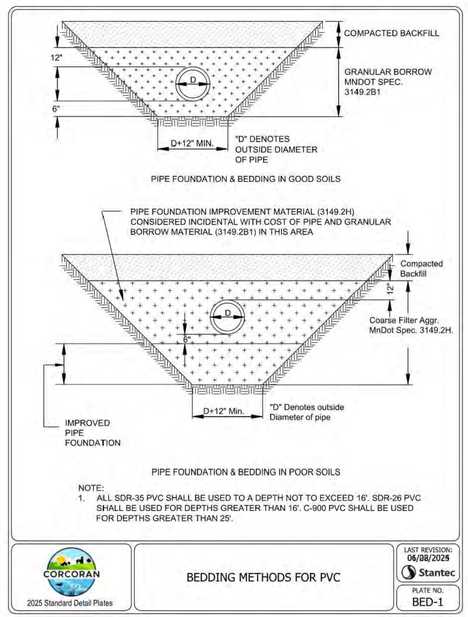


NOTES:
1. ONCE CURB AND GUTTER ARE INSTALLED, ENSURE EROSION CONTROL MEASURES ARE PROPERLY ESTABLISHED.
2. USE SUITABLE MATERIAL TO BACKFILL AREA BEHIND CURB.
3. PLACE "CO" STAMP AT LOCATION OF ALL STREET DRAIN TILE CLEAN OUTS

CORCORAN 2025 Standard Detail Plates | CURB AND GUTTER | LAST REVISION: 06/28/2024 Stantec | PLATE NO. STR-6

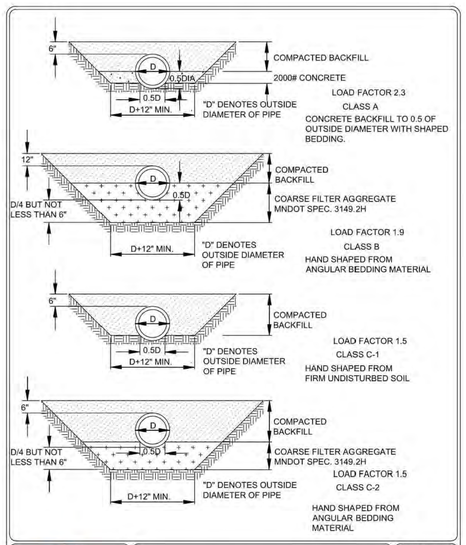


CORCORAN 2025 Standard Detail Plates | SIDEWALK CURB RAMP | LAST REVISION: 06/28/2024 Stantec | PLATE NO. STR-19

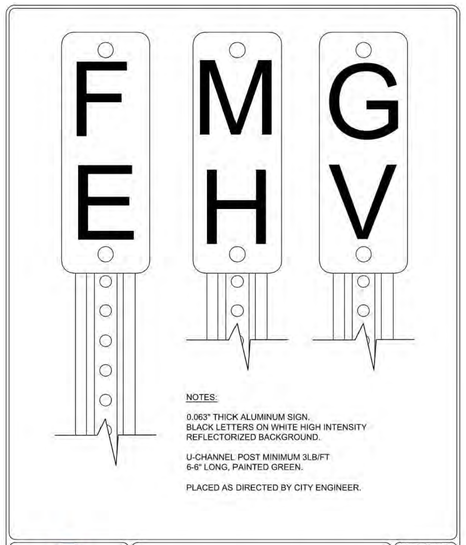


NOTE:
1. ALL SDR-35 PVC SHALL BE USED TO A DEPTH NOT TO EXCEED 16'. SDR-26 PVC SHALL BE USED FOR DEPTHS GREATER THAN 16'. C-900 PVC SHALL BE USED FOR DEPTHS GREATER THAN 25'.

CORCORAN 2025 Standard Detail Plates | BEDDING METHODS FOR PVC | LAST REVISION: 06/28/2024 Stantec | PLATE NO. BED-1



CORCORAN 2025 Standard Detail Plates | BEDDING METHODS FOR RCP AND DIP | LAST REVISION: 06/08/2026 Stantec | PLATE NO. BED-2



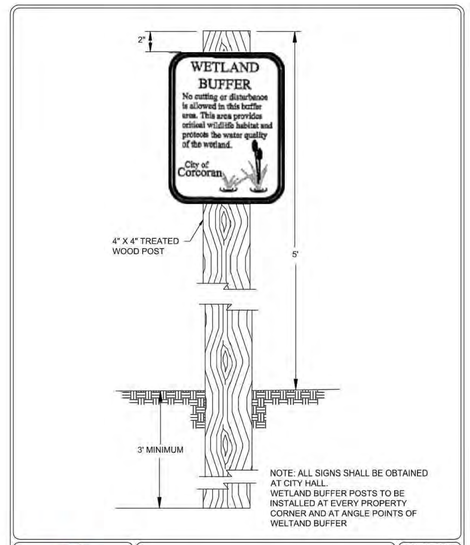
NOTES:

0.063" THICK ALUMINUM SIGN.
BLACK LETTERS ON WHITE HIGH INTENSITY REFLECTORIZED BACKGROUND.

U-CHANNEL POST MINIMUM 3LB/FT
6-6" LONG, PAINTED GREEN.

PLACED AS DIRECTED BY CITY ENGINEER.

CORCORAN 2025 Standard Detail Plates | STRUCTURE MARKER SIGNS | LAST REVISION: 07/24/2024 Stantec | PLATE NO. GEN-2



NOTE: ALL SIGNS SHALL BE OBTAINED AT CITY HALL.
WETLAND BUFFER POSTS TO BE INSTALLED AT EVERY PROPERTY CORNER AND AT ANGLE POINTS OF WELTAND BUFFER

CORCORAN 2025 Standard Detail Plates | WETLAND BUFFER SIGN | LAST REVISION: 07/24/2024 Stantec | PLATE NO. GEN-3

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT: AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER: UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.0

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MANDREL SIZE

SDR 35 (DEPTH=16')				
PIPE SIZE (IN)	20% DEFLECTION (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE * (PSI)	AIR TEST TIME (MIN)
4	3.874	3.68	4	2
6	5.747	5.45	4	3
8	7.685	7.28	4	4
10	9.563	9.08	4	5
12	11.361	10.76	4	6
15	13.898	13.2	4	7.5

PS 46 (DEPTH=26')				
PIPE SIZE (IN)	20% DEFLECTION (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE * (PSI)	AIR TEST TIME (MIN)
18	16.976	16.13	4	9
21	20.004	19	4	10.5
24	22.48	21.36	4	12
27	25.327	24.06	4	13.5

SDR 26 (DEPTH=26')				
PIPE SIZE (IN)	20% DEFLECTION (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE * (PSI)	AIR TEST TIME (MIN)
6	5.412	5.33	4	3
8	7.488	7.12	4	4
10	9.342	8.87	4	5
12	11.102	10.54	4	6
15	13.575	12.9	4	7.5

PS 115 (SDR DEPTH=26')				
PIPE SIZE (IN)	20% DEFLECTION (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE * (PSI)	AIR TEST TIME (MIN)
18	16.986	15.76	4	9
21	19.549	18.57	4	10.5
24	21.964	20.87	4	12
27	24.744	23.51	4	13.5
30	28.763	27.32	4	15

C 900 DR 18 (PJCP DEPTH)				
PIPE SIZE (IN)	20% DEFLECTION (IN)	5% DEFLECTION (IN)	AIR TEST PRESSURE * (PSI)	AIR TEST TIME (MIN)
6	5.934	5.49	4	3
8	7.754	7.37	4	4
10	9.487	9.05	4	5
12	11.265	10.7	4	6
14	13.05	12.4	4	7
16	14.831	14.09	4	8
18	16.609	15.78	4	9
20	18.386	17.47	4	10
24	21.96	20.84	4	12

FORCEMAIN TESTING NOTES:
1. FORCEMAIN HYDROSTATIC TEST PROCEDURE AS FOLLOWS:
   1.1 PUMP SYSTEM TO MINIMUM 75 PSI
   1.2 THE FORCEMAIN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
2. GAUGE TO BE USED WILL BE ASHCROFT, MODEL 1082, 4 1/2 " DIAMETER IN ONE PSI INCREMENTS OR APPROVED EQUAL.
3. TRACER WIRE TEST TO BE PERFORMED ON ALL SANITARY SEWER AND SANITARY SEWER SERVICES BY METROTECH OR APPROVED EQUAL.
4. ALL FORCEMAIN TESTING IS CONSIDERED INCIDENTAL.

GENERAL TESTING NOTES:
1. PIPE MATERIAL AND TESTING REQUIREMENTS MAY CHANGE DEPENDING ON SOIL CONDITIONS AND OTHER FACTORS.
2. ALL TESTING TO OCCUR BEFORE BUILDING PERMITS ARE ISSUED OR CONSTRUCTION OF WEAR COURSE PAVEMENT.
3. CITY TO BE NOTIFIED MINIMUM 48 HOURS BEFORE ANY TESTING.

SANITARY SEWER TESTING NOTES:
1. A MINIMUM WAITING PERIOD OF 30 DAYS AFTER INSTALLATION IS REQUIRED BEFORE DEFLECTION TEST MAY BE PERFORMED.
2. TRACER WIRE TEST TO BE PERFORMED ON ALL SANITARY SEWER AND SANITARY SEWER SERVICES BY METROTECH OR APPROVED EQUAL.
3. AIR TEST WILL BE PERFORMED AT A PRESSURE OF 4.0 PSIG GREATER THAN THE AVERAGE BACKPRESSURE OF ANY GROUND WATER PRESENT.
4. AIR TEST WILL BE PERFORMED ONLY AFTER ALL PROXIMAL STORM SEWER HAS BEEN INSTALLED.
5. *IF GROUNDWATER IS PRESENT, FOR EVERY FOOT OF GROUND WATER ABOVE THE PIPE SPRING LINE, INCREASE THE GAGE TEST PRESSURE BY 0.43 PSI (TO COMPENSATE FOR WATER BACK PRESSURE).
6. THE SEWER LINE WHICH IS BEING TESTED WILL BE ACCEPTED AS PASSING THE AIR TEST IF THE PRESSURE DOES NOT DROP MORE THAN 0.0 PSI IN LESS TIME THAN 30 SECONDS PER INCH IN DIAMETER OF THE PIPE BEING TESTED.
7. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED GRAVITY SEWER FOLLOWING ALL OTHER SUCCESSFUL TESTING. TELEVISING VIDEO AND REPORT TO BE SUBMIT TO THE ENGINEER VIA EMAIL AND HARD COPY.
8. SANITARY SEWER TO BE JETTED PRIOR TO TELEVISING.
9. ALL SANITARY SEWER TESTING TO BE CONSIDERED INCIDENTAL.

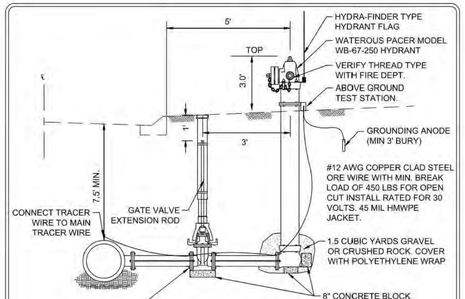
WATERMAIN TESTING NOTES:
1. WATERMAIN TESTING TO INCLUDE ALL CURB STOPS AND HYDRANT LEADS.
2. HYDROSTATIC PRESSURE TEST PROCEDURE AS FOLLOWS:
   2.1. PUMP SYSTEM TO MINIMUM 150 PSI.
   2.2. THE WATERMAIN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
   2.3. ALL BUTTERFLY VALVES TO BE INDIVIDUALLY HYDROSTATICALLY TESTED AGAINST BOTH SIDES OF THE VALVE FOR A MINIMUM OF 30 MINUTES WITH NO DROP IN PRESSURE.
   2.4. PRESSURE TEST WILL BE PERFORMED ONLY AFTER ALL PROXIMAL STORM SEWER HAS BEEN INSTALLED.
   2.5. GAUGE TO BE USED WILL BE ASHCROFT, LIQUID FILLED, 4 1/2 " DIAMETER IN ONE PSI INCREMENTS OR APPROVED EQUAL.
3. BACTERIA TEST (MINIMUM 2 SETS)
   3.1. 1 TEST FOR FOR EVERY 1000 LF.
   3.2. 1ST SET OF TESTS 24 HOURS AFTER INITIAL FLUSHING.
   3.3. 2ND SET OF TESTS TO BE TAKEN AFTER PASSING RESULTS FROM FIRST TEST, MINIMUM 24 HOURS AFTER FIRST TEST.
4. TRACER WIRE TEST TO BE PERFORMED BY A METROTECH OR APPROVED EQUAL. TRACER ENTIRE LINE/ALL SERVICES TO CURB STOPS.
5. WATERMAIN TESTING TO MEET MINNESOTA DEPARTMENT OF HEALTH STANDARDS.
6. ALL WATERMAIN TESTING TO BE CONSIDERED INCIDENTAL.

STORM SEWER TESTING NOTES:
1. TELEVISING SHALL BE PERFORMED ON ALL STREET DRAINTILE AFTER PRIVATE UTILITIES HAVE BEEN INSTALLED.
2. TELEVISING SHALL BE PERFORMED ON ALL REAR YARD. DRAINTILE AFTER RESTORATION IS COMPLETE.
3. TELEVISE DRAINTILE IN THE PRESENCE OF CITY.
4. TELEVISING SHALL BE PERFORMED ON ALL NEWLY INSTALLED STORM SEWER PER ENGINEERS REQUEST.
5. ALL COMPLETED TELEVISING TAPES TO BE EMAILED TO CITY REPRESENTATIVE.
6. ANY TELEVISING REQUIRED SHALL BE INCIDENTAL.

CORCORAN 2025 Standard Detail Plates

PIPE MATERIAL AND TESTING REQUIREMENTS

LAST REVISION: 01/02/2025 — Stantec — PLATE NO. GEN-4



NOTE:
1. FACTORY INSTALLED PLUGS REQUIRED WHENEVER HYDRANTS ARE INSTALLED IN AREAS WITH HIGH GROUNDWATER LEVEL, AS DETERMINED BY DEWATERING REQUIREMENTS AND THE CITY ENGINEER. THE MAIN NOZZLE SHALL BE PAINTED BLUE FOR ALL HYDRANTS WITH PLUGGED DRAIN HOLES.
2. ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED.
3. HYDRANTS SHALL BE MARKED WITH STAINLESS STEEL TAG FROM FACTORY.
4. CONTRACTOR SHALL SUPPLY TWO HYDRANT FLAGS, ONE TO BE INSTALLED ON THE HYDRANT AND THE SECOND DELIVERED TO CORCORAN PUBLIC WORKS.
5. ALL HYDRANT LEADS ARE TO BE CONSTRUCTED WITH POLYWRAPPED DIP, CLASS 52.
6. PROVIDE TAPED POLYWRAP UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.
7. ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
8. HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: FLOW RATE OF 1,000 GPM OR MORE - GREEN; FLOW RATE BETWEEN 500 GPM AND 1,000 GPM - YELLOW; FLOW RATE OF 500 GPM OR LESS - RED.
9. ABOVE GROUND TEST STATION SHALL BE COBRA T3 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE. SEE DETAIL WAT-11 FOR CONNECTION DETAILS.
10. MIN 1 LB. DRIVE IN ANODE WITH MIN. 20' WIRE LEAD.
11. CONNECTORS SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL
12. CONTRACTOR SHALL SUPPLY 1 HYDRANT WRENCH FOR EVERY PHASE OR EVERY 5 HYDRANTS INSTALLED, WHICHEVER IS GREATER.

CORCORAN 2025 Standard Detail Plates

WATER HYDRANT

LAST REVISION: 07/24/2024 — Stantec — PLATE NO. WAT-1

7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.

DROP LID	No. 6860 No.	GATE VALVE BOX COMPONENTS TO BE WRAPPED IN POLYWRAP.
TYLER MUELLER BIBBY-STE-CROIX	H-10361 No. B-5160	EXTENSIONS REQUIRED ON ALL GATE VALVES
ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.		EXTENSION SHALL BE WITHIN 1-2' OF FINISHED GRADE

GRADE

TOP		
TYLER	No. 6860 No.	26"
MUELLER	H-10361 No.	26"
BIBBY-STE-CROIX	VB502	27"

TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE

ALL GATE VALVES SHALL BE MANUFACTURED IN THE U.S. OR CANADA.

ALL VALVE BOX COMPONENTS SHALL BE MANUFACTURED IN THE U.S. OR CANADA, OR AS APPROVED BY THE CITY ENGINEER.

RESILIANT WEDGE VALVE CONFORMING AWWA C-509-80 STANDARDS INSTALLED WITH A VALVE BOX ADAPTER TYPE II.

EXTENSION		
TYLER	No. 58	14"
	No. 59	16"
	No. 60	24"
MUELLER	No. 58	14"
	No. 59	20"
BIBBY-STE-CROIX		
VB520	No. 57	9"
VB521	No. 58	14"
VB522	No. 59	20"
VB523	No. 60	26"

ADAPTOR REQUIRED ON ALL GATE VALVES

BOTTOM		
TYLER	No. 6860 No.	65"
MUELLER	H-10361 No.	65"
BIBBY-STE-CROIX	VB516	60"

GATE VALVE ADAPTOR 1/4" STEEL WITH PROTECTIVE COATING

COPPER TRACER WIRE INSTALLED ON ALL PVC WATER MAIN.

1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTOR

BASE

8" CONCRETE BLOCK

MEGALUGS (TYP)

NOTE: ALL WATERMAIN BOLTS ARE TO BE COR-BLUE OR AN APPROVED EQUAL

NOTE: GATE VALVES TO BE USED ON ALL WATERMAIN 10" OR SMALLER.

CORCORAN 2025 Standard Detail Plates

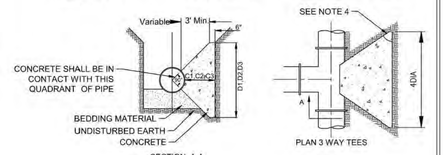
GATE VALVE AND BOX INSTALLATION

LAST REVISION: 07/24/2024 — Stantec — PLATE NO. WAT-2

NOTES:
1. SHAPE OF BACK OF BUTTRESS MAY VERY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 90°
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
4. ANGLE SHALL BE 90° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.
6. MEGALUGS SHALL BE INSTALLED ON ALL BENDS.

BUTTRESS DIMENSIONS						
PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND	
	B_1	D_1	B_2	D_2	B_3	D_3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-8"
8"	1'-5"	1'-5"	2'-1"	1'-8"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"

ALL DUCTILE IRON FITTINGS TO BE FUSION BONDED EPOXY COATED.
ALL DUCTILE IRON PIPE AND FITTINGS TO BE WRAPPED IN POLY AND TAPED.
ALL DUCTILE IRON PIPES AND FITTINGS TO BE MANUFACTURED IN US OR CANADA, OR AS APPROVED BY THE CITY ENGINEER.

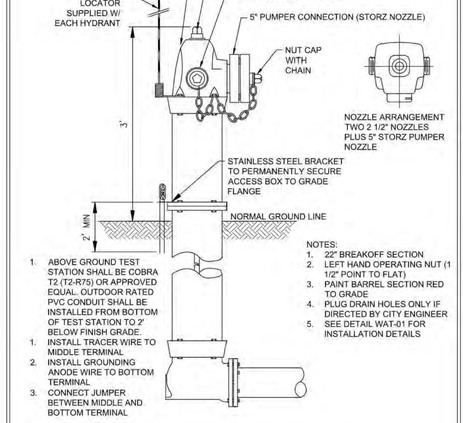


NOTE: ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL

CORCORAN 2025 Standard Detail Plates

CONCRETE THRUST BLOCKING

LAST REVISION: 07/24/2024 — Stantec — PLATE NO. WAT-7



1. ABOVE GROUND TEST STATION SHALL BE COBRA T2 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE.
1. INSTALL TRACER WIRE TO MIDDLE TERMINAL
2. INSTALL GROUNDING ANODE WIRE TO BOTTOM TERMINAL
3. CONNECT JUMPER BETWEEN MIDDLE AND BOTTOM TERMINAL

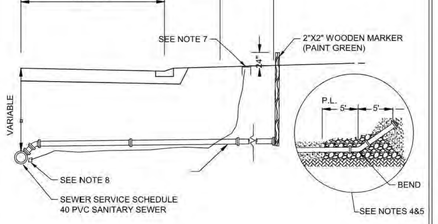
NOTES:
1. 22" BREAKOFF SECTION
2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
3. PAINT BARREL SECTION RED TO GRADE
4. PLUG DRAIN HOLES ONLY IF DIRECTED BY CITY ENGINEER
5. SEE DETAIL WAT-01 FOR INSTALLATION DETAILS

NOTE: HYDRANT SHALL BE PACER MODEL WB67-250

CORCORAN 2025 Standard Detail Plates

PACER HYDRANT DETAIL

LAST REVISION: 07/24/2024 — Stantec — PLATE NO. WAT-13

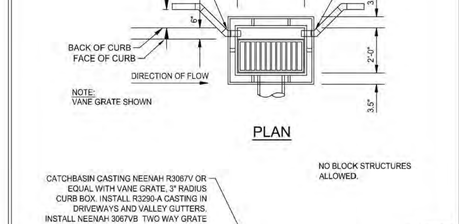


NOTES:
1. SEWER SERVICES. 4" (UNLESS OTHERWISE SPECIFIED ON PLANS) SCHEDULE 40 PVC SEWER PIPE.
2. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
3. SLOPE ¼" PER FOOT MINIMUM.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
5. 45 DEGREE BENDS SHALL BE USED AT THE END OF THE SERVICE IF DEPTH EXCEEDS 8' TO BRING SANITARY SERVICE INVERT TO CURBSTOP ELEVATION.
6. INSTALL SANITARY RISER TO MATCH CURB STOP ELEVATION.
7. TRACER WIRE SHALL BE BROUGHT UP ALONG WATERMAIN CURB STOP. INSTALL VALVCO, SNAKEPIT, OR APPROVE EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX WITH 2 LUGS.
8. MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY SANITARY SERVICE WYE.
9. TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL ORE WIRE WITH MIN BREAK LOAD OF 450 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET
10. TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL.

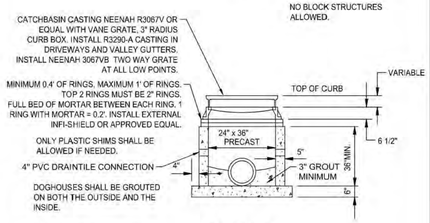
CORCORAN 2025 Standard Detail Plates

SANITARY SEWER SERVICE CONNECTION

LAST REVISION: 01/02/2025 — Stantec — PLATE NO. SAN-6



PLAN



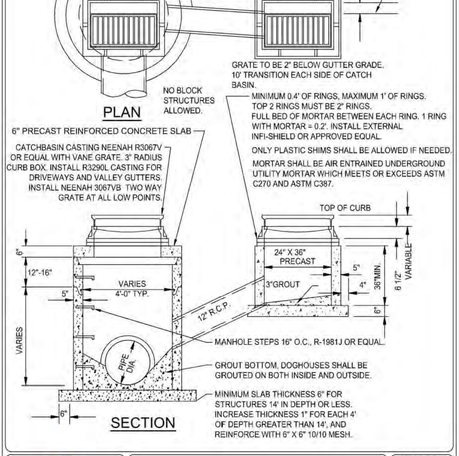
ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.
MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.

SECTION

CORCORAN 2025 Standard Detail Plates

2'X3' CATCHBASIN

LAST REVISION: 01/02/2025 — Stantec — PLATE NO. STO-7



SECTION

CORCORAN 2025 Standard Detail Plates

DOUBLE CATCHBASIN - CATCHBASIN MANHOLE WITH 2'X3' CATCHBASIN

LAST REVISION: 01/02/2025 — Stantec — PLATE NO. STO-8

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

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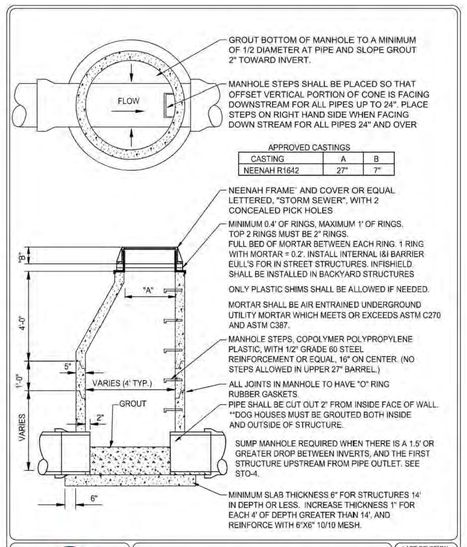
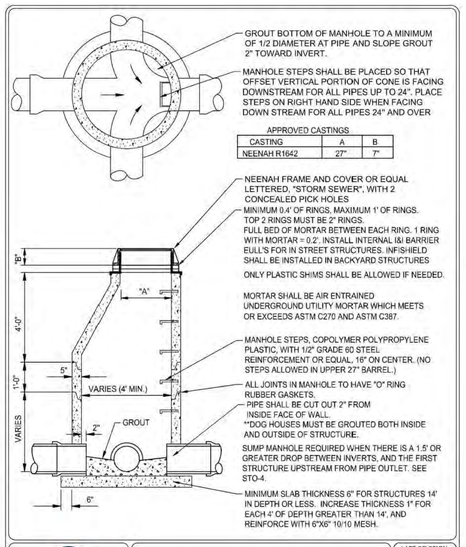


2025 Standard Detail Plates

STORM SEWER MANHOLE

LAST REVISION: 01/02/2025 Stantec

PLATE NO. STO-1

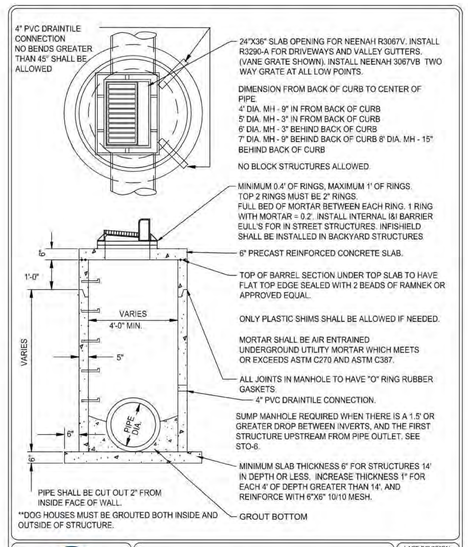


2025 Standard Detail Plates

STORM SEWER JUNCTION MANHOLE

LAST REVISION: 01/02/2025 Stantec

PLATE NO. STO-2

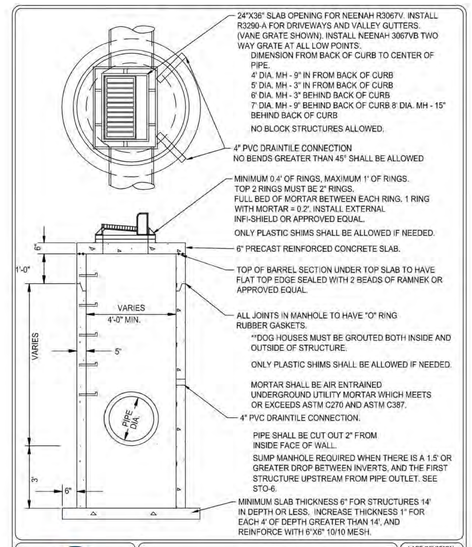


2025 Standard Detail Plates

CATCH BASIN MANHOLE

LAST REVISION: 01/02/2025 Stantec

PLATE NO. STO-5



2025 Standard Detail Plates

CATCH BASIN MANHOLE WITH SUMP

LAST REVISION: 01/02/2025 Stantec

PLATE NO. STO-6

2025 Standard Detail Plates

CATCHBASIN MANHOLE IN GREENSPACE

LAST REVISION: 01/02/2025 Stantec

PLATE NO. STO-9

2025 Standard Detail Plates

FLARED END SECTION AND TRASHGUARD

LAST REVISION: 07/24/2024 Stantec

PLATE NO. STO-11

2025 Standard Detail Plates

RIPRAP AT OUTLETS

LAST REVISION: 07/24/2024 Stantec

PLATE NO. STO-12

2025 Standard Detail Plates

PVC DRAINTILE CLEANOUTS

LAST REVISION: 07/24/2024 Stantec

PLATE NO. STO-24

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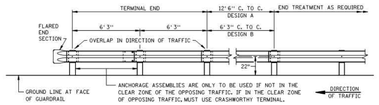
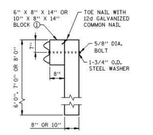
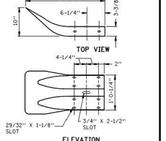


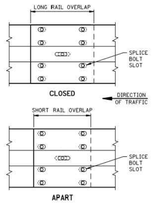
INSTALLATION



SAWED WOOD POST
6" X 8" OR 10" X 10"



W-BEAM FLARED END SECTION



DEFINITION OF APART AND CLOSED SPLICES

NOTES:

SEE CHAPTER 10 IN THE ROAD DESIGN MANUAL FOR END TREATMENT INFORMATION.

STEEL PLATE BEAM GUARDRAIL, TERMINAL SECTION, RAIL SPLICE, SPLICE BOLT SHAPES AND DIMENSIONS SHALL CONFORM TO AASHTO M 180, ALL GUARDRAIL SHALL BE CLASS A (12) GAUGE.

GUARDRAIL INSTALLED ON CURVES WITH RADIUS OF 150 FT. OR LESS SHALL HAVE RAIL ELEMENTS SHOP CURVED.

USE THE SAME TYPE OF POST THROUGHOUT, ON NEW INSTALLATIONS.

WHEN RAIL SECTIONS USED FOR AN INSTALLATION ARE 12'-6" LONG, CENTER THE 8 SPLICE BOLTS ON TOP OF EACH OTHER (OR 1/2 APART AND 1/2 CLOSED), SEE DEFINITION OF APART AND CLOSED SPLICES.

WHEN 25 FT. LONG RAIL SECTIONS ARE USED FOR AN INSTALLATION, SET THE 8 SPLICE BOLTS ACCORDING TO THE AIR TEMPERATURE AS FOLLOWS:

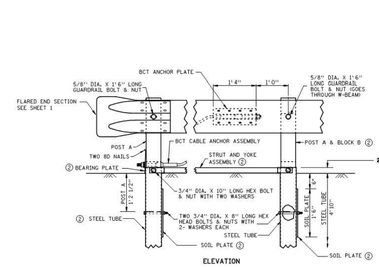
BELOW 10° F. - SET 3/4 OF THE SPLICES APART AND 1/4 CLOSED.

10° F. TO 95° F. - CENTER THE SPLICE BOLT SLOTS OR SET 1/2 OF THE SPLICES APART AND 1/2 CLOSED.

ABOVE 95° F. - SET 1/4 OF THE SPLICES APART AND 3/4 CLOSED.

① USE A WOOD BLOCK OR AN APPROVED ALTERNATE.

APPROVED MARCH 23, 2011 (STATE DESIGN ENGINEER)	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION W-BEAM GUARDRAIL & END ANCHORAGES INSTALLATION WITH WOOD POSTS	SPECIFICATION REFERENCE 2554	STANDARD PLATE NO. 8307S 1 OF 4



STRUT ANCHORAGE ASSEMBLY

NOTES:

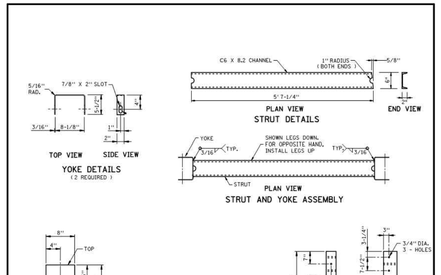
STRUT ANCHORAGE ASSEMBLY IS BASED ON THE ECCENTRIC LOADER BREAKAWAY CABLE TERMINAL (ELT) SHOWN ON STANDARD PLATE 8329.

STRUCTURAL STEEL AS PER SPEC. 3306, UNLESS OTHERWISE NOTED. GALVANIZE STRUCTURAL STEEL AS PER SPEC. 3392 & 3394 AFTER FABRICATION, UNLESS OTHERWISE NOTED.

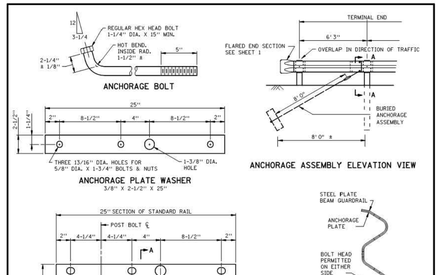
① W-BEAM TO BE FIELD FIT, NOT SHOP BENT.

② SEE DETAILS ON SHEET 3.

APPROVED MARCH 23, 2011 (STATE DESIGN ENGINEER)	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION W-BEAM GUARDRAIL & END ANCHORAGES STRUT ANCHORAGE ASSEMBLY DETAILS (WOOD POSTS)	SPECIFICATION REFERENCE 2554	STANDARD PLATE NO. 8307S 2 OF 4



APPROVED MARCH 23, 2011 (STATE DESIGN ENGINEER)	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION W-BEAM GUARDRAIL & END ANCHORAGES STRUT ANCHORAGE ASSEMBLY DETAILS (WOOD POSTS)	SPECIFICATION REFERENCE 2554	STANDARD PLATE NO. 8307S 3 OF 4



APPROVED MARCH 23, 2011 (STATE DESIGN ENGINEER)	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION W-BEAM GUARDRAIL & END ANCHORAGES BURIED ANCHORAGE ASSEMBLY DETAILS (WOOD POSTS)	SPECIFICATION REFERENCE 2554 REVISED 3-22-2013 M.J.E.	STANDARD PLATE NO. 8307S 4 OF 4

NOTE: FOR USE WITH CLAY SUBGRADES OR IN AREAS WITH LESS THAN 4 VERTICAL FEET OF FILL IF USING GRANULAR SUBGRADES.

1 4" PVC DRAIN TILE UNDER PAVED SURFACES
NTS

2 DOWNSPOUT TO PIPE CONNECTION
NTS

3 PIPE BOLLARD - EMBEDDED
NTS

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PROJECT MANAGER	DAVID KNAEBLE
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DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

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CIVIL DETAILS

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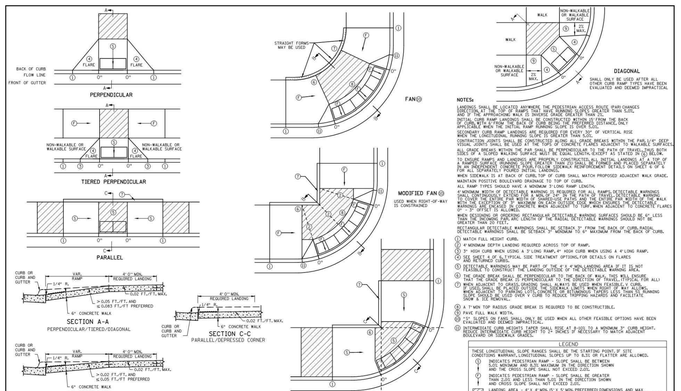
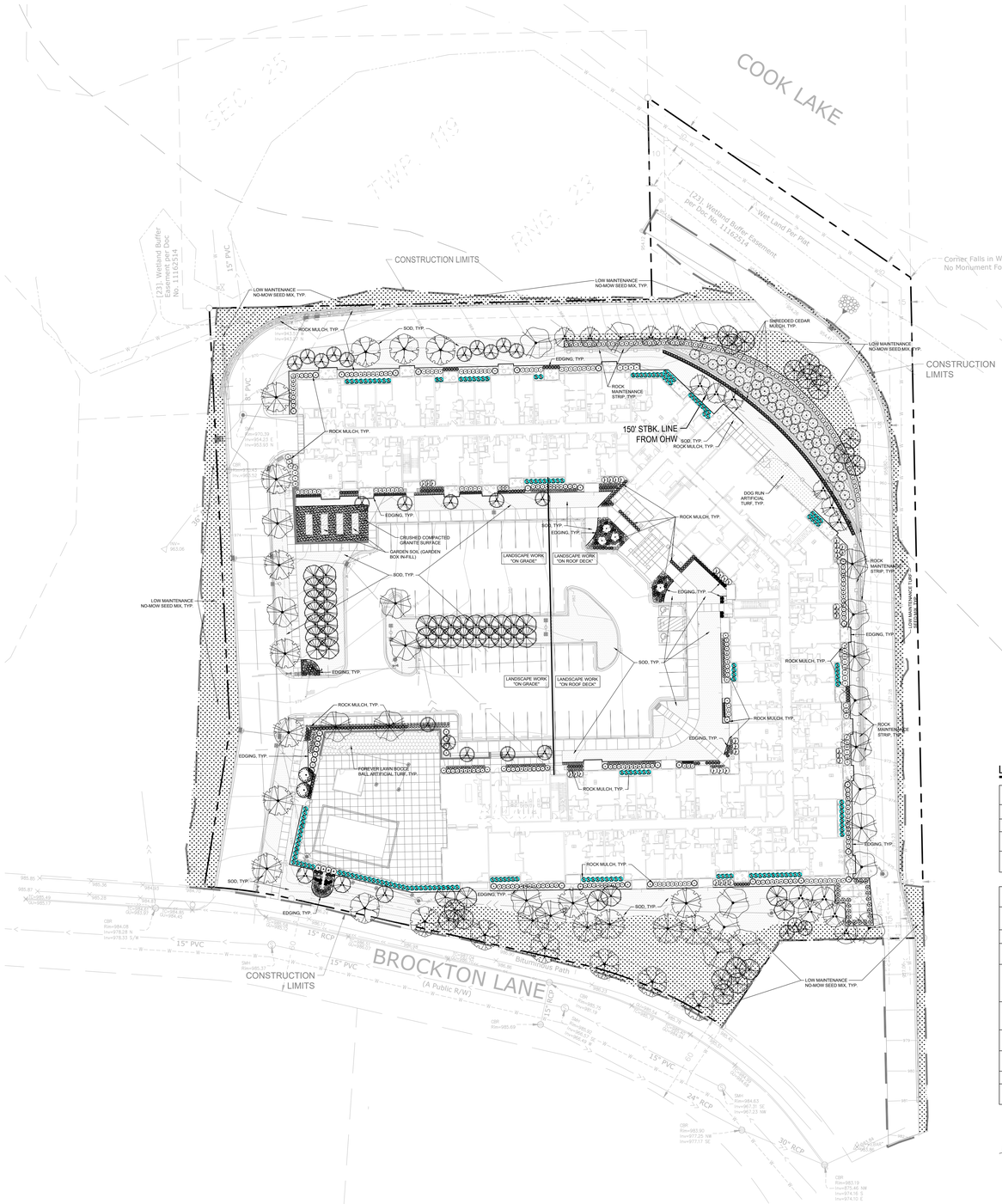

PERPENDICULAR
DIAGONAL
FAN
TIERED PERPENDICULAR
PARALLEL
MODIFIED FAN
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL
SECTION C-C
PARALLEL/DEPRESSED CORNER
SECTION B-B
FAN
DEPRESSED CORNER
NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RISING ELEVATIONS GREATER THAN 6.0", AND AT THE BOTTOM OF RAMPS WHERE DRAINAGE IS REQUIRED.
DETAIL CURB RAMP LANDINGS SHALL BE CONSTRUCTED SECTION CUT FROM THE BACK OF WALK OR SIDEWALK. THE PAR SHALL BE CONSTRUCTED FLUSH WITH THE PROPOSED ADJACENT WALK GRADE, APPLICABLE WHEN THE DETAIL RAMP RUNNING SLOPE IS OVER 5.0%.
MAXIMUM LANDING GRADE: 1.5%. MAXIMUM CROSS SLOPE: 1.5%. MAXIMUM ELEVATION DIFFERENCE: 1/4" OR VERTICAL RISE.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR.1/4" DEEP TOOLED JOINTS OR SAWCUT JOINTS NOT LESS THAN 1/8" WIDE SHALL BE PLACED AT 5' MAXIMUM SPACING.
ALL CURB RAMPS WITH THE PAR SHALL BE CONSTRUCTED SO THAT NO PART OF THE RAMP, FLARE OR TOP OF A "CURBED WALKING SURFACE" MAY BE EQUAL LENGTH, EXCEPT AS STATED IN (5) BELOW.
A "CURBED WALKING SURFACE" IS A WALKING SURFACE WITH A CURB OR RAISED EDGE ON ONE OR MORE SIDES. PLACE CONCRETE FLUSH WITH ADJACENT WALKING SURFACES. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT ALL CONCRETE TO CONCRETE JOINTS. REINFORCEMENT DETAILS ON SHEET 5 OF 6.
CURB OR CURB AND GUTTER SHALL BE SET BACK AT CURB RAMPS, WITH PROPOSED ADJACENT WALK GRADE, MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
FLARE SLOPES SHALL NOT EXCEED A MAXIMUM 12.5% SLOPE. RAMPS WITH DETECTABLE WARNINGS SHALL CONFORM TO A MAXIMUM 2.0% SLOPE IN THE PATH OF TRAVEL DIRECTION. MINIMUM WIDTH IS 36" BETWEEN DETECTABLE WARNINGS. WHERE A CURB RAMP HAS NO DETECTABLE WARNING, THE WIDTH SHALL BE 48" MINIMUM. WHERE A CURB RAMP HAS FLARES, THE MINIMUM WIDTH BETWEEN FLARES SHALL BE 48" EXCLUSIVE OF FLARES. FLARES SHALL BE 10% MAXIMUM SLOPE. CURB RAMPS WITHOUT FLARES SHALL BE 8" MINIMUM.
MAXIMUM CROSS SLOPE: 2.0%. MAXIMUM RUNNING SLOPE: 8.33% FOR RAMPS; 5% FOR SIDEWALKS. RAMPS SHALL BE 6" LESS THAN THE ADJACENT WALK GRADE.
DETECTABLE WARNINGS SHALL BE PART OF THE 4' X 4' LANDING AREA AT (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40)



LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

LANDSCAPE PLAN LEGEND (SHEETS L1.0-L1.2):

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	3" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.3
PLANTING BEDS (WHERE SHOWN ON PLAN)	3" DEPTH, ROCK MULCH 3" DEPTH, SHREDDED CEDAR	YES	NO	SEE LANDSCAPE PLAN
MAINT. STRIP AT FENCE LOCATIONS & OTHER AREAS (WHERE SHOWN ON PLAN)	3" DEPTH, 1-1/2"	YES	NA	SEE DETAIL SHT. L1.3
SEED AREAS	SHOOTING STAR NO-MOW FINE FESCUE SEED MIX / NO MOW SEED MIX	NO	NO	
RAISED PLANTER WALK SURFACE	CRUSHED GRANITE SURFACE - ¾" COMPACTED CRUSHED GRANITE	YES	NO	
RAISED PLANTERS	POTTING SOIL / COMMERCIAL GRADE, MIXED GARDEN SOIL	NO	NO	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	CRUSHED GRANITE SURFACE / CRUSHED GRANITE SURFACE 1/4" COMPACTED CRUSHED GRANITE, SEE DETAIL. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.
	FOREVER LAWN BOCCE BALL GRASS / FOREVER LAWN BOCCE BALL GRASS BOCCE BALL GRASS ARTIFICIAL TURF BY FOREVER LAWN. SEE CONSTRUCTION DETAIL FOR SPECIFICATIONS.
	FOREVER LAWN K9GRASS CLASSIC ARTIFICIAL / FOREVER LAWN K9GRASS CLASSIC ARTIFICIAL TURF PROVIDE FOREVERLAWN K9GRASS CLASSIC ARTIFICIAL TURF OR EQUIVALENT.
	SHOOTING STAR NO MOW FINE FESCUE MIX / NO MOW SEED MIX
	POTTING SOIL / POTTING SOIL COMMERCIAL GRADE, MIXED GARDEN SOIL
	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP 1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC, GREY TRAP ROCK, SAMPLES REQ. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.
	1.5" SCREENED ROCK/STONE MULCH, 3" DEEP / ROCK MULCH 1.5" SCREENED DECORATIVE ROCK/STONE MULCH 3" DEEP OVER GEOTEXTILE FABRIC, PROVIDE SAMPLES. INSTALL W/EDGING AS SHOWN ON LANDSCAPE PLAN.
	SHREDDED CEDAR MULCH / SHREDDED CEDAR MULCH DOUBLE SHREDDED CEDAR MULCH INSTALLED 3" DEEP ON GRADED, WEED FREE, & PREPARED SOIL. PROVIDE EDGING AS REQ. ON LANDSCAPE PLAN.
	SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

CONSTRUCTION LIMITS

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

SEE SHEET L1.3 FOR PLANT SCHEDULE

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

LANDSCAPE PLAN CALCULATIONS:

1. A SIMILAR PROJECT WAS PREVIOUSLY APPROVED FOR THIS SITE. THIS PLAN PROPOSES MATCHING THOSE LANDSCAPE REQUIREMENTS, SHOWN BELOW:

LANDSCAPE REQUIREMENTS

	DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS	PERENNIALS & GRASSES	REMARKS
PREVIOUS PROJECT REQUIRED	143	0	0	485	128	
CURRENT PROJECT PROVIDED	143	2	3	494	990	
DELTA	0		3	9	862	

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

Robert L. Binder
DATE 09/19/2025 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
08/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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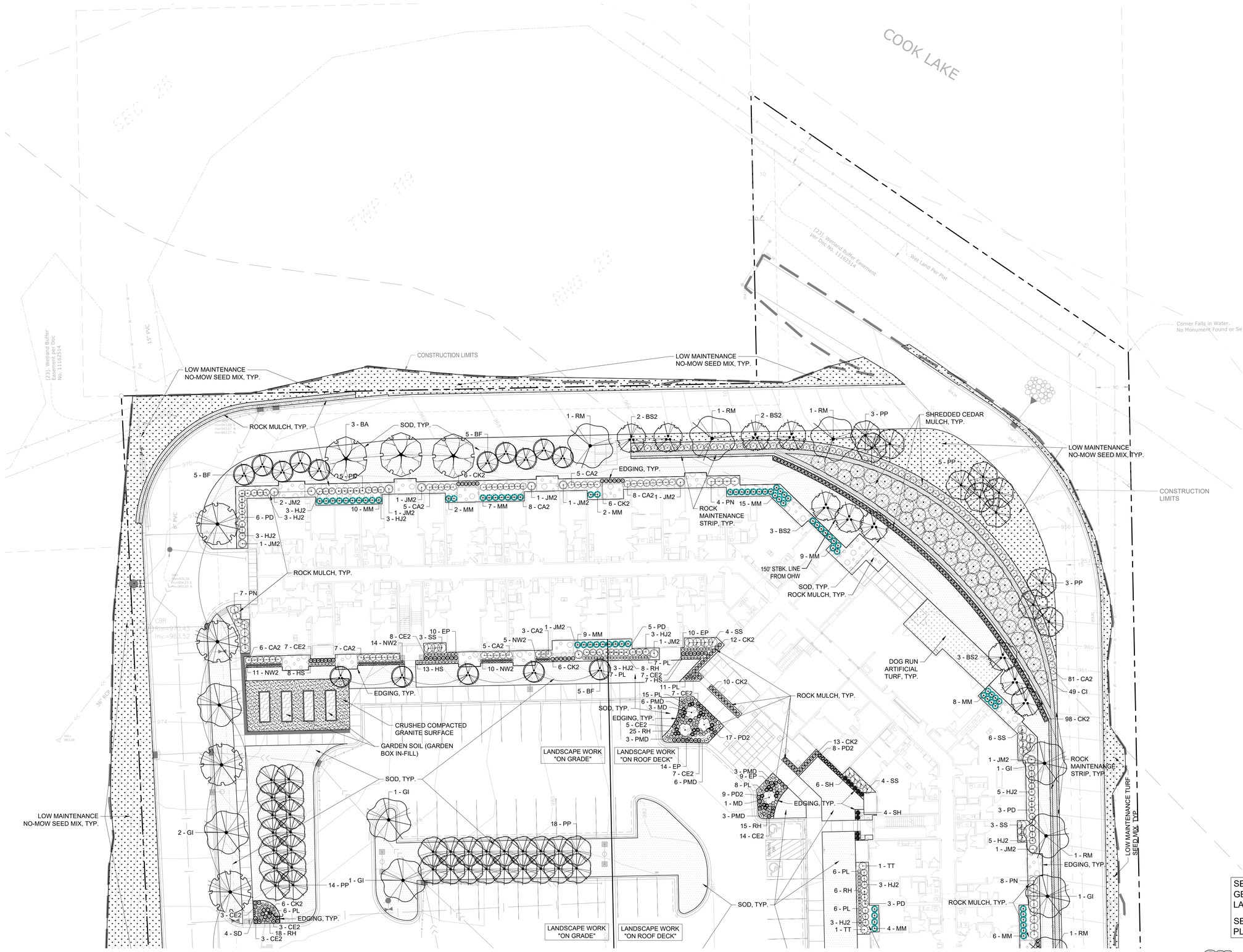

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

811 Know what's **below.** **Call** before you dig.

N

1" = 20'-0"
10'-0" 0 20'-0"

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - NORTH

L1.1

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SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

SEE SHEET L1.3 FOR PLANTING SCHEDULE

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1" = 20'-0"
10'-0" 0 20'-0"

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN - SOUTH

L1.2

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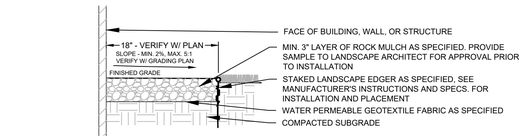
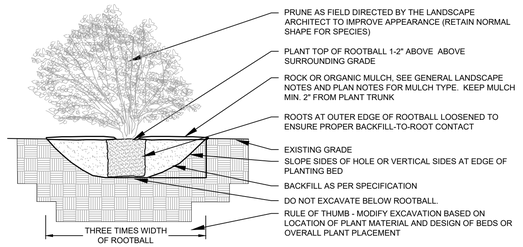
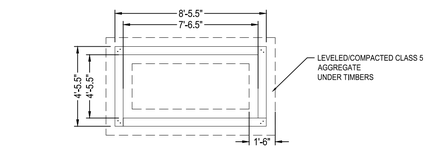


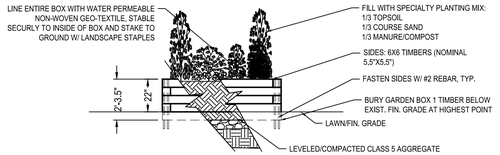
1 AGGREGATE MAINTANENCE STRIP
NTS

DRAWN @ ? size



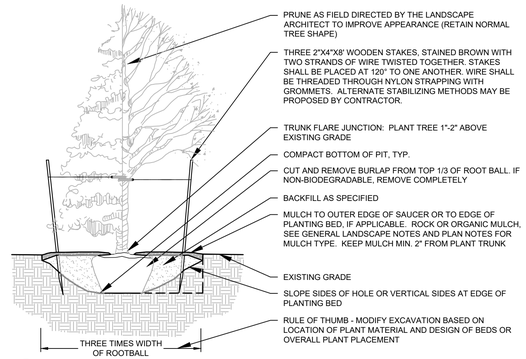
2 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



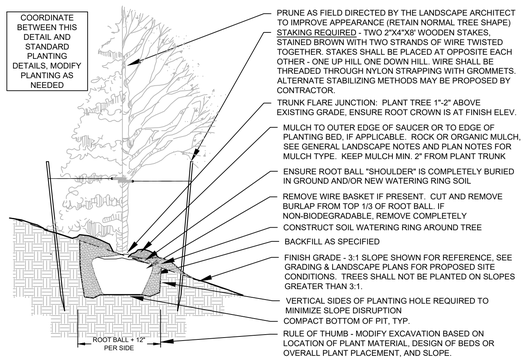


NOTE:
1. ALL LUMBER TO BE PREMIUM GRADE ARSENIC-FREE, "GREEN", PRESSURE TREATED
2. SPECIALTY PLANTING SOIL MUST BE THOROUGHLY MIXED. "LAYERING" OF MATERIALS WILL NOT BE PERMITTED
3. MANURE/COMPOST MUST BE SOURCED FROM MIN. 3 DIFFERENT MANUFACUTERS/TYPES (IE COW MANURE COMPOST + MUSHROOM COMPOST + VEGETATIVE WASTE COMPOST). CONTRACTOR SHALL NOT USE COMPOST FROM MUNICIPAL SOURCES. ONLY "COMPOSTED" MATERIALS SHALL BE USED, NO "RAW" MATERIALS SHALL BE PERMITTED.
4. CONTRACTOR MAY SUGGEST ALTERNATE MATERIALS AND CONSTRUCTION TECHNIQUES SUBJECT TO OWNER AND LANDSCAPE ARCHITECT REVIEW AND APPROVAL.

3 6X6 TIMBER GARDEN BOX
NTS

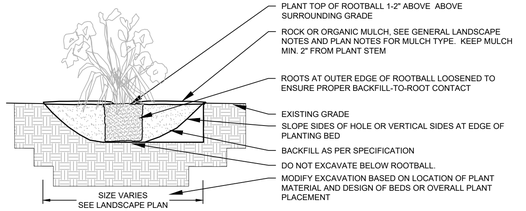


4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



5 DECIDUOUS & CONIFEROUS TREE PLANTING ON SLOPE
NTS

DRAWN @ ? size



6 PERENNIAL BED PLANTING
NTS

DRAWN @ ? size

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES					
RM	12	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	NATIVE CULTIVAR	N
RB	5	River Birch / Betula nigra	2.5" CAL. B&B	NATIVE	N
BS2	10	Shiloh Splash River Birch / Betula nigra 'Shiloh Splash'	2.5" CAL. B&B	NATIVE CULTIVAR	N
BF	23	Dakota Pinnacle® Asian White Birch / Betula platyphylla 'Fargo'	2.5" CAL. B&B	NOT NATIVE	N
GI	13	Skyline® Honey Locust / Gleditsia triacanthos inermis 'Skycole'	2.5" CAL. B&B	NOT NATIVE	N
PP	57	Prairie Gold® Quaking Aspen / Populus tremuloides 'NE Arb'	2.5" CAL. B&B	NATIVE CULTIVAR	N
RO	13	Red Oak / Quercus rubra	2.5" Cal. B&B	NATIVE	N
BA	10	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NOT NATIVE	N
	143	SUBTOTAL:			
EVERGREEN TREES					
PA	2	Algonquin Pillar Swiss Stone Pine / Pinus cembra 'Algonquin Pillar'	6` HT. B&B	NOT NATIVE	N
	2	SUBTOTAL:			
ORNAMENTAL TREES					
SB	3	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	#20 CLUMP	NATIVE CULTIVAR	Y
	3	SUBTOTAL:			
CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS					
CA2	152	Arctic Fire Red Twig Dogwood / Cornus sericea 'Farrow' TM	5 GAL.	NATIVE CULTIVAR	Y
CI	49	Isanti Red Twig Dogwood / Cornus sericea 'Isanti'	5 GAL.	NATIVE	Y
HJ2	84	Little Lime® Panicle Hydrangea / Hydrangea paniculata 'Jane'	#5 CONT	NATIVE	Y
HJ	14	Kalm St. Johnswort / Hypericum kalmianum	2 GAL.		
JM2	40	Medora Juniper / Juniperus scopulorum `Medora`	#5 CONT	NOT NATIVE	N
MD	4	Russian Cypress / Microbiota decussata	#5 CONT	NOT NATIVE	N
PO	6	Yellow Ninebark / Physocarpus opulifolius `Dart`s Gold`	#5 CONT	NATIVE CULTIVAR	Y
PD	48	Little Devil™ Dwarf Ninebark / Physocarpus opulifolius 'Donna May'	#5 CONT	NATIVE CULTIVAR	Y
PN	28	Bird`s Nest Spruce / Picea abies `Nidiformis`	#5 CONT	Pot	
SS	36	Sem Ash Leaf Spirea / Sorbaria sorbifolia `Sem`	#5 CONT	NOT NATIVE	Y
TN	23	Nova Japanese Yew / Taxus cuspidata `Nova`	#5 CONT	NOT NATIVE	N
TT	6	Taunton`s Yew / Taxus x media `Tauntonii`	#5 CONT	NOT NATIVE	N
TP	4	Pyramidal Arborvitae / Thuja occidentalis 'Pyramidalis'	#5 CONT	NATIVE CULTIVAR	N
	494	SUBTOTAL:			
GRASSES					
CK2	210	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT		
CE2	103	Hameln Fountain Grass / Cenchrus alopecuroides 'Hameln'	#1 CONT	NOT NATIVE	N
MM	165	Graziella Eulalia Grass / Miscanthus sinensis 'Graziella'	#1 CONT	NOT NATIVE	N
PD2	42	Dwarf Purple Fountain Grass / Pennisetum setaceum 'Dwarf Rubrum'	#1 CONT	NOT NATIVE	N
SH	18	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NOT NATIVE	N
	538	SUBTOTAL:			
PERENNIALS					
EP	64	Pixie Meadowbrite® Purple Coneflower / Echinacea x 'CBG Cone 2'	#1 CONT	NATIVE CULTIVAR	Y
PMD	21	Pardon Me Daylily / Hemerocallis x `Pardon Me`	#1 CONT	NOT NATIVE	Y
HS	62	Stella Supreme Daylily / Hemerocallis x 'Stella Supreme'	#1 CONT	NATIVE	Y
NW2	53	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	#1 CONT	NOT NATIVE	Y
PL	145	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT		
RH	103	Black-eyed Susan / Rudbeckia hirta	#1 CONT	NATIVE	Y
SD	4	Dazzelberry Stonecrop / Sedum x `Dazzleberry`	#1 CONT		Y
	452	SUBTOTAL:			

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES

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10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.3

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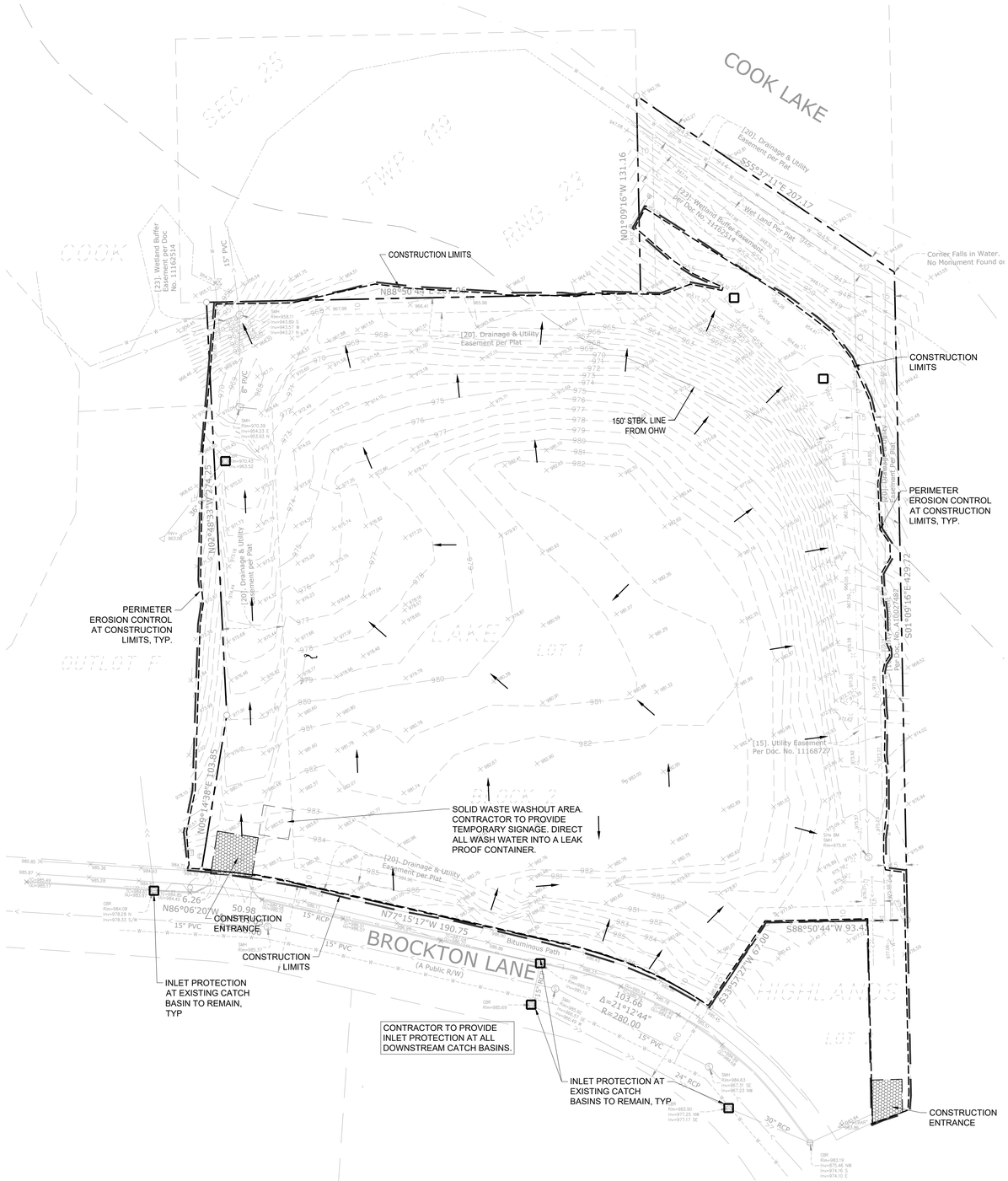
COOK LAKE
CONSTRUCTION LIMITS
N89°50'44"E 1131.16
N01°09'16"W 131.16
[20], Drainage & Utility Easement per Plat
S25°37'11"E 20.17
[23], Wetland Buffer Easement per Doc No. 11162514
Wet Land Per Plat
Corner Falls in Water. No Monument Found or
CONSTRUCTION LIMITS
150' STBK. LINE FROM OHW
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
N02°48'37"W 274.25
S01°09'16"E 429.72
PERIMETER EROSION CONTROL AT CONSTRUCTION LIMITS, TYP.
[15], Utility Easement Per Doc. No. 11168727
SOLID WASTE WASHOUT AREA. CONTRACTOR TO PROVIDE TEMPORARY SIGNAGE. DIRECT ALL WASH WATER INTO A LEAK PROOF CONTAINER.
N00°14'49"E 103.85
[20], Drainage & Utility Easement per Plat
N86°06'20"W 50.98
CONSTRUCTION ENTRANCE
N77°15'17"W 190.75
S88°50'44"W 93.41
S33°37'27"W 9.00
BROCKTON LANE
(A Public R/W)
Bituminous Path
CONSTRUCTION LIMITS
INLET PROTECTION AT EXISTING CATCH BASIN TO REMAIN, TYP
CONTRACTOR TO PROVIDE INLET PROTECTION AT ALL DOWNSTREAM CATCH BASINS.
103.66
Δ=21°12'44"
R=280.00
INLET PROTECTION AT EXISTING CATCH BASINS TO REMAIN, TYP
CONSTRUCTION ENTRANCE
OUTLOT F
LAKES
LOT 1
BLOCK 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
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LOT 18
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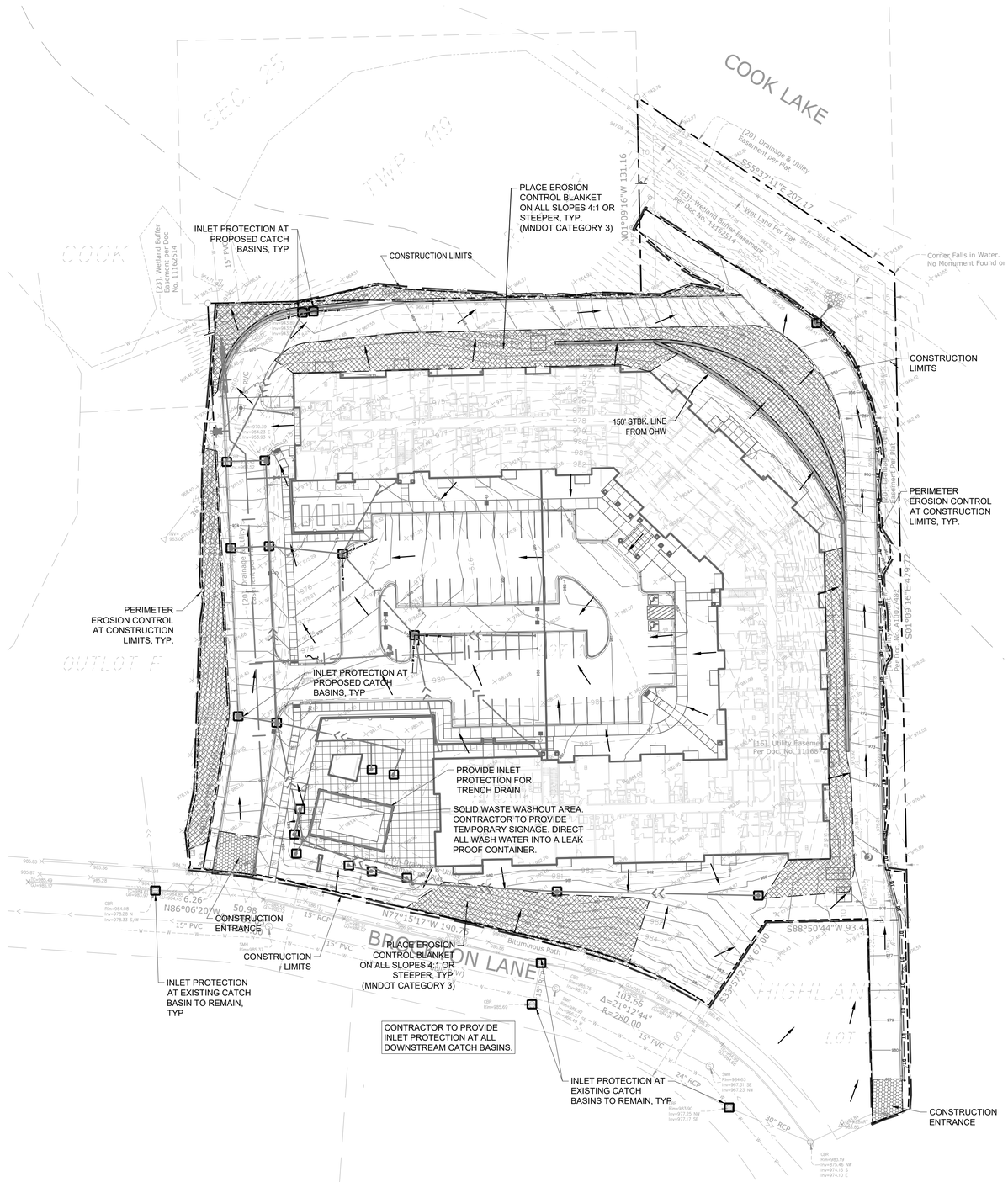
LOT



SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF CORCORAN EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SITE CONTRACTOR SHALL COORDINATE WITH THE OVERALL DEVELOPMENT CONTRACTOR TO TRANSFER MPCA NPDES PERMIT COVERAGE FOR THIS LOT.

SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

Know what's below. Call before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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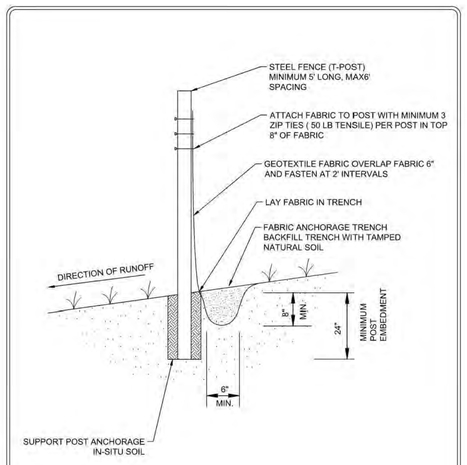

CORCORAN 2025 Standard Detail Plates

SILT FENCE MACHINE SLICED

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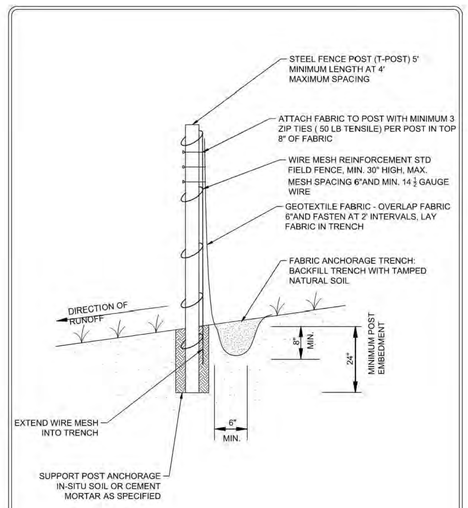
PLATE NO. ERO-1A



CORCORAN 2025 Standard Detail Plates

SILT FENCE HEAVY DUTY

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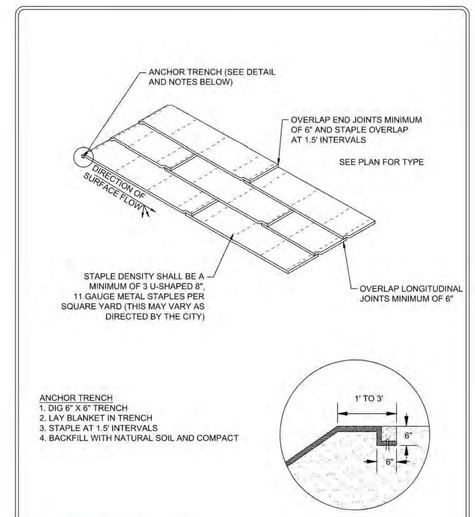
PLATE NO. ERO-1B



CORCORAN 2025 Standard Detail Plates

EROSION CONTROL BLANKET INSTALLATION

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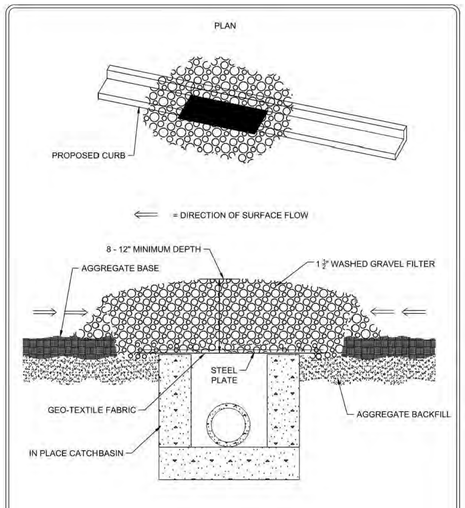
PLATE NO. ERO-2



CORCORAN 2025 Standard Detail Plates

INLET PROTECTION CATCH BASIN ROCK FILTER

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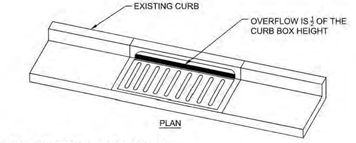
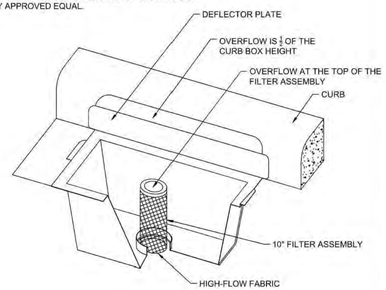
PLATE NO. ERO-4B



WIMCO ROAD DRAIN CG-3067 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



CORCORAN 2025 Standard Detail Plates

INLET PROTECTION CATCH BASIN INSERT

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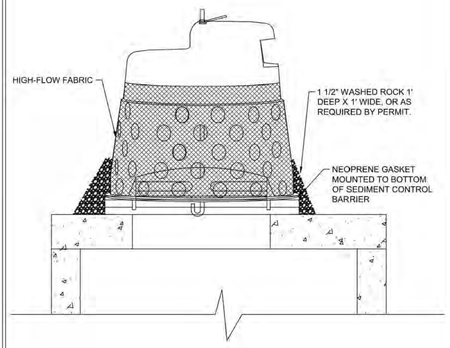
PLATE NO. ERO-4C



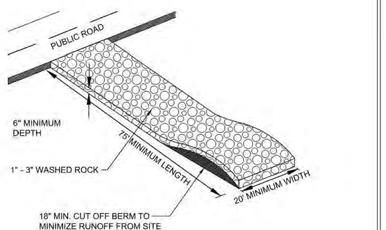
NOTES:
INFRASAFE SEDIMENT CONTROL BARRIER OR CITY APPROVED EQUAL

CORCORAN 2025 Standard Detail Plates

INLET PROTECTION BEEHIVE CASTING SILT BOX

LAST REVISION: 06/28/2024 Stantec

PLATE NO. ERO-4D



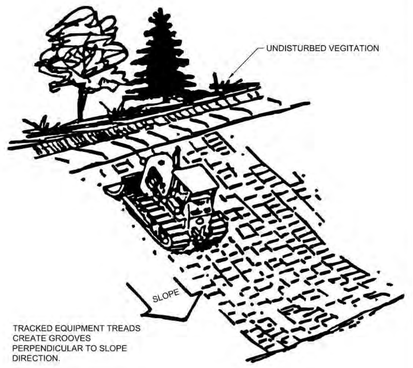
NOTE:
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK. ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

CORCORAN 2025 Standard Detail Plates

CONSTRUCTION ENTRANCE (ROCK)

LAST REVISION: 06/28/2024 Stantec

PLATE NO. ERO-6



TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.

NOTE:
ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

CORCORAN 2025 Standard Detail Plates

SLOPE TRACKING

LAST REVISION: 06/28/2024 Stantec

PLATE NO. ERO-10

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
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250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

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PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	P:(612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP'S PROJECT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE, IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    - a. DATE AND TIME OF INSPECTIONS; AND
    - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM VEHICLES OR FUEL MAY ARE NOT BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APP

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

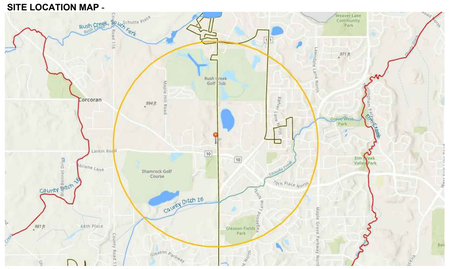
PROJECT LOCATION			
ADDRESS	7330 BROCKTON LANE	CITY/TOWNSHIP	CORCORAN
STATE	MN	COUNTY	HENNIPEN
ZIP CODE	55340	PROJECT SIZE	XX.X ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.088926 N, 93.522920 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.0	
PROPOSED		2.7	
DIFFERENCE		2.7	
ESTIMATED CONSTRUCTION TIMELINE			
START	JUNE 2026	END	NOVEMBER 2027
CONSTRUCTION ACTIVITY		MULTIFAMILY DEVELOPEMENT	
SOIL TYPES		LEAN CLAYS, SANDY LEAN CLAYS, CLAYEY SANDS, SAND, AND SILTY CLAY	

SOILS INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
L22D2	LESTER LOAM, 10 TO 16 PERCENT SLOPES, MODERATELY ERODED
L37B	ANGUS LOAM, 2 TO 6 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	27012000	COOK LAKE	LAKE	N	N
2					
3					
4					

SITE LOCATION MAP -



GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7).
SEE PAGE SW1.3
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B?
NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
NO
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
N/A
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.

IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.

N/A

8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES

N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)

1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?

YES

IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD

2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

INFILTRATION / REGIONAL PONDING

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)

IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

N/A

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS): DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO: MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
N/A
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
N/A
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

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Civil Engineering ° Surveying ° Landscape Architecture
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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.4

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE?	☐	☐
IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS		

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE?	☐	☐	☐
IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - ABOVE-GROUND
FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).

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PROJECT
AMIRA OF CORCORAN
7330 BROCKTON LANE, CORCORAN, MN 55340

OWNER
UNITED PROPERTIES
250 NICOLLET MALL, SUITE 500, MINNEAPOLIS, MN 55401

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

David J. Knaeble
DATE 09/19/2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/06/2025	CITY SUBMITTAL
09/12/2025	DOLI SUBMITTAL
09/19/2025	PERMIT SUBMITTAL
10/10/2025	ADDENDUM #2, PUD AMENDMENT

PROJECT MANAGER	DAVID KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	KB, DK
REVIEWED BY	DK
PROJECT NUMBER	25133

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5

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City of Corcoran *October 23, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-101

Motion By:
Seconded By:

APPROVING AN AMENDMENT TO THE APPROVED FINAL PUD DEVELOPMENT PLAN FOR "COOK LAKE HIGHLANDS" AT 7330 BROCKTON LA (PID 25-119-23-14-0026) (CITY FILE 25-022)

WHEREAS, Amira Investment LLC ("the applicant") requested approval of a planned unit development amendment (PUDA) to allow an increased impervious surface coverage on property legally described as follows:

> *Lot 1, Block 2, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof*

WHEREAS, the Cook Lake Highland development allowed a total of 39.8% impervious surface coverage for the entire project, which is legally described as: Lot 1 and 2, Block 1, and Lot 1, Block 2, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands, Hennepin County, Minnesota, according to the recorded plat thereof; and

WHEREAS, the City Council granted approval of a PUD amendment to allow the applicant i an increased impervious surface area on Lot 1, Block 2 from 118,056 to 122,094 square feet on July 10, 2025 (Resolution 25-072); and

WHEREAS, the applicant has revised their plans for the site to add a dog run with impervious coverage and a transformer, which will increase the impervious surface coverage; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request, subject to the following conditions:

1. A PUD amendment is approved for "Cook Lake Highlands," in accordance with the plans and application received by the City on October 10, 2025 except as amended by this resolution.

2. This amendment modifies Condition 2 of Resolution 2023-33, which approved PUD flexibility for 39.8% impervious surface coverage for the entire project and condition 2 of Resolution 2025-75 which allows 40.2% coverage. The PUD is amended to allow 40.4% impervious surface coverage for the entire project.

    a. The PUD flexibility is required to allow increased impervious surface coverage of 979 sq. ft. on Lot 1, Block 2 for the Amira apartment building with the addition of a dog run and transformer pad.

    b. No changes to the maximum impervious surface coverage for Lot 1 and 2, Block 1, Lots 1-19, Block 3 and Outlots A to F, Cook Lake Highlands is approved. The parcels remain subject to the limitations as approved by Resolution 2023-33.

    c. The existing stormwater management plan will accommodate the increased area

RESOLUTION NO. 2025-101

without changes.

d. Stormwater will be directed away from Cook Lake.

3. All other conditions of Resolution 2025-72 remain unchanged.

4. Dog run details must be provided for City review and approval.

5. The applicant shall comply with all requirements of the City Engineer's memo, dated October 15, 2025.

6. The applicant must record Resolution 2025-72, Resolution 2025-101, encroachment agreement and development contract at Hennepin County and provide proof of recording to the City prior to issuance of building permit.

7. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.

8. Approvals shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

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

Council Meeting: October 23, 2025	**Prepared By:** Dwight Klingbeil, Planner
Topic: Rush Creek Golf Course Site Plan & Conditional Use Permit Amendment	**Action Required:** Approval

Summary
Derek Stendahl, on behalf of Rush Creek Golf Course, the applicant, requests approval of a Conditional Use Permit (CUP) and Site Plan Amendment to allow a 2,508 sq. ft. addition to the existing principal structure of the parcel to provide additional storage and meeting space for employees of the golf course.

Recommendation
The Planning Commission and Staff recommend approval of Resolution 2025-102, approving the Site Plan and CUP to allow a 2,508 sq. ft. expansion of the principal structure for the golf course.

Council Action
Decision

Attachments
1. 2025-10-23 Rush Creek Golf Course CUP Site Plan CC Staff Report.pdf

STAFF REPORT

City Council Meeting: October 23, 2025	**Prepared By:** Dwight Klingbeil
Topic: Rush Creek Golf Course Site Plan Amendment & Conditional Use Permit (PID 24-119-23-42-0001) (City File No. 25-032)	**Action Required:** Decision

1. Application Request

Derek Stendahl, on behalf of Rush Creek Golf Course, the applicant, requests approval of a Conditional Use Permit (CUP) and Site Plan Amendment to allow a 2,508 sq. ft. addition to the existing principal structure of the parcel to provide additional storage and meeting space for employees of the golf course.

Figure 1 Site Location

2. Planning Commission Review

The Planning Commission reviewed this item during the October 2, 2025, meeting. No members of the public provided comments during the public hearing. Commission discussion primarily focused on the required parking lot upgrades and the applicable performance standards for parking and loading areas. Following their discussion, the Planning Commission voted 5-0 to recommend approval of the application as presented by staff.

On October 8, 2025, the applicant met with City Staff to discuss the performance standard requirements for the parking lot. During this meeting, staff recommended that the applicant explore cost-effective alternatives for meeting the curbing requirement, including the potential use of ribbon curbing as an acceptable solution.

3. Background

In 2004, the City of Corcoran approved a Conditional Use Permit and Site Plan Amendment, which allowed for the construction of an 1,800 sq. ft. structure as an accessory to the existing 5,622 sq. ft. principal structure.

4. Context

Zoning and Land Use

The 106.55-acre parcel is one of two parcels that make up the Rush Creek Golf Course. The subject parcel is zoned Public/Institutional (P-I) and guided for Public/Semi-Public uses in the 2040 Comprehensive Plan. The P-I district allows golf courses as a conditional use. The property is within the third phase of the 2040 staging plan for municipal services projected between 2030-2035.

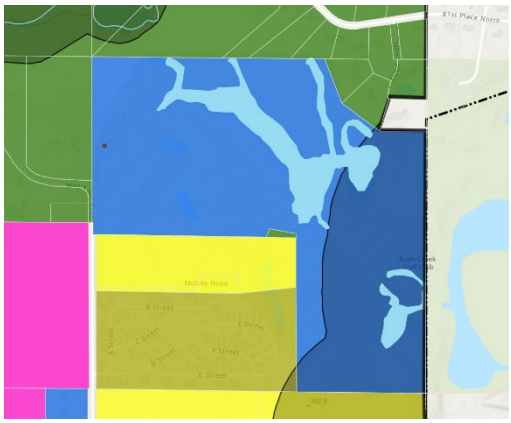


Figure 2 Zoning Map

Surrounding Properties

The parcel directly to the east is the other parcel owned and operated by the Rush Creek Golf Course, and is located in Maple Grove. The properties to the north and west are single-family homes, which are currently zoned Urban Reserve, and are located in the third phase of the 2040 staging plan. The properties immediately north are guided as existing residential whereas the properties to the west are guided for low density residential. The properties south of the subject property are both located in phase 1 of the staging plan, are guided for low density residential, and are zoned RSF-2 (Single Family Residential 2). The southeast parcel is under development as a part of the Fairway Shores Villas at Cook Lake project. The southwest parcel is utilized for agriculture and is currently a part of Maple Hills Estates.

Natural Characteristics of the Site

According to the 2040 Natural Resource Inventory Areas map, significant portions of the property are located within a Medium-Quality Natural Community. The wetlands occupy much of the northern portion of the parcel. The proposed structure is not within this natural community and is in an upland area of the parcel.

5. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report. The detailed comments are included in the attached Engineering Memo, and the approval conditions require compliance with the Memo.

Level of Discretion in Decision Making

The City's discretion in approving or denying a CUP and Site Plan Amendment is limited to whether the proposed request meets the standards outlined in the City Code. If it

meets these standards, the City must approve the CUP and Site Plan Amendment.

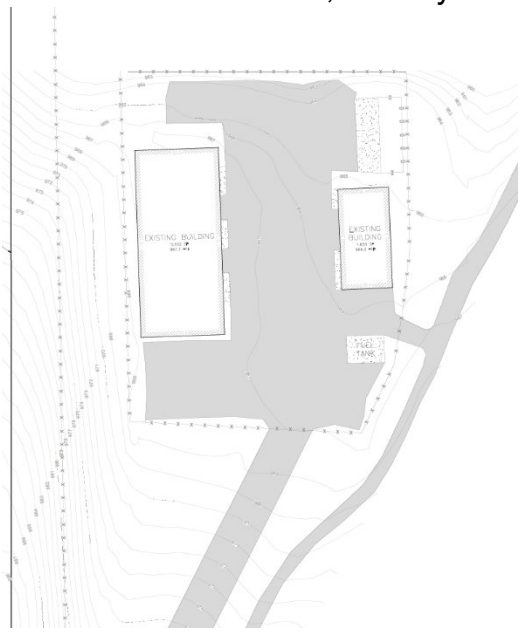


Figure 3 Existing Site Layout

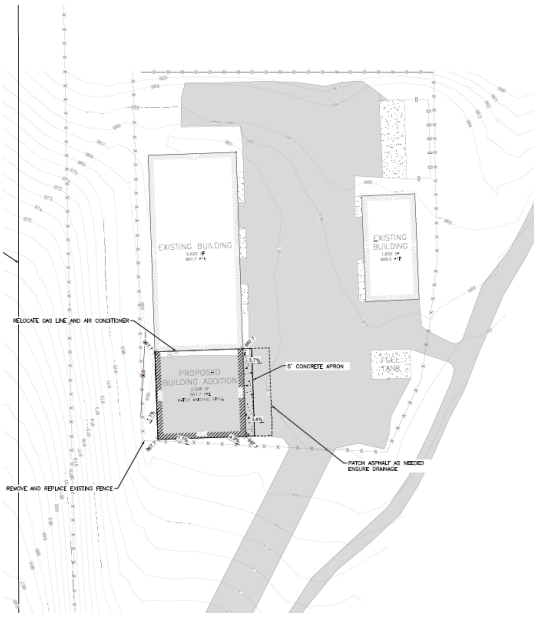


Figure 4 Proposed Expansion

I. Site Plan Amendment

The applicant proposes constructing a 2,508 sq. ft. addition to the south side of the existing principal structure. Provisions for site plan modifications are outlined in Section 1070.050 Subd. 7 of the Zoning Ordinance, which classifies structural expansions exceeding 10% of the existing floor area as a major change. Major changes are required to be reviewed and administered in the same manner as a new site plan.

Because the proposed 2,508 sq. ft. addition would expand the existing structure by more than 10%, it is considered a major change under this Section of the City Code.

Location and Setbacks

The maintenance building is required to meet the minimum setback requirements for the P-I Zoning District. These setbacks are as follows:

	P-I Standards	Proposed
Front, from all other streets	50 feet	512 feet
Side	50 feet	79 feet & ~2,500 feet
Rear	50 feet	630 feet

Staff reviewed the setbacks of the proposed expansion and found them to be compliant with the minimum setback requirements of the P-I Zoning District.

Size

The P-I Zoning District has a maximum impervious surface coverage of 70%. The current impervious surface coverage of the 106.55-acre parcel is <1%. The location of the proposed expansion is within the existing parking area and does not increase the impervious surface coverage of the parcel. Staff finds that this standard has been satisfied.

Building Height

The overall height of the proposed addition is 21.16 feet, is consistent with the existing height of the structure, and does not exceed the 45-foot height limit for the P-I district.

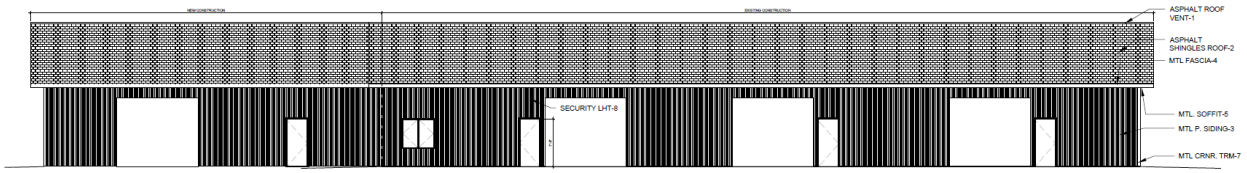


Figure 5 Building Elevation

Architectural Standards

The building plans show the expansion area to be constructed with metal panel siding, metal facia, metal sofit and metal trim to match the existing building materials. The Non-Residential District Standards for building materials allows curtain wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing), provided such panels are fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design. Additional information will be needed from the applicant to confirm that the proposed metal materials meet this standard. Staff recommends that a condition of approval be included that requires any metal building materials be fabricated and finished with a durable non-fade surface and include fasteners that contain a corrosion resistant design.

The Zoning Ordinance requires eaves (i.e., the underside or soffits on the side) and overhangs (i.e., the edge extending over the front and rear elevations) of at least 12 inches. The applicant is proposing eaves and overhangs of 24 inches on the structure, which complies with this requirement.

Parking

The proposed expansion area appears to overlap with the existing employee parking area. The applicant has not provided information identifying where this parking would be relocated to after construction. Based on review of historical aerial imagery, staff estimates that the site requires approximately 20 parking stalls. Since a parking plan was not included in the Site Plan application, a condition of approval shall require submission of a parking plan that can accommodate at least 20 stalls and meet the minimum area requirements of Section 1060.060, Subd. 4. of the Zoning Ordinance.

Figure 6 Existing Parking Conditions

Additionally, Section 1060.060 Subd. 3.A. states, “Off-street parking areas for non-residential uses shall have a perimeter of poured, cast in place, concrete curb around the entire parking lot and shall be surfaced with asphalt, concrete, or other surface as approved by the City Engineer.” Accordingly, a condition of approval shall require the applicant to submit a parking plan confirming that the parking lot will be upgraded to meet the design standards of Section 1060.060 Subd. 3.

Landscaping

The site is subject to the landscape standards of Section 1060.070, which require:

- One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal feet of site perimeter.
- One understory shrub for each 300 sq. ft. of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

In practice, the City has historically applied these standards based on the size of the proposed building addition along with screening requirements for associated parking areas. Based on the proposed 2,508 sq. ft. addition, the applicant would be required to provide at least two overstory trees and eight understory shrubs. However, given the substantial existing vegetation present throughout the site, staff finds that the existing vegetation are sufficient for this requirement.

Grading and Drainage

The existing topography in the building expansion area is relatively flat and contains an existing parking area for employees of the course. The applicant’s grading plan shows a defined swale along the west side of the proposed building to convey runoff around the

building and not into it. However, given the existing contours and proposed finished floor elevation, the current plan appears to show that runoff is directed into the side of the structure. The enclosed Engineering Memo details the grading plan review more thoroughly, and a condition of approval shall require compliance with the provisions of this memo.

Conditional Use Permit Standards

The applicant requests an amendment to the existing CUP to allow for an expansion of the existing structure to provide additional storage and meeting space of employees of the Golf Course. In order to grant a CUP, the standards of Section 1070.020 Subd. 3 must be met:

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

   The proposed building is not in conflict with the Comprehensive Plan. Rush Creek Golf Course is called out as a semi-public facility within the Public/Semi-Public land use category definition in the 2040 Comprehensive Plan. The expansion of this building is consistent with support the continued operations of the golf course.

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

   The establishment, maintenance, or operation of the use will promote and enhance the public welfare as it will allow the golf course to properly store additional equipment for course maintenance and provide additional space for staff. The CUP for the accessory building would not be detrimental to or endanger the public health, safety, morals, or comfort of the surrounding neighborhood. The building is proposed to be below the 35-foot maximum building height allowed for principal buildings in the P-I district. The building would meet or exceed all setback requirements for the P-I district.

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

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

on the property that will protect the use, enjoyment, and property values of surrounding properties.

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

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

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

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

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

If the CUP is approved with the conditions of approval as recommended by staff, the use and building expansion will comply with the district regulations for the P-I zoning district.

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

If the CUP is approved with the conditions of approval as recommended by staff, particularly related to the parking standards, the use will comply with the performance standards for the site within the Zoning Ordinance.

6. Recommendation

The Planning Commission and Staff recommend approval of Resolution 2025-102, approving the Site Plan and CUP to allow a 2,508 sq. ft. expansion of the principal structure for the golf course.

Attachments:

1. Resolution 2025-102 Approving the Site Plan & Conditional Use Permit
2. Engineering Memo dated September 24, 2025
3. Existing Conditions Survey
4. Proposed Site Plan
5. Building Plans

RESOLUTION NO. 2025-102

Motion By:
Seconded By:

A RESOLUTION APPROVING A SITE PLAN AMENDMENT AND CONDITIONAL USE PERMIT FOR AN EXPANSION OF THE PRINCIPAL STRUCTURE AT 7990 MAPLE HILL ROAD
(PID 24-119-23-42-0001) (CITY FILE 25-032)

WHEREAS, Rush Creek Golf Club, the applicant, requests approval of a site plan amendment and a conditional use permit to allow a 2,508 sq. ft. addition to the existing principal structure at the property legally described as follows:

See Attachment A

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

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

1. A site plan amendment and conditional permit is approved, in accordance with the application received by the City on August 21, 2025, except as amended herein.

2. The applicant shall comply with all conditions of the City Engineer's memo dated September 24, 2025.

3. A conditional use permit is approved to allow a 2,508 sq. ft. expansion to the principal structure for the Golf Course, subject to the following conditions and findings:

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

        i. The proposed addition is consistent with the uses anticipated in the P-I district and does not conflict with the Comprehensive Plan. The proposed use does not impact public facilities and capital improvement plans.

        ii. The establishment, maintenance, or operation of the use would not be detrimental to the public health, safety, morals, or comfort of the general public, as it is an expansion of an existing use. The use is also allowed within the P-I district. The expansion will allow for proper storage of maintenance equipment and meeting space for staff which will benefit the public health, safety, morals, and comfort of the surrounding area.

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

of the existing golf course, and conditions have been proposed to ensure compliance with ordinance standards.

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

v. Adequate public facilities can be reasonably provided to accommodate the use, and an expansion to the existing building will not impact the demand for services.

b. The use shall be subject to the following conditions:

i. All metal building materials must be fabricated and finished with a durable non-fade surface and include fasteners that contain a corrosion resistant design.

ii. The applicant must submit a parking plan that reflects any necessary upgrades to bring the parking lot into compliance with Section 1060.060 and reflects at least 20 parking spaces.

1. If upgrades are necessary to the parking lot, a Site Improvement Performance Agreement and financial security will be required.

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

a. A parking plan must be submitted for final approval by Planning and the City Engineer.

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

c. The applicant must provide documentation to confirm the proposed metal material meet the standards outlined in Section 1060.050 Subd. 1.C.

d. If parking improvements are required:

i. The applicant must submit a contractor's estimate for the cost of the improvements.

ii. The applicant must enter into a Site Improvement Performance Agreement with the City.

iii. The applicant must submit a financial security for the estimated cost of the improvements.

iv. The Site Improvement Performance Agreement must be recorded at Hennepin County and the landowner must provide proof of recording to the City.

e. The approving resolution must be recorded at Hennepin County, and the applicant must provide proof of recording to the City.

5. The applicant shall enter into a Site Improvement Performance Agreement with the City and provide financial security acceptable to the City.

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

7. A final inspection of the project to confirm the building and any parking improvements are constructed to plan is required prior to final reconciliation and release of the escrow account with the City.

8. The applicant shall record the following with Hennepin County and provide proof of recording to the City:

    a. The approving resolution

    b. Site Improvement Performance Agreement

9. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2025-102

ATTACHEMENT A

That Part Of Southeast Quarter Lying Easterly and Northly Following Commencing At The Northeast Corner Of Lot 1 Block 2 Maple Hill Estates Thence South 12 Degrees 27 Minutes 7 Seconds Along The Easterly Line Thereof and Extends To South Line To Be Described Thence North 0 Degrees 2 Minutes 38 Seconds For A Distance of 216.16 Feet Then 23 Degrees 20 Minutes 10 Seconds West For A Distance Of 1381.07 Feet To The West Line Of Said Southeast Quarter And Said Line There Ending Except Part Platted As Petersens Oak Hill Addition.

Stantec

Memo

To:	Kevin Mattson, City Engineer Public Works Director	From:	Steve Hegland, PE
Project:	Rush Creek Golf Course – Site Plan Review	Date:	September 24, 2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. Existing Conditions Survey by Frank Cardarelle Land Surveying Dated 08/20/25
2. Building Addition Survey by Rank Cardarelle Land Surveying Dated 08/25/25
3. Building Plans For Rush Creek Golf Commercial Pole Structure by Mainly Details no date

Comments:

General:

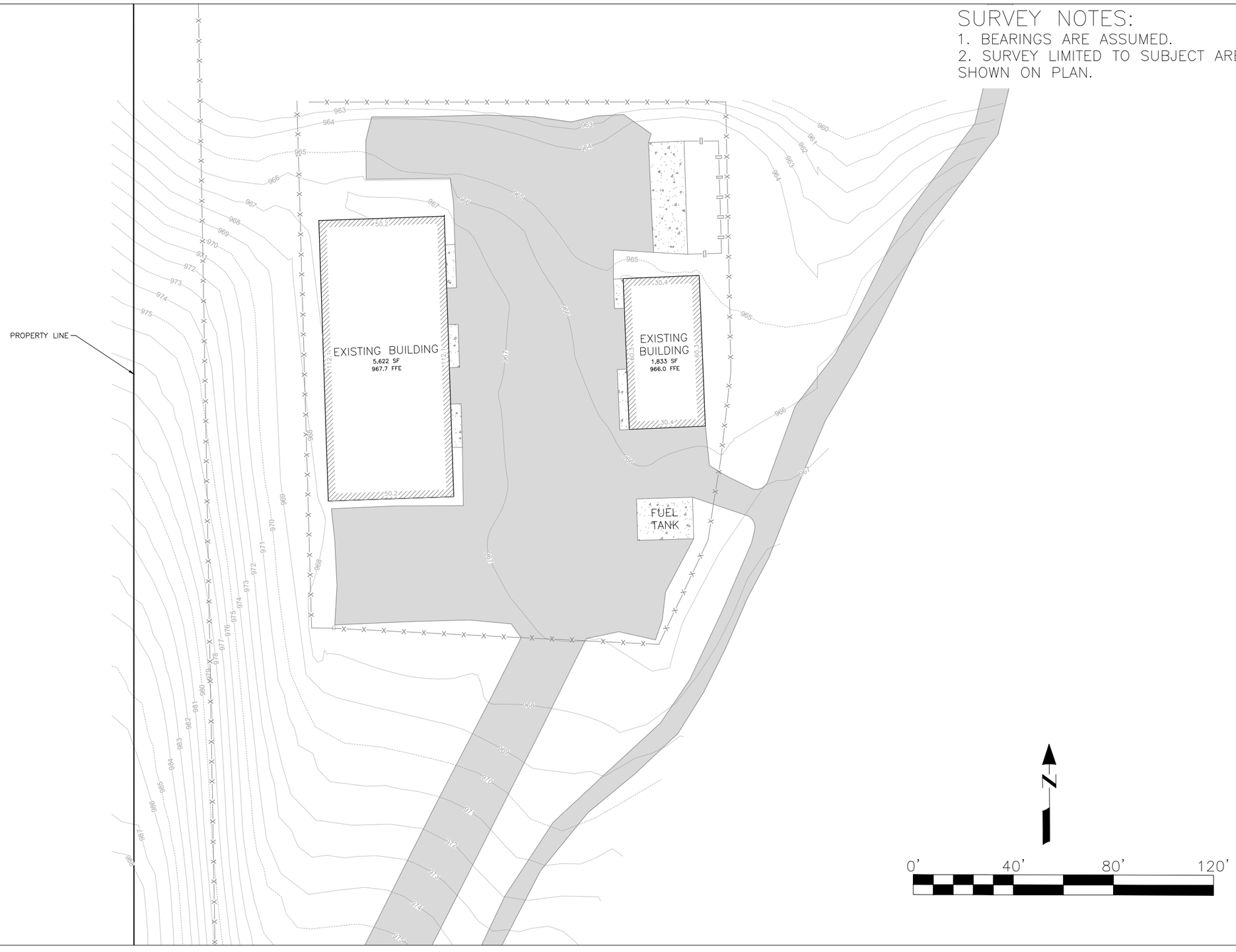
1. The proposed site plan includes a 50’ x 50’2” expansion to the existing pole shed at the Rush Creek Golf Course Maintenance Shed.
2. The building plans show the proposed parking provided in front of the proposed building expansion. A total of 18 stalls are shown. Aerial imagery shows that the applicant is using the area where the expansion is proposed currently for parking and should confirm if the proposed parking is sufficient for their needs. It is appears that the southern 10 stalls are proposed to be created. New parking stalls shall comply with the City of Corcoran code including being constructed on an approved material. The survey site plan should be consistent with the architectural site plans.
3. The proposed improvements are below the necessary thresholds for a stormwater management plan.
4. The grading plan shall show a defined swale along the west side of the proposed building to convey runoff around the building and not into it. Given the existing contours and proposed finished floor elevation, current plan appears that runoff is directed into the side of the structure.
5. The site plan should confirm if existing fence will be impacted by expansion.
6. It is assumed that the building will be serviced by the existing sewer and water systems and no expansions of those systems are proposed. If expansions are necessary, the applicant shall be responsible for following all applicable codes and regulations.

End of Comments

LEGEND

BITUMINOUS
CONCRETE
FENCE
CONCRETE

SURVEY NOTES:
1. BEARINGS ARE ASSUMED.
2. SURVEY LIMITED TO SUBJECT AREA SHOWN ON PLAN.



FRANK CARDARELLE
LAND SURVEYING
5305 WOODDALE AVE
EDINA, MN 55424
BUS: (952)941-3031
EMAIL:CARDARELLELS@GMAIL.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

FRANK R. CARDARELLE REG. NO. 6508
DATE: 08/21/25

PREPARED FOR

MAINLY DETAILS
ARCHITECTURAL DESIGN
GREGG GRATON

EXISTING CONDITIONS SURVEY

7990 MAPLE HILL RD,
CORCORAN, MN 55340

REVISION	N°	DATE

DRAWN BY	B. PASSOLT	
CHECKED BY	F. CARDARELLE	
DATE	08/21/25	PAGE N° 1 OF 1
PROJECT #	REV	SIZE
E620	-	11"X17"

LEGEND

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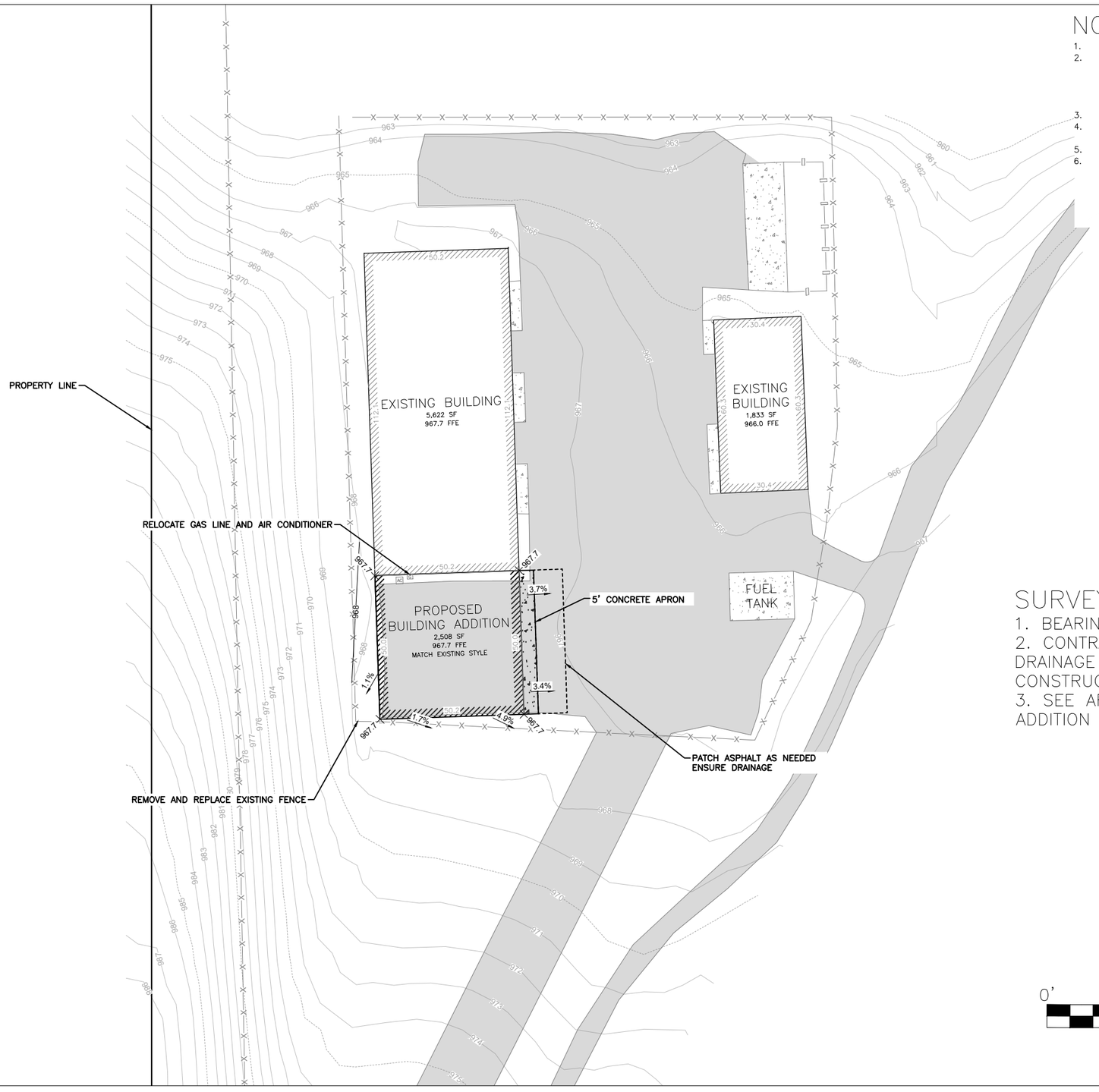

NOTES:

1. ALL ELEVATIONS ARE FINISH GRADE.
2. CONTRACTOR RESPONSIBLE TO VISIT THE SITE PRIOR TO BIDDING TO ASSURE SCOPE OF WORK IS UNDERSTOOD AND TO CONTACT ENGINEER PRIOR TO BIDDING FOR ANY CLARIFICATION NEEDED. THERE WILL BE NO ADDITIONAL COMPENSATION FOR ITEMS THAT COULD HAVE BEEN CLARIFIED PRIOR TO BID SUBMITTAL.
3. SEE DETAILS FOR PAVEMENT SECTIONS
4. CONTRACTOR TO FOLLOW ALL CITY DESIGN DETAILS AND ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES.
5. ALL MATERIALS AND WORKMANSHIP TO MEET MnDOT SPECIFICATIONS.
6. STATE LAW REQUIRES NOTIFICATION OF GOPHER ONE CALL FOR LOCATION OF UTILITY OWNED LINES 48 HOURS PRIOR TO BEGINNING WORK. PRIVATE UTILITY LINES WILL NOT BE LOCATED AS PART OF GOPHER ONE CALL, BUT CAN BE LOCATED BY A CONTRACT LOCATOR OR OTHER SUITABLE MEANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY LINES PRIOR TO CONSTRUCTION.

SURVEY NOTES:

1. BEARINGS ARE ASSUMED.
2. CONTRACTOR RESPONSIBLE FOR MAINTAINING DRAINAGE AND EROSION CONTROL THROUGHOUT CONSTRUCTION.
3. SEE ARCHITECTURAL PLANS FOR BUILDING ADDITION DETAILS.

N

0’ 40’ 80’ 120’

FRANK CARDARELLE
LAND SURVEYING
5305 WOODDALE AVE
EDINA, MN 55424
BUS: (952)941-3031
EMAIL:CARDARELLELS@GMAIL.COM

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FRANK R. CARDARELLE REG. NO. 6508
DATE: 08/20/25

PREPARED FOR

MAINLY DETAILS
ARCHITECTURAL DESIGN
GREGG GRATON

EXISTING CONDITIONS SURVEY
7990 MAPLE HILL RD,
CORCORAN, MN 55340

REVISION	N°	DATE

DRAWN BY	B. PASSOLT	
CHECKED BY	F. CARDARELLE	
DATE	08/20/25	PAGE N° 1 OF 1
PROJECT #	REV	SIZE
E620	-	11"X17"

Rush Creek Golf Commercial Pole Structure

An addition to an Existing Maintenance Shed Facility, Corcoran, MN

ARCHITECTURAL	
SHT. NO.	SHEET NAME
T0.0	SHEET INDEXT,SUMMARY, CONTEXT, SITE LOCATION
G1.0	EXISTING AND NEW FLOOR PLANS–1/8" SCALE
G2.0	EXISTING EXTERIOR ELEVATIONS–1/8" SCALE
G3.0	EXISTING BUIDLING SECTION–1/4" SCALE
CR1.0	CODE REVIEW–TO BE ISSUED
SP1.0	SITE DIAGRAM
A1.1	NEW ADDITION BASE FLOOR PLAN–1/4"
A1.2	NEW LEVEL 2 MEZZANNINE BUILD–OUT LEVEL 2 FLOOR PLAN–1/4"
A1.3	NEW ROOF PLAN–1/4"–TO BE ISSUED
A2.0	NEW EXTERIOR ELEVATIONS–1/8" SCALE
A3.0	NEW BUILDING SECTION–1/4" SCALE–TO BE ISSUED
A4.0	NEW WALL SECTION DETAILS–TO BE ISSUED
A6.0	INTERI ELEVATIONS–RESTROOM–TO BE ISSUED
A8.0	DOOR SCHEDULE

STRUCTURAL- TO BE ISSUED	
SHT. NO.	SHEET NAME

PROJECT SUMMARY

1. **EXISTING COMMERCIAL POLE FRAME STRUCTURE.**
   - 1.1. **112 feet x 50 feet=±5,545 s.f. (as measured from the exterior of pole frame.)**
2. **PROPOSED ADDITION TO THE SOUTH SIDE OF THE EXISTING BUILDING.**
3. **50 FOOT x 50 FOOT (2,500 s.f.) ADDITION TO AN EXISTING BUILDING.**
   - 3.1. **Provide a new bay for a Group S Equipment storage garage.**
4. **REMOVE EXISTING INTERIOR WALL FINISHES AT OFFICE, BREAK-ROOM, RESTROOM, PARTS ROOM.**
   - 4.1. **REMODEL THESE EXISTING AREAS.**
     - 4.1.1. **ADD NEW EXTERIOR WALL INSULATION AND INTERIOR WALL FINISHES TO SEPARATE THERMALLY FROM NEW STORAGE AND EXISTING SHOP AREA.**
     - 4.1.2. **Remodeled restroom to to be Minnesota accessible.**
5. **Construct a new non-Minnesota accessible restroom at existing space to be remodeled.**
6. **EXTERIOR FINISHES**
   - 6.1. **METAL SIDING**
   - 6.2. **ASPHALT ROOFING SHINGLES TO MATCH EXISTING.**
7. **MEP- HVAC,DESIGN BUILD BY CONTRACTOR, CONTRACTORS SUBCONTRACTORS.**
8. **SITE-WORK**
   - 8.1. **FENCE-Partially remove existing fence the existing fence at south of existing building.**
   - 8.2. **Concrete apron and exterior door landings.**
     - 8.2.1. **5 foot deep sidewalk pitched no greater than ¼" per foot from existing slab to the exterior.**
   - 8.3. **Propane tank**
     - 8.3.1. **Remove and relocate per code.**
   - 8.4. **ASPHALT COURTYARD BETWEEN BUILDINGS-Work area.**
     - 8.4.1. **Replace existing asphalt work area.**

PROJECT TEAM-CONTACTS

PROPERTY OWNER / MANAGER

CONTACT: Derek Stendahl
Phone: 763-255-2931
Cell:
Email: derek@rushcreek.com.com

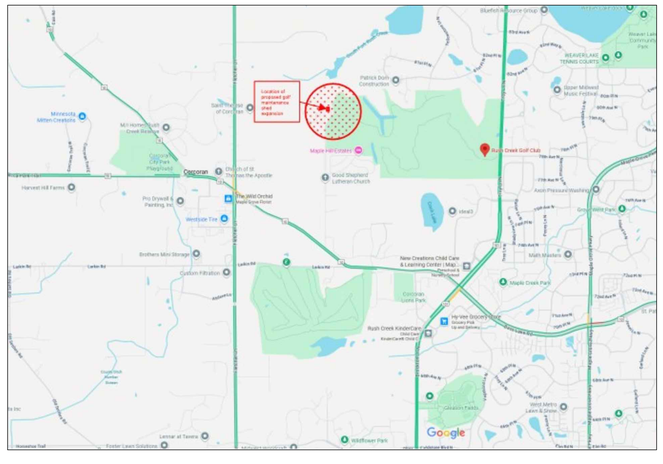
ADDITIONAL CONTACT:
Grounds Manager:
CONTACT: Spencer Dahlquist
Phone:
Email: turfgrass@rushcreek.com

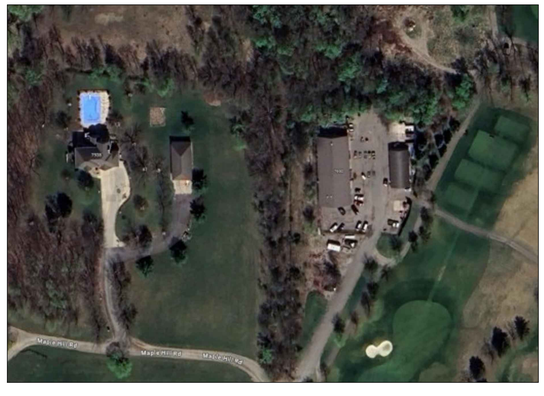
ARCHITECT
Mainly Details Architectural Design, PLLC
1710 Douglas Drive
Suite 213
Golden Valley, MN 55422
Contact: Gregg S. Graton
Phone: 612-382-5682
Email: gregg@mainlydetails.com

STRUCTURAL ENGINEER:
Contact: Mobile: Email:

GENERAL CONTRACTOR
TO BE DETERMINED
Contact: Joel Ensminger
Phone: 320-470-1471
Bus:
Email: ensmingeragc@gmail.com

MECHANICAL CONTRACTOR
To be determined
Contact:
Phone:
Email:





2 G0.1 *AERIAL SITE LOCATION-DIGRAMS* NO SCALE

NOTE
(Aerial download)
THIS IS NOT AN ACTUAL SURVEY This drawing was prepared by the architect for preliminary planning purposes only. Owners surveyor and or General contractor to locate property boundaries , setbacks, utilities and easements.

MAINLY DETAILS
ARCHITECTURAL DESIGN
Mainly Details Architectural Design, PLLC
PH 612-382-5682
Suite 213, 1710 North Douglas Drive, Golden Valley, MN 55422

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

date:

Gregg S. Graton, AIA
certification no. 40838

SIGNATURE

DATE:

Owner:
Sharif Hared

consultants
Architect: Mainly Details, Architectural Design, PLLC.
Surveyor: Surveying
Civil Engineer:
Structural Engineer:

contractor: AGC
Contact:Joel Ensminger

Office:
Mobile:320-470-1471

project
P-2025.0016

Rush Creek Golf Course-Commercial Pole Structure
Multi-use Maintenance Facility
7801 County Road 101, Maple Grove, MN 55311

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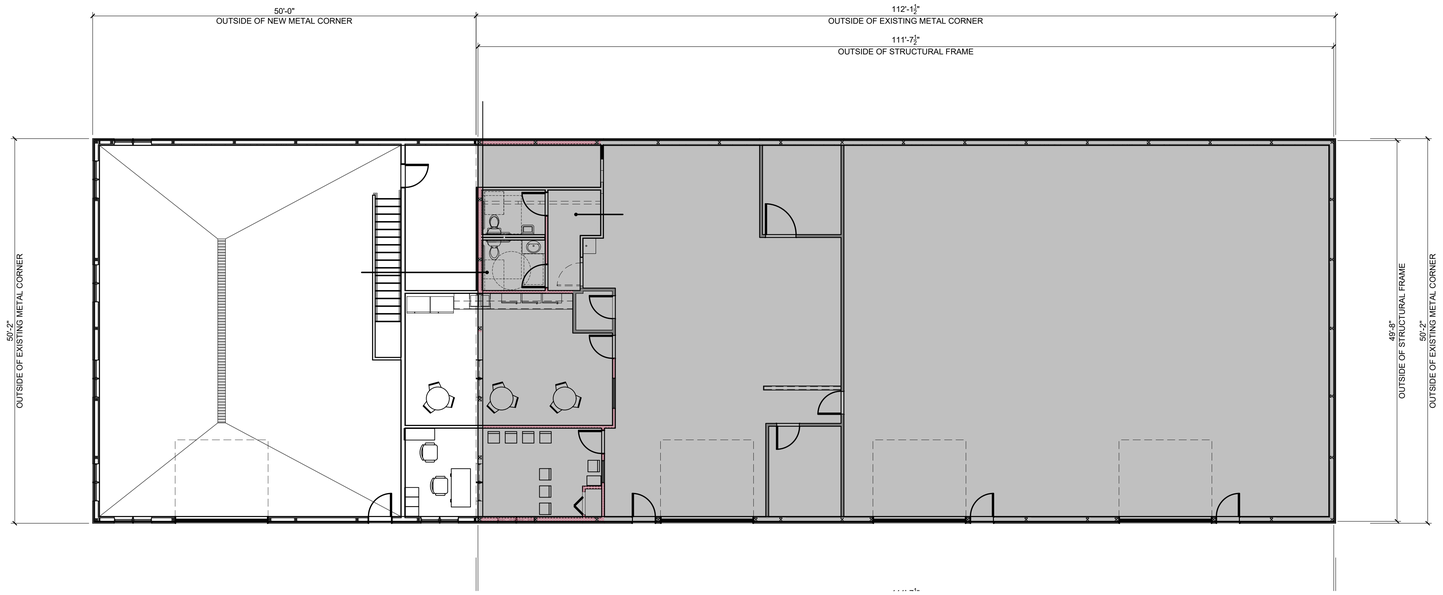
drawing
SHEET INDEX, LOCATION, REFERENCE
date: 08.19.25

drawing no. T0.0 of

revisions:
- 00.00.25
- 00.00.00
- 00.00.00
- 00.00.00
- 00.00.00

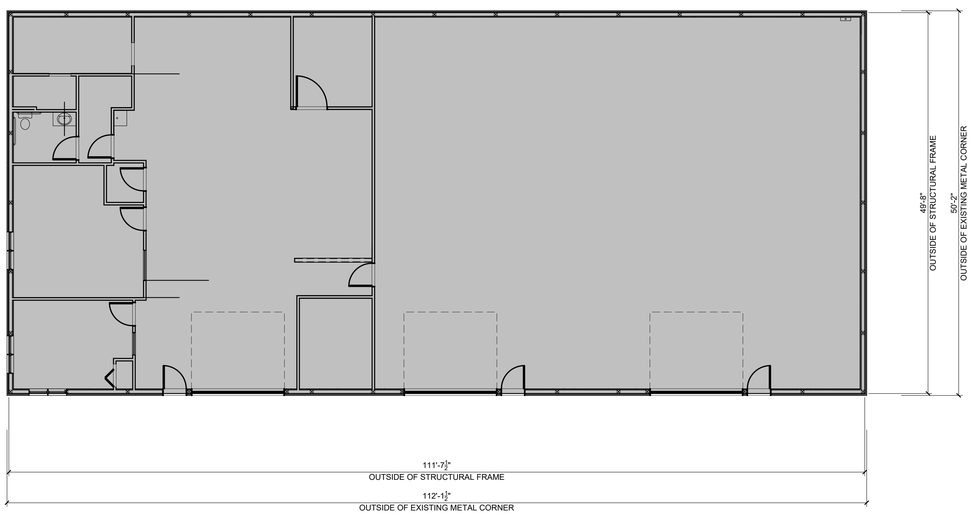
FOR CLIENT REVIEW AND PRELIMINARY COST ESTIMATING ONLY ONLY -NOT FOR CONSTRUCTION

Conditional Use Issue-08.19.25



PROPOSED ADDITION AREA
2,884 S.F. AS MEASURED FROM THE EXTERIOR POLE FRAME AT PERIMETER WALLS OF THE BUILDING.

2 / G1.0 *NEW LEVEL (1) -FLOOR PLAN*
1/8" = 1'-0"



1 / G1.0 *EXISTING LEVEL 1 FLOOR PLAN*
1/8" = 1'-0"

EXISTING AREA
5,545 S.F. AS MEASURED FROM THE EXTERIOR POLE FRAME AT PERIMETER WALLS OF THE BUILDING.

GENERAL NOTES:
1. **DIMENSIONS- DUE TO VARIATIONS IN CONSTRUCTION WALL PLANES, FLOOR PLANES AND ROOF PLANES ARE NOT DIMENSIONALLY CONSISTENT AND MUST BE FIELD VERIFIED.**

MAINLY DETAILS
ARCHITECTURAL DESIGN
Mainly Details Architectural Design, PLLC
PH 612-382-5682
Suite 213, 1710 North Douglas Drive, Golden Valley, MN 55422

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.
date:
Gregg S. Graton, AIA
certification no. 40838
SIGNATURE
DATE: 00/00/2025

Owner:
Sharif Hared

consultants
Architect: Mainly Details, Architectural Design, PLLC,
Surveyor: Surveying
Civil Engineer:
Structural Engineer:

contractor:
Contact:
Office:
Mobile:

project
P-2025.0034

Parent's Auto Renovation
Auto Repair Facility
3610 Lyndale Ave. S. Minneapolis, MN 55409

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drawing
EXISTING AND NEW FLOOR PLANS
1" SCALE
date: 07.13.25

drawing no. **G1.0** of:

revisions:
1 00.00.25
2 00.00.00
3 00.00.00
4 00.00.00
5 00.00.00

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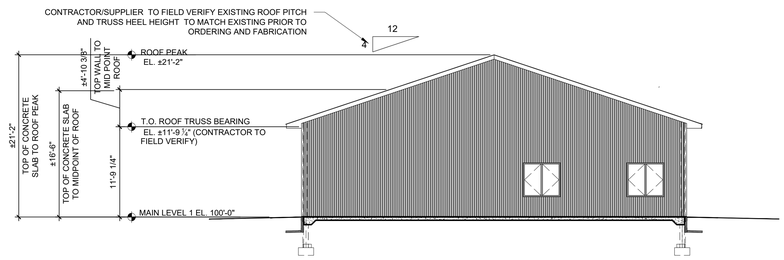
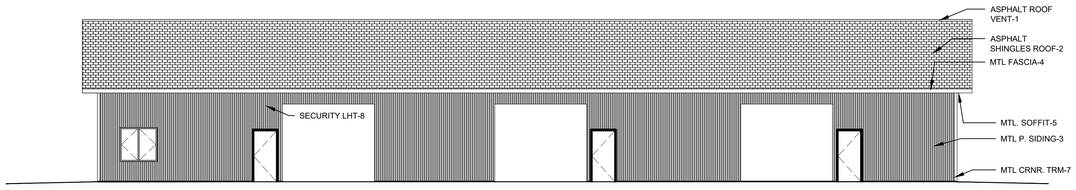
Progress Issue-07.13.25



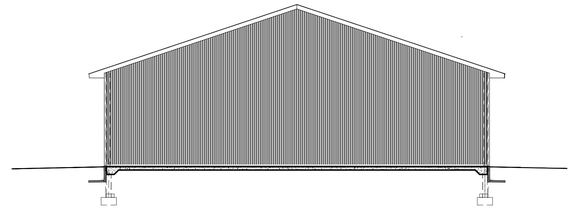
1 G2.0 *EXISTING SOUTH ELEVATION*
1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

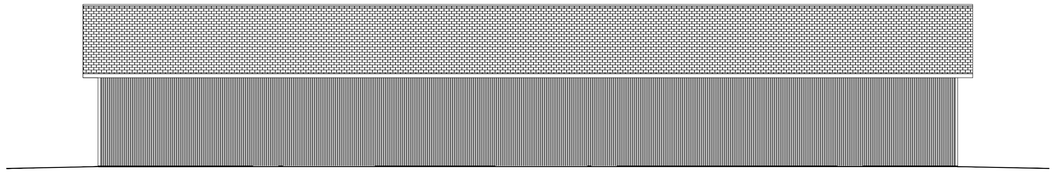
MTL. R.VENT-1	METAL CONTINUOUS / RIDGE VENT-1-(MATCH EXISTING)
MTL P. ROOF-2	ASPHALT ROOFING SHINGLES-2-(MATCH EXISTING)
MTL P. SIDING-3	METAL PANEL/ SIDING-3-(MATCH EXISTING)
MTL FASCIA-4	METAL FASCIA-4-(MATCH EXISTING)
MTL SOFFIT-5	VENTED METAL SOFFIT-5-(MATCH EXISTING)
MTL GABLE TRM-6	METAL GABLE TRIM-6-(MATCH EXISTING)
MTL CRNR. TRM-7	METAL CORNER TRIM-7-(MATCH EXISTING)
SECURITY LHT-8	SECURITY LIGHT-8
B-BOLLARD-9	PIPE METAL BOLLARDS WITH SLEEVE TO MATCH EXISTING-9, EACH SIDE OF OVERHEAD DOORS



2 G2.0 *EXISTING EAST ELEVATION*
1/4" = 1'-0"



3 G2.0 *EXISTING NORTH ELEVATION*
1/4" = 1'-0"



4 G2.0 *EXISTING WEST ELEVATION*
1/4" = 1'-0"

EXISTING VIEW FROM SOUTHEAST

EXISTING VIEW FROM NORTHEAST

EXISTING VIEW FROM EAST

MAINLY DETAILS
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Mainly Details Architectural Design, PLLC
PH 612-382-5682
Suite 213, 1710 North Douglas Drive, Golden Valley, MN 55422

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Gregg S. Graton, AIA
certification no. 40838
SIGNATURE
DATE:

Owner:
Sharif Hared

consultants
Architect: Mainly Details, Architectural Design, PLLC.
Surveyor: Surveying
Civil Engineer:
Structural Engineer:

contractor: AGC
Contact:Joel Ensminger
Office:
Mobile:320-470-1471

project
P-2025.0016

Rush Creek Golf Course-Commercial Pole Structure
Multi-Use Maintenance Facility
7801 County Road 101, Maple Grove, MN 55311

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drawing
EXISTING EXTERIOR ELEVATIONS
⅛" scale
date: 08.19.25

drawing no. **G2.0** of

revisions:
00.00.25
00.00.00
00.00.00
00.00.00
00.00.00

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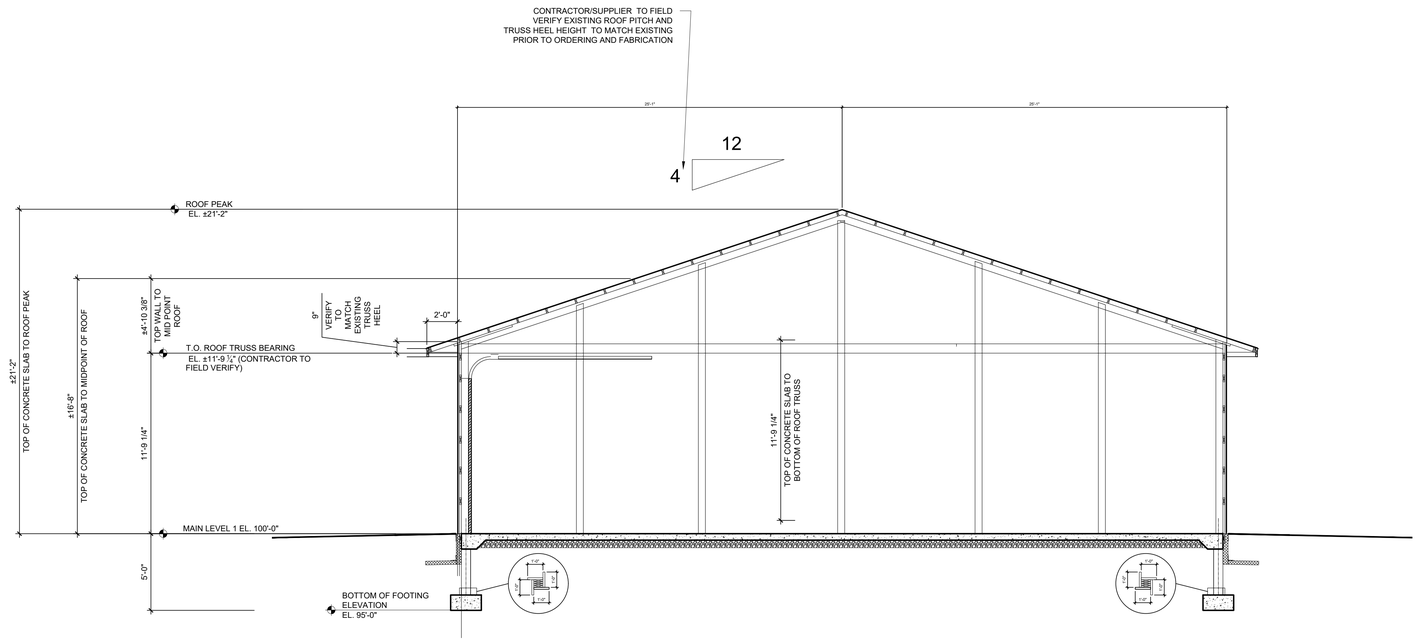
Conditional Use Issue-08.19.25



1 / G3.0 *EXISTING EAST - WEST BUILDING CROSS SECTION (STORAGE AREA)*

1/4" = 1'-0"

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Conditional Use Issue-08.19.25

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Surveyor: Surveying
Civil Engineer:
Structural Engineer:

contractor: AGC

Contact:Joel Ensminger

Office:
Mobile:320-470-1471

project
R-2025.0016

Rush Creek Golf Course-Commercial Pole Structure
Multi-use Maintenance Facility
7801 County Road 101, Maple Grove, MN 55311

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drawing

EXISTING BUILDING SECTIONS

date: 08.19.25

drawing no. G3.0 of

revisions:
00.00.25
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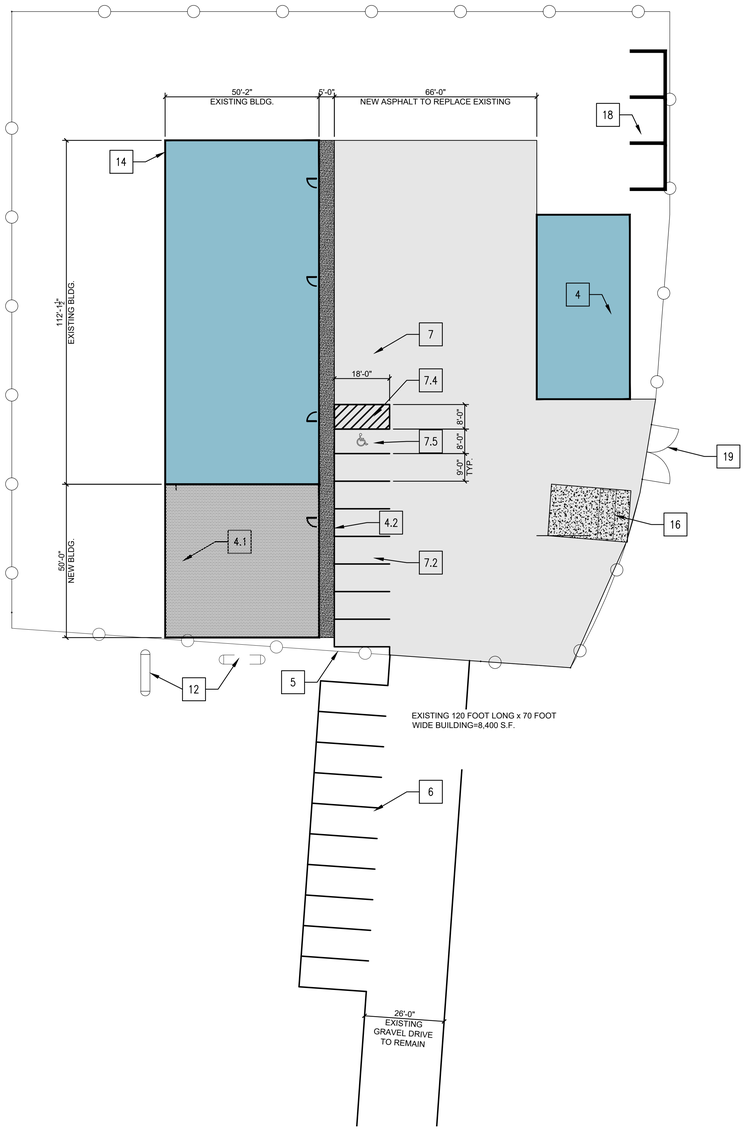
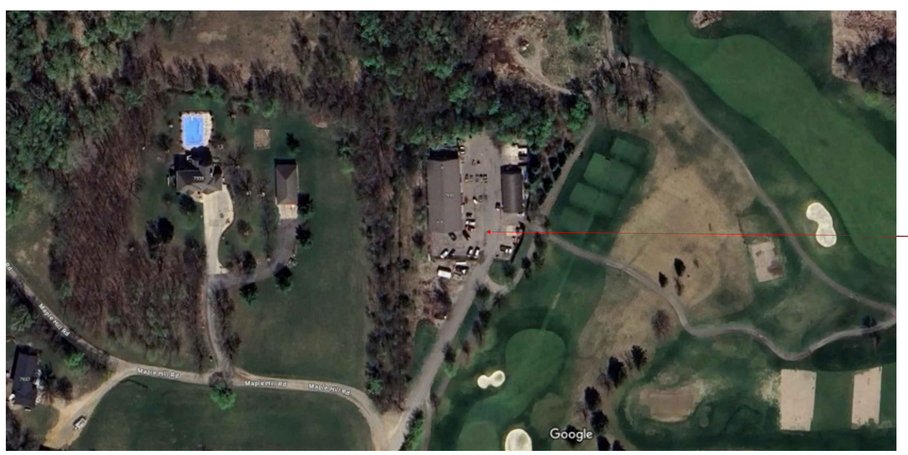


1 SP1.0 *SITE PLAN DIAGRAM*
1" = 20'-0"



MAINTENANCE SHED
COMPOUND

2 SP1.0 *GENERAL REFERNCE*
1" = 20'-0"

1
SYMBOL

SITE PLAN NOTES

1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN OR USE OF PUBLIC-RIGHT-OF-WAY. THIS APPLIES TO ALL WORK TO BE DONE ON SITE.
2. THE DIGITAL FILE WHICH CAN BE OBTAINED FROM THE ARCHITECT OR ENGINEER, SHALL BE USED FOR STAKING, DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER, THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. EXISTING MAINTENANCE BUILDING TO REMAIN
   - 4.1. PROPOSED ADDITION TO EXISTING BUILDING
     - 4.1.1. SEE ARCHITECTURAL PLANS FOR NEW
   - 4.2. 5 FOOT WIDE CONCRETE WALK ALONG ENTIRE EAST SIDE OF BUILDING.
5. EXISTING CHAIN LINK FENCE.
   - 5.1. PARTIALLY REMOVE EXISTING CHAIN LINK FENCE AT SOUTH SIDE TO MAKE WAY FOR NEW ADDITION.
6. EXTERIOR PARKING
7. ASPHALT PARKING
   - 7.1. REPLACE EXISTING ASPHALT WITH NEW ASPHALT PARKING AREA.
   - 7.2. ONE 9'-0" x 18'-0" EXTERIOR PARKING STALL ON EACH LOT.
   - 7.3. STRIP PER CITY CODE.
   - 7.4. PROPOSED STRIPPED WALKWAY ON ASPHALT
   - 7.5. ACCESSIBLE PARKING SPACE. 8'x20 FOOT UNLOADING AREA ADJACENT TO 8'x20 FOOT PARKING SPACE
8. PARKING ALONG EXISTING GRAVEL ROAD SIMILAR TO EXISTING.
9. TRASH CONTAINERS
10. RECYCLING CONTAINERS
11. SNOW STORAGE
12. EXISTING PROPANE / NATURAL GAS TANK TO BE REMOVED AND RELOCATED
13. PROPOSED AIR CONDITIONING UNITS
14. PROPOSED ELECTRICAL METERS
15. PROPOSED GAS METERS
16. EXISTING FUEL DISPENSING STATION
17. EXISTING UTILITY / ELECTRICAL POLE TO BE RELOCATED.
18. EXISTING LANDSCAPING MATERIALS BUNKERS
19. EXISTING GATE TO GOLF COURSE

NOTE:
THIS IS NOT AN ACTUAL SURVEY This drawing was prepared by the architect for preliminary planning purposes only. Actual building locations, property boundaries , setbacks, utilities and easements, are to be determined by surveyor. Owner/builder to hire surveyor to locate building setbacks, property lines, utilities and offsets See Site Survey.

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Civil Engineer:
Structural Engineer:

contractor: AGC
Contact:Joel Ensminger
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project
P-2025.0016

Rush Creek Golf Course-Commercial Pole Structure
Multi-use Maintenance Facility
7801 County Road 101, Maple Grove, MN 55311

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drawing
PRELIMINARY ARCHITECTURAL SITE PLAN

date: 08.19.25

drawing no. SP1.0 of:

revisions:
- 00.00.25
- 00.00.00
- 00.00.00
- 00.00.00
- 00.00.00

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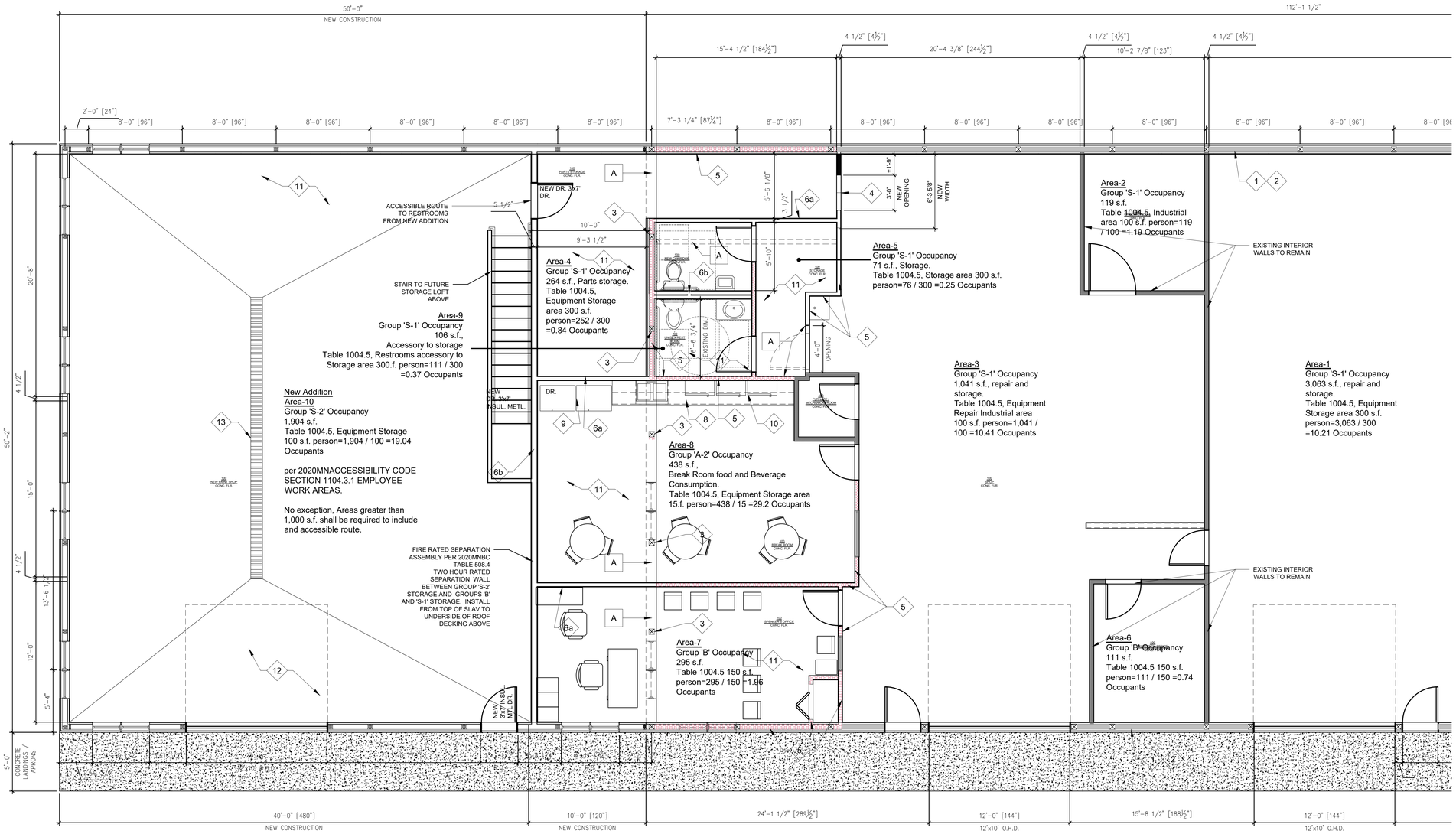
Conditional Use Issue-08.19.25



KEY	
EXISTING CONSTRUCTION TO REMAIN	
EXISTING CONSTRUCTION TO BE DEMOLISHED	
EXISTING WALL CONSTRUCTION TO BE DEMOLISHED	
EXISTING CONSTRUCTION REMOVE FINISHES, INTERIOR SHEATHING AND INSULATION	
NEW CONSTRUCTION	

KEYED PLAN NOTES

1. EXISTING BUILDING CONSTRUCTION TO REMAIN
2. EXISTING EXTERIOR STEEL FRAME WALL SYSTEM / CONSTRUCTION TO REMAIN
3. EXISTING WOOD COLUMNS TO BE REMOVED, PROVIDE OR SISTER ON NEW ROOF TRUSS AS REQUIRED, CONTRACTOR TO FIELD VERIFY ROOF TRUSSES SLOPE, HEEL AND PROFILE PRIOR TO ORDERING TRUSSES AND FABRICATION. EXISTING POST LOCATION TO BE DETERMINED UPON DEMOLITION
4. NEW OPENING
5. EXISTING WALL CONSTRUCTION-EXISTING FRAMING TO REMAIN, REMOVE INTERIOR FINISHES, INTERIOR WALL SHEATHING AND INSULATION. MOLD AND MILDEW MITIGATION AS REQUIRED.
6a. NEW 2x4 WOOD FRAMED WALL CONSTRUCTION WITH ⅝" MOLD/MILDEW RESISTANT GYPSUM BOARD, USE TREATED PLATES WHEN IN CONTACT WITH CONCRETE
6b. NEW 2x6 WOOD FRAMED WALL CONSTRUCTION WITH ⅝" MOLD/MILDEW RESISTANT GYPSUM BOARD, USE TREATED PLATES WHEN IN CONTACT WITH CONCRETE
7. NEW PLUMBING FIXTURES, RELOCATE PLUMBING LINES AND VENT STACK AS REQUIRED PER CODE
8. NEW CABINETS AND COUNTER-TOPS
9. NEW REFRIGERATORS, PROVIDE ELECTRICAL AS REQUIRED PER CODE
10. NEW MICROWAVES, PROVIDE ELECTRICAL AS REQUIRED PER CODE
11. NEW MOLD RESISTANT ACOUSTICAL CEILING TILE (ACT) ABOVE
12. NEW TURF SPRAYER STORAGE
13. NEW TRENCH DRAIN AT TURF SPRAYER STORAGE
14. NEW .5 FOOT WIDE CONCRETE LANDINGS AND APRONS AT ENTIRE EAST ELEVATION, SLOPE AT ¼" PER FOOT AWAY FROM BUILDING

KEYED DEMOLITION PLAN NOTES

- A. EXISTING WALL CONSTRUCTION T BE REMOVED
- B. EXISTING STRUCTURAL COLUMN TO BE REMOVED-SEE STRUCTURAL
- C. EXISTING WALL CONSTRUCTION, EXISTING FRAMING TO REMAIN-REMOVE INTERIOR FINISHES, INTERIOR WALL SHEATHING AND INSULATION. MOLD AND MILDEW MITIGATION AS REQUIRED.
- D. EXISTING PLUMBING TO BE REMOVED, RELOCATE NEW FIXTURES AS SHOWN.
- E. EXISTING CABINETS AND COUNTER TOPS TO BE REMOVED, RELOCATE NEW CABINETS AND COUNTERTOPS AND AS SHOWN.
- F. EXISTING ACOUSTICAL TILE CEILING (ACT) TO BE REMOVED AT AREAS TO BE REMODELED, NEW LIGHTING, AND HVAC VENTS IN THESE AREAS.

INTERIOR WALLS.)

OCCUPANT LOAD SUMMARY

Group 'S-1' Occupancy
=10.21 Occupants
Area-2
Group 'S-1' Occupancy
=1.19 Occupants
Area-3
Group 'S-1' Occupancy
=10.41 Occupants
Area-4
Group 'S-1' Occupancy
=0.84 Occupants
Area-5
Group 'S-1' Occupancy
=0.25 Occupants

Area-6
Group 'B' Occupancy
=0.74 Occupants
Area-7
Group 'B' Occupancy
=1.96 Occupants
Area-8
Group 'A-2' Occupancy
=29.2 Occupants
Area-9
Group 'S-1' Occupancy
=111 / 300 =0.37 Occupants

Existing Building Occupancy
=74.21

New Addition Area-10
Group 'S-1' Occupancy
=19.04 Occupants

per 2020MNACCESSIBILITY CODE SECTION 1104.3.1 EMPLOYEE WORK AREAS.

No exception, Areas greater than 1,000 s.f. shall be required to include and accessible route.

TOTAL OCCUPANT LOAD=93.25 ~94

FLOOR PLAN-Concept 'C2'
1/4" = 1'-0"

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contractor: AGC
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drawing
'C2'-FLOOR PLAN
¼" SCALE

date: 08.19.25
drawing no. A1.1 of:
revisions:
00.00.25
00.00.00
00.00.00
00.00.00
00.00.00

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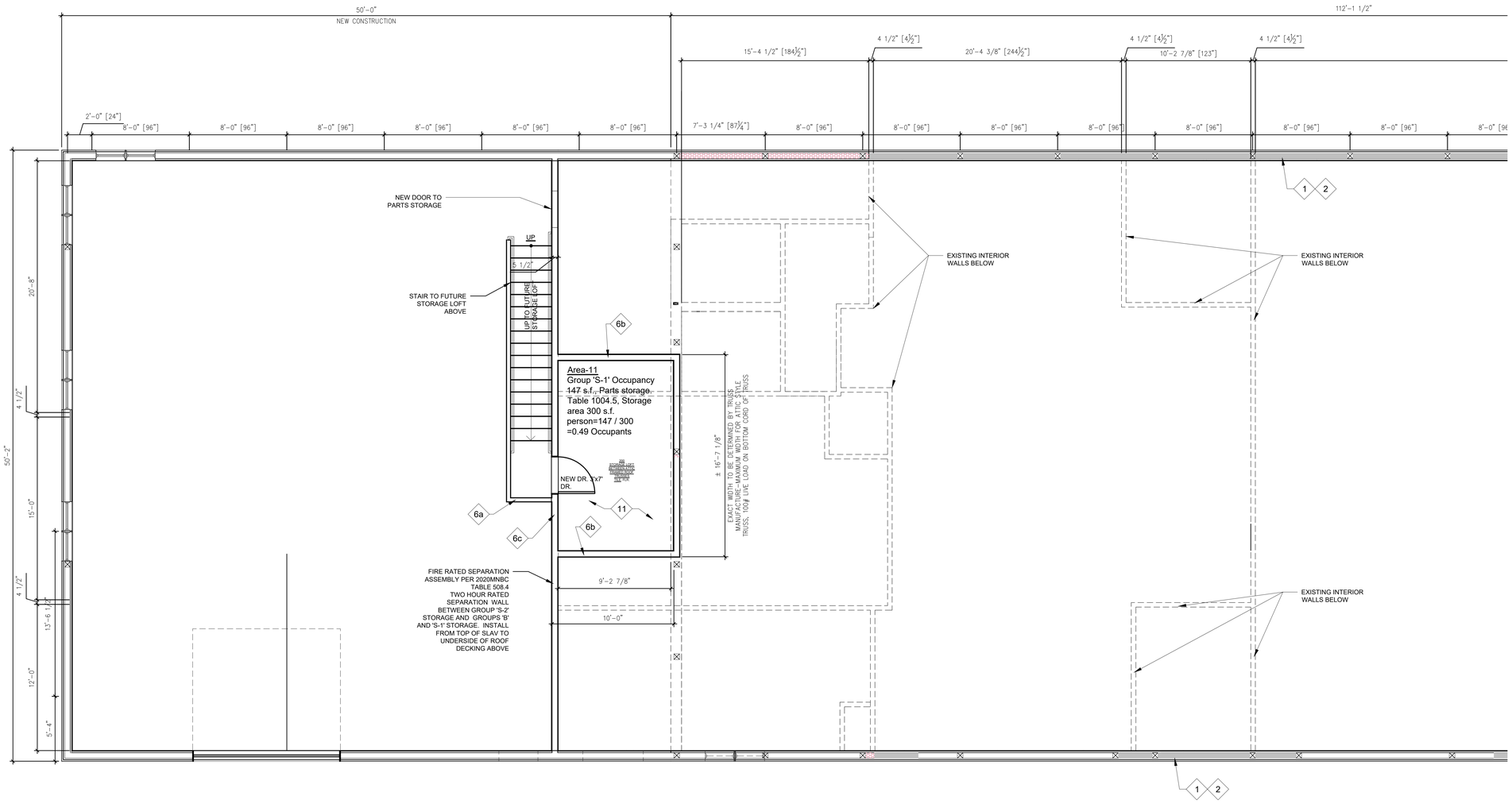

SUMMARY

BUILDING AREA ±7,664 S.F.
(AS MEASURED FROM INSIDE FACE OF EXTERIOR AND INTERIOR WALLS.)

OCCUPANT LOAD SUMMARY

Group 'S-1' Occupancy
=10.21 Occupants

Area-2
Group 'S-1' Occupancy
=1.19 Occupants

Area-3
Group 'S-1' Occupancy
=10.41 Occupants

Area-4
Group 'S-1' Occupancy
=0.84 Occupants

Area-5
Group 'S-1' Occupancy
=0.25 Occupants

Area-6
Group 'B' Occupancy
=0.74 Occupants

Area-7
Group 'B' Occupancy
=1.96 Occupants

Area-8
Group 'A-2' Occupancy
=29.2 Occupants

Area-9
Group 'S-1' Occupancy
=111 / 300 =0.37 Occupants

Existing Building Occupancy
=74.21

New Addition Area-10
Group 'S-1' Occupancy
=19.04 Occupants

per 2020MNACCESSIBILITY CODE SECTION 1104.3.1 EMPLOYEE WORK AREAS.

No exception, Areas greater than 1,000 s.f. shall be required to include and accessible route.

TOTAL OCCUPANT LOAD=93.25 ~94

KEY	
EXISTING CONSTRUCTION TO REMAIN	
EXISTING CONSTRUCTION TO BE DEMOLISHED	
EXISTING WALL CONSTRUCTION TO BE DEMOLISHED	
EXISTING CONSTRUCTION REMOVE FINISHES, INTERIOR SHEATHING AND INSULATION	
NEW CONSTRUCTION	

KEYED PLAN NOTES

1. EXISTING BUILDING CONSTRUCTION TO REMAIN
2. EXISTING EXTERIOR STEEL FRAME WALL SYSTEM / CONSTRUCTION TO REMAIN
3. EXISTING WOOD COLUMNS TO BE REMOVED, PROVIDE OR SISTER ON NEW ROOF TRUSS AS REQUIRED. CONTRACTOR TO FIELD VERIFY ROOF TRUSSES SLOPE, HEEL AND PROFILE PRIOR TO ORDERING TRUSSES AND FABRICATION. EXISTING POST LOCATION TO BE DETERMINED UPON DEMOLITION
4. NEW OPENING
5. EXISTING WALL CONSTRUCTION-EXISTING FRAMING TO REMAIN, REMOVE INTERIOR FINISHES, INTERIOR WALL SHEATHING AND INSULATION. MOLD AND MILDEW MITIGATION AS REQUIRED.
6a. NEW 2x4 WOOD FRAMED WALL CONSTRUCTION WITH ½" MOLD/MILDEW RESISTANT GYPSUM BOARD, USE TREATED PLATES WHEN IN CONTACT WITH CONCRETE
6b. NEW 2x6 WOOD FRAMED WALL CONSTRUCTION WITH ½" MOLD/MILDEW RESISTANT GYPSUM BOARD, USE TREATED PLATES WHEN IN CONTACT WITH CONCRETE
6c. TWO HOUR RATED FIRE AREA SEPARATION WALL NEW 2x6 WOOD FRAMED WALL CONSTRUCTION WITH TWO LAYERS OF ½" FIRE RATED MOLD/MILDEW RESISTANT GYPSUM BOARD EACH SIDE, USE TREATED PLATES WHEN IN CONTACT WITH CONCRETE-INSTALL FROM TOP OF CONCRETE SLAB TO UNDERSIDE OF ROOF DECKING ABOVE
7. NEW PLUMBING FIXTURES, RELOCATE PLUMBING LINES AND VENT STACK AS REQUIRED PER CODE
8. NEW CABINETS AND COUNTER-TOPS
9. NEW REFRIGERATORS, PROVIDE ELECTRICAL AS REQUIRED PER CODE
10. NEW MICROWAVES, PROVIDE ELECTRICAL AS REQUIRED PER CODE
11. NEW MOLD RESISTANT ACOUSTICAL CEILING TILE (ACT) ABOVE
12. NEW TURF SPRAYER STORAGE
13. NEW TRENCH DRAIN AT TURF SPRAYER STORAGE

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B. EXISTING STRUCTURAL COLUMN TO BE REMOVED-SEE STRUCTURAL
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D. EXISTING PLUMBING TO BE REMOVED, RELOCATE NEW FIXTURES AS SHOWN.
E. EXISTING CABINETS AND COUNTER TOPS TO BE REMOVED, RELOCATE NEW CABINETS AND COUNTERTOPS AND AS SHOWN.
F. EXISTING ACOUSTICAL TILE CEILING (ACT) TO BE REMOVED AT AREAS TO BE REMODELED, NEW LIGHTING, AND HVAC VENTS IN THESE AREAS.

1 / A1.2 LEVEL 2 FLOOR PLAN-Concept 'C2'
1/4" = 1'-0"

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PH 612-382-5682
Suite 213, 1710 North Douglas Drive, Golden Valley, MN 55422

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.
date:
Gregg S. Graton, AIA
certification no. 40838
SIGNATURE
DATE:

Owner:
Sharif Hared

consultants
Architect: Mainly Details, Architectural Design, PLLC,
Surveyor: Surveying
Civil Engineer:
Structural Engineer:

contractor: AGC
Contact:Joel Ensminger
Office:
Mobile:320-470-1471

project
P-2025.0016

Rush Creek Golf Course-Commercial Pole Structure
Multi-Use Maintenance Facility
7801 County Road 101, Maple Grove, MN 55311

This document is the property of Gregg S. Graton Architect and is intended to be an instrument of service for this project only. No reproduction is allowed without the written consent of Gregg S. Graton Architect. Use infringements will be prosecuted.

The contractor is responsible for the verification of all on-site conditions and dimensions. Any and all discrepancies from that indicated by these documents shall be reported to the general contractor/ owner or architect prior to commencement of work.

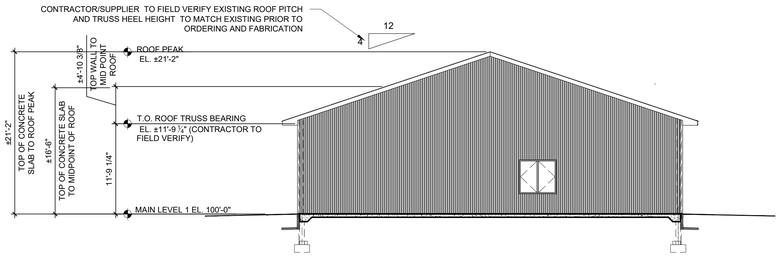
drawing
'C2'-LEVEL 2 FLOOR PLAN
¼" SCALE

date: 08.19.25

drawing no. A1.2 of.

revisions:
00.00.25
00.00.00
00.00.00
00.00.00
00.00.00

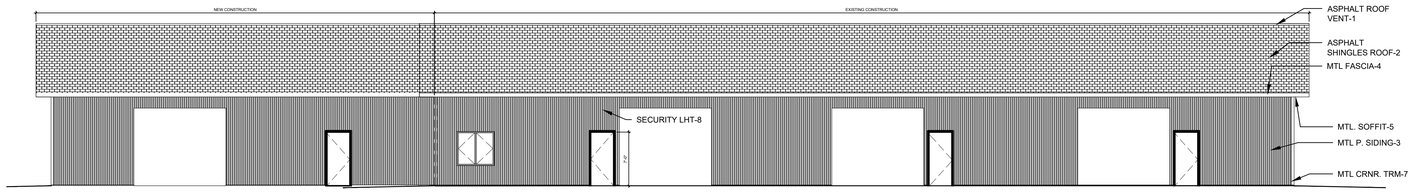
FOR CLIENT REVIEW AND PRELIMINARY COST ESTIMATING ONLY -NOT FOR CONSTRUCTION
Conditional Use Issue-08.19.25



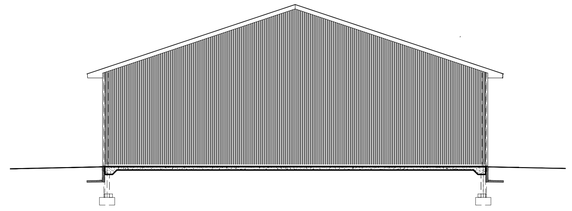
1 / A2.0 *NEW SOUTH ELEVATION*
1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES

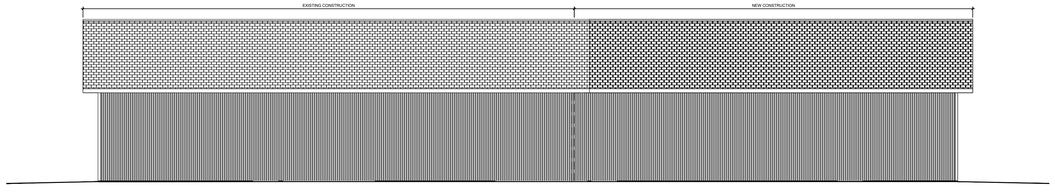
MTL. R.VENT-1	METAL CONTINUOUS / RIDGE VENT-1-(MATCH EXISTING)
MTL P. ROOF-2	ASPHALT ROOFING SHINGLES-2-(MATCH EXISTING)
MTL P. SIDING-3	METAL PANEL/ SIDING-3-(MATCH EXISTING)
MTL FASCIA-4	METAL FASCIA-4-(MATCH EXISTING)
MTL SOFFIT-5	VENTED METAL SOFFIT-5-(MATCH EXISTING)
MTL GABLE TRM-6	METAL GABLE TRIM-6-(MATCH EXISTING)
MTL CRNR. TRM-7	METAL CORNER TRIM-7-(MATCH EXISTING)
SECURITY LHT-8	SECURITY LIGHT-8
B-BOLLARD-9	PIPE METAL BOLLARDS WITH SLEEVE TO MATCH EXISTING-9, EACH SIDE OF OVERHEAD DOORS



2 / A2.0 *NEW EAST ELEVATION*
1/4" = 1'-0"



3 / A2.0 *NEW NORTH ELEVATION*
1/4" = 1'-0"



4 / A2.0 *NEW WEST ELEVATION*
1/4" = 1'-0"

EXISTING VIEW FROM SOUTHEAST

EXISTING VIEW FROM NORTHEAST

EXISTING VIEW FROM EAST

FOR CLIENT REVIEW AND PRELIMINARY COST ESTIMATING ONLY ONLY -NOT FOR CONSTRUCTION

Conditional Use Issue-08.19.25

MAINLY DETAILS
ARCHITECTURAL DESIGN

Mainly Details Architectural Design, PLLC
PH 612-382-5682
Suite 213, 1710 North Douglas Drive, Golden Valley, MN 55422

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota,

date:

Gregg S. Graton, AIA
certification no. 40838

SIGNATURE

DATE:

Owner:
Sharif Hared

consultants
Architect: Mainly Details, Architectural Design, PLLC.
Surveyor: Surveying
Civil Engineer:
Structural Engineer:

contractor: AGC
Contact:Joel Ensminger

Office:
Mobile:320-470-1471

project
P-2025.0016

Rush Creek Golf Course-Commercial Pole Structure
Multi-Use Maintenance Facility
7801 County Road 101, Maple Grove, MN 55311

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drawing
NEW EXTERIOR ELEVATIONS
⅛" scale
date: 08.19.25

drawing no. **A2.0** of

revisions:
00.00.25
00.00.00
00.00.00
00.00.00
00.00.00

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

Council Meeting: October 23, 2025	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Resolution Awarding Dust Control Contract 2026-2027	**Action Required:** Approval

Summary
Annually, the City contracts for various road materials.

Advertisements for Dust Control were published in the Crow River News and sent out to firms who had previously bid projects for the City of Corcoran. Bids for dust control were opened on Tuesday, October 14, 2025.

This year the dust control bids included both Calcium Chloride and Magnesium Chloride proposals. Staff reviewed average application rates for each product, as their concentrations are different, to determine the lowest material bid.

2026	Application Rate	Estimated Gallons	Price/ Gallon	Estimated Cost
Calcium Chloride (38%)	0.27 Gal/SY	120,000 gallons	$1.58	$189,600
Magnesium Chloride (30%)	0.36 Galy/SY	160,000 gallons	No Bid	N/A

2027	Application Rate	Estimated Gallons	Price/ Gallon	Estimated Cost
Calcium Chloride (38%)	0.27 Gal/SY	120,000 gallons	$1.64	$196,800
Magnesium Chloride (30%)	0.36 Galy/SY	160,000 gallons	No Bid	N/A

Attached is the associated resolution for consideration.

Financial/Budget
Costs for these services are included in the proposed 2026 and future 2027 budgets.

Options
Approve Resolution 2025-98 Awarding Dust Control Contract.
Modify.
Decline.

Recommendation
Approve Resolution 2025-98 Awarding Dust Control Contract.

Council Action
Consider a motion to approve Resolution 2025-98 Awarding Dust Control Contract.

Attachments
1. Resolution 2025-98 Awarding Dust Control Contract.pdf

RESOLUTION NO. 2025-98

Motion By:
Seconded By:

A RESOLUTION AWARDING DUST CONTROL MATERIALS CONTRACT

WHEREAS, pursuant to bids and quote sought for 2026/2027 Dust Control maintenance materials for various streets within the City, bids and quotes were received, opened, and tabulated according to law; and

WHEREAS, the following bids were received:

2025 Dust Control Results

10/14/2025

	Magnesium Chloride		Calcium Chloride	
Contractor	**2026**	**2027**	**2026**	**2027**
Envirotech			$1.58	$1.64
Northern Salt			1.595	$1.66
Allstates Pavement			$1.97	$1.97

Apparent Low Bidder Highlighted in Green - Results are Unofficial Until Approved by the City Council - October 23, 2025 is the City Council Meeting Date Scheduled for Review and Approval.

WHEREAS, estimated gallons for the project area for each product were based on the respective application rates of 0.27 gal/SY for Calcium Chloride and 0.36 gal/SY for Magnesium Chloride;

WHEREAS, the overall low bid value of the materials for the Calcium Chloride application is estimated at $189,600 for 2026 and $196,800 for 2027; and no bids were received for Magnesium Chloride;

WHEREAS, it is recommended that Calcium Chloride be the approved dust control street maintenance material for 2026 and 2027;

BE IT RESOLVED, that **Enviro Tech** has been identified as the lowest responsible bidder;

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

1. That the Mayor and Clerk are hereby authorized and directed to enter into contract with above identified responsible bidder in the name of the City of Corcoran for the 2026 and 2027 street maintenance materials.

RESOLUTION NO. 2025-98

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October, 2025.

_____
Tom McKee - Mayor

ATTEST:

_____

City Seal

Deb Johnson- City Clerk

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

Council Meeting: October 23, 2025	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: CR 116 and Hunters Ridge Turn Lane Improvements - Change Order 1	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff is recommending approval of Change Order 1 in the amount of $13,788.00.

Financial/Budget
This project is funded via Bellwether and Hope Meadows development escrows.

Options
Approve Change Order 1.
Modify Change Order 1.
Decline.

Recommendation
Approve Change Order 1 in the amount of $13,788.00.

Council Action
Consider a motion to approve Change Order 1 in the amount of $13,788.00.

Attachments
1. CR116 and Hunters Ridge Turn Lanes Improvements- Change Order 1.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Steve Hegland, PE Nick Wyers, PE
Project/File:	193807336	Date:	October 13, 2025

Subject: Change Order #1 SR Weidema, Inc. – County Road 116 & Hunters Ridge Turn Lane Improvements

---

Council Action Requested

Staff is recommending the City Council review and approve Change Order #1 for the County Road 116 and Hunters Ridge Turn Lane Improvements Project. Change Order #1 increases the contract amount by $13,788.00.

Summary

The requested Change Order #1 incorporates additional drain tile installation along the county road ditch for the 10015 and 10020 CR116 properties. A summary of the costs and responsibilities is provided below.

Summary of Improvement Item	Cost
County ditch drain tile	13,788.00

County Ditch Drain tile
There was an existing 4" corrugated tile line that ran along the length of the ditch across the 10015 and 10025 County Road 116 properties which was discovered with the project. The tile appeared to have been previously damaged by the installation of new utility poles which impeded the flow of water through the tile and cause the ditch to the remain saturated. This tile was further impacted by culvert replacement work, and it was determined that to properly manage the flow of water the damaged tile previously carried a replacement tile line needed to be installed.
be shortening the turn lane. This will result in a slight reduction in the contract due to the reduction in roadway materials.

Attached to this memo is the official change order request, but a summary is provided below:

Original Contract Amount	$622,966.93
Contract Price Change	$13,788.00
Revised Contract Amount	636,744.93
Original Contract Completion Date	September 15, 2025
Current Contract Completion date	September 15, 2025

Project Update

The project is substantially complete. There is minor punch list work that remains to be completed, and final established vegetation is not yet accepted.

Engineer's Recommendation

We recommend reviewing and approving Change Order #1 as outlined in this memo.

SECTION 00 63 63
CHANGE ORDER FORM

Change Order No. 1

Date 10/8/2025

Name of Project: Hunters Ridge and County Road 116 Turn Lane Improvements

Owner: City of Corcoran

Contractor: SR Weidema, Inc.

The following changes are hereby made to the Contract Documents:

Pay Items (see attached) were added to the contract to address damaged drain tile in the ditch across the 10015 and 10025 County Road 116 properties. A small catch basin is necessary at the beginning of the drain tile line and perforated, Schedule 40 drain tile pipe with fabric and filter aggregate is necessary along the length of the ditch. At the north end of the project this tile line is to be connected to existing tile that was installed with the project.

Justification: There was an existing 4" corrugated tile line that ran along the length of the ditch across the 10015 and 10025 County Road 116 properties which was discovered with the project. The tile appeared to have been previously damaged by the installation of new utility poles which impeded the flow of water through the tile and cause the ditch to the remain saturated. This tile was further impacted by culvert replacement work, and it was determined that to properly manage the flow of water the damaged tile previously carried a replacement tile line needed to be installed.

Original Contract Price:	$ 622,966.93
Current Contract Price adjusted to previous Change Order:	$ 622,966.93
The Contract Price due to this Change Order will be increased by	$ 13,788.00
The new Contract Price including this Change Order will be	$ 636,744.93
Original Contract Substantial Completion Date:	September 15, 2025

The Contract Time will be Increased by 0 Calendar days

Current Contract Substantial Completion Date adjusted to this Change Order: September 15, 2025

Original Contract Final Completion Date: October 15, 2025

The Contract Time will be Increased by 0 Calendar days

Current Contract Final Completion Date adjusted to this Change Order: October 15, 2025

Approvals Required:

To be effective, this Order must be approved by the Owner and the Contractor if it changes the scope of objective of the Project, or as may otherwise be required by the Supplemental General Conditions.

Requested by: _____
Steven Hegland, P.E.

Accepted by: Andy Burke
(Contractor)

Accepted by: _____
City of Corcoran

END OF SECTION

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
CHANGE ORDER 1					
CO1.1	12" x 12" PLASTIC CATCH BASIN	EA	1	$ 350.00	$ 350.00
CO1.2	CONNECT TO EXISTING DRAIN TILE	EA	1	$ 525.00	$ 525.00
CO1.3	4" PERFORATED DRAIN TILE WITH ROCK	LF	510	$ 25.30	$ 12,903.00
				SUBTOTAL CHANGE ORDER 1	$ 13,778.00

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

Council Meeting: October 23, 2025	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Water Treatment Plant - Change Order 13	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff is recommending approval of Change Order 13 for a credit in the amount of $7,940.46.

Financial/Budget
The Water Treatment Plant project was funded through a combination of 2023A bonds and Utility Funds.

Options
Approve Change Order 13.
Modify Change Order 13.
Decline.

Recommendation
Approve Change Order 13 for a credit in the amount of $7,940.46.

Council Action
Consider a motion to approve Change Order 13 for a credit in the amount of $7,940.46.

Attachments
1. Corcoran WTP - Change Order 13.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Ash Hammerbeck, PE Steve Hegland, PE
File:	227704426	Date:	October 10, 2025

Reference: Change Order No. 13 – Corcoran Water Treatment Plant

Council Action Requested

Staff is recommending City Council to review and approve Change Order No. 13 for the Corcoran Water Treatment Plant Project.

Summary

Attached to this memo is Change Order No. 13 for the Corcoran Water Treatment Plant Project. This change order covers the modifications associated with Change Order Proposal (COPs) No. 45 and 49.

These changes are associated with credits for work previously completed, sales tax adjustments, and final close-out of the contract allowance. A description of these changes is described below with supporting documentation from the contractor attached.

COP No. 45

- Description: This Change Order Proposal covers the material credits associated with Change Order Proposal No. 12 for the Chlortainer Vessel Improvements that was originally added to the contract as Change Order No. 4. The credits are related to the winches needed for unloading the 1-ton chlorine tank out of the vessel during changeout and the nitrogen tanks used for leak testing the line during commissioning and operating valves during electrical emergencies. These items were purchased directly by the City and can be removed from the contract. The total credit for these materials is $2,191.83.

COP No. 49

- Description: This Change Order Proposal covers the tax adjustment for the Hennepin County sales tax increase in 2023. This tax was implemented by the County after the contract bid date and went into effect on October 1, 2023 as agreed between the City and contractor. The tax affects all equipment and materials at a rate of 1%. Labor is excluded from the tax. All equipment purchased after the agreed upon date is subject to the tax increase and is tabulated in this change order proposal. The total cost for this adjustment is $44,251.37.

  In addition, the original WTP contract includes a project allowance of $50,000.00 to cover change orders or added scope on the project. Once the contractor, Stantec, and the City became aware of the tax increase going into effect in Fall of 2023, the allowance was withheld until the end of project so the net change associated with the tax and allowance would approximately balance out the total contract value. The combined total is a credit of $5,748.63.

Engineer's Recommendation

It is recommended that the City Council review and approve of the attached Change Order No. 13 with a total credit of $7,940.46.

CHANGE ORDER NO.: 13

Owner:	City of Corcoran, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	227704426
Contractor:		Contractor's Project No.:	2305
Project:	Water Treatment Plant		
Contract Name:			
Date Issued:	10/10/2025	Effective Date of Change Order:	10/10/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

This change order covers the added labor and material associated with Change Order Proposal (COP) No. 45 and 49. Both proposals are credits with COP 49 combining the 1& Hennepin County sales tax increase and the project's allowance of 50,000.00$.

Attachments:

1. Change Order No. 13 Memo
2. Change Order Proposal 45
3. Change Order Proposal 49

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 16,728,200.00	Original Contract Times: Substantial Completion: December 31, 2024 Ready for final payment: March 1, 2025
Increase from previously approved Change Orders No. 1 to No. 12: $ 474,275.25	**Increase** from previously approved Change Orders No.1 to No. 12: Substantial Completion: 0 days Ready for final payment: 0 days
Contract Price prior to this Change Order: $ 17,208,239.25	Contract Times prior to this Change Order: Substantial Completion: April 30, 2025 Ready for final payment: June 30, 2025
Decrease this Change Order: $ 7,940.46	**No Increase/Decrease** this Change Order: Substantial Completion: 0 days Ready for final payment: 0 days
Contract Price incorporating this Change Order: $ $17,200,298.79	Contract Times with all approved Change Orders: Substantial Completion: April 30, 2025 Ready for final payment: June 30, 2025

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	Recommended by Engineer (if	Accepted by Contractor
By:		
Title:	Project Engineer	
Date:	10/10/2025	
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

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RICE LAKE CONSTRUCTION GROUP

22360 COUNTY ROAD 12 • PO BOX 517 • DEERWOOD, MN 56444 • PH 218-546-5519 • FX 218-546-7016

Change Order Proposal #: 45 - ChlorTainer Improvements

6/17/2025

Ash Hammerbeck, PE
Stantec
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402

Re: Corcoran Water Treatment Plant

Ash:

We propose to furnish labor, material, and equipment for the additional parts for the added 1-ton ChlorTainer. Reference the attached itemized proposal for the specific parts and the qualities that have been selected.

All for the sum of: ($2,192)

This change order proposal (COP) does not supersede the scope of work identified in COP #12. Nor does it include a re-warranty or re-certification by ChlorTainer.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Stafford Carlson
Project Manager

Enc

Cc: File
Joe Childers

CHANGE ORDER PROPOSAL

RICE LAKE CONSTRUCTION GROUP
22360 County Road 12, PO Box 517
Deerwood, MN 56444

RLCG PROJECT #: 2305
PROJECT NAME: Corcoran WTP
DATE: 6/17/2025
COP: ChlorTainer Improvements

***Budgetary Pricing Analysis for Discussion**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	TOTAL
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Vessco Proposal - Addational Parts	1.00	LS		$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Nitrogen for Field Leak Test	1.00	LS		$ -	$0.00	$ (1,148.18)	($1,148.18)	$ -	$ -	$ (1,148.18)
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Winches - Permanent for Cylinder Swaps	2.00	EA		$ -	$0.00	$ (300.00)	($600.00)	$ -	$ -	$ (600.00)
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ -
Sales Tax	1.00	ea	8.525%							$ (149.03)
		Totals	$ -		$ -		$ (1,748.18)	$ -	$ -	$ (1,897.21)

Rice Lake Mark-up on Subs (5%)	$ -
Rice Lake Mark-up on Labor, Material, and Equipment (15%)	$ (262.23)
Bond and Insurance Cost (1.5%)	$ (32.39)
Total Change Order Proposal Request	**$ (2,192)**

Days Requested 3

Assumptions/Notes:
Includes credit for winches required to load and extract cylindrs from Chlortainer vessel.
Includes time to setup and facilitate Nitrogen Leak test.
Includes 2 days of Chlortainer Representative time.
No Painting or Coatings work included.
*Vessco's proposal does not include a complete list of parts/instruments that may need to be replaced. Only what is specifically listed is included.

CHLORTAINER®
TOTAL CONTAINMENT SYSTEM

Quote

TGO Technologies, Inc.
3641 Turnberry Circle
Santa Rosa, CA 95403
(800) 543-6603
sales@chlortainer.com

Date:	6/2/2025
Quote #:	3971

Bill To:	**Ship To:**
Vessco Attn: Megan Harwick MHarwick@vessco.com (763) 297-2025	Rice Lake Attn: Joe Childers 10120 Fletcher Ln Rogers, MN 55374

Description	Qty	Per Unit	Total
6039 - Winch - Part # 96127	1	290.00	290.00
6017 - Winch Plate for Ton Vessels	1	1,032.00	1,032.00
2204 - Shark Tooth Puller (1 per site) - Loader	1	145.00	145.00
2204A - Set Screw for Shark Tooth Puller	1	2.00	2.00
2205 - Clevis (Hook for Shark Tooth Puller) with Set Screw	1	68.00	68.00
2206 - Gas Damper	2	50.00	100.00
2206A - Ball Socket End Fitting for Gas Damper	2	30.00	60.00
2206B - Clevis Rod End for Gas Damper	2	14.00	28.00
2206C - Corrosion-Resistant Ball Stud for Gas Damper	2	24.00	48.00
3016 - Sherwood Chlorine Valve 1214 X1-B1	3	109.00	327.00
2202 - Ton Vessel O-Ring	2	220.00	440.00
3401A - CGA Washer SS-665 & Nipple SS-603A 3401B - CGA Nut SS-604	1	68.00	68.00
3013 - 1/2" x 1/4" Monel 400 HEX Bushing	1	103.00	103.00
3012 - 1/4" 3000# Monel Fitting NPT 90 Elbow 400 for Chlorine Feed Line	1	561.00	561.00
3009 - Yoke Adapter, 1/4"	1	52.00	52.00
3504 - Golf Tees	12	1.00	12.00
3017 - Twisted Chlorine Wrench WR-EN-01	2	40.00	80.00

This should be included part of COP 12 and CO4

just1 for 40$

CHLORTAINER®
TOTAL CONTAINMENT SYSTEM

Quote

TGO Technologies, Inc.
3641 Turnberry Circle
Santa Rosa, CA 95403
(800) 543-6603
sales@chlortainer.com

Date:	6/2/2025
Quote #:	3971

Bill To:	Ship To:
Vessco Attn: Megan Harwick MHarwick@vessco.com (763) 297-2025	Rice Lake Attn: Joe Childers 10120 Fletcher Ln Rogers, MN 55374

Description	Qty	Per Unit	Total
6011 - Rubber Backing for Closure - 1/4" wide piece	2	2.00	4.00
Freight - Priority Overnight		400.00	400.00

Total $3,820.00

RICE LAKE
A WRG COMPANY

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 12

September 27, 2024

Ash Hammerbeck, PE - Stantec

Re: **Chlortainer Add to Corcoran Water Treatment Plant**

Ash:

We propose to furnish labor, material, and equipment to add a 1-ton chlortainer to the project scope.

All for the sum of: $94,219.77

This is the fourth iteration of our pricing assessment of this work. Our assessment has been based on the original discussion, RFP #2, subsequent discussions, as well as our own legwork to coordinate with Vessco, Chlortainer, other suppliers, and internally between our trade and management personnel.

There are several clarifications we need to note to help define the scope for all involved:

- Killmer's proposal has been updated based on the updated P&ID provided. Killmer's proposal notes that "Existing spare I/O will be utilized to accommodate the modifications".
- Includes 2 days of Chlortainer Representative time for field visit, installation check, field testing, etc. Any additional time needed will be additional cost.
- Vessco's proposal does not include a complete list of parts/instruments that may need to be replaced. Only what is specifically listed is included. A full list of parts, with pricing, from Chlortainer is included for reference – this is the comprehensive list of parts that are replaced during the factory refurbishment.
- No replacement or services cost for the scale system and load cell are included.
- Assumes vessel and instruments are in working and operable condition.
- Assumes that vacuum/pressure gauges are still functioning properly and calibrated.
- Assumes that chlorine valves are opening and closing without sticking.

- Vessco's proposal, from Chlortainer, to do the field test does not include nor constitute a re-warranty or re-certification by Chlortainer of the unit purchased from the City of Sartell. The result of the successful field test per this proposal is to state that the unit is in operational condition and is not a full manufacturer's re-certification nor re-warranty.
- No pricing for hoist system included EXCEPT for Killmer providing disconnect per their proposal.
- Includes Rice Lake time for the Nitrogen Leak test per Chlortainer.
- No Painting nor Coatings work included.
- Does not include initial 1-Ton chlorine cylinder from Hawkins for startup. This will be an additional cost.
- Includes cable winches to be furnished to facilitate loading and extracting cylinders from Chlortainer vessel. Assumes there is already a provision for mounting on loader or vessel.
- Does not include any modifications to the loader. No rails, stop bars, guide posts included. These can be planned, procured, and installed for an additional cost.
- Does not include labor nor material for installing nor mounting the nitrogen bottles permanently.
- Assumes access to Chlortainer at City of Sartell with forklift.
- Includes time to load at City of Sartell for shipping.

Reference the attached itemized proposal and feel free to reach out with any comments.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Matt Messerly
Project Manager
218-670-1937

Enc

Cc: Superintendent: Joe Childers

RICE LAKE CONSTRUCTION GROUP

22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 2305
PROJECT NAME: Corcoran WTP
DATE: 9/27/2024
COP: **12 - Chlortainer Install & Field Test**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE TOTAL
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Vessco Proposal from Chlortainer - Field Test	1.00	LS		$ -	$0.00	$ 13,855.39	$13,855.39	$ -	$ -	$ 13,855.39
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Killmer Proposal	1.00	LS		$ -	$0.00	$ -	$0.00	$ 28,717.08	$ -	$ 28,717.08
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Nitrogen for Field Leak Test	1.00	LS		$ -	$0.00	$ 1,148.18	$1,148.18	$ -	$ -	$ 1,148.18
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Vacuum Sys Field Leak Test	1.00	LS		$ -	$0.00	$ 2,000.00	$2,000.00	$ -	$ -	$ 2,000.00
Plumbing for Chlorine Gas Lines	1.00	LS		$ -	$0.00	$ 2,000.00	$2,000.00	$ -	$ -	$ 2,000.00
Hardware, Anchor Bolts, Fasteners, etc.	1.00	LS		$ -	$0.00	$ 1,000.00	$1,000.00	$ -	$ -	$ 1,000.00
Winches - Permanent for Cylinder Swaps	2.00	EA		$ -	$0.00	$ 300.00	$600.00	$ -	$ -	$ 600.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Labor	1.00	LS	170.00	$ 100.00	$17,000.00	$ -	$0.00	$ -	$ -	$ 17,000.00
Equipment	1.00	LS	40.00	$ -	$0.00	$ -	$0.00	$ -	$ 5,720.00	$ 5,720.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Retrieval From Sartell	1.00	LS	40.00	$ 100.00	$4,000.00	$ 450.00	$450.00	$ -	$ 2,700.00	$ 7,150.00
Freight - Sartell to Corcoran	1.00	LS		$ -	$0.00	$ -	$0.00	$ 1,700.00	$ -	$ 1,700.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ 1,050.00
Sales Tax	1.00	ea	8.525%							$ 1,794.82
		Totals	$ 250.00		$ 21,000.00		$ 21,053.57	$ 30,417.08	$ 8,420.00	$ 83,735.47

Rice Lake Mark-up on Subs (5%)	
0.05 * $30,417.08=	$ 1,520.85
Rice Lake Mark-up on Labor, Material, and Equipment (15%)	
0.15 * ($21,000.00 + 21,053.57 + $8,420) =	$ 7,571.04
Bond and Insurance Cost (1.5%)	$ 1,392.41
Total Change Order Proposal Request	$ 94,219.77

Days Requested 14

- Vessco's proposal, from Chlortainer, to do the field test does not include nor constitute a re-warranty or re-certification by Chlortainer of the unit purchased from the City of Sartell. The result of the successful field test per this proposal is to state that the unit is in operational condition and is not a full manufacturer's re-certification nor re-warranty.
- No pricing for hoist system included EXCEPT for Killmer providing disconnect per their proposal.
- Includes Rice Lake time for the Nitrogen Leak test per Chlortainer.
- No Painting nor Coatings work included.
- Does not include initial 1-Ton chlorine cylinder from Hawkins for startup. This will be an additional cost.
- Includes cable winches to be furnished to facilitate loading and extracting cylinders from Chlortainer vessel. Assumes there is already a provision for mounting on loader or vessel.
- Does not include any modifications to the loader. No rails, stop bars, guide posts included. These can be planned, procured, and installed for an additional cost.
- Does not include labor nor material for installing nor mounting the nitrogen bottles permanently.
- Assumes access to Chlortainer at City of Sartell with forklift.
- Includes time to load at City of Sartell for shipping.

Reference the attached itemized proposal and feel free to reach out with any comments.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Matt Messerly
Project Manager
218-670-1937

Enc

Cc: Superintendent: Joe Childers

VESSCO PROPOSAL FROM CHLORTAINER - FIELD TEST

Matt Messerly

From: Kayla Kise <kkise@vessco.com>
Sent: Tuesday, August 13, 2024 2:24 PM
To: Matt Messerly
Cc: Matt Madson; Megan Harwick
Subject: RE: Corcoran WTP - Chlortainer RFP - UPDATE
Attachments: Contractors Installation Checklist.pdf; Nitrogen Leak Test Instructions.pdf; Sample O&M.pdf

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt,

I just got more information from Matt Madson.

Chlortainer can conduct a startup/field test using Nitrogen and the existing components, provided that each component is functioning correctly on the used vessel. They recommend replacing the items listed below and need you to have two full Nitrogen bottles available on-site. When replacing the vessel O-Ring, please lubricate it with Halocarbon grease and then insert it into the closure at the 12, 3, 6, and 9 o'clock positions to ensure a proper seal without any gaps. After replacing the Chlorine Feed Line and Yoke, pressurize the line using Nitrogen.

Additionally, please perform the following tasks:

1. Ensure that the scale system is properly calibrated.
2. Verify that the Vacuum/Pressure gauge is calibrated and displays 0.
3. Inspect all Chlorine Valves:
    a. Replace any valves that are sticking or difficult to open.

Attached is the Contractor's Installation Checklist. All items on this list must be completed before scheduling the startup.

Please provide us with at least two weeks' notice of your desired startup date.

The price for the startup visit and parts below is $13,855.39. This does not include any applicable sales tax.

Description	Qty
2201 - 38" Chlorine Feed Line	1
3011 - Yoke	1
2202 - Ton Vessel O-Ring	1
3018 - Halocarbon 1 lb. Grease with Rust Inhibitor 25-5SI	1
2203 - 40" Vessel Closure Locking Nut Gasket #0513247023	2
3002C - Jamesbury Repair Kit #RKN354XT	1
3028 - Operational Regulator - Harris	1
3027 - Nitrogen Testing Regulator	1
3024 - Nitrogen Operating Line Assembly	1
3025 - Nitrogen Leak Test Assembly	1
3026 - Nitrogen Purge Line	1
3016 - Sherwood Chlorine Valve 1214 X1-B1	1

Please let us know if you'd like to proceed with ordering parts & scheduling service.

Thank you,

Kayla Kise | Vice President
w: 952-314-0632 | kkise@vessco.com

8217 Upland Circle, Chanhassen, MN 55317
Vessco Inc. | Celebrating Over 45 Years of Clean Water

From: Kayla Kise <kkise@vessco.com>
Sent: Tuesday, August 13, 2024 1:58 PM
To: Matt Messerly <matt_messerly@ricelake.org>
Cc: Matt Madson <mmadson@vessco.com>; Megan Harwick <MHarwick@vessco.com>
Subject: RE: Corcoran WTP - Chlortainer RFP - UPDATE

Hi Matt,

I'm cc'ing Matt Madson back in, as our techs aren't certified to inspect, install or startup the Chlortainers – this all has to be done by the factory. I'm not exactly sure where the quote process stands.

Kayla Kise | Vice President
w: 952-314-0632 | kkise@vessco.com

8217 Upland Circle, Chanhassen, MN 55317

TGO Technologies, Inc.
3641 Turnberry Circle
Santa Rosa, CA 95403
Phone: (800) 543-6603

Contractor's Installation Checklist

The following MUST be completed prior to the arrival of ChlorTainer technicians:

_____ The vessel(s) must be anchored in place with the pivot plates (if needed), scale load cell(s), and position brackets installed (if needed).

_____ All electrical to the vessel(s) must be prewired and connected to the fail-safe valve assembly, electronic scale system and any system being used such as a pressure switch or SCADA.

_____ The fixed loader system must be assembled and anchored into place. Movable loader cart must be at site.

_____ Vacuum lines must be installed and connected to each ChlorTainer connected to the vacuum regulator. **Vacuum system must be operable**.

_____ Chlorine is to be delivered to site for startup and training.

Please complete this form and return it to TGO Technologies to acknowledge that all of the above will be completed prior to scheduling a ChlorTainer Technician for the on-site consultation.

Sign Print Name, Title Date

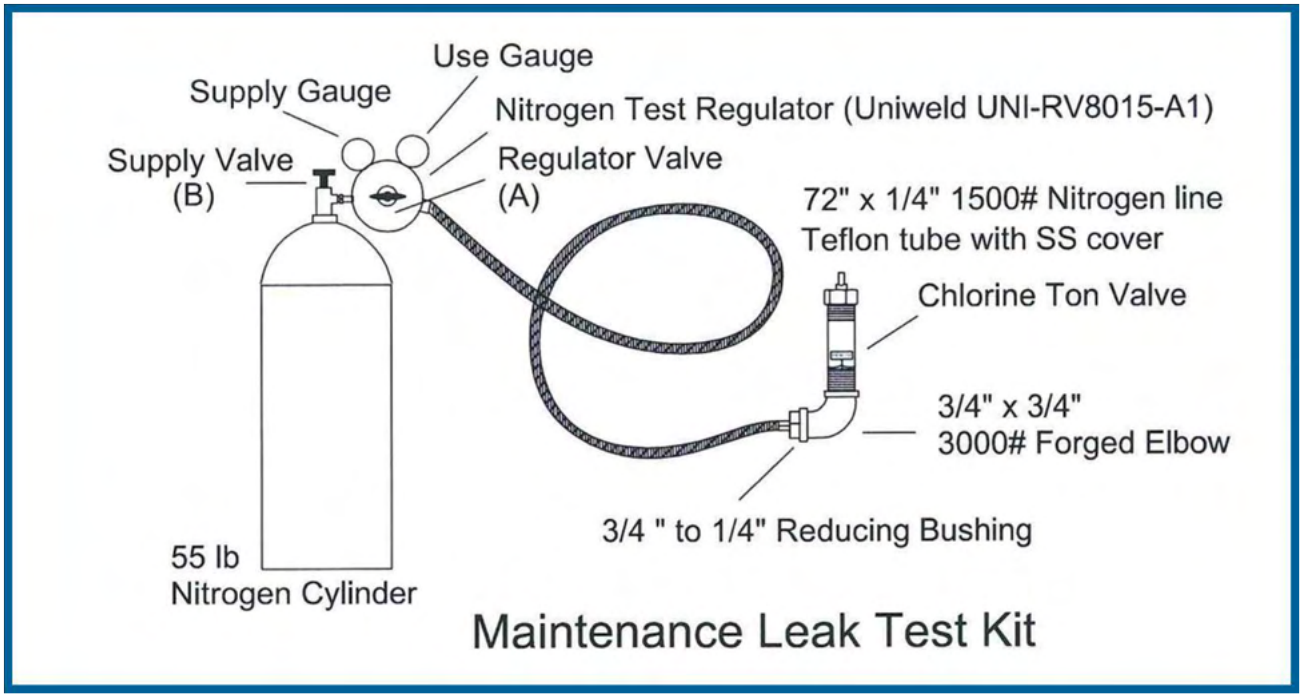
The following is required when ChlorTainer arrives to the job site:

Plant operators must be scheduled to be on-site when the ChlorTainer Technician trains in the operation and maintenance of the containment system. The training is typically done on the third day of the consultation schedule. The site should be ready to go on line. Usually, all construction is completed when ChlorTainer is called to the site. Please call if you have any questions.

Nitrogen Leak Test Instructions

1. Turn Valve A on regulator counterclockwise until loose.
2. Open Valve B on nitrogen cylinder; supply gauge will read 2000/2200 PSI when full.
3. Turn Valve A on regulator clockwise until use gauge reads 220 PSI.
4. Close Valve B on nitrogen cylinder.
5. Turn Valve A on regulator clockwise until pressure reading on gauge stops rising. This will usually be between 200-250 PSI. This will also cause the reading on the supply gauge to drop to 200-250 PSI.
6. The system is now in test mode and any leak will cause the use gauge to drop.

WARNING: WHEN PERFORMING THIS TEST, NEVER STAND OVER THE "T" WHEN ADJUSTING THE REGULATOR



CHLORTAINER®
TOTAL CONTAINMENT SYSTEM

Quote

Date:	9/5/2024
Quote #:	3823

Attention:

Rice Lake
Attn: Matt Messerly
matt_messerly@ricelake.com
(218) 670-1937

LIST OF PARTS FROM CHLORTAINER - FOR REFERENCE

SPARE PARTS REPLACED AT FACTORY REFURBISHMENT

HIGHLIGHTED ITEMS INCLUDED IN VESSCO'S PROPOSAL. NON-HIGHLIGHTED ITEMS NOT INCLUDED.

TGO Technologies, Inc.
3641 Turnberry Circle
Santa Rosa, CA 95403
(800) 543-6603
sales@chlortainer.com

Description	Qty	Per Unit	Total
2098 - Chlorine Feed Line Assembly	1	2,032.00	2,032.00
3016 - Sherwood Chlorine Valve 1214 X1-B1	4	132.00	528.00
2309 - 1/4" FxF SS Elbow	1	10.00	10.00
4603 - Kynar-683 Tubing	10 ft	5.00	50.00
4701 - Pressure Relief Valve, Farris Model	1	3,678.00	3,678.00
3002A - Jamesbury Failsafe Complete	1	4,111.00	4,111.00
2202 - Ton Vessel O-Ring	1	220.00	220.00
3408 - PFA Male EL Adapter 3/8" x 1/4" MT 90 Degree Elbow	1	46.00	46.00
3403B - Bug Screen for Jamesbury Failsafes - 1/2"	1	62.00	62.00
3014E - Ashcroft Pressure Gauge with Diaphragm & Transducer - 300 PSI	1	1,105.00	1,105.00
3401A - CGA Washer SS-665 & Nipple SS-603A 3401B - CGA Nut SS-604	1	82.00	82.00
3029 - Lead Washers	2	3.00	6.00
6011 - Rubber Backing for Closure - 1/4" wide piece	2	1.00	2.00
3024 - Nitrogen Operating Line Assembly	1	242.00	242.00
2308 - 1/4" 150# Street 90 316 Elbow SS	1	6.00	6.00
3027 - Nitrogen Testing Regulator	1	475.00	475.00
3028 - Operational Regulator - Harris	1	589.00	589.00
3011 - Yoke	1	72.00	72.00
3017 - Twisted Chlorine Wrench WR-EN-01	2	48.00	96.00
3504 - ChlorTainer Branded Golf Tees	5	1.00	5.00
3601 - On Guard Acid Alert Paint	1	8.00	8.00
Ton Scale System Assembly 6034 Load Cell for Ton #LCS-SB-4K 6036 SOLO G2-2 Digital Indicator, Dual Channel #SRG2-2	1	5,631.00	5,631.00
3025 - Nitrogen Leak Test Assembly	1	388.00	388.00
3026 - Nitrogen Purge Line	1	305.00	305.00
Freight To Be Determined			
Total			$19,749.00

Industrial
Commercial
Underground

KILLMER ELECTRIC Co., Inc.

5141 Lakeland Avenue North
Crystal, Minnesota 55429
Telephone: (763) 425-2525
Fax: (763) 424-1258

September 27, 2024

Mr. Matt Messerly
Rice Lake Construction Group

Re: Corcoran WTP

Dear Matt,

Killmer Electric Company proposes to the following change to our contract for the subject project:

Proposal Request – Chloritainer In Addition to 150lb Cylinders
Cost proposal below is to provide conduit and wire for a Chloritainer in addition of the 150lb Cylinders. We have allotted for 120volt circuit for Valve Heater, (2) additional outlet also, (2) solenoids, Pressure Switch monitor, loadcell (Weight) back to SCADA and 480volt 3phase circuit and local Disconnect switch for bridge crane addition. SCADA additions for controls and monitoring per P&ID drawing provided by Stantec.

Add Chloritainer With Base system						
	QTY	Mat unit	Mat total	Labor unit	Total labor	
WP GFCI outlet	2	58	$116.00	1	2	
120volt Connection for heater	1	68	$68.00	2	2	
480volt Connection with Disconnect	1	680	$680.00	4	4	
#12 THHN	1500	0.22	$330.00	0.0065	9.75	
3/4" Rigid	600	4.22	$2,532.00	0.065	39	
3/4" PVC	220	3.11	$684.20	0.045	9.9	
2/C #16	165	0.65	$107.25	0.012	1.98	
#14 THHN	1300	0.18	$234.00	0.0055	7.15	
Load Cell	1	28	$28.00	1.5	1.5	
Pressure Switch	1	28	$28.00	1	1	
Solenoids	2	28	$56.00	1	2	
Programming/SCADA Change Allowance	1	9519	$9,519.00			
Panel/Circuit term	1	8	$8.00	2.5	2.5	
		Totals	$14,390.45		82.78	
		Tax	$1,226.79	113 / hour	$9,354.14	
			$15,617.24		$9,354.14	$24,971.38
					15.00%	$3,745.71
						$28,717.08

Total Cost Add: $28,717.08

An Equal Opportunity Employer

Please call with any questions or comments.

Regards,

Matthew Pettit
Project Manager

ELECTRIC PUMP

4280 E. 14th St.
Des Moines, IA 50313
Office: 515-265-2222
Toll Free: 800-383-7867
Fax: 515-265-8079

201 4th Ave SW
New Prague, MN 56071
Office: 952-758-6600
Toll Free: 800-536-5394
Fax: 952-758-7778

TO: Killmer Electric Company, Inc.
Matthew Pettit / 612-363-3120 / mpettit@killmerelectric.com

REF: WTF Redundant Chlorine Feed System RFP
Corcoran, MN

DATE: September 27, 2024

Automation & Control Field Services & Programming

One (1) Field services to the chlorine alarm relay box for vacuum feed line relay solenoid modifications and SCP-1 enabling the below functions.

One (1) Programming services to include, but not limited to, the following PLC, HMI, and alarming software modifications:

- One-ton chlorine scale current weight
- One-ton chlorine scale low level setpoint
- One-ton chlorine scale low level alarm
- One-ton chlorine scale high pressure alarm
- One-ton chlorine feed solenoid open command
- One-ton chlorine feed solenoid close command

Existing spare I/O will be utilized to accommodate the modifications listed above*

One (1) Engineering services as necessary to provide updated drawings with a complete bill of materials

One (1) Startup as necessary to verify the above modifications are functioning

Change Order Price: $9,519.00 plus tax

Note the following:

- Bonding, hardware, or equipment of any kind is not included
- Anything that's not specifically mentioned in this proposal is the responsibility of others

Thank you for your consideration,

Steven Forsythe
C: 612-840-9499
E: sforsythe@electricpump.com

cc: Salina Godfrey 515-265-2222

Change Order Agreement: Corcoran, MN WTF Chlorine Feed Systems Modifications

Note the following:

- Return this purchase agreement to Steven Forsythe at sforsythe@electricpump.com or via fax (515) 265-8079

Payment: Net 30 Days – Retainage upon completion

We are pleased to make the following offer to sell the listed Merchandise which if firm for (30) thirty days from the above date and is automatically withdrawn thereafter without any further notice.

1. Signing and returning this document to Electric Pump's office in Des Moines, IA may accept this offer.

2. This offer and acceptance constitute the entire Agreement between the parties and may be modified only by a writing signed by both parties.

3. The prices quoted for equipment are valid for (30) thirty days. If the quote includes start up services and it is scheduled by the request of the buyer for a time other than Monday through Friday 8:00 to 5:00 additional charges will be due.

4. Payment terms are NET 30 (thirty days) after the mailing of seller's invoice.

5. Delivery terms are F.O.B. Place of Shipment. Seller agrees to put the merchandise in the possession of the carrier, to make a reasonable contract of carriage for their transportation, to obtain and deliver or tender such documents as may be necessary to enable Buyer to obtain possession, and to promptly notify the Buyer of shipment. After seller has delivered the merchandise to the carrier, the risk of loss of the merchandise will be borne by the Buyer. The prices quoted herein include transportation charges based on existing truckload rates, any change in delivery rates existing at the time of delivery will be billed to your account. Dates of delivery are determined from the date of Seller's acceptance of any order or orders by Buyer and are estimates of approximate dates of delivery, not a guaranty of a particular day of delivery.

6. FORCE MAJEURE. If the Seller is delayed by any cause beyond Seller's control, Seller shall be entitled to an equitable extension of time to the extent permitted by the Prime Contract. The seller shall submit any requests for equitable extensions of the Delivery Schedule

7. Sales and use tax are not included.

8. Buyer shall notify seller in writing at Seller's place of business as shown on the reverse side of this page, within twenty (20) days of receipt of merchandise, or any complaint whatsoever buyer may have concerning such merchandise. Failure to give such notice shall constitute a waiver by Buyer of all claims in respect to such goods.

9. If notice of complaints is provided within twenty (20) days of Buyer's receipt of the merchandise, Seller agrees to inspect the merchandise at Seller's place of business during Seller's normal business hours and days. Upon inspection, if the merchandise is determined to be defective in material or workmanship, Seller, at Seller's option, shall repair or replace said merchandise at no cost to Buyer, or Seller may refund the purchase price. If the examined merchandise is found not to be defective or is not for some other reason within the warranty coverage, Seller's service time expended on and off-location will be charged to Buyer.

10. Seller will have no further warranty obligation under this Agreement if the Equipment is subjected to abuse, misuse, negligence or accident or if buyer fails to perform any of its duties set forth in Paragraphs 8 and 9.

11. THE WARRANTY PRINTED ABOVE IS THE ONLY WARRANTY MADE BY THE SELLER REGARDING THIS PURCHASE. SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. NOTHING HEREIN

CONTAINED SHALL LIMIT BUYER'S RIGHTS AGAINST THE MANUFACTURER, WITH RESPECT TO MANUFACTURER'S WARRANTIES, IF ANY.

12. WARRANTY REPAIRS (which fall under the manufacturer's warranty, if any) ARE F.O.B. ELECTRIC PUMP, INC. SERVICE LOCATION. ELECTRIC PUMP, INC. WILL NOT ASSUME ANY EXTENDED WARRANTIES UNLESS APPROVED BY PRIOR WRITTEN CONSENT. THIS INCLUDES SERVICE CALLS TO JOB SITES ON PRODUCT COVERED DURING THE WARRANTY PERIOD*. PLEASE REFER TO THE ATTACHED PRODUCT WARRANTY STATEMENT FOR CLARIFICATION.*

13. IT IS UNDERSTOOD AND AGREED THAT SELLER'S LIABILITY WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, IN NEGLIGENCE OR OTHERWISE SHALL NOT EXCEED THE RETURN OF THE AMOUNT OF THE PURCHASE PRICE PAID BY BUYER AND UNDER NO CIRCUMSTANCES SHALL SELLER BE LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES. THE PRICE STATED FOR THE MERCHANDISE IS A CONSIDERATION IN LIMITING SELLER'S LIABILITY. NO ACTION, REGARDLESS OF FORM, ARISING OUT OF THE TRANSACTION UNDER THIS AGREEMENT MAY BE BROUGHT BY BUYER MORE THAN ONE-YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.

14. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Iowa. Any dispute or disputes arising between the parties hereunder, insofar as the same cannot be settled by friendly agreement, shall be litigated only in The Iowa District Court for Polk County, in Des Moines, Iowa. Seller also has the right to commence an action against the Buyer in the County of the Buyer's principal place of business.

We need a hard copy of this agreement and/or a Purchase Order to start the submittal process. ****

Business Name _____

Street Address_____

City/State/Zip_____

Phone_____ Fax_____

Email_____

Purchase Order Number _____

Purchase Order Amount _____

SIGNATURE_____

DATE_____

**A signed copy of this must be returned with your P.O.

Is Project Taxable? Y or N, if No a tax-exempt form must be supplied for our records

Airgas
an Air Liquide company

AIRGAS USA, LLC
6191 MCKINLEY ST NW
RAMSEY MN 55303-9120
T: 763-712-5100
F: 763-421-6932

QUOTATION

YOU CAN PLACE THIS ORDER ON **WWW.AIRGAS.COM**

PURCHASE PRICING FOR NITROGEN CYLINDERS FOR FIELD TEST, STARTUP, AND PERMANENT INSTALLATION - PER CHLORTAINER'S DOCUMENTS

Quote For: 2009218
RICE LAKE CONSTRUCTION GROUP
22360 COUNTY ROAD 12
DEERWOOD MN 56444
T: 218-546-5519

Sold To: 2009218
RICE LAKE CONSTRUCTION GROUP
PO Box 517
DEERWOOD MN 56444-0517
T: 218-546-5519

Quote Number	2012812057
Quote Date	09/05/2024
Prepared By	Ryan Rundle
Contact Phone	
Total Access Rep	PAUL FENSKE
PO Number	
Release Number	
Ordered By	Matt Messerly 218-670-1937

Item	Material/Description	Plant	Order Qty	UM	Vol/Wt	UM	Unit Price	UM	Ext Price
10	**CY-NI 80** CYL NITROGEN INDUSTRIAL 80 CGA 580	N153	**1**	CL			**354.59**	CL	**354.59**
20	**CY-NI 125** CYL NITROGEN IND 125	N153	**1**	CL			**402.87**	CL	**402.87**
30	**CY-NI 200** CYL NITROGEN INDUSTRIAL 200 CGA 580	N153	**1**	CL			**501.37**	CL	**501.37**
40	**CY-NI 300** CYL NITROGEN INDUSTRIAL 300	N153	**1**	CL			**532.59**	CL	**532.59**
	Delivery Flat Fee								**69.00**
	Fuel Surcharge Flat								**14.00**

Incoterms	Airgas Truck
Shipping Method	Airgas Truck
Payment Terms	NET 30

Quote Amount	1,874.42
Sales Tax	138.24
Quote Total	2,012.66

PLEASE REFER TO THIS QUOTATION WHEN ORDERING.
TERMS AND PRODUCT PRICING ARE VALID UNTIL 10/04/2024
SURCHARGES, TAXES & FREIGHT MAY NOT BE INCLUDED OR MAY CHANGE AT TIME OF BILLING.

Airgas reserves the right to decline or cancel any order at any time prior to shipment. For more information about returns and cancellations, please visit us online at Airgas.com/terms-of-sale.

Comments :

2 Cylinders (Starting, Testing, Permanent Installation):
$532.59
$532.59
+ $69.00
+ $14.00
= $1,148.18

RICE LAKE CONSTRUCTION GROUP

22360 COUNTY ROAD 12 • PO BOX 517 • DEERWOOD, MN 56444 • PH 218-546-5519 • FX 218-546-7016

Change Order Proposal #: 49 Tax Increase -R1

10/07/2025

Ash Hammerbeck, PE
Stantec
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402

Re: Corcoran Water Treatment Plant

Ash:

We propose to provide a full credit for the contractual design allowance in addition to the sales tax increase reimbursement.

All for the sum of: ($5,749)

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Stafford Carlson
Project Manager

Enc

Cc: File
Joe Childers

RICE LAKE CONSTRUCTION GROUP
22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 2305
PROJECT NAME: Corcoran WTP
DATE: 10/7/2025
COP: 49-Tax Increase -R1

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	TOTAL
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Design Allowance Credit - RLCG	1.00	EA		$ -	$0.00	$ -	$0.00	$ -	$ -	$ (50,000.00)
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Sales Tax Increase - RLCG				$ -	$0.00	$ -	$0.00	$ -	$ -	$ 44,251.37
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
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				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ -
Sales Tax Increase	1.00	ea	8.525%							$ -
		Totals		$ -		$ -		$ -	$ -	$ (5,748.63)

Rice Lake Mark-up on Subs (0%)	$ -
Rice Lake Mark-up on Labor, Material, and Equipment (0%)	$ -
Bond and Insurance Cost (0%)	$ -
Total Change Order Proposal Request	**$ (5,749)**

Days Requested 1

Job 23-05 Corcoran, MN WTP

RICE LAKE CONTRACTING

					Subtotals	**$ 4,693,714.31**			**$ 369,638.10**		**$ 325,386.73**		**$44,251.37**
									(Sales tax is included in Total Invcd Amt)				
Vendor#	**Vendor Name**	**Inv#**	**Inv Date**	**Acctg Date**	**Inv Descr.**	**Amount**	**Tax Group**	**Tax Descr.**	**Tax Paid**	**Tax Liab%**	**Contract Tax**	**Tax Increase**	
ADV001	Advance Shoring	0124253-IN	1/31/2024	2/28/2024	2305 CORCORAN	$ 30,138.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,367.47	8.525%	$2,089.76	$ 277.71	
ADV001	Advance Shoring	0124273-IN	1/31/2024	2/28/2024	2305 CORCORAN	$ 2,083.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 163.63	8.525%	$144.44	$ 19.19	
ADV001	Advance Shoring	0224030-IN	2/29/2024	6/30/2024	2305 CORCORAN	$ 8,857.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 695.75	8.525%	$614.14	$ 81.61	
ADV001	Advance Shoring	0224041-IN	2/29/2024	6/30/2024	2305 CORCORAN	$ 5,148.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 404.46	8.525%	$357.02	$ 47.44	
ADV001	Advance Shoring	0324070-IN	3/29/2024	6/30/2024	2305 CORCORAN	$ 6,993.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 549.37	8.525%	$484.93	$ 64.44	
ADV001	Advance Shoring	0324079-IN	3/29/2024	6/30/2024	2305 CORCORAN	$ 9,246.40	MN-HEN	MN-Hennepin County Tax 8.525	$ 726.33	8.525%	$641.14	$ 85.19	
ADV001	Advance Shoring	0424190-IN	4/30/2024	6/30/2024	2305 CORCORAN	$ 20,284.98	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,593.46	8.525%	$1,406.54	$ 186.92	
ADV001	Advance Shoring	0424197-IN	4/30/2024	6/30/2024	2305 CORCORAN	$ 6,647.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 522.14	8.525%	$460.90	$ 61.24	
ADV001	Advance Shoring	0524072-IN	5/31/2024	6/30/2024	2305 CORCORAN	$ 13,393.14	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,052.08	8.525%	$928.66	$ 123.42	
ADV001	Advance Shoring	0542295-IN	10/31/2023	11/30/2023	2305 CORCORAN	$ 495.51	MN-ROG	MN-Rogers City Taxes 8.775%	$ 35.75	7.776%	$34.60	$ 1.15	
ADV001	Advance Shoring	0624070-IN	6/28/2024	10/31/2024	2305 CORCORAN	$ 7,122.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 559.47	8.525%	$493.85	$ 65.62	
ADV001	Advance Shoring	0724066-IN	7/31/2024	8/31/2024	2305 CORCORAN	$ 14,244.49	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,118.95	8.525%	$987.70	$ 131.25	
ADV001	Advance Shoring	1023292-IN	10/31/2023	11/30/2023	2305 CORCORAN	$ 5,424.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 426.14	8.525%	$376.16	$ 49.98	
ADV001	Advance Shoring	1023340-IN	10/31/2023	12/31/2023	2305 CORCORAN	$ 2,572.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 202.11	8.525%	$178.40	$ 23.71	
ADV001	Advance Shoring	1023340-IN	10/31/2023	12/31/2023	2305 CORCORAN	$ 11,005.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 864.51	8.525%	$763.10	$ 101.41	
ADV001	Advance Shoring	1123109-IN	11/30/2023	12/31/2023	2305 CORCORAN	$ 46,234.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,631.87	8.525%	$3,205.85	$ 426.02	
ADV001	Advance Shoring	1223076-IN	12/29/2023	2/28/2024	2305 CORCORAN	$ 41,725.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,277.65	8.525%	$2,893.18	$ 384.47	
ADV001	Advance Shoring	1223108-IN	12/29/2023	12/31/2023	2305 CORCORAN	$ 4,414.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 346.76	8.525%	$306.08	$ 40.68	
ADV001	Advance Shoring	1253800-IN	10/26/2023	10/31/2023	2305 CORCORAN	$ 1,055.59	MN-ROG	MN-Rogers City Taxes 8.775%	$ 85.17	8.777%	$73.02	$ 12.15	
ADV001	Advance Shoring	1254144-IN	3/18/2024	4/30/2024	2305 CORCORAN	$ 40.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.18	8.530%	$2.81	$ 0.37	
ADV002	Advance Specialties Company	0542295-IN	10/31/2023	1/31/2024	2305 CORCORAN	$ 500.11	MN-ROG	MN-Rogers City Taxes 8.775%	$ 40.35	8.776%	$34.60	$ 5.75	
ADV002	Advance Specialties Company	0543724-IN	1/29/2024	1/31/2024	2305 CORCORAN	$ 4,029.36	MN-ROG	MN-Rogers City Taxes 8.775%	$ 325.05	8.775%	$278.75	$ 46.30	
ADV002	Advance Specialties Company	0544294-IN	3/12/2024	3/31/2024	2305 CORCORAN	$ 372.01	MN-ROG	MN-Rogers City Taxes 8.775%	$ 30.01	8.775%	$25.74	$ 4.27	
ADV002	Advance Specialties Company	0544294-IN	3/12/2024	3/31/2024	2305 CORCORAN	$ 70.87	MN-ROG	MN-Rogers City Taxes 8.775%	$ 5.73	8.796%	$4.90	$ 0.83	
ADV002	Advance Specialties Company	0544554-IN	3/31/2024	3/31/2024	2305 CORCORAN	$ 1,076.87	MN-ROG	MN-Rogers City Taxes 8.775%	$ 86.87	8.775%	$74.50	$ 12.37	
ADV002	Advance Specialties Company	0544554-IN	3/31/2024	3/31/2024	2305 CORCORAN	$ 81.61	MN-ROG	MN-Rogers City Taxes 8.775%	$ 6.61	8.813%	$5.64	$ 0.97	
ADV002	Advance Specialties Company	0544938-IN	4/23/2024	5/31/2024	2305 CORCORAN	$ 586.66	MN-ROG	MN-Rogers City Taxes 8.775%	$ 47.32	8.774%	$40.59	$ 6.73	
ADV002	Advance Specialties Company	0544939-IN	4/23/2024	5/31/2024	2305 CORCORAN	$ 3,529.64	MN-ROG	MN-Rogers City Taxes 8.775%	$ 284.74	8.775%	$244.18	$ 40.56	
ADV002	Advance Specialties Company	0545525-IN	5/14/2024	5/31/2024	2305 CORCORAN	$ 52.69	MN-STP	MN - St Paul Taxes 9.875%	$ 4.74	9.885%	$3.61	$ 1.13	
ADV002	Advance Specialties Company	0545731-IN	5/23/2024	5/31/2024	2305 CORCORAN	$ 663.54	MN-ROG	MN-Rogers City Taxes 8.775%	$ 53.55	8.779%	$45.90	$ 7.65	
ADV002	Advance Specialties Company	0546129-IN	6/13/2024	8/31/2024	2305 CORCORAN	$ 509.60	MN-ROG	MN-Rogers City Taxes 8.775%	$ 41.10	8.773%	$35.25	$ 5.85	
ADV002	Advance Specialties Company	0546539-IN	6/30/2024	8/31/2024	2305 CORCORAN	$ 309.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.83	9.872%	$21.21	$ 6.62	
ADV002	Advance Specialties Company	0546980-IN	7/23/2024	8/31/2024	2305 CORCORAN	$ 888.43	MN-ROG	MN-Rogers City Taxes 8.775%	$ 71.69	8.778%	$61.46	$ 10.23	
ADV002	Advance Specialties Company	0547595-IN	8/15/2024	8/31/2024	2305 CORCORAN	$ 6,273.97	MN-ROG	MN-Rogers City Taxes 8.775%	$ 506.13	8.775%	$434.03	$ 72.10	
ADV002	Advance Specialties Company	0547673-IN	8/15/2024	8/31/2024	2305 CORCORAN	$ 11,522.65	MN-ROG	MN-Rogers City Taxes 8.775%	$ 929.52	8.775%	$797.13	$ 132.39	
ADV002	Advance Specialties Company	0547949-IN	8/29/2024	9/30/2024	2305 CORCORAN	$ 997.16	MN-ROG	MN-Rogers City Taxes 8.775%	$ 80.43	8.774%	$68.98	$ 11.45	
ADV002	Advance Specialties Company	0548113-IN	8/31/2024	9/30/2024	2305 CORCORAN	$ 8,749.01	MN-ROG	MN-Rogers City Taxes 8.775%	$ 705.79	8.775%	$605.25	$ 100.54	
ADV002	Advance Specialties Company	0548532-IN	9/24/2024	9/30/2024	2305 CORCORAN	$ 211.98	MN-ROG	MN-Rogers City Taxes 8.775%	$ 17.11	8.780%	$14.66	$ 2.45	
ADV002	Advance Specialties Company	0548533-IN	9/24/2024	9/30/2024	2305 CORCORAN	$ 728.38	MN-ROG	MN-Rogers City Taxes 8.775%	$ 58.75	8.774%	$50.39	$ 8.36	
ADV002	Advance Specialties Company	0548760-IN	9/30/2024	9/30/2024	2305 CORCORAN	$ 260.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 21.00	8.760%	$18.04	$ 2.96	
ADV002	Advance Specialties Company	0548913-IN	9/30/2024	9/30/2024	2305 CORCORAN	$ 2,403.83	MN-ROG	MN-Rogers City Taxes 8.775%	$ 193.91	8.775%	$166.30	$ 27.61	
ADV002	Advance Specialties Company	0548914-IN	9/30/2024	9/30/2024	2305 CORCORAN	$ 291.30	MN-ROG	MN-Rogers City Taxes 8.775%	$ 23.47	8.763%	$20.15	$ 3.32	
ADV002	Advance Specialties Company	0549644-IN	10/31/2024	11/30/2024	2305 CORCORAN	$ 271.82	MN-ROG	MN-Rogers City Taxes 8.775%	$ 21.93	8.776%	$18.80	$ 3.13	
AMC001	Amcon Concrete Products LLC	7401639	4/16/2024	5/31/2024	2305 CORCORAN	$ 2,795.16	MN-ROG	MN-Rogers City Taxes 8.775%	$ 225.49	8.775%	$193.37	$ 32.12	
AMC001	Amcon Concrete Products LLC	7401640	4/16/2024	5/31/2024	2305 CORCORAN	$ 2,549.69	MN-ROG	MN-Rogers City Taxes 8.775%	$ 205.69	8.775%	$176.39	$ 29.30	
AMC001	Amcon Concrete Products LLC	7405171	4/19/2024	5/31/2024	2305 CORCORAN	$ 2,677.17	MN-ROG	MN-Rogers City Taxes 8.775%	$ 215.97	8.775%	$185.21	$ 30.76	
AMC001	Amcon Concrete Products LLC	7407925	4/23/2024	5/31/2024	2305 CORCORAN	$ 3,326.88	MN-ROG	MN-Rogers City Taxes 8.775%	$ 268.38	8.775%	$230.15	$ 38.23	
AMC001	Amcon Concrete Products LLC	7408547	4/23/2024	5/31/2024	2305 CORCORAN	$ 2,365.04	MN-ROG	MN-Rogers City Taxes 8.775%	$ 190.79	8.775%	$163.61	$ 27.18	
AMC001	Amcon Concrete Products LLC	7419104	5/1/2024	6/30/2024	2305 CORCORAN	$ 3,002.46	MN-ROG	MN-Rogers City Taxes 8.775%	$ 242.21	8.775%	$207.71	$ 34.50	
AMC001	Amcon Concrete Products LLC	7426349	5/8/2024	6/30/2024	2305 CORCORAN	$ 2,546.97	MN-ROG	MN-Rogers City Taxes 8.775%	$ 205.47	8.775%	$176.20	$ 29.27	
AMC001	Amcon Concrete Products LLC	7430084	5/13/2024	5/31/2024	2305 CORCORAN	$ 2,662.81	MN-ROG	MN-Rogers City Taxes 8.775%	$ 214.81	8.775%	$184.21	$ 30.60	
AMC001	Amcon Concrete Products LLC	7441325	5/22/2024	6/30/2024	2305 CORCORAN	$ 100.73	MN-ROG	MN-Rogers City Taxes 8.775%	$ 8.13	8.780%	$6.97	$ 1.16	
AMC001	Amcon Concrete Products LLC	7441326	5/22/2024	6/30/2024	2305 CORCORAN	$ 2,706.70	MN-ROG	MN-Rogers City Taxes 8.775%	$ 218.35	8.775%	$187.25	$ 31.10	
AMC001	Amcon Concrete Products LLC	7453156	5/31/2024	7/31/2024	2305 CORCORAN	$ 2,733.03	MN-ROG	MN-Rogers City Taxes 8.775%	$ 220.48	8.775%	$189.07	$ 31.41	
AMC001	Amcon Concrete Products LLC	7460080	6/7/2024	7/31/2024	2305 CORCORAN	$ 3,363.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 237.43	7.596%	$235.21	$ 2.22	
AMC001	Amcon Concrete Products LLC	7468313	6/14/2024	7/31/2024	2305 CORCORAN	$ 2,999.74	MN-ROG	MN-Rogers City Taxes 8.775%	$ 241.99	8.775%	$207.52	$ 34.47	
AMC001	Amcon Concrete Products LLC	7494921	7/10/2024	7/31/2024	2305 CORCORAN	$ 2,546.97	MN-ROG	MN-Rogers City Taxes 8.775%	$ 205.47	8.775%	$176.20	$ 29.27	
AMC001	Amcon Concrete Products LLC	7511827	7/24/2024	7/31/2024	2305 CORCORAN	$ 727.70	MN-ROG	MN-Rogers City Taxes 8.775%	$ 58.70	8.774%	$50.34	$ 8.36	
AMC001	Amcon Concrete Products LLC	7522076	7/31/2024	7/31/2024	2305 CORCORAN	$ 65.27	MN-ROG	MN-Rogers City Taxes 8.775%	$ 5.27	8.783%	$4.52	$ 0.76	
AME034	AmeriGas	3158268614	12/9/2023	12/31/2023	2305 CORCORAN	$ 878.85	MN-HEN	MN-Hennepin County Tax 8.525	$ 69.04	8.525%	$60.94	$ 8.10	
AME034	AmeriGas	3158268617	12/9/2023	12/31/2023	2305 CORCORAN	$ 828.87	MN-HEN	MN-Hennepin County Tax 8.525	$ 65.11	8.525%	$57.47	$ 7.64	
AME034	AmeriGas	3158798921	12/23/2023	12/31/2023	2305 CORCORAN	$ 500.35	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.30	8.524%	$34.69	$ 4.61	
AME034	AmeriGas	3158974341	12/28/2023	12/31/2023	2305 CORCORAN	$ 701.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 55.13	8.525%	$48.66	$ 6.47	
AME034	AmeriGas	3159303293	1/5/2024	1/31/2024	2305 CORCORAN	$ 96.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.58	8.522%	$6.69	$ 0.89	
AME034	AmeriGas	3159682032	1/12/2024	1/31/2024	2305 CORCORAN	$ 836.65	MN-HEN	MN-Hennepin County Tax 8.525	$ 65.72	8.525%	$58.01	$ 7.71	
AME034	AmeriGas	3159682033	1/12/2024	1/31/2024	2305 CORCORAN	$ 729.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 57.34	8.524%	$50.62	$ 6.72	
AME034	AmeriGas	3159866785	1/17/2024	1/31/2024	2305 CORCORAN	$ 449.18	MN-HEN	MN-Hennepin County Tax 8.525	$ 35.28	8.524%	$31.15	$ 4.13	
AME034	AmeriGas	3159866790	1/17/2024	1/31/2024	2305 CORCORAN	$ 466.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.68	8.525%	$32.38	$ 4.30	
AME034	AmeriGas	3160038840	1/22/2024	1/31/2024	2305 CORCORAN	$ 461.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.25	8.526%	$31.99	$ 4.26	
AME034	AmeriGas	3160038844	1/22/2024	1/31/2024	2305 CORCORAN	$ 694.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 54.59	8.525%	$48.19	$ 6.40	
AME034	AmeriGas	3160105664	1/24/2024	1/31/2024	2305 CORCORAN	$ 388.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 30.53	8.524%	$26.95	$ 3.58	
AME034	AmeriGas	3160307955	1/31/2024	1/31/2024	2305 CORCORAN	$ 426.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.54	8.526%	$29.60	$ 3.94	
AME034	AmeriGas	3160968761	2/14/2024	2/28/2024	2305 CORCORAN	$ 441.27	MN-HEN	MN-Hennepin County Tax 8.525	$ 34.66	8.524%	$30.60	$ 4.06	
AME034	AmeriGas	3160968762	2/14/2024	2/28/2024	2305 CORCORAN	$ 909.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 71.45	8.525%	$63.07	$ 8.38	
AME034	AmeriGas	3161184474	2/20/2024	2/28/2024	2305 CORCORAN	$ 570.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 44.85	8.525%	$39.59	$ 5.26	
AME034	AmeriGas	3161719619	3/6/2024	3/31/2024	2305 CORCORAN	$ 376.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.60	8.526%	$26.12	$ 3.48	
AME034	AmeriGas	3162243018	3/19/2024	3/31/2024	2305 CORCORAN	$ 191.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 15.01	8.523%	$13.25	$ 1.76	
AME034	AmeriGas	3162481592	3/26/2024	3/31/2024	2305 CORCORAN	$ 843.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 66.24	8.525%	$58.47	$ 7.77	
AME034	AmeriGas	3162481595	3/26/2024	4/30/2024	2305 CORCORAN	$ 787.47	MN-HEN	MN-Hennepin County Tax 8.525	$ 61.86	8.525%	$54.60	$ 7.26	
AME034	AmeriGas	3162842063	4/4/2024	4/30/2024	2305 CORCORAN	$ 406.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.95	8.524%	$28.21	$ 3.74	
AME034	AmeriGas	3169733528	10/23/2024	10/31/2024	2305 CORCORAN	$ 1,862.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 146.81	8.555%	$129.14	$ 17.67	
AME034	AmeriGas	3170383327	11/9/2024	11/30/2024	2305 CORCORAN	$ 1,201.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 94.85	8.570%	$83.28	$ 11.57	
AME034	AmeriGas	3170596693	11/15/2024	11/30/2024	2305 CORCORAN	$ 1,006.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 79.49	8.579%	$69.73	$ 9.76	
AME034	AmeriGas	3170793182	11/21/2024	11/30/2024	2305 CORCORAN	$ 900.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 71.19	8.585%	$62.40	$ 8.79	
AME034	AmeriGas	3171027998	11/27/2024	12/31/2024	2305 CORCORAN	$ 1,198.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 94.60	8.570%	$83.06	$ 11.54	
AME034	AmeriGas	3171471209	12/5/2025	2/28/2025	2305 CORCORAN	$ 1,053.25	MN-HEN	MN-Hennepin County Tax 8.525	$ 83.20	8.577%	$73.00	$ 10.20	
AME034	AmeriGas	3171577181	12/10/2024	12/31/2024	2305 CORCORAN	$ 887.25	MN-HEN	MN-Hennepin County Tax 8.525	$ 70.16	8.587%	$61.49	$ 8.67	
AME034	AmeriGas	3171672626	12/12/2024	12/31/2024	2305 CORCORAN	$ 1,045.17	MN-ROG	MN-Rogers City Taxes 8.775%	$ 85.55	8.915%	$72.21	$ 13.34	
AME034	AmeriGas	3171848508	12/17/2024	12/31/2024	2305 CORCORAN	$ 757.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 59.98	8.597%	$52.50	$ 7.48	
AME034	AmeriGas	3172000541	12/19/2024	12/31/2024	2305 CORCORAN	$ 837.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 69.23	9.013%	$57.80	$ 11.43	
AME034	AmeriGas	3172000542	12/19/2024	12/31/2024	2305 CORCORAN	$ 491.75	MN-HEN	MN-Hennepin County Tax 8.525	$ 42.08	9.358%	$33.84	$ 8.24	
AME034	AmeriGas	3172206414	12/26/2024	12/31/2024	2305 CORCORAN	$ 510.65	MN-HEN	MN-Hennepin County Tax 8.525	$ 40.57	8.630%	$35.37	$ 5.20	
AME034	AmeriGas	3172206415	12/26/2024	12/31/2024	2305 CORCORAN	$ 589.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 46.76	8.617%	$40.84	$ 5.92	
AME034	AmeriGas	3172597452	1/6/2025	1/31/2025	2305 CORCORAN	$ 844.54	MN-HEN	MN-Hennepin County Tax 8.525	$ 66.80	8.589%	$58.52	$ 8.28	
AME034	AmeriGas	3172881841	1/10/2025	1/31/2025	2305 CORCORAN	$ 477.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 37.95	8.640%	$33.05	$ 4.90	
AME034	AmeriGas	3172881842	1/10/2025	1/31/2025	2305 CORCORAN	$ 541.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 43.02	8.626%	$37.53	$ 5.49	
AME034	AmeriGas	3173116109	1/24/2025	1/31/2025	2305 CORCORAN	$ 432.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 34.41	8.652%	$29.93	$ 4.48	
AME034	AmeriGas	3173116110	1/24/2025	1/31/2025	2305 CORCORAN	$ 426.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.95	8.653%	$29.53	$ 4.42	
AME034	AmeriGas	3173243165	1/20/2025	1/31/2025	2305 CORCORAN	$ 492.34	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.14	8.636%	$34.10	$ 5.04	
AME034	AmeriGas	3173243166	1/20/2025	1/31/2025	2305 CORCORAN	$ 624.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.48	8.612%	$43.24	$ 6.24	
AME034	AmeriGas	3173407946	1/23/2025	1/31/2025	2305 CORCORAN	$ 377.85	MN-ROG	MN-Rogers City Taxes 8.775%	$ 30.14	8.668%	$26.17	$ 3.97	
AME034	AmeriGas	3173407947	1/23/2025	1/31/2025	2305 CORCORAN	$ 567.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 45.08	8.621%	$39.35	$ 5.73	
AME034	AmeriGas	3173593580	1/27/2025	1/31/2025	2305 CORCORAN	$ 744.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 58.94	8.598%	$51.59	$ 7.35	
AME034	AmeriGas	3173593581	1/27/2025	1/31/2025	2305 CORCORAN	$ 235.47	MN-HEN	MN-Hennepin County Tax 8.525	$ 18.96	8.757%	$16.29	$ 2.67	
AME034	AmeriGas	3178923237	6/30/2025	6/30/2025	2305 CORCORAN	$ 133.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.68	8.726%	$9.21	$ 1.47	
B&F001	BFirst Industrial	14164828-00	12/20/2023	2/28/2024	2305 CORCORAN	$ 375.88	MN-ROG	MN-Rogers City Taxes 8.775%	$ 30.32	8.774%	$26.00	$ 4.32	
B&F001	BFirst Industrial	14166323-00	2/27/2024	2/28/2024	2305 CORCORAN	$ 899.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 70.70	8.525%	$62.40	$ 8.30	
B&F001	BFirst Industrial	14172696-00	8/1/2024	8/31/2024	2305 CORCORAN	$ 672.41	MN-HEN	MN-Hennepin County Tax 8.525	$ 54.26	8.778%	$46.52	$ 7.74	
B&F001	BFirst Industrial	14172696-01	8/7/2024	8/31/2024	2305 CORCORAN	$ 46.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.62	8.534%	$3.19	$ 0.43	
BIF001	Biffs, Inc.	INV214837	9/4/2024	9/30/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56	
BIF001	Biffs, Inc.	INV219647	10/2/2024	10/31/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56	
BIF001	Biffs, Inc.	INV224095	10/30/2024	10/31/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56	
BIF001	Biffs, Inc.	INV227154	11/27/2024	11/30/2024	2305 CORCORAN	$ 388.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.33	8.776%	$26.86	$ 4.47	
BIF001	Biffs, Inc.	INV236523	2/19/2025	2/28/2025	2305 CORCORAN	$ 388.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.33	8.776%	$26.86	$ 4.47	
BIF001	Biffs, Inc.	INV243254	4/16/2025	4/30/2025	2305 CORCORAN	$ 258.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 20.90	8.782%	$17.91	$ 2.99	
BIF001	Biffs, Inc.	INV247567	5/14/2025	5/31/2025	2305 CORCORAN	$ 224.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 18.08	8.777%	$15.50	$ 2.58	

BIF001	Biffs, Inc.	INV252394	6/11/2025	6/30/2025	2305 CORCORAN	$ 168.06	MN-HEN	MN-Hennepin County Tax 8.525	$ 13.56	8.777%	$11.63	$ 1.93
BIF001	Biffs, Inc.	INV256852	7/9/2025	7/31/2025	2305 CORCORAN	$ 112.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.04	8.777%	$7.75	$ 1.29
BIF001	Biffs, Inc.	INV262078	8/6/2025	8/31/2025	2305 CORCORAN	$ 112.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.04	8.777%	$7.75	$ 1.29
BIF001	Biffs, Inc.	INV266019	9/3/2025	9/30/2025	2305 CORCORAN	$ 112.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.04	8.777%	$7.75	$ 1.29
BIF001	Biffs, Inc.	W941342	11/1/2023	10/31/2023	2305 CORCORAN	$ 327.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.74	8.525%	$22.72	$ 3.02
BIF001	Biffs, Inc.	W945440	11/29/2023	11/30/2023	2305 CORCORAN	$ 354.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.88	8.526%	$24.61	$ 3.27
BIF001	Biffs, Inc.	W949051	12/27/2023	12/31/2023	2305 CORCORAN	$ 354.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.88	8.526%	$24.61	$ 3.27
BIF001	Biffs, Inc.	W952034	1/24/2024	1/31/2024	2305 CORCORAN	$ 356.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.19	8.927%	$24.61	$ 4.58
BIF001	Biffs, Inc.	W954657 REVISED	2/21/2024	2/28/2024	2305 CORCORAN	$ 355.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.69	8.774%	$24.61	$ 4.08
BIF001	Biffs, Inc.	W958826	3/20/2024	3/31/2024	2305 CORCORAN	$ 355.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.70	8.777%	$24.61	$ 4.09
BIF001	Biffs, Inc.	W961961	4/17/2024	4/30/2024	2305 CORCORAN	$ 355.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.70	8.777%	$24.61	$ 4.09
BIF001	Biffs, Inc.	W965709	5/15/2024	5/31/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56
BIF001	Biffs, Inc.	W970041	6/12/2024	6/30/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56
BIF001	Biffs, Inc.	W974829	7/10/2024	7/31/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56
BIF001	Biffs, Inc.	W979661	8/7/2024	7/31/2024	2305 CORCORAN	$ 310.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.01	8.775%	$21.45	$ 3.56
CEM002	Cemstone Products	7291326	10/5/2023	10/31/2023	2305 CORCORAN	$ 11,434.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 898.19	8.525%	$792.83	$ 105.36
CEM002	Cemstone Products	7331064	11/17/2023	11/30/2023	2305 CORCORAN	$ 5,580.16	MN-HEN	MN-Hennepin County Tax 8.525	$ 450.16	8.775%	$386.03	$ 64.13
CEM002	Cemstone Products	7334495	11/22/2023	11/30/2023	2305 CORCORAN	$ 5,382.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 422.84	8.525%	$373.24	$ 49.60
CEM002	Cemstone Products	7336978	11/29/2023	11/30/2023	2305 CORCORAN	$ 7,952.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 624.71	8.525%	$551.43	$ 73.28
CEM002	Cemstone Products	7344855	12/12/2023	12/31/2023	2305 CORCORAN	$ 32,269.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,534.91	8.525%	$2,237.56	$ 297.35
CEM002	Cemstone Products	7349489	12/21/2023	12/31/2023	2305 CORCORAN	$ 28,862.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,267.22	8.525%	$2,001.27	$ 265.95
CEM002	Cemstone Products	7350821	12/27/2023	12/31/2023	2305 CORCORAN	$ 16,669.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,309.44	8.525%	$1,155.84	$ 153.60
CEM002	Cemstone Products	7356019	1/4/2024	1/31/2024	2305 CORCORAN	$ 41,369.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,249.73	8.525%	$2,868.53	$ 381.20
CEM002	Cemstone Products	7358754	1/10/2024	1/31/2024	2305 CORCORAN	$ 9,940.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 780.89	8.525%	$689.29	$ 91.60
CEM002	Cemstone Products	7359402	1/19/2024	1/31/2024	2305 CORCORAN	$ 9,506.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 746.79	8.525%	$659.19	$ 87.60
CEM002	Cemstone Products	7367158	2/7/2024	2/28/2024	2305 CORCORAN	$ 12,281.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 964.77	8.525%	$851.60	$ 113.17
CEM002	Cemstone Products	7369167	2/13/2024	2/28/2024	2305 CORCORAN	$ 15,455.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,214.05	8.525%	$1,071.64	$ 142.41
CEM002	Cemstone Products	7372459	2/20/2024	2/28/2024	2305 CORCORAN	$ 7,198.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 565.46	8.525%	$499.13	$ 66.33
CEM002	Cemstone Products	7376023	2/27/2024	2/28/2024	2305 CORCORAN	$ 11,888.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 933.91	8.525%	$824.36	$ 109.55
CEM002	Cemstone Products	7379144	3/4/2024	3/31/2024	2305 CORCORAN	$ 8,530.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 670.07	8.525%	$591.47	$ 78.61
CEM002	Cemstone Products	7381193	3/7/2024	3/31/2024	2305 CORCORAN	$ 12,378.36	MN-HEN	MN-Hennepin County Tax 8.525	$ 972.36	8.525%	$858.30	$ 114.06
CEM002	Cemstone Products	7383703	3/13/2024	3/31/2024	2305 CORCORAN	$ 7,231.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 568.02	8.525%	$501.39	$ 66.63
CEM002	Cemstone Products	7385177	3/14/2024	3/31/2024	2305 CORCORAN	$ 634.87	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.87	8.525%	$44.02	$ 5.85
CEM002	Cemstone Products	7387377	3/19/2024	3/31/2024	2305 CORCORAN	$ 786.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 61.81	8.526%	$54.56	$ 7.25
CEM002	Cemstone Products	7388614	3/21/2024	4/30/2024	2305 CORCORAN	$ 8,530.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 670.07	8.525%	$591.47	$ 78.61
CEM002	Cemstone Products	7391638	3/28/2024	4/30/2024	2305 CORCORAN	$ 3,848.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 302.30	8.525%	$266.84	$ 35.46
CEM002	Cemstone Products	7395575	4/2/2024	4/30/2024	2305 CORCORAN	$ 4,462.55	MN-HEN	MN-Hennepin County Tax 8.525	$ 350.55	8.525%	$309.43	$ 41.12
CEM002	Cemstone Products	7400913	4/9/2024	4/30/2024	2305 CORCORAN	$ 8,308.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 652.67	8.525%	$576.11	$ 76.56
CEM002	Cemstone Products	7404120	4/12/2024	4/30/2024	2305 CORCORAN	$ 4,045.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 317.81	8.525%	$280.53	$ 37.28
CEM002	Cemstone Products	7405521	4/15/2024	4/30/2024	2305 CORCORAN	$ 7,743.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 608.26	8.525%	$536.91	$ 71.35
CEM002	Cemstone Products	7409427	4/19/2024	7/31/2024	2305 CORCORAN	$ 702.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 55.20	8.525%	$48.72	$ 6.48
CEM002	Cemstone Products	7410232	4/22/2024	7/31/2024	2305 CORCORAN	$ 614.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.58	8.775%	$42.52	$ 7.06
CEM002	Cemstone Products	7410233	4/22/2024	7/31/2024	2305 CORCORAN	$ 454.68	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.68	8.775%	$31.45	$ 5.23
CEM002	Cemstone Products	7411745	4/23/2024	7/31/2024	2305 CORCORAN	$ 1,913.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 154.40	8.775%	$132.40	$ 22.00
CEM002	Cemstone Products	7411746	4/23/2024	7/31/2024	2305 CORCORAN	$ 777.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 62.74	8.775%	$53.80	$ 8.94
CEM002	Cemstone Products	7413010	4/24/2024	7/31/2024	2305 CORCORAN	$ 1,909.50	MN-HEN	MN-Hennepin County Tax 8.525	$ 150.00	8.525%	$132.40	$ 17.60
CEM002	Cemstone Products	7415886	4/25/2024	7/31/2024	2305 CORCORAN	$ 613.17	MN-HEN	MN-Hennepin County Tax 8.525	$ 48.17	8.526%	$42.52	$ 5.65
CEM002	Cemstone Products	7420529	5/1/2024	7/31/2024	2305 CORCORAN	$ 6,972.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 547.73	8.525%	$483.48	$ 64.25
CEM002	Cemstone Products	7423140	5/3/2024	7/31/2024	2305 CORCORAN	$ 1,717.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 138.51	8.775%	$118.78	$ 19.73
CEM002	Cemstone Products	7427694	5/8/2024	7/31/2024	2305 CORCORAN	$ 2,307.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 186.16	8.775%	$159.64	$ 26.52
CEM002	Cemstone Products	7434610	5/14/2024	7/31/2024	2305 CORCORAN	$ 614.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.58	8.775%	$42.52	$ 7.06
CEM002	Cemstone Products	7436356	5/15/2024	7/31/2024	2305 CORCORAN	$ 6,555.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 514.92	8.525%	$454.52	$ 60.40
CEM002	Cemstone Products	7441175	5/20/2024	7/31/2024	2305 CORCORAN	$ 764.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 61.69	8.775%	$52.90	$ 8.79
CEM002	Cemstone Products	7446713	5/23/2024	7/31/2024	2305 CORCORAN	$ 1,618.57	MN-HEN	MN-Hennepin County Tax 8.525	$ 130.57	8.775%	$111.97	$ 18.60
CEM002	Cemstone Products	7450245	5/29/2024	7/31/2024	2305 CORCORAN	$ 666.25	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.75	8.776%	$46.09	$ 7.66
CEM002	Cemstone Products	7452167	5/30/2024	7/31/2024	2305 CORCORAN	$ 2,941.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 237.32	8.775%	$203.51	$ 33.81
CEM002	Cemstone Products	7457983	6/4/2024	7/31/2024	2305 CORCORAN	$ 567.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 45.81	8.776%	$39.28	$ 6.53
CEM002	Cemstone Products	7465443	6/10/2024	7/31/2024	2305 CORCORAN	$ 688.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 55.50	8.775%	$47.60	$ 7.90
CEM002	Cemstone Products	7475728	6/19/2024	7/31/2024	2305 CORCORAN	$ 395.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.94	8.775%	$27.39	$ 4.55
CEM002	Cemstone Products	7494163	7/8/2024	7/31/2024	2305 CORCORAN	$ 2,035.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 159.93	8.525%	$141.17	$ 18.76
CEM002	Cemstone Products	7502516	7/15/2024	7/31/2024	2305 CORCORAN	$ 4,098.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 321.99	8.525%	$284.22	$ 37.77
CEM002	Cemstone Products	7505650	7/17/2024	7/31/2024	2305 CORCORAN	$ 1,066.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 86.00	8.776%	$73.75	$ 12.26
CEM002	Cemstone Products	7507584	7/18/2024	7/31/2024	2305 CORCORAN	$ 1,020.31	MN-HEN	MN-Hennepin County Tax 8.525	$ 82.31	8.775%	$70.58	$ 11.73
CEM002	Cemstone Products	7512227	7/23/2024	7/31/2024	2305 CORCORAN	$ 775.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 60.95	8.524%	$53.80	$ 7.15
CEM002	Cemstone Products	7526164	8/1/2024	8/31/2024	2305 CORCORAN	$ 539.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 42.41	8.525%	$37.44	$ 4.97
CEM002	Cemstone Products	7529433	8/6/2024	8/31/2024	2305 CORCORAN	$ 1,258.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 98.89	8.525%	$87.29	$ 11.60
CEM002	Cemstone Products	7537931	8/13/2024	8/31/2024	2305 CORCORAN	$ 1,258.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 98.89	8.525%	$87.29	$ 11.60
CEM002	Cemstone Products	7537940	8/13/2024	8/31/2024	2305 CORCORAN	$ 313.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.64	8.526%	$21.75	$ 2.89
CEM002	Cemstone Products	7564939	9/5/2024	9/30/2024	2305 CORCORAN	$ 875.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 70.64	8.775%	$60.58	$ 10.06
CEM002	Cemstone Products	7568680	9/9/2024	9/30/2024	2305 CORCORAN	$ 461.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.23	8.525%	$31.98	$ 4.25
CEM002	Cemstone Products	7573999	9/12/2024	9/30/2024	2305 CORCORAN	$ 797.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 62.66	8.525%	$55.31	$ 7.35
CEM002	Cemstone Products	7589218	9/25/2024	9/30/2024	2305 CORCORAN	$ 1,101.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 86.53	8.525%	$76.38	$ 10.15
CEM002	Cemstone Products	7601690	10/4/2024	10/31/2024	2305 CORCORAN	$ 710.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 55.84	8.525%	$49.29	$ 6.55
CEM002	Cemstone Products	7612234	10/3/2024	10/31/2024	2305 CORCORAN	$ 851.92	MN-HEN	MN-Hennepin County Tax 8.525	$ 66.92	8.525%	$59.07	$ 7.85
CEM002	Cemstone Products	7638354	11/8/2024	11/30/2024	2305 CORCORAN	$ 487.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 38.28	8.526%	$33.79	$ 4.49
CEM002	Cemstone Products	7655888	12/5/2024	2/28/2025	2305 CORCORAN	$ 122.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.59	8.524%	$8.47	$ 1.12
CEM002	Cemstone Products	7656855	12/3/2024	2/28/2025	2305 CORCORAN	$ 122.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.59	8.524%	$8.47	$ 1.12
CEM002	Cemstone Products	7659118	12/9/2024	2/28/2025	2305 CORCORAN	$ 109.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.63	8.523%	$7.62	$ 1.01
CEM002	Cemstone Products	7659123	12/10/2024	2/28/2025	2305 CORCORAN	$ 109.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.63	8.523%	$7.62	$ 1.01
CEM002	Cemstone Products	7659130	12/11/2024	2/28/2025	2305 CORCORAN	$ 109.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.63	8.523%	$7.62	$ 1.01
CEM002	Cemstone Products	7659131	12/11/2024	2/28/2025	2305 CORCORAN	$ 109.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.63	8.523%	$7.62	$ 1.01
CEM002	Cemstone Products	7660251	12/16/2024	12/31/2024	2305 CORCORAN	$ 795.49	MN-HEN	MN-Hennepin County Tax 8.525	$ 62.49	8.525%	$55.16	$ 7.33
CEM002	Cemstone Products	7662946	12/19/2024	2/28/2025	2305 CORCORAN	$ 137.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.78	8.522%	$9.52	$ 1.26
CEM002	Cemstone Products	7662947	12/17/2024	2/28/2025	2305 CORCORAN	$ 125.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.83	8.529%	$8.67	$ 1.16
CEM002	Cemstone Products	7668580	1/9/2025	1/31/2025	2305 CORCORAN	$ 684.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.79	8.525%	$47.48	$ 6.31
CEM002	Cemstone Products	7672512	1/16/2025	2/28/2025	2305 CORCORAN	$ 122.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.59	8.524%	$8.47	$ 1.12
CEN015	Centerpoint Energy	137635580 FINAL	7/11/2025	7/31/2025	2305 CORCORAN	$ 80.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 6.29	8.529%	$5.55	$ 0.74
CEN015	Centerpoint Energy	13763580 FEB25	2/28/2025	4/30/2025	2305 CORCORAN	$ 300.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 23.60	8.528%	$20.82	$ 2.78
CEN015	Centerpoint Energy	137635801 APR25	4/29/2025	4/30/2025	2305 CORCORAN	$ 682.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.63	8.524%	$47.34	$ 6.29
CEN015	Centerpoint Energy	137635801 DEC24	2/27/2025	4/30/2025	2305 CORCORAN	$ 515.03	MN-HEN	MN-Hennepin County Tax 8.525	$ 40.46	8.526%	$35.71	$ 4.75
CEN015	Centerpoint Energy	137635801 MAR25	3/31/2025	4/30/2025	2305 CORCORAN	$ 1,000.29	MN-HEN	MN-Hennepin County Tax 8.525	$ 78.58	8.525%	$69.36	$ 9.22
CEN015	Centerpoint Energy	13763580JAN25	1/13/2025	1/31/2025	2305 CORCORAN	$ 101.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.97	8.528%	$7.03	$ 0.94
CIT003	Citi-Cargo & Storage	469218A	12/4/2023	4/30/2024	2305 CORCORAN	$ 190.37	MN-ROG	MN-Rogers City Taxes 8.775%	$ 15.37	8.783%	$13.17	$ 2.20
CIT003	Citi-Cargo & Storage	4744204A	4/5/2024	4/30/2024	2305 CORCORAN	$ 212.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 17.12	8.779%	$14.67	$ 2.45
CIT003	Citi-Cargo & Storage	487479A	3/11/2025	3/31/2025	2305 CORCORAN	$ 190.37	MN-ROG	MN-Rogers City Taxes 8.775%	$ 15.37	8.783%	$13.17	$ 2.20
CIT003	Citi-Cargo & Storage	487508A	3/12/2025	3/31/2025	2305 CORCORAN	$ 190.37	MN-ROG	MN-Rogers City Taxes 8.775%	$ 15.37	8.783%	$13.17	$ 2.20
CIT003	Citi-Cargo & Storage	487576A	3/14/2025	3/31/2025	2305 CORCORAN	$ 190.37	MN-ROG	MN-Rogers City Taxes 8.775%	$ 15.37	8.783%	$13.17	$ 2.20
CIT003	Citi-Cargo & Storage	SI299308	10/12/2023	10/31/2023	2305 CORCORAN	$ 161.29	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.29	7.527%	$11.29	$ 0.00
CIT003	Citi-Cargo & Storage	SI300697	11/9/2023	11/30/2023	2305 CORCORAN	$ 162.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 12.79	8.527%	$11.29	$ 1.50
CIT003	Citi-Cargo & Storage	SI302192	12/13/2023	12/31/2023	2305 CORCORAN	$ 341.85	MN-HEN	MN-Hennepin County Tax 8.525	$ 26.85	8.524%	$23.70	$ 3.15
CIT003	Citi-Cargo & Storage	SI303570	1/12/2024	1/31/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI304908	2/12/2024	2/28/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI306351	3/8/2024	3/31/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI307593	4/8/2024	4/30/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI307614	4/8/2024	4/30/2024	2305 CORCORAN	$ 135.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.66	8.528%	$9.41	$ 1.25
CIT003	Citi-Cargo & Storage	SI308799	5/6/2024	5/31/2024	2305 CORCORAN	$ 135.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.66	8.528%	$9.41	$ 1.25
CIT003	Citi-Cargo & Storage	SI308949	5/8/2024	5/31/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI310125	6/6/2024	8/31/2024	2305 CORCORAN	$ 135.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.66	8.528%	$9.41	$ 1.25
CIT003	Citi-Cargo & Storage	SI310356	6/10/2024	8/31/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI311468	7/8/2024	8/31/2024	2305 CORCORAN	$ 325.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.58	8.527%	$22.58	$ 3.01
CIT003	Citi-Cargo & Storage	SI311482	7/8/2024	8/31/2024	2305 CORCORAN	$ 135.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.66	8.528%	$9.41	$ 1.25
CIT003	Citi-Cargo & Storage	SI312839	8/6/2024	8/31/2024	2305 CORCORAN	$ 136.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI312951	8/8/2024	8/31/2024	2305 CORCORAN	$ 327.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.08	9.027%	$22.58	$ 4.51
CIT003	Citi-Cargo & Storage	SI314161	9/9/2024	9/30/2024	2305 CORCORAN	$ 136.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI314211	9/9/2024	9/30/2024	2305 CORCORAN	$ 327.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.08	9.027%	$22.58	$ 4.51
CIT003	Citi-Cargo & Storage	SI315476	10/7/2024	10/31/2024	2305 CORCORAN	$ 136.28	MN-ROG	MN-Rogers City Taxes 8.775%	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI315622	10/9/2024	10/31/2024	2305 CORCORAN	$ 327.08	MN-ROG	MN-Rogers City Taxes 8.775%	$ 27.08	9.027%	$22.58	$ 4.51
CIT003	Citi-Cargo & Storage	SI316938	11/8/2024	11/30/2024	2305 CORCORAN	$ 136.28	MN-ROG	MN-Rogers City Taxes 8.775%	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI317019	11/12/2024	11/30/2024	2305 CORCORAN	$ 327.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.08	9.027%	$22.58	$ 4.51
CIT003	Citi-Cargo & Storage	SI318298	12/6/2024	12/31/2024	2305 CORCORAN	$ 136.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI318358	12/9/2024	12/31/2024	2305 CORCORAN	$ 327.08	MN-ROG	MN-Rogers City Taxes 8.775%	$ 27.08	9.027%	$22.58	$ 4.51

CIT003	Citi-Cargo & Storage	SI319610	1/7/2025	1/31/2025	2305 CORCORAN	$ 136.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI319663	1/8/2025	1/31/2025	2305 CORCORAN	$ 327.08	MN-ROG	MN-Rogers City Taxes 8.775%	$ 27.08	9.027%	$22.58	$ 4.51
CIT003	Citi-Cargo & Storage	SI320944	2/7/2025	2/28/2025	2305 CORCORAN	$ 136.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI321050	2/11/2025	2/28/2025	2305 CORCORAN	$ 327.08	MN-ROG	MN-Rogers City Taxes 8.775%	$ 27.08	9.027%	$22.58	$ 4.51
CIT003	Citi-Cargo & Storage	SI322193	3/7/2025	3/31/2025	2305 CORCORAN	$ 136.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.28	9.024%	$9.41	$ 1.87
CIT003	Citi-Cargo & Storage	SI322274	3/10/2025	3/31/2025	2305 CORCORAN	$ 327.08	MN-ROG	MN-Rogers City Taxes 8.775%	$ 27.08	9.027%	$22.58	$ 4.51
COL014	Columbia Pipe & Supply #1480	0565244	5/29/2024	5/31/2024	2305 CORCORAN	$ 2,021.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 158.83	8.525%	$140.20	$ 18.63
COL014	Columbia Pipe & Supply #1480	0620898	6/14/2024	6/30/2024	2305 CORCORAN	$ 681.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.52	8.526%	$47.24	$ 6.28
COL014	Columbia Pipe & Supply #1480	0637667	6/19/2024	6/30/2024	2305 CORCORAN	$ 308.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.25	8.522%	$21.41	$ 2.84
COL014	Columbia Pipe & Supply #1480	0637681	6/19/2024	6/30/2024	2305 CORCORAN	$ 49.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.90	8.523%	$3.44	$ 0.46
COL014	Columbia Pipe & Supply #1480	0748746	7/25/2024	9/30/2024	2305 CORCORAN	$ 999.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 78.52	8.524%	$69.31	$ 9.21
COL014	Columbia Pipe & Supply #1480	0753230	7/26/2024	8/31/2024	2305 CORCORAN	$ 349.55	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.46	8.526%	$24.24	$ 3.22
COL014	Columbia Pipe & Supply #1480	0814391	8/14/2024	8/31/2024	2305 CORCORAN	$ 1,304.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 102.51	8.525%	$90.48	$ 12.03
COL014	Columbia Pipe & Supply #1480	0819353	8/15/2024	8/31/2024	2305 CORCORAN	$ 353.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.79	8.524%	$24.53	$ 3.26
COL014	Columbia Pipe & Supply #1480	0825431	8/16/2024	8/31/2024	2305 CORCORAN	$ 508.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.93	8.525%	$35.25	$ 4.68
COL014	Columbia Pipe & Supply #1480	0911610	9/20/2024	10/31/2024	2305 CORCORAN	$ 337.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 26.50	8.526%	$23.39	$ 3.11
COL014	Columbia Pipe & Supply #1480	0955779	10/1/2024	10/31/2024	2305 CORCORAN	$ 1,026.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 80.61	8.524%	$71.16	$ 9.45
COL014	Columbia Pipe & Supply #1480	0976578	10/4/2024	10/31/2024	2305 CORCORAN	$ 529.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 41.56	8.523%	$36.69	$ 4.87
COL014	Columbia Pipe & Supply #1480	0998690	10/11/2024	11/30/2024	2305 CORCORAN	$ 1,907.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 149.85	8.526%	$132.26	$ 17.59
COL014	Columbia Pipe & Supply #1480	1008308	10/16/2024	11/30/2024	2305 CORCORAN	$ 278.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 21.90	8.527%	$19.33	$ 2.57
COL014	Columbia Pipe & Supply #1480	1013610	10/17/2024	10/31/2024	2305 CORCORAN	$ 161.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 12.72	8.528%	$11.22	$ 1.50
COL014	Columbia Pipe & Supply #1480	1013659	10/17/2024	10/31/2024	2305 CORCORAN	$ 201.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 15.81	8.524%	$13.96	$ 1.85
COL014	Columbia Pipe & Supply #1480	1013668	10/17/2024	10/31/2024	2305 CORCORAN	$ 17.29	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.36	8.537%	$1.20	$ 0.16
COL014	Columbia Pipe & Supply #1480	4252660	10/13/2023	10/31/2023	2305 CORCORAN	$ 2,082.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 167.96	8.775%	$144.04	$ 23.92
COL014	Columbia Pipe & Supply #1480	4265550	10/31/2023	1/31/2024	2305 CORCORAN	$ 446.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 35.08	8.526%	$30.96	$ 4.12
COL014	Columbia Pipe & Supply #1480	4286351	12/1/2023	12/31/2023	2305 CORCORAN	$ 355.00	MN-ROG	MN-Rogers City Taxes 8.775%	$ 27.88	8.523%	$24.62	$ 3.26
COL014	Columbia Pipe & Supply #1480	4291734	12/11/2023	12/31/2023	2305 CORCORAN	$ 321.24	MN-ROG	MN-Rogers City Taxes 8.775%	$ 25.24	8.527%	$22.27	$ 2.97
COL014	Columbia Pipe & Supply #1480	4293541	12/13/2023	12/31/2023	2305 CORCORAN	$ 67.42	MN-ROG	MN-Rogers City Taxes 8.775%	$ 5.30	8.532%	$4.67	$ 0.63
COL014	Columbia Pipe & Supply #1480	4297807	12/19/2023	12/31/2023	2305 CORCORAN	$ 72.80	MN-ROG	MN-Rogers City Taxes 8.775%	$ 5.72	8.527%	$5.05	$ 0.67
COL014	Columbia Pipe & Supply #1480	4304604	1/2/2024	1/31/2024	2305 CORCORAN	$ 119.41	MN-ROG	MN-Rogers City Taxes 8.775%	$ 9.38	8.525%	$8.28	$ 1.10
COL014	Columbia Pipe & Supply #1480	4312256	1/12/2024	1/31/2024	2305 CORCORAN	$ 59.16	MN-ROG	MN-Rogers City Taxes 8.775%	$ 4.65	8.531%	$4.10	$ 0.55
COL014	Columbia Pipe & Supply #1480	4318146	1/23/2024	1/31/2024	2305 CORCORAN	$ 25.89	MN-ROG	MN-Rogers City Taxes 8.775%	$ 2.03	8.508%	$1.80	$ 0.23
COL014	Columbia Pipe & Supply #1480	4320644	1/25/2024	1/31/2024	2305 CORCORAN	$ 90.81	MN-ROG	MN-Rogers City Taxes 8.775%	$ 7.13	8.521%	$6.30	$ 0.83
COL014	Columbia Pipe & Supply #1480	4321467	1/26/2024	1/31/2024	2305 CORCORAN	$ 91.51	MN-ROG	MN-Rogers City Taxes 8.775%	$ 7.19	8.527%	$6.35	$ 0.84
COL014	Columbia Pipe & Supply #1480	4324833	1/31/2024	1/31/2024	2305 CORCORAN	$ 287.51	MN-HEN	MN-Hennepin County Tax 8.525	$ 22.58	8.523%	$19.94	$ 2.64
COL014	Columbia Pipe & Supply #1480	4326549	2/2/2024	2/28/2024	2305 CORCORAN	$ 128.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.06	8.523%	$8.88	$ 1.18
COL014	Columbia Pipe & Supply #1480	4328505	2/6/2024	2/28/2024	2305 CORCORAN	$ 2,674.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 210.05	8.525%	$185.41	$ 24.64
COL014	Columbia Pipe & Supply #1480	0565244-1	6/3/2024	6/30/2024	2305 CORCORAN	$ 60.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.79	8.535%	$4.22	$ 0.57
COL014	Columbia Pipe & Supply #1480	0565244-2	6/5/2024	6/30/2024	2305 CORCORAN	$ 96.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.61	8.530%	$6.71	$ 0.90
COL014	Columbia Pipe & Supply #1480	0955779-1	10/2/2024	10/31/2024	2305 CORCORAN	$ 43.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.38	8.514%	$2.99	$ 0.39
COL014	Columbia Pipe & Supply #1480	0976578-1	10/8/2024	10/31/2024	2305 CORCORAN	$ 170.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 13.35	8.522%	$11.79	$ 1.56
COL014	Columbia Pipe & Supply #1480	X950122	4/25/2024	4/30/2024	2305 CORCORAN	$ 17,247.72	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,354.86	8.525%	$1,195.94	$ 158.92
CON007	Construction Supply Inc	25524	1/23/2025	1/31/2025	2305 CORCORAN	$ 1,085.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 87.59	8.777%	$75.10	$ 12.49
CON029	Construction Specialties, INC.	A2 45001843	1/21/2025	3/31/2025	2305 CORCORAN	$ 2,857.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 224.46	8.525%	$198.13	$ 26.33
DUK004	Duke Rentals	577775-0001	8/7/2024	8/31/2024	2305 CORCORAN	$ 2,888.85	MN-ROG	MN-Rogers City Taxes 8.775%	$ 233.05	8.775%	$199.85	$ 33.20
ESC001	Esch Construction Supply	INV58786	1/29/2024	2/28/2024	2305 CORCORAN	$ 344.34	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.06	8.529%	$23.88	$ 3.18
ESS001	Ess Bros. & Sons Inc.	EE1103	1/31/2024	2/28/2024	2305 CORCORAN	$ 1,389.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 109.12	8.525%	$96.32	$ 12.80
ESS001	Ess Bros. & Sons Inc.	EE2060	4/25/2024	5/31/2024	2305 CORCORAN	$ 3,426.68	MN-HEN	MN-Hennepin County Tax 8.525	$ 269.18	8.525%	$237.60	$ 31.58
ESS001	Ess Bros. & Sons Inc.	EE8072	9/26/2024	9/30/2024	2305 CORCORAN	$ 6,370.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 500.43	8.525%	$441.72	$ 58.71
ESS001	Ess Bros. & Sons Inc.	EE8547	10/7/2024	10/31/2024	2305 CORCORAN	$ 461.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.24	8.527%	$31.98	$ 4.26
ESS001	Ess Bros. & Sons Inc.	EE8754	10/10/2024	10/31/2024	2305 CORCORAN	$ 1,535.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 120.63	8.525%	$106.48	$ 14.15
ESS001	Ess Bros. & Sons Inc.	FF5435	7/30/2025	7/31/2025	2305 CORCORAN	$ 1,134.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 89.09	8.525%	$78.64	$ 10.45
ESS001	Ess Bros. & Sons Inc.	FF6129	8/14/2025	8/31/2025	2305 CORCORAN	$ 255.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 20.04	8.528%	$17.68	$ 2.36
FAS001	Fastenal Company	MNBAX264374	10/23/2023	10/31/2023	2305 CORCORAN	$ 604.59	MN-BAX	MN-Baxter City Taxes 7.875%	$ 48.77	8.774%	$41.83	$ 6.94
FAS001	Fastenal Company	MNBAX265950	1/26/2024	1/31/2024	2305 CORCORAN	$ 263.30	MN-ROG	MN-Rogers City Taxes 8.775%	$ 21.24	8.775%	$18.22	$ 3.02
FAS001	Fastenal Company	MNBAX266183	2/9/2024	2/28/2024	2305 CORCORAN	$ 278.73	MN-ROG	MN-Rogers City Taxes 8.775%	$ 22.49	8.777%	$19.28	$ 3.21
FAS001	Fastenal Company	MNBAX266183	2/9/2024	2/28/2024	2305 CORCORAN	$ 43.69	MN-ROG	MN-Rogers City Taxes 8.775%	$ 3.52	8.763%	$3.02	$ 0.50
FAS001	Fastenal Company	MNBAX267505	4/25/2024	4/30/2024	2305 CORCORAN	$ 135.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.90	8.773%	$9.35	$ 1.55
FAS001	Fastenal Company	MNBAX268478	6/19/2024	6/30/2024	2305 CORCORAN	$ 204.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.51	8.776%	$14.16	$ 2.35
FAS001	Fastenal Company	MNBAX268479	6/19/2024	6/30/2024	2305 CORCORAN	$ 116.83	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.18	8.528%	$8.10	$ 1.08
FAS001	Fastenal Company	MNBAX268576	6/25/2024	6/30/2024	2305 CORCORAN	$ 406.50	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.93	8.524%	$28.19	$ 3.74
FAS001	Fastenal Company	MNBAX268736	7/9/2024	7/31/2024	2305 CORCORAN	$ 114.10	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.20	8.770%	$7.89	$ 1.31
FAS001	Fastenal Company	MNBAX268944	7/19/2024	7/31/2024	2305 CORCORAN	$ 390.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 30.71	8.527%	$27.10	$ 3.61
FAS001	Fastenal Company	MNBAX269080	7/25/2024	7/31/2024	2305 CORCORAN	$ 1,073.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 84.36	8.525%	$74.47	$ 9.89
FAS001	Fastenal Company	MNBAX269145	7/30/2024	7/31/2024	2305 CORCORAN	$ 387.75	MN-HEN	MN-Hennepin County Tax 8.525	$ 30.46	8.525%	$26.89	$ 3.57
FAS001	Fastenal Company	MNBAX269315	8/8/2024	8/31/2024	2305 CORCORAN	$ 367.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.85	8.525%	$25.47	$ 3.38
FAS001	Fastenal Company	MNBAX269566	8/23/2024	8/31/2024	2305 CORCORAN	$ 127.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.04	8.529%	$8.86	$ 1.18
FAS001	Fastenal Company	MNBAX269940	9/18/2024	9/30/2024	2305 CORCORAN	$ 98.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.91	8.771%	$6.79	$ 1.12
FAS001	Fastenal Company	MNBAX270117	9/30/2024	9/30/2024	2305 CORCORAN	$ 57.36	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.68	8.884%	$3.96	$ 0.72
FAS001	Fastenal Company	MNBAX271056	11/26/2024	11/30/2024	2305 CORCORAN	$ 342.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 26.89	8.526%	$23.73	$ 3.16
FAS001	Fastenal Company	MNBAX271061	11/26/2024	11/30/2024	2305 CORCORAN	$ 158.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 12.41	8.523%	$10.96	$ 1.45
FAS001	Fastenal Company	MNBAX271118	12/6/2024	12/31/2024	2305 CORCORAN	$ 289.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 22.72	8.523%	$20.06	$ 2.66
FAS001	Fastenal Company	MNBAX271228	12/9/2024	12/31/2024	2305 CORCORAN	$ 352.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.72	8.526%	$24.47	$ 3.25
FAS001	Fastenal Company	MNBAX271564	1/6/2025	1/31/2025	2305 CORCORAN	$ 97.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.68	8.524%	$6.78	$ 0.90
FAS001	Fastenal Company	MNBAX271625	1/9/2025	1/31/2025	2305 CORCORAN	$ 92.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.30	8.521%	$6.45	$ 0.85
FAS001	Fastenal Company	MNBAX271965	1/31/2025	1/31/2025	2305 CORCORAN	$ 70.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 5.55	8.520%	$4.90	$ 0.65
FAS001	Fastenal Company	MNBAX271966	1/31/2025	1/31/2025	2305 CORCORAN	$ 133.80	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.51	8.525%	$9.28	$ 1.23
FAS001	Fastenal Company	MNBAX272101	2/7/2025	2/28/2025	2305 CORCORAN	$ 141.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.11	8.525%	$9.81	$ 1.30
FAS001	Fastenal Company	MNBAX272192	2/13/2025	2/28/2025	2305 CORCORAN	$ 34.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.74	8.531%	$2.42	$ 0.32
FAS001	Fastenal Company	MNTC4186931	12/4/2023	12/31/2023	2305 CORCORAN	$ 1,115.66	MN-ROG	MN-Rogers City Taxes 8.775%	$ 90.00	8.775%	$77.18	$ 12.82
FAS001	Fastenal Company	MNTC4187070	12/14/2023	12/31/2023	2305 CORCORAN	$ 1,240.09	MN-ROG	MN-Rogers City Taxes 8.775%	$ 100.04	8.775%	$85.79	$ 14.25
FAS001	Fastenal Company	MNTC4187490	1/10/2024	1/31/2024	2305 CORCORAN	$ 1,033.22	MN-ROG	MN-Rogers City Taxes 8.775%	$ 83.35	8.775%	$71.48	$ 11.87
FAS001	Fastenal Company	MNTC4190640	8/5/2024	8/31/2024	2305 CORCORAN	$ 144.17	MN-WRI	MN - Wright County Taxes7.375%	$ 10.37	7.750%	$10.07	$ 0.30
FAS001	Fastenal Company	MNTCY203569	12/6/2024	12/31/2024	2305 CORCORAN	$ 92.75	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.29	8.530%	$6.43	$ 0.86
FEH001	Fehn Companies	17310	10/24/2023	11/30/2023	2305 CORCORAN	$ 28,514.52	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,239.91	8.525%	$1,977.16	$ 262.75
FEH001	Fehn Companies	17437	11/13/2023	11/30/2023	2305 CORCORAN	$ 19,363.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,521.05	8.525%	$1,342.63	$ 178.42
FEH001	Fehn Companies	17633	11/28/2023	1/31/2024	2305 CORCORAN	$ 39,573.41	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,108.62	8.525%	$2,743.98	$ 364.64
FEH001	Fehn Companies	17670	11/28/2023	1/31/2024	2305 CORCORAN	$ 6,997.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 549.65	8.525%	$485.18	$ 64.47
FEH001	Fehn Companies	17706	12/8/2023	1/31/2024	2305 CORCORAN	$ 24,227.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,903.19	8.525%	$1,679.94	$ 223.25
FEH001	Fehn Companies	17747	12/20/2023	1/31/2024	2305 CORCORAN	$ 5,392.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 423.56	8.525%	$373.88	$ 49.68
FEH001	Fehn Companies	17800	12/20/2023	1/31/2024	2305 CORCORAN	$ 3,357.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 263.78	8.525%	$232.84	$ 30.94
FEH001	Fehn Companies	17915	1/23/2024	1/31/2024	2305 CORCORAN	$ 191.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 15.07	8.526%	$13.30	$ 1.77
FEH001	Fehn Companies	17961	2/7/2024	2/28/2024	2305 CORCORAN	$ 8,558.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 672.27	8.525%	$593.41	$ 78.86
FEH001	Fehn Companies	18003	2/19/2024	4/30/2024	2305 CORCORAN	$ 11,464.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 900.58	8.525%	$794.94	$ 105.64
FEH001	Fehn Companies	18054	3/6/2024	4/30/2024	2305 CORCORAN	$ 5,600.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 439.94	8.525%	$388.34	$ 51.60
FEH001	Fehn Companies	18093	3/18/2024	4/30/2024	2305 CORCORAN	$ 3,245.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 254.98	8.525%	$225.07	$ 29.91
FEH001	Fehn Companies	18137	4/4/2024	4/30/2024	2305 CORCORAN	$ 3,530.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 277.34	8.525%	$244.81	$ 32.53
FEH001	Fehn Companies	18171	4/15/2024	8/31/2024	2305 CORCORAN	$ 1,917.57	MN-HEN	MN-Hennepin County Tax 8.525	$ 150.63	8.525%	$132.96	$ 17.67
FEH001	Fehn Companies	18249	4/29/2024	8/31/2024	2305 CORCORAN	$ 2,866.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 225.17	8.525%	$198.76	$ 26.41
FEH001	Fehn Companies	18401	5/17/2024	8/31/2024	2305 CORCORAN	$ 10,058.68	MN-HEN	MN-Hennepin County Tax 8.525	$ 790.14	8.525%	$697.46	$ 92.68
FEH001	Fehn Companies	18549	6/11/2024	8/31/2024	2305 CORCORAN	$ 2,509.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 197.15	8.525%	$174.02	$ 23.13
FEH001	Fehn Companies	18656	6/24/2024	8/31/2024	2305 CORCORAN	$ 5,792.80	MN-HEN	MN-Hennepin County Tax 8.525	$ 455.04	8.525%	$401.67	$ 53.37
FEH001	Fehn Companies	18780	7/9/2024	8/31/2024	2305 CORCORAN	$ 2,644.31	MN-HEN	MN-Hennepin County Tax 8.525	$ 207.72	8.525%	$183.35	$ 24.37
FEH001	Fehn Companies	18911	7/23/2024	8/31/2024	2305 CORCORAN	$ 2,905.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 228.22	8.525%	$201.45	$ 26.77
FEH001	Fehn Companies	19063	8/12/2024	8/31/2024	2305 CORCORAN	$ 1,925.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 151.28	8.525%	$133.53	$ 17.75
FEH001	Fehn Companies	19183	8/19/2024	8/31/2024	2305 CORCORAN	$ 1,349.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 105.99	8.525%	$93.55	$ 12.44
FEH001	Fehn Companies	19306	9/9/2024	9/30/2024	2305 CORCORAN	$ 4,255.65	MN-HEN	MN-Hennepin County Tax 8.525	$ 334.30	8.525%	$295.08	$ 39.22
FEH001	Fehn Companies	19482	9/25/2024	10/31/2024	2305 CORCORAN	$ 1,148.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 90.24	8.525%	$79.66	$ 10.58
FEH001	Fehn Companies	19676	10/14/2024	10/31/2024	2305 CORCORAN	$ 5,436.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 427.05	8.525%	$376.96	$ 50.09
FEH001	Fehn Companies	19767	10/14/2024	10/31/2024	2305 CORCORAN	$ 1,442.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 113.27	8.525%	$99.99	$ 13.28
FEH001	Fehn Companies	19918	10/29/2024	11/30/2024	2305 CORCORAN	$ 3,387.34	MN-HEN	MN-Hennepin County Tax 8.525	$ 266.09	8.525%	$234.87	$ 31.22
FEH001	Fehn Companies	20131	11/13/2024	11/30/2024	2305 CORCORAN	$ 610.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 47.99	8.524%	$42.36	$ 5.63
FEH001	Fehn Companies	20302	12/6/2024	12/31/2024	2305 CORCORAN	$ 1,399.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 109.90	8.525%	$97.00	$ 12.90
FEH001	Fehn Companies	20486	1/16/2025	1/31/2025	2305 CORCORAN	$ 189.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.90	8.525%	$13.15	$ 1.75
FEH001	Fehn Companies	20861	3/31/2025	3/31/2025	2305 CORCORAN	$ 650.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 51.07	8.526%	$45.08	$ 5.99
FEH001	Fehn Companies	21035	5/7/2025	5/31/2025	2305 CORCORAN	$ 11,159.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 876.60	8.525%	$773.78	$ 102.82
FEH001	Fehn Companies	21282	5/20/2025	6/30/2025	2305 CORCORAN	$ 438.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 34.44	8.525%	$30.40	$ 4.04
FEH001	Fehn Companies	21352	6/6/2025	6/30/2025	2305 CORCORAN	$ 1,754.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 137.84	8.525%	$121.67	$ 16.17
FEH001	Fehn Companies	21485	6/19/2025	6/30/2025	2305 CORCORAN	$ 1,673.72	MN-HEN	MN-Hennepin County Tax 8.525	$ 131.48	8.525%	$116.05	$ 15.43
FEH001	Fehn Companies	21784	7/16/2025	7/31/2025	2305 CORCORAN	$ 910.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 71.54	8.525%	$63.14	$ 8.40
FER003	Ferguson Enterprises Inc #525	0179590	4/25/2024	4/30/2024	2305 CORCORAN	$ 26.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.09	8.534%	$1.84	$ 0.25

FER003	Ferguson Enterprises Inc #525	0482412	11/14/2023	11/30/2023	2305 CORCORAN	$ 116.08	MN-ROG	MN-Rogers City Taxes 8.775%	$ 9.36	8.771%	$8.03	$ 1.33
FER003	Ferguson Enterprises Inc #525	0490178	11/17/2023	11/30/2023	2305 CORCORAN	$ 208.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.40	8.526%	$14.48	$ 1.92
FER003	Ferguson Enterprises Inc #525	0511931	11/30/2023	11/30/2023	2305 CORCORAN	$ 549.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 43.15	8.525%	$38.09	$ 5.06
FER003	Ferguson Enterprises Inc #525	0612772	6/11/2024	8/31/2024	2305 CORCORAN	$ 65.34	MN-ROG	MN-Rogers City Taxes 8.775%	$ 5.27	8.773%	$4.52	$ 0.75
FER003	Ferguson Enterprises Inc #525	1031529	10/22/2024	10/31/2024	2305 CORCORAN	$ 1,348.85	MN-HEN	MN-Hennepin County Tax 8.525	$ 105.97	8.526%	$93.53	$ 12.44
FER003	Ferguson Enterprises Inc #525	1098535	11/18/2024	11/30/2024	2305 CORCORAN	$ 305.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.02	8.525%	$21.20	$ 2.82
FER003	Ferguson Enterprises Inc #525	1138604	11/25/2024	11/30/2024	2305 CORCORAN	$ 2,324.61	MN-HEN	MN-Hennepin County Tax 8.525	$ 182.61	8.525%	$161.19	$ 21.42
FER003	Ferguson Enterprises Inc #525	1211972	12/19/2024	12/31/2024	2305 CORCORAN	$ 278.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 21.86	8.524%	$19.30	$ 2.56
FER003	Ferguson Enterprises Inc #525	1420700	3/5/2025	3/31/2025	2305 CORCORAN	$ 134.29	MN-ROG	MN-Rogers City Taxes 8.775%	$ 10.83	8.772%	$9.29	$ 1.54
FER003	Ferguson Enterprises Inc #525	9500370	12/5/2023	12/31/2023	2305 CORCORAN	$ 331.49	MN-ROG	MN-Rogers City Taxes 8.775%	$ 26.74	8.774%	$22.93	$ 3.81
FER003	Ferguson Enterprises Inc #525	9506762	12/6/2023	12/31/2023	2305 CORCORAN	$ 142.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.51	8.773%	$9.87	$ 1.64
FER003	Ferguson Enterprises Inc #525	9804832	3/13/2024	3/31/2024	2305 CORCORAN	$ 23.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.91	8.761%	$1.64	$ 0.27
FER003	Ferguson Enterprises Inc #525	9994156	4/18/2024	4/30/2024	2305 CORCORAN	$ 408.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 32.97	8.770%	$28.29	$ 4.68
GAR006	Gary Carlson Equipment	130934-1	2/19/2024	2/28/2024	2305 CORCORAN	$ 14,351.35	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,127.35	8.525%	$995.11	$ 132.24
GAR006	Gary Carlson Equipment	130934A-1	2/21/2024	2/28/2024	2305 CORCORAN	$ 7,326.52	MN-HEN	MN-Hennepin County Tax 8.525	$ 575.52	8.525%	$508.01	$ 67.51
GLO002	Global Equipment Company Inc	122859852	2/10/2025	4/30/2025	2305 CORCORAN	$ 293.58	MN-ROG	MN-Rogers City Taxes 8.775%	$ 23.68	8.774%	$20.31	$ 3.37
GOO003	Goodin Company	1340872-00	8/26/2024	8/31/2024	2305 CORCORAN	$ 323.68	MN-ROG	MN-Rogers City Taxes 8.775%	$ 26.12	8.778%	$22.39	$ 3.73
GOO003	Goodin Company	1349222-00	9/18/2024	9/30/2024	2305 CORCORAN	$ 7,356.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 593.47	8.775%	$508.94	$ 84.53
GOO003	Goodin Company	1349222-01	9/26/2024	10/31/2024	2305 CORCORAN	$ 2,332.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 188.16	8.775%	$161.35	$ 26.81
GOO003	Goodin Company	1365959-00	10/29/2024	10/31/2024	2305 CORCORAN	$ 1,002.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 78.78	8.525%	$69.54	$ 9.24
GOO003	Goodin Company	1368898-00	11/1/2024	2/28/2025	2305 CORCORAN	$ 2,267.82	MN-ROG	MN-Rogers City Taxes 8.775%	$ 182.98	8.777%	$156.88	$ 26.10
GOO003	Goodin Company	1368898-01	11/4/2024	11/30/2024	2305 CORCORAN	$ 17.66	MN-ROG	MN-Rogers City Taxes 8.775%	$ 1.42	8.744%	$1.22	$ 0.20
GOO003	Goodin Company	1368898-02	11/12/2024	11/30/2024	2305 CORCORAN	$ 94.23	MN-ROG	MN-Rogers City Taxes 8.775%	$ 7.60	8.773%	$6.52	$ 1.08
GOO003	Goodin Company	1373385-00	11/14/2024	11/30/2024	2305 CORCORAN	$ 558.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 43.85	8.525%	$38.71	$ 5.14
GOO003	Goodin Company	1374564-00	11/18/2024	11/30/2024	2305 CORCORAN	$ 528.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 41.51	8.525%	$36.64	$ 4.87
GOO003	Goodin Company	1374567-00	11/22/2024	11/30/2024	2305 CORCORAN	$ 2,516.60	MN-HEN	MN-Hennepin County Tax 8.525	$ 203.02	8.775%	$174.10	$ 28.92
GOO003	Goodin Company	1376420-00	11/21/2024	11/30/2024	2305 CORCORAN	$ 5,479.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 430.36	8.524%	$379.91	$ 50.45
GOO003	Goodin Company	1376420-01	11/22/2024	11/30/2024	2305 CORCORAN	$ 104.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.22	8.515%	$7.26	$ 0.96
GOO003	Goodin Company	1377721-00	12/4/2024	12/31/2024	2305 CORCORAN	$ 1,092.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 85.84	8.528%	$75.75	$ 10.09
GOO003	Goodin Company	1377721-01	11/26/2024	11/30/2024	2305 CORCORAN	$ 527.17	MN-HEN	MN-Hennepin County Tax 8.525	$ 41.40	8.523%	$36.55	$ 4.85
GOO003	Goodin Company	1380734-00	12/3/2024	12/31/2024	2305 CORCORAN	$ 880.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 69.18	8.525%	$61.07	$ 8.11
GOO003	Goodin Company	1381810-00	12/5/2024	12/31/2024	2305 CORCORAN	$ 14.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.11	8.538%	$0.98	$ 0.13
GOO003	Goodin Company	1381810-00	12/5/2024	12/31/2024	2305 CORCORAN	$ 17.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.34	8.519%	$1.18	$ 0.16
GOO003	Goodin Company	1382065-00	12/5/2024	12/31/2024	2305 CORCORAN	$ 32.57	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.57	8.567%	$2.26	$ 0.31
GOO003	Goodin Company	1386220-00	12/17/2024	12/31/2024	2305 CORCORAN	$ 317.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.96	8.533%	$22.01	$ 2.95
GOO003	Goodin Company	1387930-00	12/19/2024	12/31/2024	2305 CORCORAN	$ 205.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.15	8.523%	$14.26	$ 1.89
GOO003	Goodin Company	1391997-00	1/6/2025	1/31/2025	2305 CORCORAN	$ 309.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.32	8.516%	$21.49	$ 2.83
GOO003	Goodin Company	1395348-00	1/14/2025	1/31/2025	2305 CORCORAN	$ 1,164.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 91.46	8.524%	$80.74	$ 10.72
GOO003	Goodin Company	1398386-00	1/21/2025	1/31/2025	2305 CORCORAN	$ 140.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.96	8.490%	$9.71	$ 1.25
GOO003	Goodin Company	1400134-00	1/24/2025	1/31/2025	2305 CORCORAN	$ 575.55	MN-HEN	MN-Hennepin County Tax 8.525	$ 45.23	8.529%	$39.91	$ 5.32
GOO003	Goodin Company	1401386-00	1/28/2025	1/31/2025	2305 CORCORAN	$ 2,229.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 175.09	8.524%	$154.56	$ 20.53
GOO003	Goodin Company	1401386-01	1/29/2025	1/31/2025	2305 CORCORAN	$ 504.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.60	8.525%	$34.96	$ 4.64
GOO003	Goodin Company	1401954-00	1/29/2025	1/31/2025	2305 CORCORAN	$ 344.03	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.03	8.527%	$23.85	$ 3.18
GOO003	Goodin Company	1403534-00	1/31/2025	1/31/2025	2305 CORCORAN	$ 263.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 20.71	8.528%	$18.27	$ 2.44
GOO003	Goodin Company	1403534-01	2/3/2025	2/28/2025	2305 CORCORAN	$ 25.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.05	8.563%	$1.80	$ 0.25
GOO003	Goodin Company	1403534-02	2/10/2025	2/28/2025	2305 CORCORAN	$ 263.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 20.69	8.530%	$18.25	$ 2.44
GOO003	Goodin Company	1403633-00	1/31/2025	1/31/2025	2305 CORCORAN	$ 203.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.02	8.525%	$14.14	$ 1.88
GOO003	Goodin Company	1404276-00	2/3/2025	2/28/2025	2305 CORCORAN	$ 80.75	MN-HEN	MN-Hennepin County Tax 8.525	$ 6.34	8.520%	$5.60	$ 0.74
GOO003	Goodin Company	1404722-00	2/4/2025	2/28/2025	2305 CORCORAN	$ 247.06	MN-HEN	MN-Hennepin County Tax 8.525	$ 19.41	8.526%	$17.13	$ 2.28
GOO003	Goodin Company	1406130-00	2/6/2025	2/28/2025	2305 CORCORAN	$ 60.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.78	8.519%	$4.22	$ 0.56
GOO003	Goodin Company	1406130-01	2/11/2025	2/28/2025	2305 CORCORAN	$ 29.55	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.32	8.520%	$2.05	$ 0.27
GOO003	Goodin Company	1406130-01	2/11/2025	2/28/2025	2305 CORCORAN	$ 16.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.30	8.519%	$1.15	$ 0.15
GOO003	Goodin Company	1407666-00	2/11/2025	2/28/2025	2305 CORCORAN	$ 117.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.23	8.519%	$8.15	$ 1.08
GOO003	Goodin Company	1422867-00	3/24/2025	3/31/2025	2305 CORCORAN	$ 78.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 6.16	8.528%	$5.44	$ 0.72
GOO003	Goodin Company	1424705-00	3/27/2025	3/31/2025	2305 CORCORAN	$ 640.31	MN-HEN	MN-Hennepin County Tax 8.525	$ 50.31	8.527%	$44.40	$ 5.91
GOO003	Goodin Company	1425084-00	3/28/2025	3/31/2025	2305 CORCORAN	$ 200.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 15.78	8.530%	$13.92	$ 1.86
GOO003	Goodin Company	1431875-00	4/21/2025	4/30/2025	2305 CORCORAN	$ 96.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.60	8.529%	$6.71	$ 0.89
GOO003	Goodin Company	1431875-00	4/21/2025	4/30/2025	2305 CORCORAN	$ 67.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 5.26	8.517%	$4.65	$ 0.61
GOO003	Goodin Company	1437810-00	5/2/2025	5/31/2025	2305 CORCORAN	$ 241.51	MN-HEN	MN-Hennepin County Tax 8.525	$ 18.97	8.524%	$16.75	$ 2.22
GOO003	Goodin Company	1463208-00	7/11/2025	7/31/2025	2305 CORCORAN	$ 162.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 12.77	8.524%	$11.27	$ 1.50
GOO003	Goodin Company	1578962-00	1/11/2024	1/31/2024	2305 CORCORAN	$ 5,633.97	MN-ROG	MN-Rogers City Taxes 8.775%	$ 445.97	8.596%	$390.40	$ 55.57
GOO003	Goodin Company	1579218-00	1/11/2024	1/31/2024	2305 CORCORAN	$ 6,505.24	MN-ROG	MN-Rogers City Taxes 8.775%	$ 513.37	8.568%	$450.89	$ 62.48
GOO003	Goodin Company	1610755-00	1/10/2024	1/31/2024	2305 CORCORAN	$ 13,213.53	MN-ROG	MN-Rogers City Taxes 8.775%	$ 1,037.97	8.525%	$916.21	$ 121.76
GRA008	Grainger	9365775163	1/8/2025	1/31/2025	2305 CORCORAN	$ 208.11	MN-ROG	MN-Rogers City Taxes 8.775%	$ 16.79	8.776%	$14.40	$ 2.39
GRA008	Grainger	9372902016	1/15/2025	1/31/2025	2305 CORCORAN	$ 554.24	MN-ROG	MN-Rogers City Taxes 8.775%	$ 44.71	8.775%	$38.34	$ 6.37
GRA008	Grainger	9502058531	5/9/2025	5/31/2025	2305 CORCORAN	$ 74.40	MN-WRI	MN - Wright County Taxes7.375%	$ 5.42	7.857%	$5.19	$ 0.23
HAW001	Hawkins, Inc.	6962694	1/15/2025	1/31/2025	2305 CORCORAN	$ 593.87	MN-ROG	MN-Rogers City Taxes 8.775%	$ 43.87	7.976%	$41.39	$ 2.48
HAW001	Hawkins, Inc.	7004301	3/7/2025	3/31/2025	2305 CORCORAN	$ 4,914.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 386.07	8.525%	$340.78	$ 45.29
HAW001	Hawkins, Inc.	7008068	3/13/2025	3/31/2025	2305 CORCORAN	$ 508.19	MN-ROG	MN-Rogers City Taxes 8.775%	$ 40.19	8.588%	$35.22	$ 4.97
HAW001	Hawkins, Inc.	7045919	4/22/2025	7/31/2025	2305 CORCORAN	$ 515.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.94	8.405%	$35.76	$ 4.18
HAW001	Hawkins, Inc.	7057910	5/6/2025	5/31/2025	2305 CORCORAN	$ 207.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.78	8.777%	$14.39	$ 2.39
HAY001	Hayden Murphy Equipment Co.	R0421701	1/24/2024	1/31/2024	2305 CORCORAN	$ 1,085.25	MN-HEN	MN-Hennepin County Tax 8.525	$ 85.25	8.525%	$75.25	$ 10.00
HAY001	Hayden Murphy Equipment Co.	W0740101	2/15/2024	2/28/2024	2305 CORCORAN	$ 148.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.69	8.520%	$10.33	$ 1.36
HAY001	Hayden Murphy Equipment Co.	W0754401	3/15/2024	3/31/2024	2305 CORCORAN	$ 53.30	MN-CRO	MN-Crow Wing County Taxe7.375%	$ 7.23	15.694%	$3.47	$ 3.76
HAY001	Hayden Murphy Equipment Co.	W0778301	2/28/2024	2/28/2024	2305 CORCORAN	$ 1,051.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 82.58	8.527%	$72.88	$ 9.70
HAY001	Hayden Murphy Equipment Co.	W0918701	7/31/2024	7/31/2024	2305 CORCORAN	$ 1,921.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 150.98	8.525%	$133.26	$ 17.72
HDS001	CORE & MAIN LP	S774231	10/20/2023	10/31/2023	2305 CORCORAN	$ 144,191.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 11,326.75	8.525%	$9,998.11	$ 1,328.64
HDS001	CORE & MAIN LP	S854776	12/19/2023	12/31/2023	2305 CORCORAN	$ 7,848.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 616.55	8.525%	$544.23	$ 72.32
HDS001	CORE & MAIN LP	S855322	12/20/2023	12/31/2023	2305 CORCORAN	$ 100,659.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 8,120.30	8.775%	$6,963.57	$ 1,156.73
HDS001	CORE & MAIN LP	S855595	12/19/2023	12/31/2023	2305 CORCORAN	$ 96,314.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 7,565.84	8.525%	$6,678.34	$ 887.50
HDS001	CORE & MAIN LP	T645676	10/2/2023	10/31/2023	2305 CORCORAN	$ 1,599.03	MN-HEN	MN-Hennepin County Tax 8.525	$ 125.61	8.525%	$110.87	$ 14.74
HDS001	CORE & MAIN LP	T645677	10/6/2023	10/31/2023	2305 CORCORAN	$ 1,156.80	MN-HEN	MN-Hennepin County Tax 8.525	$ 90.87	8.525%	$80.21	$ 10.66
HDS001	CORE & MAIN LP	T645679	10/27/2023	10/31/2023	2305 CORCORAN	$ 6,918.47	MN-HEN	MN-Hennepin County Tax 8.525	$ 543.47	8.525%	$479.72	$ 63.75
HDS001	CORE & MAIN LP	T645680	10/2/2023	9/30/2023	2305 CORCORAN	$ 1,542.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 121.20	8.525%	$106.98	$ 14.22
HDS001	CORE & MAIN LP	T645685	10/20/2023	10/31/2023	2305 CORCORAN	$ 42,928.21	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,372.15	8.525%	$2,976.59	$ 395.56
HDS001	CORE & MAIN LP	T645687	10/18/2023	10/31/2023	2305 CORCORAN	$ 13,762.75	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,081.11	8.525%	$954.29	$ 126.82
HDS001	CORE & MAIN LP	T645690	10/24/2023	10/31/2023	2305 CORCORAN	$ 34,888.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,740.63	8.525%	$2,419.15	$ 321.48
HDS001	CORE & MAIN LP	T645801	10/26/2023	10/31/2023	2305 CORCORAN	$ 57,902.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 4,548.44	8.525%	$4,014.90	$ 533.54
HDS001	CORE & MAIN LP	T645802	10/2/2023	9/30/2023	2305 CORCORAN	$ 3,831.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 300.97	8.525%	$265.67	$ 35.30
HDS001	CORE & MAIN LP	T650072	10/5/2023	10/31/2023	2305 CORCORAN	$ 4,901.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 385.06	8.525%	$339.89	$ 45.17
HDS001	CORE & MAIN LP	T784792	11/16/2023	11/30/2023	2305 CORCORAN	$ 9,232.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 725.28	8.525%	$640.20	$ 85.08
HDS001	CORE & MAIN LP	T812420	11/15/2023	11/30/2023	2305 CORCORAN	$ 4,658.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 365.95	8.525%	$323.03	$ 42.92
HDS001	CORE & MAIN LP	T860704	11/8/2023	11/30/2023	2305 CORCORAN	$ 1,042.14	MN-HEN	MN-Hennepin County Tax 8.525	$ 81.86	8.525%	$72.26	$ 9.60
HDS001	CORE & MAIN LP	T860707	11/15/2023	11/30/2023	2305 CORCORAN	$ 6,861.50	MN-HEN	MN-Hennepin County Tax 8.525	$ 539.00	8.525%	$475.77	$ 63.23
HDS001	CORE & MAIN LP	T906144	11/22/2023	11/30/2023	2305 CORCORAN	$ 3,385.52	MN-HEN	MN-Hennepin County Tax 8.525	$ 265.95	8.525%	$234.75	$ 31.20
HDS001	CORE & MAIN LP	T919828	11/9/2023	11/30/2023	2305 CORCORAN	$ 24,146.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,896.80	8.525%	$1,674.31	$ 222.49
HDS001	CORE & MAIN LP	T949047	11/14/2023	11/30/2023	2305 CORCORAN	$ 111,155.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 8,731.65	8.525%	$7,707.40	$ 1,024.25
HDS001	CORE & MAIN LP	T976299	12/19/2023	12/31/2023	2305 CORCORAN	$ 46,193.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,628.66	8.525%	$3,203.02	$ 425.64
HDS001	CORE & MAIN LP	T976352	11/20/2023	11/30/2023	2305 CORCORAN	$ 13,517.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,061.81	8.525%	$937.25	$ 124.56
HDS001	CORE & MAIN LP	T981000	12/1/2023	11/30/2023	2305 CORCORAN	$ 649.39	MN-ROG	MN-Rogers City Taxes 8.775%	$ 52.39	8.776%	$44.92	$ 7.47
HDS001	CORE & MAIN LP	T985859	12/6/2023	12/31/2023	2305 CORCORAN	$ 2,323.29	MN-HEN	MN-Hennepin County Tax 8.525	$ 182.51	8.525%	$161.09	$ 21.42
HDS001	CORE & MAIN LP	T992538	12/1/2023	11/30/2023	2305 CORCORAN	$ 647.89	MN-ROG	MN-Rogers City Taxes 8.775%	$ 50.89	8.524%	$44.92	$ 5.97
HDS001	CORE & MAIN LP	T99936	11/9/2023	11/30/2023	2305 CORCORAN	$ 7,773.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 610.61	8.525%	$538.98	$ 71.63
HDS001	CORE & MAIN LP	U009175	12/18/2023	12/31/2023	2305 CORCORAN	$ 8,101.87	MN-HEN	MN-Hennepin County Tax 8.525	$ 636.43	8.525%	$561.77	$ 74.66
HDS001	CORE & MAIN LP	U024279	12/18/2023	12/31/2023	2305 CORCORAN	$ 28,926.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,272.24	8.525%	$2,005.71	$ 266.53
HDS001	CORE & MAIN LP	U042895	12/6/2023	12/31/2023	2305 CORCORAN	$ 4,074.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 320.11	8.525%	$282.55	$ 37.56
HDS001	CORE & MAIN LP	U042897	12/5/2023	12/31/2023	2305 CORCORAN	$ 367.68	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.88	8.524%	$25.49	$ 3.39
HDS001	CORE & MAIN LP	U042898	12/18/2023	12/31/2023	2305 CORCORAN	$ 3,159.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 248.21	8.525%	$219.09	$ 29.12
HDS001	CORE & MAIN LP	U082599	1/10/2024	1/31/2024	2305 CORCORAN	$ 3,963.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 311.33	8.525%	$274.81	$ 36.52
HDS001	CORE & MAIN LP	U112816	12/15/2023	12/31/2023	2305 CORCORAN	$ 2,012.21	MN-HEN	MN-Hennepin County Tax 8.525	$ 158.06	8.525%	$139.52	$ 18.54
HDS001	CORE & MAIN LP	U124968	12/19/2023	12/31/2023	2305 CORCORAN	$ 3,219.61	MN-HEN	MN-Hennepin County Tax 8.525	$ 252.91	8.525%	$223.24	$ 29.67
HDS001	CORE & MAIN LP	U132283	12/20/2023	12/31/2023	2305 CORCORAN	$ 14,274.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,151.55	8.775%	$987.51	$ 164.04
HDS001	CORE & MAIN LP	U140425	1/16/2024	1/31/2024	2305 CORCORAN	$ 66,159.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 5,197.02	8.525%	$4,587.40	$ 609.62
HDS001	CORE & MAIN LP	U140515	12/22/2023	12/31/2023	2305 CORCORAN	$ 513.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 40.38	8.527%	$35.63	$ 4.75
HDS001	CORE & MAIN LP	U140516	12/28/2023	12/31/2023	2305 CORCORAN	$ 271.16	MN-HEN	MN-Hennepin County Tax 8.525	$ 21.30	8.525%	$18.80	$ 2.50
HDS001	CORE & MAIN LP	U146684	12/22/2023	12/31/2023	2305 CORCORAN	$ 101,379.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 8,178.39	8.775%	$7,013.38	$ 1,165.01
HDS001	CORE & MAIN LP	U146685	12/22/2023	12/31/2023	2305 CORCORAN	$ 24,474.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,974.38	8.775%	$1,693.13	$ 281.26
HDS001	CORE & MAIN LP	U148470	12/22/2023	12/31/2023	2305 CORCORAN	$ 6,660.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 523.22	8.525%	$461.85	$ 61.37
HDS001	CORE & MAIN LP	U227625	1/30/2024	2/28/2024	2305 CORCORAN	$ 4,597.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 361.18	8.525%	$318.81	$ 42.37
HDS001	CORE & MAIN LP	U229276	1/26/2024	1/31/2024	2305 CORCORAN	$ 4,198.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 329.83	8.525%	$291.14	$ 38.69
HDS001	CORE & MAIN LP	U246473	1/19/2024	1/31/2024	2305 CORCORAN	$ 5,453.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 428.38	8.525%	$378.13	$ 50.25

HDS001	CORE & MAIN LP	U261839	1/23/2024	1/31/2024	2305 CORCORAN	$ 26.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.05	8.542%	$1.81	$ 0.24
HDS001	CORE & MAIN LP	U261934	1/22/2024	2/28/2024	2305 CORCORAN	$ 505.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.74	8.523%	$35.09	$ 4.65
HDS001	CORE & MAIN LP	U268323	1/24/2024	1/31/2024	2305 CORCORAN	$ 300.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 23.63	8.522%	$20.86	$ 2.77
HDS001	CORE & MAIN LP	U268324	1/24/2024	1/31/2024	2305 CORCORAN	$ 299.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 23.51	8.527%	$20.75	$ 2.76
HDS001	CORE & MAIN LP	U268374	2/12/2024	2/28/2024	2305 CORCORAN	$ 5,333.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 419.00	8.525%	$369.85	$ 49.15
HDS001	CORE & MAIN LP	U306040	3/11/2024	3/31/2024	2305 CORCORAN	$ 10,640.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 835.86	8.525%	$737.81	$ 98.05
HDS001	CORE & MAIN LP	U306052	2/1/2024	2/28/2024	2305 CORCORAN	$ 1,594.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 121.18	8.223%	$110.90	$ 10.28
HDS001	CORE & MAIN LP	U347498	2/15/2024	2/28/2024	2305 CORCORAN	$ 47,419.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,724.92	8.525%	$3,287.99	$ 436.93
HDS001	CORE & MAIN LP	U347622	3/22/2024	3/31/2024	2305 CORCORAN	$ 26,244.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,061.61	8.525%	$1,819.78	$ 241.83
HDS001	CORE & MAIN LP	U347913	2/29/2024	2/28/2024	2305 CORCORAN	$ 13,802.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,084.23	8.525%	$957.05	$ 127.18
HDS001	CORE & MAIN LP	U363391	2/12/2024	2/28/2024	2305 CORCORAN	$ 1,852.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 145.53	8.525%	$128.45	$ 17.08
HDS001	CORE & MAIN LP	U382445	2/16/2024	2/28/2024	2305 CORCORAN	$ 119.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.39	8.533%	$8.28	$ 1.11
HDS001	CORE & MAIN LP	U392600	3/1/2024	2/28/2024	2305 CORCORAN	$ 251.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 19.75	8.529%	$17.42	$ 2.33
HDS001	CORE & MAIN LP	U402096	6/12/2024	6/30/2024	2305 CORCORAN	$ 28,972.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,275.89	8.525%	$2,008.92	$ 266.97
HDS001	CORE & MAIN LP	U404837	2/20/2024	2/28/2024	2305 CORCORAN	$ 1,183.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 93.00	8.525%	$82.09	$ 10.91
HDS001	CORE & MAIN LP	U407217	3/4/2024	3/13/2024	2305 CORCORAN	$ 403.61	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.71	8.526%	$27.99	$ 3.72
HDS001	CORE & MAIN LP	U410739	2/28/2024	2/28/2024	2305 CORCORAN	$ 8,577.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 673.82	8.525%	$594.78	$ 79.04
HDS001	CORE & MAIN LP	U413271	3/6/2024	3/13/2024	2305 CORCORAN	$ 1,218.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 95.73	8.525%	$84.50	$ 11.23
HDS001	CORE & MAIN LP	U413271	3/6/2024	3/13/2024	2305 CORCORAN	$ 777.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 61.06	8.525%	$53.90	$ 7.16
HDS001	CORE & MAIN LP	U413271	3/6/2024	3/13/2024	2305 CORCORAN	$ 170.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 13.38	8.522%	$11.81	$ 1.57
HDS001	CORE & MAIN LP	U491617	3/6/2024	3/13/2024	2305 CORCORAN	$ 3,177.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 249.63	8.525%	$220.35	$ 29.28
HDS001	CORE & MAIN LP	U532073	3/14/2024	3/31/2024	2305 CORCORAN	$ 3,767.92	MN-HEN	MN-Hennepin County Tax 8.525	$ 295.99	8.525%	$261.26	$ 34.73
HDS001	CORE & MAIN LP	U535465	4/25/2024	4/30/2024	2305 CORCORAN	$ 18,108.47	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,422.48	8.525%	$1,255.62	$ 166.86
HDS001	CORE & MAIN LP	U557345	3/28/2024	3/31/2024	2305 CORCORAN	$ 4,550.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 357.43	8.525%	$315.50	$ 41.93
HDS001	CORE & MAIN LP	U624133	4/8/2024	4/30/2024	2305 CORCORAN	$ 409.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 32.17	8.524%	$28.40	$ 3.77
HDS001	CORE & MAIN LP	U650417	4/4/2024	4/30/2024	2305 CORCORAN	$ 374.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.43	8.525%	$25.98	$ 3.45
HDS001	CORE & MAIN LP	U650422	4/4/2024	4/30/2024	2305 CORCORAN	$ 515.61	MN-HEN	MN-Hennepin County Tax 8.525	$ 37.22	7.780%	$36.00	$ 1.22
HDS001	CORE & MAIN LP	U660404	4/10/2024	4/30/2024	2305 CORCORAN	$ 878.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 69.03	8.525%	$60.93	$ 8.10
HDS001	CORE & MAIN LP	U757946	5/15/2024	5/31/2024	2305 CORCORAN	$ 7,809.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 613.48	8.525%	$541.52	$ 71.96
HDS001	CORE & MAIN LP	U773575	5/2/2024	5/31/2024	2305 CORCORAN	$ 2,707.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 212.72	8.525%	$187.77	$ 24.95
HDS001	CORE & MAIN LP	U782495	5/2/2024	5/31/2024	2305 CORCORAN	$ 1,379.35	MN-HEN	MN-Hennepin County Tax 8.525	$ 108.35	8.525%	$95.64	$ 12.71
HDS001	CORE & MAIN LP	U792129	5/1/2024	4/30/2024	2305 CORCORAN	$ 22,019.18	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,729.68	8.525%	$1,526.78	$ 202.90
HDS001	CORE & MAIN LP	U795374	5/13/2024	5/31/2024	2305 CORCORAN	$ 3,327.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 261.42	8.525%	$230.75	$ 30.67
HDS001	CORE & MAIN LP	U815574	5/2/2024	5/31/2024	2305 CORCORAN	$ 482.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 37.90	8.525%	$33.45	$ 4.45
HDS001	CORE & MAIN LP	U994045	6/4/2024	6/30/2024	2305 CORCORAN	$ 1,062.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 83.50	8.525%	$73.71	$ 9.79
HDS001	CORE & MAIN LP	U994052	5/31/2024	5/31/2024	2305 CORCORAN	$ 39.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.07	8.499%	$2.72	$ 0.35
HDS001	CORE & MAIN LP	U994053	6/4/2024	5/31/2024	2305 CORCORAN	$ 577.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 45.36	8.525%	$40.04	$ 5.32
HDS001	CORE & MAIN LP	V025755	6/21/2024	8/31/2024	2305 CORCORAN	$ 5,961.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 468.31	8.525%	$413.38	$ 54.93
HDS001	CORE & MAIN LP	V025971	6/18/2024	8/31/2024	2305 CORCORAN	$ 2,298.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 180.52	8.525%	$159.34	$ 21.18
HDS001	CORE & MAIN LP	V027220	6/11/2024	6/30/2024	2305 CORCORAN	$ 832.41	MN-HEN	MN-Hennepin County Tax 8.525	$ 65.39	8.525%	$57.72	$ 7.67
HDS001	CORE & MAIN LP	V027675	6/6/2024	6/30/2024	2305 CORCORAN	$ 633.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.72	8.524%	$43.89	$ 5.83
HDS001	CORE & MAIN LP	V027683	6/6/2024	6/30/2024	2305 CORCORAN	$ 46.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.64	8.553%	$3.20	$ 0.44
HDS001	CORE & MAIN LP	V027684	6/6/2024	6/30/2024	2305 CORCORAN	$ 46.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.65	8.522%	$3.22	$ 0.43
HDS001	CORE & MAIN LP	V027801	6/12/2024	6/30/2024	2305 CORCORAN	$ 212.36	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.68	8.524%	$14.72	$ 1.96
HDS001	CORE & MAIN LP	V065753	6/28/2024	6/30/2024	2305 CORCORAN	$ 624.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.02	8.525%	$43.27	$ 5.75
HDS001	CORE & MAIN LP	V079525	6/18/2024	6/30/2024	2305 CORCORAN	$ 485.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 38.12	8.526%	$33.65	$ 4.47
HDS001	CORE & MAIN LP	V079529	6/18/2024	6/30/2024	2305 CORCORAN	$ 260.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 20.47	8.522%	$18.08	$ 2.39
HDS001	CORE & MAIN LP	V080272	6/14/2024	8/31/2024	2305 CORCORAN	$ 20,648.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,622.02	8.525%	$1,431.75	$ 190.27
HDS001	CORE & MAIN LP	V098406	6/18/2024	8/31/2024	2305 CORCORAN	$ 7,926.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 622.61	8.525%	$549.58	$ 73.03
HDS001	CORE & MAIN LP	V100886	7/26/2024	8/31/2024	2305 CORCORAN	$ 39,508.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,103.51	8.525%	$2,739.46	$ 364.05
HDS001	CORE & MAIN LP	V100997	6/19/2024	8/31/2024	2305 CORCORAN	$ 375.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.47	8.526%	$26.01	$ 3.46
HDS001	CORE & MAIN LP	V103720	6/19/2024	8/31/2024	2305 CORCORAN	$ 4,556.60	MN-HEN	MN-Hennepin County Tax 8.525	$ 357.94	8.525%	$315.95	$ 41.99
HDS001	CORE & MAIN LP	V105891	6/19/2024	6/30/2024	2305 CORCORAN	$ 100.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.91	8.517%	$6.99	$ 0.92
HDS001	CORE & MAIN LP	V106683	6/25/2024	8/31/2024	2305 CORCORAN	$ 2,603.61	MN-HEN	MN-Hennepin County Tax 8.525	$ 204.52	8.525%	$180.53	$ 23.99
HDS001	CORE & MAIN LP	V130545	7/1/2024	8/31/2024	2305 CORCORAN	$ 560.36	MN-HEN	MN-Hennepin County Tax 8.525	$ 44.02	8.525%	$38.85	$ 5.17
HDS001	CORE & MAIN LP	V156828	7/18/2024	8/31/2024	2305 CORCORAN	$ 5,434.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 426.88	8.525%	$376.81	$ 50.07
HDS001	CORE & MAIN LP	V227439	7/30/2024	8/31/2024	2305 CORCORAN	$ 2,478.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 194.72	8.525%	$171.87	$ 22.85
HDS001	CORE & MAIN LP	V227621	7/11/2024	8/31/2024	2305 CORCORAN	$ 156.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 12.29	8.525%	$10.85	$ 1.44
HDS001	CORE & MAIN LP	V250237	7/30/2024	8/31/2024	2305 CORCORAN	$ 1,646.35	MN-HEN	MN-Hennepin County Tax 8.525	$ 129.33	8.525%	$114.16	$ 15.17
HDS001	CORE & MAIN LP	V295148	8/12/2024	8/31/2024	2305 CORCORAN	$ 2,640.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 207.44	8.525%	$183.10	$ 24.34
HDS001	CORE & MAIN LP	V295303	8/13/2024	8/31/2024	2305 CORCORAN	$ 2,938.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 230.80	8.525%	$203.72	$ 27.08
HDS001	CORE & MAIN LP	V307438	8/13/2024	8/31/2024	2305 CORCORAN	$ 1,158.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 91.02	8.525%	$80.34	$ 10.68
HDS001	CORE & MAIN LP	V397841	8/12/2024	8/31/2024	2305 CORCORAN	$ 99.18	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.78	8.512%	$6.88	$ 0.90
HDS001	CORE & MAIN LP	V450338	8/21/2024	8/31/2024	2305 CORCORAN	$ 22.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.79	8.560%	$1.57	$ 0.22
HDS001	CORE & MAIN LP	V476997	8/28/2024	8/31/2024	2305 CORCORAN	$ 185.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.61	8.528%	$12.89	$ 1.72
HDS001	CORE & MAIN LP	V476997	8/28/2024	8/31/2024	2305 CORCORAN	$ 54.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.26	8.520%	$3.76	$ 0.50
HDS001	CORE & MAIN LP	V483790	8/21/2024	8/31/2024	2305 CORCORAN	$ 279.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 21.99	8.525%	$19.41	$ 2.58
HDS001	CORE & MAIN LP	V537103	9/11/2024	9/30/2024	2305 CORCORAN	$ 374.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.46	8.527%	$26.00	$ 3.46
HDS001	CORE & MAIN LP	V594415	9/16/2024	9/30/2024	2305 CORCORAN	$ 30,321.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,381.86	8.525%	$2,102.46	$ 279.40
HDS001	CORE & MAIN LP	V624554	9/13/2024	9/30/2024	2305 CORCORAN	$ 240.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 18.87	8.526%	$16.66	$ 2.21
HDS001	CORE & MAIN LP	V651937	10/1/2024	10/31/2024	2305 CORCORAN	$ 420.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.07	8.526%	$29.19	$ 3.88
HDS001	CORE & MAIN LP	V681354	9/20/2024	9/30/2024	2305 CORCORAN	$ 7,865.14	MN-HEN	MN-Hennepin County Tax 8.525	$ 617.83	8.525%	$545.36	$ 72.47
HDS001	CORE & MAIN LP	V843207	10/17/2024	10/31/2024	2305 CORCORAN	$ 360.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.30	8.525%	$24.98	$ 3.32
HDS001	CORE & MAIN LP	V843207	10/17/2024	10/31/2024	2305 CORCORAN	$ 94.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.46	8.526%	$6.58	$ 0.88
HDS001	CORE & MAIN LP	V843215	10/22/2024	10/31/2024	2305 CORCORAN	$ 336.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 26.43	8.526%	$23.33	$ 3.10
HDS001	CORE & MAIN LP	V843215	10/22/2024	10/31/2024	2305 CORCORAN	$ 27.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.13	8.520%	$1.88	$ 0.25
HDS001	CORE & MAIN LP	V843216	10/17/2024	10/31/2024	2305 CORCORAN	$ 298.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 23.45	8.527%	$20.69	$ 2.76
HDS001	CORE & MAIN LP	V885091	11/15/2024	11/30/2024	2305 CORCORAN	$ 2,311.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 181.61	8.525%	$160.31	$ 21.30
HDS001	CORE & MAIN LP	V907810	10/28/2024	11/30/2024	2305 CORCORAN	$ 184.50	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.50	8.529%	$12.79	$ 1.71
HDS001	CORE & MAIN LP	V907811	10/25/2024	10/31/2024	2305 CORCORAN	$ 501.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.42	8.524%	$34.80	$ 4.62
HDS001	CORE & MAIN LP	W009096	12/12/2024	12/31/2024	2305 CORCORAN	$ 2,302.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 180.83	8.525%	$159.62	$ 21.21
HDS001	CORE & MAIN LP	W058982	11/22/2024	11/30/2024	2305 CORCORAN	$ 498.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.16	8.526%	$34.56	$ 4.60
HDS001	CORE & MAIN LP	W291045	1/21/2025	1/31/2025	2305 CORCORAN	$ 54.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.26	8.520%	$3.76	$ 0.50
HDS001	CORE & MAIN LP	W556992	3/6/2025	3/31/2025	2305 CORCORAN	$ 204.31	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.04	8.520%	$14.17	$ 1.87
HDS001	CORE & MAIN LP	X449900	7/31/2025	7/31/2025	2305 CORCORAN	$ 49.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.85	8.503%	$3.41	$ 0.44
HEC001	Hecksel Machine INC	110977	10/27/2023	11/30/2023	2305 CORCORAN	$ 43,844.10	MN-HEN	MN-Hennepin County Tax 8.525	$ 3,444.10	8.525%	$3,040.10	$ 404.00
HEC001	Hecksel Machine INC	110996	10/30/2023	1/31/2024	2305 CORCORAN	$ 2,116.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 166.24	8.525%	$146.74	$ 19.50
HEC001	Hecksel Machine INC	111468	4/24/2024	7/31/2024	2305 CORCORAN	$ 5,426.25	MN-HEN	MN-Hennepin County Tax 8.525	$ 426.25	8.525%	$376.25	$ 50.00
HEC001	Hecksel Machine INC	111566	5/21/2024	7/31/2024	2305 CORCORAN	$ 130.05	MN-CA2	MN-Carver County Taxes 8.375%	$ 10.05	8.375%	$9.03	$ 1.02
HEC001	Hecksel Machine INC	111654	6/21/2024	7/31/2024	2305 CORCORAN	$ 68,696.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 5,396.33	8.525%	$4,763.33	$ 633.01
HEC001	Hecksel Machine INC	111909	9/26/2024	9/30/2024	2305 CORCORAN	$ 1,614.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 124.79	8.375%	$112.12	$ 12.67
HEC001	Hecksel Machine INC	112013	10/25/2024	11/30/2024	2305 CORCORAN	$ 4,280.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 330.81	8.375%	$297.24	$ 33.57
HEC001	Hecksel Machine INC	112450	4/17/2025	8/31/2025	2305 CORCORAN	$ 1,496.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 115.68	8.375%	$103.94	$ 11.74
HEC001	Hecksel Machine INC	112218ADJ	1/22/2025	9/30/2025	2305 CORCORAN	$ 320.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.15	8.525%	$22.20	$ 2.95
HIL003	Hilti, Inc. - Pittsburg	4621889514	10/13/2023	10/31/2023	2305 CORCORAN	$ 1,280.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 100.57	8.525%	$88.78	$ 11.79
HIL003	Hilti, Inc. - Pittsburg	4621919069	10/20/2023	10/31/2023	2305 CORCORAN	$ 1,791.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 140.75	8.525%	$124.24	$ 16.51
HIL003	Hilti, Inc. - Pittsburg	4622091458	11/30/2023	11/30/2023	2305 CORCORAN	$ 900.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 70.73	8.524%	$62.44	$ 8.29
HIL003	Hilti, Inc. - Pittsburg	4622729478	4/24/2024	5/31/2024	2305 CORCORAN	$ 1,210.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 95.12	8.525%	$83.96	$ 11.16
HIL003	Hilti, Inc. - Pittsburg	4622860085	5/22/2024	5/31/2024	2305 CORCORAN	$ 1,019.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 80.07	8.525%	$70.68	$ 9.39
HIL003	Hilti, Inc. - Pittsburg	4622930116	6/5/2024	6/30/2024	2305 CORCORAN	$ 987.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 77.59	8.525%	$68.49	$ 9.10
HIL003	Hilti, Inc. - Pittsburg	4623144628	7/24/2024	8/31/2024	2305 CORCORAN	$ 574.31	MN-HEN	MN-Hennepin County Tax 8.525	$ 45.11	8.524%	$39.82	$ 5.29
HIL003	Hilti, Inc. - Pittsburg	4623177734	7/31/2024	8/31/2024	2305 CORCORAN	$ 232.51	MN-HEN	MN-Hennepin County Tax 8.525	$ 18.26	8.523%	$16.12	$ 2.14
HIL003	Hilti, Inc. - Pittsburg	4623246096	8/14/2024	8/31/2024	2305 CORCORAN	$ 517.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 40.68	8.525%	$35.91	$ 4.77
HIL003	Hilti, Inc. - Pittsburg	4623246108	8/14/2024	8/31/2024	2305 CORCORAN	$ 352.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.72	8.525%	$24.47	$ 3.25
HIL003	Hilti, Inc. - Pittsburg	4623399146	9/17/2024	9/30/2024	2305 CORCORAN	$ 382.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 30.08	8.526%	$26.55	$ 3.53
HIL003	Hilti, Inc. - Pittsburg	4623408807	9/19/2024	9/30/2024	2305 CORCORAN	$ 156.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 12.29	8.526%	$10.85	$ 1.44
HIL003	Hilti, Inc. - Pittsburg	4623650611	11/8/2024	11/30/2024	2305 CORCORAN	$ 465.52	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.57	8.525%	$32.28	$ 4.29
HIL003	Hilti, Inc. - Pittsburg	4623664787	11/13/2024	11/30/2024	2305 CORCORAN	$ 352.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.72	8.525%	$24.47	$ 3.25
HIL003	Hilti, Inc. - Pittsburg	4623699398	11/21/2024	12/31/2024	2305 CORCORAN	$ 631.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 49.64	8.525%	$43.82	$ 5.82
HIL003	Hilti, Inc. - Pittsburg	4623715708	11/26/2024	11/30/2024	2305 CORCORAN	$ 533.85	MN-HEN	MN-Hennepin County Tax 8.525	$ 41.94	8.526%	$37.02	$ 4.92
HIL003	Hilti, Inc. - Pittsburg	4623761771	12/5/2024	12/31/2024	2305 CORCORAN	$ 727.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 57.19	8.526%	$50.48	$ 6.71
HIL003	Hilti, Inc. - Pittsburg	4623933655	1/23/2025	1/31/2025	2305 CORCORAN	$ 302.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 23.77	8.525%	$20.98	$ 2.79
HIL003	Hilti, Inc. - Pittsburg	4623942642	1/24/2025	1/31/2025	2305 CORCORAN	$ 61.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.84	8.530%	$4.27	$ 0.57
HIL003	Hilti, Inc. - Pittsburg	4624000918	2/5/2025	2/28/2025	2305 CORCORAN	$ 1,123.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.25	8.525%	$77.90	$ 10.35
HIL003	Hilti, Inc. - Pittsburg	4624000923	2/5/2025	2/28/2025	2305 CORCORAN	$ 1,269.85	MN-HEN	MN-Hennepin County Tax 8.525	$ 98.13	8.375%	$88.17	$ 9.96
HIL003	Hilti, Inc. - Pittsburg	4624000925	2/5/2025	2/28/2025	2305 CORCORAN	$ 363.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.59	8.524%	$25.24	$ 3.35
HIL003	Hilti, Inc. - Pittsburg	4624018601	2/10/2025	2/28/2025	2305 CORCORAN	$ 363.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.59	8.524%	$25.24	$ 3.35
IND002	Indelco Plastics Corp.	INV505619	1/30/2025	1/31/2025	2305 CORCORAN	$ 61.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.82	8.529%	$4.25	$ 0.57
IND002	Indelco Plastics Corp.	INV505619	1/30/2025	1/31/2025	2305 CORCORAN	$ 19.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.56	8.525%	$1.38	$ 0.18
IND002	Indelco Plastics Corp.	INV507735	2/11/2025	2/28/2025	2305 CORCORAN	$ 206.06	MN-HEN	MN-Hennepin County Tax 8.525	$ 16.65	8.790%	$14.25	$ 2.40
KAT001	Kath Fuel Oil Services Co.	784615	10/11/2023	10/31/2023	2305 CORCORAN	$ 1,550.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 121.77	8.525%	$107.48	$ 14.29

KAT001	Kath Fuel Oil Services Co.	785247	10/19/2023	10/31/2023	2305 CORCORAN	$	1,647.27	MN-HEN	MN-Hennepin County Tax 8.525	$	132.27	8.731%	$114.00	$	18.27
KAT001	Kath Fuel Oil Services Co.	786758	11/7/2023	12/31/2023	2305 CORCORAN	$	584.29	MN-HEN	MN-Hennepin County Tax 8.525	$	45.90	8.525%	$40.51	$	5.39
KAT001	Kath Fuel Oil Services Co.	787096	11/13/2023	11/30/2023	2305 CORCORAN	$	732.02	MN-HEN	MN-Hennepin County Tax 8.525	$	57.50	8.525%	$50.76	$	6.74
KAT001	Kath Fuel Oil Services Co.	787441	11/16/2023	11/30/2023	2305 CORCORAN	$	2,017.62	MN-HEN	MN-Hennepin County Tax 8.525	$	158.49	8.525%	$139.90	$	18.59
KAT001	Kath Fuel Oil Services Co.	787871	11/22/2023	11/30/2023	2305 CORCORAN	$	1,966.78	MN-HEN	MN-Hennepin County Tax 8.525	$	154.69	8.537%	$136.36	$	18.33
KAT001	Kath Fuel Oil Services Co.	788496	12/1/2023	12/31/2023	2305 CORCORAN	$	786.96	MN-HEN	MN-Hennepin County Tax 8.525	$	57.66	7.906%	$54.88	$	2.78
KAT001	Kath Fuel Oil Services Co.	788807	12/6/2023	12/31/2023	2305 CORCORAN	$	1,037.23	MN-HEN	MN-Hennepin County Tax 8.525	$	75.99	7.905%	$72.33	$	3.66
KAT001	Kath Fuel Oil Services Co.	789247	12/13/2023	12/31/2023	2305 CORCORAN	$	1,528.56	MN-HEN	MN-Hennepin County Tax 8.525	$	120.06	8.524%	$105.99	$	14.07
KAT001	Kath Fuel Oil Services Co.	789649	12/19/2023	2/28/2024	2305 CORCORAN	$	783.10	MN-HEN	MN-Hennepin County Tax 8.525	$	61.52	8.526%	$54.30	$	7.22
KAT001	Kath Fuel Oil Services Co.	789839	12/22/2023	12/31/2023	2305 CORCORAN	$	802.36	MN-HEN	MN-Hennepin County Tax 8.525	$	63.12	8.538%	$55.63	$	7.49
KAT001	Kath Fuel Oil Services Co.	790348	1/3/2024	1/31/2024	2305 CORCORAN	$	1,345.47	MN-HEN	MN-Hennepin County Tax 8.525	$	105.69	8.525%	$93.29	$	12.40
KAT001	Kath Fuel Oil Services Co.	790517	1/5/2024	1/31/2024	2305 CORCORAN	$	1,089.15	MN-HEN	MN-Hennepin County Tax 8.525	$	85.56	8.525%	$75.52	$	10.04
KAT001	Kath Fuel Oil Services Co.	790935	1/15/2024	1/31/2024	2305 CORCORAN	$	828.78	MN-HEN	MN-Hennepin County Tax 8.525	$	65.10	8.525%	$57.47	$	7.63
KAT001	Kath Fuel Oil Services Co.	791576	1/25/2024	1/31/2024	2305 CORCORAN	$	1,018.09	MN-HEN	MN-Hennepin County Tax 8.525	$	80.24	8.556%	$70.57	$	9.67
KAT001	Kath Fuel Oil Services Co.	791708	1/29/2024	2/28/2024	2305 CORCORAN	$	1,121.11	MN-HEN	MN-Hennepin County Tax 8.525	$	88.21	8.540%	$77.73	$	10.48
KAT001	Kath Fuel Oil Services Co.	791872	1/31/2024	1/31/2024	2305 CORCORAN	$	2,035.04	MN-HEN	MN-Hennepin County Tax 8.525	$	159.49	8.504%	$141.14	$	18.35
KAT001	Kath Fuel Oil Services Co.	792032	2/2/2024	2/28/2024	2305 CORCORAN	$	1,585.60	MN-HEN	MN-Hennepin County Tax 8.525	$	124.58	8.527%	$109.94	$	14.64
KAT001	Kath Fuel Oil Services Co.	792223	2/7/2024	2/28/2024	2305 CORCORAN	$	1,600.69	MN-HEN	MN-Hennepin County Tax 8.525	$	131.61	8.959%	$110.55	$	21.06
KAT001	Kath Fuel Oil Services Co.	792356	2/9/2024	2/28/2024	2305 CORCORAN	$	122.01	MN-HEN	MN-Hennepin County Tax 8.525	$	9.56	8.502%	$8.46	$	1.10
KAT001	Kath Fuel Oil Services Co.	792501	2/13/2024	2/28/2024	2305 CORCORAN	$	1,003.68	MN-HEN	MN-Hennepin County Tax 8.525	$	78.94	8.536%	$69.59	$	9.35
KAT001	Kath Fuel Oil Services Co.	792724	2/16/2024	2/28/2024	2305 CORCORAN	$	2,033.92	MN-HEN	MN-Hennepin County Tax 8.525	$	160.00	8.538%	$141.01	$	18.99
KAT001	Kath Fuel Oil Services Co.	792852	2/20/2024	2/28/2024	2305 CORCORAN	$	431.20	MN-HEN	MN-Hennepin County Tax 8.525	$	33.87	8.524%	$29.90	$	3.97
KAT001	Kath Fuel Oil Services Co.	793075	2/23/2024	2/28/2024	2305 CORCORAN	$	1,489.25	MN-HEN	MN-Hennepin County Tax 8.525	$	117.15	8.538%	$103.25	$	13.90
KAT001	Kath Fuel Oil Services Co.	793219	2/27/2024	2/28/2024	2305 CORCORAN	$	643.31	MN-HEN	MN-Hennepin County Tax 8.525	$	50.62	8.541%	$44.60	$	6.02
KAT001	Kath Fuel Oil Services Co.	793388	2/29/2024	2/28/2024	2305 CORCORAN	$	2,072.80	MN-HEN	MN-Hennepin County Tax 8.525	$	163.06	8.538%	$143.71	$	19.35
KAT001	Kath Fuel Oil Services Co.	793444	3/1/2024	3/13/2024	2305 CORCORAN	$	383.55	MN-HEN	MN-Hennepin County Tax 8.525	$	30.91	8.765%	$26.54	$	4.37
KAT001	Kath Fuel Oil Services Co.	793560	3/5/2024	3/13/2024	2305 CORCORAN	$	597.33	MN-HEN	MN-Hennepin County Tax 8.525	$	46.99	8.538%	$41.41	$	5.58
KAT001	Kath Fuel Oil Services Co.	794125	3/14/2024	3/31/2024	2305 CORCORAN	$	639.98	MN-HEN	MN-Hennepin County Tax 8.525	$	50.33	8.536%	$44.37	$	5.96
KAT001	Kath Fuel Oil Services Co.	794343	3/19/2024	3/31/2024	2305 CORCORAN	$	730.51	MN-HEN	MN-Hennepin County Tax 8.525	$	57.47	8.539%	$50.65	$	6.82
KAT001	Kath Fuel Oil Services Co.	794554	3/22/2024	3/31/2024	2305 CORCORAN	$	849.45	MN-HEN	MN-Hennepin County Tax 8.525	$	66.82	8.538%	$58.89	$	7.93
KAT001	Kath Fuel Oil Services Co.	795144	4/2/2024	4/30/2024	2305 CORCORAN	$	534.68	MN-HEN	MN-Hennepin County Tax 8.525	$	42.07	8.540%	$37.07	$	5.00
KAT001	Kath Fuel Oil Services Co.	796613	4/24/2024	4/30/2024	2305 CORCORAN	$	2,020.83	MN-HEN	MN-Hennepin County Tax 8.525	$	162.91	8.768%	$139.81	$	23.10
KAT001	Kath Fuel Oil Services Co.	797466	5/6/2024	5/31/2024	2305 CORCORAN	$	574.45	MN-HEN	MN-Hennepin County Tax 8.525	$	48.36	9.192%	$39.59	$	8.77
KAT001	Kath Fuel Oil Services Co.	798575	5/20/2024	5/31/2024	2305 CORCORAN	$	914.74	MN-HEN	MN-Hennepin County Tax 8.525	$	71.52	8.482%	$63.45	$	8.07
KAT001	Kath Fuel Oil Services Co.	800234	6/10/2024	8/31/2024	2305 CORCORAN	$	1,102.02	MN-HEN	MN-Hennepin County Tax 8.525	$	93.02	9.219%	$75.93	$	17.09
KAT001	Kath Fuel Oil Services Co.	801299	6/21/2024	6/30/2024	2305 CORCORAN	$	614.08	MN-HEN	MN-Hennepin County Tax 8.525	$	47.84	8.449%	$42.61	$	5.23
KAT001	Kath Fuel Oil Services Co.	803578	7/18/2024	7/31/2024	2305 CORCORAN	$	896.84	MN-HEN	MN-Hennepin County Tax 8.525	$	70.46	8.526%	$62.19	$	8.27
KAT001	Kath Fuel Oil Services Co.	805930	8/13/2024	8/31/2024	2305 CORCORAN	$	638.79	MN-HEN	MN-Hennepin County Tax 8.525	$	50.22	8.533%	$44.29	$	5.93
KAT001	Kath Fuel Oil Services Co.	807019	8/26/2024	8/31/2024	2305 CORCORAN	$	765.72	MN-HEN	MN-Hennepin County Tax 8.525	$	60.14	8.523%	$53.09	$	7.05
KAT001	Kath Fuel Oil Services Co.	808696	9/11/2024	9/30/2024	2305 CORCORAN	$	447.88	MN-HEN	MN-Hennepin County Tax 8.525	$	35.17	8.522%	$31.06	$	4.11
KAT001	Kath Fuel Oil Services Co.	809196	9/17/2024	9/30/2024	2305 CORCORAN	$	646.61	MN-HEN	MN-Hennepin County Tax 8.525	$	50.88	8.541%	$44.83	$	6.05
KAT001	Kath Fuel Oil Services Co.	809669	9/23/2024	10/31/2024	2305 CORCORAN	$	509.23	MN-HEN	MN-Hennepin County Tax 8.525	$	40.07	8.541%	$35.30	$	4.77
KAT001	Kath Fuel Oil Services Co.	810261	9/30/2024	9/30/2024	2305 CORCORAN	$	593.70	MN-HEN	MN-Hennepin County Tax 8.525	$	46.73	8.543%	$41.16	$	5.57
KAT001	Kath Fuel Oil Services Co.	810750	10/3/2024	10/31/2024	2305 CORCORAN	$	655.35	MN-HEN	MN-Hennepin County Tax 8.525	$	51.56	8.539%	$45.44	$	6.12
KAT001	Kath Fuel Oil Services Co.	811587	10/14/2024	10/31/2024	2305 CORCORAN	$	585.57	MN-HEN	MN-Hennepin County Tax 8.525	$	46.53	8.632%	$40.56	$	5.97
KAT001	Kath Fuel Oil Services Co.	812461	10/24/2024	10/31/2024	2305 CORCORAN	$	688.25	MN-HEN	MN-Hennepin County Tax 8.525	$	54.14	8.538%	$47.72	$	6.42
KAT001	Kath Fuel Oil Services Co.	814082	11/13/2024	11/30/2024	2305 CORCORAN	$	699.68	MN-HEN	MN-Hennepin County Tax 8.525	$	54.96	8.525%	$48.52	$	6.44
KAT001	Kath Fuel Oil Services Co.	820060	2/17/2025	2/28/2025	2305 CORCORAN	$	650.91	MN-HEN	MN-Hennepin County Tax 8.525	$	51.47	8.586%	$45.11	$	6.36
KAT001	Kath Fuel Oil Services Co.	823980	4/17/2025	4/30/2025	2305 CORCORAN	$	519.93	MN-HEN	MN-Hennepin County Tax 8.525	$	40.90	8.538%	$36.05	$	4.85
KAT001	Kath Fuel Oil Services Co.	824280	4/22/2025	4/30/2025	2305 CORCORAN	$	605.86	MN-HEN	MN-Hennepin County Tax 8.525	$	47.92	8.589%	$41.98	$	5.94
KAT001	Kath Fuel Oil Services Co.	824613	4/25/2025	4/30/2025	2305 CORCORAN	$	265.13	MN-HEN	MN-Hennepin County Tax 8.525	$	21.23	8.704%	$18.35	$	2.88
KAT001	Kath Fuel Oil Services Co.	825087	5/1/2025	5/31/2025	2305 CORCORAN	$	574.69	MN-HEN	MN-Hennepin County Tax 8.525	$	45.49	8.596%	$39.82	$	5.67
KAT001	Kath Fuel Oil Services Co.	825596	5/7/2025	5/31/2025	2305 CORCORAN	$	457.73	MN-HEN	MN-Hennepin County Tax 8.525	$	36.32	8.619%	$31.71	$	4.61
KAT001	Kath Fuel Oil Services Co.	827022	5/27/2025	5/31/2025	2305 CORCORAN	$	465.72	MN-HEN	MN-Hennepin County Tax 8.525	$	36.96	8.620%	$32.26	$	4.70
KIN011	Kingsway Marketing, LLC	043565	12/1/2023	12/31/2023	2305 CORCORAN	$	360.17	MN-ROG	MN-Rogers City Taxes 8.775%	$	25.98	7.774%	$25.15	$	0.83
LAN020	Lansing Building Products	82769439-00	9/13/2024	2/28/2025	2305 CORCORAN	$	1,811.28	MN-HEN	MN-Hennepin County Tax 8.525	$	142.28	8.525%	$125.59	$	16.69
LAN020	Lansing Building Products	82801051-00	9/18/2024	3/31/2025	2305 CORCORAN	$	1,737.86	MN-HEN	MN-Hennepin County Tax 8.525	$	143.86	9.025%	$119.95	$	23.91
LAN020	Lansing Building Products	82848223-00	10/3/2024	10/31/2024	2305 CORCORAN	$	16,977.66	MN-HEN	MN-Hennepin County Tax 8.525	$	1,333.66	8.525%	$1,177.21	$	156.45
LAN020	Lansing Building Products	82898484-00	10/10/2024	10/31/2024	2305 CORCORAN	$	346.19	MN-HEN	MN-Hennepin County Tax 8.525	$	27.19	8.524%	$24.00	$	3.19
LAN020	Lansing Building Products	82943991-00	10/17/2024	10/31/2024	2305 CORCORAN	$	445.93	MN-HEN	MN-Hennepin County Tax 8.525	$	35.03	8.525%	$30.92	$	4.11
MCM002	McMaster- Carr	21136574	1/30/2024	1/31/2024	2305 CORCORAN	$	63.19	MN-HEN	MN-Hennepin County Tax 8.525	$	4.96	8.518%	$4.38	$	0.58
MCN003	McNeilus Steel	01074748	3/7/2024	3/13/2024	2305 CORCORAN	$	227.90	MN-HEN	MN-Hennepin County Tax 8.525	$	17.90	8.524%	$15.80	$	2.10
MET008	Metro Brick, Inc.	27832	7/8/2024	8/31/2024	2305 CORCORAN	$	29,385.31	MN-HEN	MN-Hennepin County Tax 8.525	$	2,308.31	8.525%	$2,037.54	$	270.77
MET008	Metro Brick, Inc.	27887	7/17/2024	8/31/2024	2305 CORCORAN	$	13,999.73	MN-HEN	MN-Hennepin County Tax 8.525	$	1,099.73	8.525%	$970.73	$	129.01
MET008	Metro Brick, Inc.	27913	7/26/2024	8/31/2024	2305 CORCORAN	$	3,866.20	MN-HEN	MN-Hennepin County Tax 8.525	$	303.70	8.525%	$268.08	$	35.62
MET008	Metro Brick, Inc.	27960	8/6/2024	8/31/2024	2305 CORCORAN	$	7,681.94	MN-HEN	MN-Hennepin County Tax 8.525	$	603.44	8.525%	$532.66	$	70.78
MET008	Metro Brick, Inc.	27994	8/13/2024	9/30/2024	2305 CORCORAN	$	16,545.72	MN-HEN	MN-Hennepin County Tax 8.525	$	1,299.72	8.525%	$1,147.26	$	152.46
MET008	Metro Brick, Inc.	28009	8/16/2024	9/30/2024	2305 CORCORAN	$	16,545.72	MN-HEN	MN-Hennepin County Tax 8.525	$	1,299.72	8.525%	$1,147.26	$	152.46
MET008	Metro Brick, Inc.	28220	10/2/2024	10/31/2024	2305 CORCORAN	$	4,136.43	MN-HEN	MN-Hennepin County Tax 8.525	$	324.93	8.525%	$286.82	$	38.11
MID013	Midway Iron & Metal	564128	10/27/2023	10/31/2023	2305 CORCORAN	$	197.41	MN-ST3	MN - St Peter City 7.875%	$	14.41	7.874%	$13.77	$	0.64
MID013	Midway Iron & Metal	570271	1/23/2024	1/31/2024	2305 CORCORAN	$	142.40	MN-CRO	MN-Crow Wing County Taxe7.375%	$	10.40	7.879%	$9.93	$	0.47
MID013	Midway Iron & Metal	571071	1/31/2024	1/31/2024	2305 CORCORAN	$	118.02	MN-ST3	MN - St Peter City 7.875%	$	8.62	7.879%	$8.23	$	0.39
MID013	Midway Iron & Metal	581658	5/29/2024	5/31/2024	2305 CORCORAN	$	457.82	MN-ST3	MN - St Peter City 7.875%	$	33.42	7.875%	$31.94	$	1.48
MID013	Midway Iron & Metal	581723	5/30/2024	6/30/2024	2305 CORCORAN	$	195.15	MN-ST3	MN - St Peter City 7.875%	$	14.25	7.877%	$13.61	$	0.64
MID013	Midway Iron & Metal	599066	1/28/2025	1/31/2025	2305 CORCORAN	$	219.66	MN-ST5	MN- St Cloud/Benton 7.875	$	16.04	7.877%	$15.32	$	0.72
MID019	Mid-County Fabricating, Inc.	45498	2/23/2024	3/31/2024	2305 CORCORAN	$	4,979.13	MN-SCO	MN - Scott County Taxes 8.375%	$	384.78	8.375%	$345.72	$	39.06
MOB006	Mobile Mini, Inc.	9019433712	11/15/2023	11/30/2023	2305 CORCORAN	$	2,014.01	MN-HEN	MN-Hennepin County Tax 8.525	$	158.21	8.525%	$139.65	$	18.56
MOB006	Mobile Mini, Inc.	9019682921	12/13/2023	12/31/2023	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9019916412	1/10/2024	1/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9020146645	2/7/2024	2/28/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9020378897	3/6/2024	3/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9020604834	4/3/2024	4/30/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9020833650	5/1/2024	5/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9021055120	5/29/2024	6/30/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9021280236	6/26/2024	6/30/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9021500796	7/24/2024	7/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9021724496	8/21/2024	8/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9021944946	9/18/2024	9/30/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9022172862	10/16/2024	10/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9022402551	11/13/2024	11/30/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9022622768	12/11/2024	12/31/2024	2305 CORCORAN	$	1,190.52	MN-HEN	MN-Hennepin County Tax 8.525	$	93.52	8.525%	$82.55	$	10.97
MOB006	Mobile Mini, Inc.	9022828294	1/8/2025	1/31/2025	2305 CORCORAN	$	1,271.90	MN-HEN	MN-Hennepin County Tax 8.525	$	99.91	8.525%	$88.19	$	11.72
MOB006	Mobile Mini, Inc.	9023030485	2/5/2025	2/28/2025	2305 CORCORAN	$	1,271.96	MN-HEN	MN-Hennepin County Tax 8.525	$	99.97	8.530%	$88.19	$	11.78
MOB006	Mobile Mini, Inc.	9023233469	3/5/2025	3/31/2025	2305 CORCORAN	$	1,271.90	MN-HEN	MN-Hennepin County Tax 8.525	$	99.91	8.525%	$88.19	$	11.72
MOB006	Mobile Mini, Inc.	9023392669	3/28/2025	3/31/2025	2305 CORCORAN	$	116.35	MN-HEN	MN-Hennepin County Tax 8.525	$	9.14	8.525%	$8.07	$	1.07
MOB006	Mobile Mini, Inc.	9023445523	4/4/2025	4/30/2025	2305 CORCORAN	$	725.12	MN-HEN	MN-Hennepin County Tax 8.525	$	56.96	8.525%	$50.28	$	6.68
MUL003	Mulcahy Company, Inc.	PS-INV198335	3/7/2025	3/31/2025	2305 CORCORAN	$	78.32	MN-ROG	MN-Rogers City Taxes 8.775%	$	6.32	8.778%	$5.42	$	0.90
MUL003	Mulcahy Company, Inc.	PS-INV204631	6/26/2025	6/30/2025	2305 CORCORAN	$	154.14	MN-ROG	MN-Rogers City Taxes 8.775%	$	12.44	8.779%	$10.66	$	1.78
NAP039	NAPA - Corcoran	533897	4/25/2024	7/31/2024	2305 CORCORAN	$	50.21	MN-HEN	MN-Hennepin County Tax 8.525	$	3.94	8.515%	$3.48	$	0.46
OXY001	Oxygen Services Co.	0003569563	10/31/2023	10/31/2023	2305 CORCORAN	$	115.26	MN-HEN	MN-Hennepin County Tax 8.525	$	9.30	8.777%	$7.97	$	1.33
OXY001	Oxygen Services Co.	0003572135	11/30/2023	11/30/2023	2305 CORCORAN	$	115.26	MN-HEN	MN-Hennepin County Tax 8.525	$	9.30	8.777%	$7.97	$	1.33
OXY001	Oxygen Services Co.	0003574833	12/31/2023	12/31/2023	2305 CORCORAN	$	115.26	MN-HEN	MN-Hennepin County Tax 8.525	$	9.30	8.777%	$7.97	$	1.33
OXY001	Oxygen Services Co.	0003577404	1/31/2024	1/31/2024	2305 CORCORAN	$	115.26	MN-HEN	MN-Hennepin County Tax 8.525	$	9.30	8.777%	$7.97	$	1.33
OXY001	Oxygen Services Co.	0003579959	2/29/2024	2/28/2024	2305 CORCORAN	$	127.89	MN-HEN	MN-Hennepin County Tax 8.525	$	10.32	8.778%	$8.85	$	1.47
OXY001	Oxygen Services Co.	0003582660	3/31/2024	3/31/2024	2305 CORCORAN	$	139.45	MN-HEN	MN-Hennepin County Tax 8.525	$	11.25	8.775%	$9.65	$	1.60
OXY001	Oxygen Services Co.	0003585255	4/30/2024	4/30/2024	2305 CORCORAN	$	134.96	MN-HEN	MN-Hennepin County Tax 8.525	$	10.89	8.777%	$9.34	$	1.55
OXY001	Oxygen Services Co.	0003587876	5/31/2024	5/31/2024	2305 CORCORAN	$	139.45	MN-HEN	MN-Hennepin County Tax 8.525	$	11.25	8.775%	$9.65	$	1.60
OXY001	Oxygen Services Co.	0003590621	6/30/2024	6/30/2024	2305 CORCORAN	$	157.29	MN-HEN	MN-Hennepin County Tax 8.525	$	12.69	8.776%	$10.88	$	1.81
OXY001	Oxygen Services Co.	0003593284	7/31/2024	7/31/2024	2305 CORCORAN	$	165.69	MN-HEN	MN-Hennepin County Tax 8.525	$	13.37	8.778%	$11.46	$	1.91
OXY001	Oxygen Services Co.	0003595984	8/31/2024	8/31/2024	2305 CORCORAN	$	157.25	MN-HEN	MN-Hennepin County Tax 8.525	$	12.69	8.778%	$10.88	$	1.81
OXY001	Oxygen Services Co.	0003598758	9/30/2024	9/30/2024	2305 CORCORAN	$	80.29	MN-HEN	MN-Hennepin County Tax 8.525	$	6.48	8.779%	$5.55	$	0.93
OXY001	Oxygen Services Co.	0003601449	10/31/2024	10/31/2024	2305 CORCORAN	$	33.44	MN-HEN	MN-Hennepin County Tax 8.525	$	2.70	8.783%	$2.31	$	0.39
OXY001	Oxygen Services Co.	0003604168	11/30/2024	11/30/2024	2305 CORCORAN	$	45.85	MN-HEN	MN-Hennepin County Tax 8.525	$	3.70	8.778%	$3.17	$	0.53
OXY001	Oxygen Services Co.	0003606951	12/31/2024	12/31/2024	2305 CORCORAN	$	51.24	MN-HEN	MN-Hennepin County Tax 8.525	$	4.13	8.767%	$3.55	$	0.58
OXY001	Oxygen Services Co.	0003609656	1/31/2025	1/31/2025	2305 CORCORAN	$	51.24	MN-HEN	MN-Hennepin County Tax 8.525	$	4.13	8.767%	$3.55	$	0.58
OXY001	Oxygen Services Co.	0003612338	2/28/2025	2/28/2025	2305 CORCORAN	$	49.17	MN-HEN	MN-Hennepin County Tax 8.525	$	3.97	8.783%	$3.40	$	0.57
OXY001	Oxygen Services Co.	0003615092	3/31/2025	3/31/2025	2305 CORCORAN	$	54.43	MN-HEN	MN-Hennepin County Tax 8.525	$	4.39	8.773%	$3.77	$	0.62
OXY001	Oxygen Services Co.	0003617797	4/30/2025	4/30/2025	2305 CORCORAN	$	52.67	MN-HEN	MN-Hennepin County Tax 8.525	$	4.25	8.777%	$3.64	$	0.61
OXY001	Oxygen Services Co.	0003620524	5/31/2025	5/31/2025	2305 CORCORAN	$	54.43	MN-HEN	MN-Hennepin County Tax 8.525	$	4.39	8.773%	$3.77	$	0.62
OXY001	Oxygen Services Co.	0003623329	6/30/2025	6/30/2025	2305 CORCORAN	$	52.67	MN-HEN	MN-Hennepin County Tax 8.525	$	4.25	8.777%	$3.64	$	0.61
OXY001	Oxygen Services Co.	0003626095	7/31/2025	7/31/2025	2305 CORCORAN	$	58.69	MN-HEN	MN-Hennepin County Tax 8.525	$	4.73	8.766%	$4.06	$	0.67

OXY001	Oxygen Services Co.	0003628858	8/31/2025	8/31/2025	2305 CORCORAN	$ 58.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.73	8.766%	$4.06	$ 0.67
OXY001	Oxygen Services Co.	0008682735	11/27/2023	11/30/2023	2305 CORCORAN	$ 426.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.50	8.526%	$29.57	$ 3.93
OXY001	Oxygen Services Co.	0008688668	12/18/2023	12/31/2023	2305 CORCORAN	$ 44.44	MN-CRO	MN-Crow Wing County Taxe7.375%	$ 3.24	7.864%	$3.10	$ 0.14
OXY001	Oxygen Services Co.	0008702755	2/8/2024	2/28/2024	2305 CORCORAN	$ 377.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 30.49	8.775%	$26.15	$ 4.34
OXY001	Oxygen Services Co.	0008713838	3/15/2024	3/31/2024	2305 CORCORAN	$ 90.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.27	8.775%	$6.23	$ 1.04
OXY001	Oxygen Services Co.	0008737745	6/10/2024	6/30/2024	2305 CORCORAN	$ 437.42	MN-HEN	MN-Hennepin County Tax 8.525	$ 35.29	8.776%	$30.26	$ 5.03
OXY001	Oxygen Services Co.	0008764549	9/12/2024	9/30/2024	2305 CORCORAN	$ 94.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.63	8.770%	$6.55	$ 1.08
OXY001	Oxygen Services Co.	0008781465	11/7/2024	11/30/2024	2305 CORCORAN	$ 184.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.91	8.774%	$12.79	$ 2.12
OXY001	Oxygen Services Co.	0008789054	12/5/2024	12/31/2024	2305 CORCORAN	$ 144.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.55	7.877%	$10.08	$ 0.47
OXY001	Oxygen Services Co.	0008801414	1/22/2025	1/31/2025	2305 CORCORAN	$ 187.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 15.16	8.777%	$13.00	$ 2.16
OXY001	Oxygen Services Co.	0008801721	1/23/2025	1/31/2025	2305 CORCORAN	$ 184.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.91	8.774%	$12.79	$ 2.12
OXY001	Oxygen Services Co.	0008801804	1/23/2025	1/31/2025	2305 CORCORAN	$ 211.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 17.07	8.774%	$14.64	$ 2.43
OXY001	Oxygen Services Co.	0008850035	7/3/2025	7/31/2025	2305 CORCORAN	$ 144.44	MN-SAU	MN - Sauk Rapids Taxes 7.375%	$ 10.54	7.872%	$10.08	$ 0.46
PLA001	Plant & Flanged Equipment	0086049-IN	3/28/2024	3/31/2024	2305 CORCORAN	$ 178.40	MN-ANO	MN-Anoka County Taxes 8.125%	$ 13.40	8.121%	$12.42	$ 0.98
PLA001	Plant & Flanged Equipment	0086286-IN	4/29/2024	4/30/2024	2305 CORCORAN	$ 2,054.38	MN-ANO	MN-Anoka County Taxes 8.125%	$ 154.38	8.125%	$142.98	$ 11.41
PLA001	Plant & Flanged Equipment	0086513-IN	6/6/2024	6/30/2024	2305 CORCORAN	$ 932.75	MN-ANO	MN-Anoka County Taxes 8.125%	$ 70.10	8.126%	$64.91	$ 5.19
PLA001	Plant & Flanged Equipment	0086615-IN	6/24/2024	6/30/2024	2305 CORCORAN	$ 2,540.95	MN-ANO	MN-Anoka County Taxes 8.125%	$ 190.95	8.126%	$176.84	$ 14.11
PLA001	Plant & Flanged Equipment	0086760-IN	7/17/2024	7/31/2024	2305 CORCORAN	$ 292.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 21.98	8.129%	$20.35	$ 1.63
PLA001	Plant & Flanged Equipment	0087358-IN	10/31/2024	10/31/2024	2305 CORCORAN	$ 530.42	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.87	8.128%	$36.91	$ 2.96
PRO031	ProLine Distributing	INV59401	12/29/2023	12/31/2023	2305 CORCORAN	$ 1,743.76	MN-ROG	MN-Rogers City Taxes 8.775%	$ 140.67	8.775%	$120.63	$ 20.04
PRO031	ProLine Distributing	INV60692	2/9/2024	2/28/2024	2305 CORCORAN	$ 825.67	MN-HEN	MN-Hennepin County Tax 8.525	$ 64.86	8.525%	$57.25	$ 7.61
PRO031	ProLine Distributing	INV65204	6/24/2024	6/30/2024	2305 CORCORAN	$ 1,587.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 124.73	8.525%	$110.09	$ 14.64
REB001	Rebarfab, Inc.	023-7373	10/30/2023	10/31/2023	2305 CORCORAN	$ 2,212.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 173.82	8.525%	$153.43	$ 20.39
REB001	Rebarfab, Inc.	023-7506	11/14/2023	11/30/2023	2305 CORCORAN	$ 35,750.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,808.30	8.525%	$2,478.89	$ 329.41
REB001	Rebarfab, Inc.	023-7522	11/15/2023	11/30/2023	2305 CORCORAN	$ 36,332.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,854.00	8.525%	$2,519.22	$ 334.78
REB001	Rebarfab, Inc.	023-7746	12/15/2023	12/31/2023	2305 CORCORAN	$ 33,431.12	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,626.12	8.525%	$2,318.08	$ 308.04
REB001	Rebarfab, Inc.	023-7747	12/18/2023	12/31/2023	2305 CORCORAN	$ 27,896.35	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,191.35	8.525%	$1,934.30	$ 257.05
REB001	Rebarfab, Inc.	023-7814	12/28/2023	1/31/2024	2305 CORCORAN	$ 14,462.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,136.04	8.525%	$1,002.78	$ 133.26
REB001	Rebarfab, Inc.	024-7855	1/5/2024	1/31/2024	2305 CORCORAN	$ 26,093.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,049.76	8.525%	$1,809.31	$ 240.45
REB001	Rebarfab, Inc.	024-8014	2/6/2024	2/28/2024	2305 CORCORAN	$ 28,204.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,215.56	8.525%	$1,955.67	$ 259.89
REB001	Rebarfab, Inc.	024-8015	2/6/2024	2/28/2024	2305 CORCORAN	$ 430.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.84	8.524%	$29.87	$ 3.97
REB001	Rebarfab, Inc.	024-8126	2/29/2024	8/31/2024	2305 CORCORAN	$ 23,471.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,843.79	8.525%	$1,627.51	$ 216.28
REB001	Rebarfab, Inc.	024-8137	3/1/2024	8/31/2024	2305 CORCORAN	$ 2,061.98	MN-HEN	MN-Hennepin County Tax 8.525	$ 161.98	8.525%	$142.98	$ 19.01
REB001	Rebarfab, Inc.	024-8158	3/8/2024	8/31/2024	2305 CORCORAN	$ 24,362.78	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,913.78	8.525%	$1,689.29	$ 224.49
REB001	Rebarfab, Inc.	024-8336	4/10/2024	8/31/2024	2305 CORCORAN	$ 1,116.72	MN-HEN	MN-Hennepin County Tax 8.525	$ 87.72	8.525%	$77.43	$ 10.29
REB001	Rebarfab, Inc.	024-8337	4/10/2024	8/31/2024	2305 CORCORAN	$ 564.64	MN-HEN	MN-Hennepin County Tax 8.525	$ 43.64	8.376%	$39.21	$ 4.43
REB001	Rebarfab, Inc.	024-8411	4/18/2024	8/31/2024	2305 CORCORAN	$ 8,685.26	MN-HEN	MN-Hennepin County Tax 8.525	$ 682.26	8.525%	$602.23	$ 80.03
REB001	Rebarfab, Inc.	024-8648	5/20/2024	8/31/2024	2305 CORCORAN	$ 11,128.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 874.15	8.525%	$771.61	$ 102.54
RIN002	Rinker Materials	28494701	1/22/2024	2/28/2024	2305 CORCORAN	$ 33,651.57	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,643.44	8.525%	$2,333.36	$ 310.08
RIN002	Rinker Materials	28512732	1/25/2024	2/28/2024	2305 CORCORAN	$ 1,125.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.45	8.525%	$78.07	$ 10.38
RIN002	Rinker Materials	28578886	2/7/2024	2/28/2024	2305 CORCORAN	$ 25,516.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,004.38	8.525%	$1,769.26	$ 235.12
RIN002	Rinker Materials	29968738	9/19/2024	9/30/2024	2305 CORCORAN	$ 30,904.66	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,427.66	8.525%	$2,142.89	$ 284.77
RIN002	Rinker Materials	29968739	9/19/2024	9/30/2024	2305 CORCORAN	$ 5,188.85	MN-HEN	MN-Hennepin County Tax 8.525	$ 407.60	8.525%	$359.79	$ 47.81
RIN002	Rinker Materials	29985454	9/23/2024	9/30/2024	2305 CORCORAN	$ 8,922.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 700.88	8.525%	$618.67	$ 82.21
RIN002	Rinker Materials	30041684	10/2/2024	10/31/2024	2305 CORCORAN	$ 868.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 68.20	8.525%	$60.20	$ 8.00
ROA002	Road Machinery & Supplies Co.	R2435001	10/23/2023	10/31/2023	2305 CORCORAN	$ 7,252.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 569.74	8.525%	$502.90	$ 66.84
ROA002	Road Machinery & Supplies Co.	R2446901	11/20/2023	11/30/2023	2305 CORCORAN	$ 6,900.03	MN-HEN	MN-Hennepin County Tax 8.525	$ 542.03	8.525%	$478.44	$ 63.59
SCA001	Scaffold Service	A139325	8/20/2024	8/31/2024	2305 CORCORAN	$ 536.50	MN-ROG	MN-Rogers City Taxes 8.775%	$ 43.28	8.775%	$37.11	$ 6.17
SCA001	Scaffold Service	A140468	9/23/2024	9/30/2024	2305 CORCORAN	$ 1,040.88	MN-ROG	MN-Rogers City Taxes 8.775%	$ 83.97	8.775%	$72.01	$ 11.96
SCA001	Scaffold Service	A20407	9/19/2024	9/30/2024	2305 CORCORAN	$ 1,003.86	MN-ROG	MN-Rogers City Taxes 8.775%	$ 80.98	8.775%	$69.45	$ 11.53
SET001	Seton Identification Products	9359199439	6/5/2025	6/30/2025	2305 CORCORAN	$ 918.20	MN-HEN	MN-Hennepin County Tax 8.525	$ 74.16	8.786%	$63.51	$ 10.65
SET001	Seton Identification Products	9359199439	6/5/2025	6/30/2025	2305 CORCORAN	$ 49.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.90	8.515%	$3.45	$ 0.45
SHA001	Shaw-Stewart Lumber - MPLS	1074331-001	10/23/2023	10/31/2023	2305 CORCORAN	$ 22,445.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,763.15	8.525%	$1,556.32	$ 206.83
SHA001	Shaw-Stewart Lumber - MPLS	1093410-001	12/20/2023	12/31/2023	2305 CORCORAN	$ 2,338.74	MN-ROG	MN-Rogers City Taxes 8.775%	$ 183.72	8.525%	$162.17	$ 21.55
SHA001	Shaw-Stewart Lumber - MPLS	1100046-001	2/19/2024	2/28/2024	2305 CORCORAN	$ 2,983.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 234.34	8.525%	$206.85	$ 27.49
SHA001	Shaw-Stewart Lumber - MPLS	1107351-001	4/18/2024	4/30/2024	2305 CORCORAN	$ 381.84	MN-HEN	MN-Hennepin County Tax 8.525	$ 30.00	8.527%	$26.48	$ 3.52
SHA001	Shaw-Stewart Lumber - MPLS	1108048-001	4/24/2024	4/30/2024	2305 CORCORAN	$ 727.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 57.19	8.526%	$50.48	$ 6.71
SHA001	Shaw-Stewart Lumber - MPLS	1138432-001	12/13/2024	3/31/2025	2305 CORCORAN	$ 466.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.61	8.524%	$32.32	$ 4.29
SHA001	Shaw-Stewart Lumber - MPLS	1138882-002	12/20/2024	3/31/2025	2305 CORCORAN	$ 3,646.44	MN-HEN	MN-Hennepin County Tax 8.525	$ 286.44	8.525%	$252.84	$ 33.60
SHA001	Shaw-Stewart Lumber - MPLS	1139139-001	12/26/2024	12/31/2024	2305 CORCORAN	$ 759.68	MN-HEN	MN-Hennepin County Tax 8.525	$ 59.68	8.526%	$52.68	$ 7.01
SHA001	Shaw-Stewart Lumber - MPLS	1143172-001	1/29/2025	1/31/2025	2305 CORCORAN	$ 53.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.22	8.517%	$3.73	$ 0.49
SIM003	Simonson Lumber Co-Corporate	BAX237854	7/22/2024	8/31/2024	2305 CORCORAN	$ 15,446.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,213.34	8.525%	$1,071.01	$ 142.33
SIM003	Simonson Lumber Co-Corporate	SCE240740	8/2/2024	8/31/2024	2305 CORCORAN	$ 1,599.83	MN-HEN	MN-Hennepin County Tax 8.525	$ 125.67	8.525%	$110.93	$ 14.74
SIM003	Simonson Lumber Co-Corporate	SCE240741	8/2/2024	8/31/2024	2305 CORCORAN	$ 15,712.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,234.27	8.525%	$1,089.49	$ 144.78
SIM003	Simonson Lumber Co-Corporate	SCE242204	8/9/2024	8/31/2024	2305 CORCORAN	$ 4,013.47	MN-HEN	MN-Hennepin County Tax 8.525	$ 315.27	8.525%	$278.29	$ 36.98
SIM003	Simonson Lumber Co-Corporate	SCE242963	8/13/2024	8/31/2024	2305 CORCORAN	$ 762.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 59.87	8.525%	$52.85	$ 7.02
SIM003	Simonson Lumber Co-Corporate	SCE243002	8/13/2024	8/31/2024	2305 CORCORAN	$ 5,600.97	MN-HEN	MN-Hennepin County Tax 8.525	$ 439.98	8.525%	$388.36	$ 51.62
SIM003	Simonson Lumber Co-Corporate	SCE246403	8/27/2024	8/31/2024	2305 CORCORAN	$ 395.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.04	8.526%	$27.39	$ 3.65
STO012	Stoneworks Architectural Preca	9767	7/31/2024	8/31/2024	2305 CORCORAN	$ 12,143.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 953.95	8.525%	$842.05	$ 111.90
STO012	Stoneworks Architectural Preca	9944	9/30/2024	9/30/2024	2305 CORCORAN	$ 4,661.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 366.15	8.525%	$323.20	$ 42.95
SUN010	Sunbelt Rentals, Inc.	150107456-0001	2/5/2024	2/28/2024	2305 CORCORAN	$ 678.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.28	8.525%	$47.03	$ 6.25
TCC001	TCC Materials	7400426	4/15/2024	5/31/2024	2305 CORCORAN	$ 2,849.91	MN-ROG	MN-Rogers City Taxes 8.775%	$ 229.91	8.775%	$197.16	$ 32.76
TCC001	TCC Materials	7404666	4/19/2024	5/31/2024	2305 CORCORAN	$ 2,577.97	MN-ROG	MN-Rogers City Taxes 8.775%	$ 207.97	8.775%	$178.34	$ 29.63
TCC001	TCC Materials	7406261	4/22/2024	5/31/2024	2305 CORCORAN	$ 3,609.15	MN-ROG	MN-Rogers City Taxes 8.775%	$ 291.15	8.775%	$249.68	$ 41.47
TCC001	TCC Materials	7412319	4/26/2024	5/31/2024	2305 CORCORAN	$ 3,989.87	MN-ROG	MN-Rogers City Taxes 8.775%	$ 321.87	8.775%	$276.02	$ 45.85
TCC001	TCC Materials	7431853	5/14/2024	5/31/2024	2305 CORCORAN	$ 3,609.15	MN-ROG	MN-Rogers City Taxes 8.775%	$ 291.15	8.775%	$249.68	$ 41.47
TCC001	TCC Materials	7455702	6/3/2024	8/31/2024	2305 CORCORAN	$ 4,230.47	MN-ROG	MN-Rogers City Taxes 8.775%	$ 342.47	8.808%	$292.57	$ 49.90
TCC001	TCC Materials	7538838	8/15/2024	8/31/2024	2305 CORCORAN	$ 4,450.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 362.22	8.861%	$307.62	$ 54.60
TCC001	TCC Materials	7566119	9/6/2024	9/30/2024	2305 CORCORAN	$ 3,989.87	MN-ROG	MN-Rogers City Taxes 8.775%	$ 321.87	8.775%	$276.02	$ 45.85
TCH001	TCH Doors Hardware Security	PSI2279683	8/2/2024	9/30/2024	2305 CORCORAN	$ 1,096.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 86.11	8.526%	$76.00	$ 10.11
TOT003	Total Tool	01599007	11/1/2023	11/30/2023	2305 CORCORAN	$ 127.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.05	8.524%	$8.87	$ 1.18
TOT003	Total Tool	01599198	11/2/2023	11/30/2023	2305 CORCORAN	$ 109.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.56	8.523%	$7.56	$ 1.00
TOT003	Total Tool	01599214	11/1/2023	11/30/2023	2305 CORCORAN	$ 1,095.41	MN-HEN	MN-Hennepin County Tax 8.525	$ 86.05	8.525%	$75.95	$ 10.10
TOT003	Total Tool	01599977	11/8/2023	11/30/2023	2305 CORCORAN	$ 218.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 17.13	8.527%	$15.12	$ 2.01
TOT003	Total Tool	01600577	11/13/2023	11/30/2023	2305 CORCORAN	$ 30.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.41	8.540%	$2.12	$ 0.29
TOT003	Total Tool	01600773	11/14/2023	11/30/2023	2305 CORCORAN	$ 38.21	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.00	8.520%	$2.65	$ 0.35
TOT003	Total Tool	01600947	11/15/2023	11/30/2023	2305 CORCORAN	$ 101.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.94	8.528%	$7.01	$ 0.93
TOT003	Total Tool	01601904	11/21/2023	11/30/2023	2305 CORCORAN	$ 25.07	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.97	8.528%	$1.74	$ 0.23
TOT003	Total Tool	01602217	11/24/2023	11/30/2023	2305 CORCORAN	$ 2,675.19	MN-ROG	MN-Rogers City Taxes 8.775%	$ 210.14	8.525%	$185.50	$ 24.64
TOT003	Total Tool	01608624	1/11/2024	1/31/2024	2305 CORCORAN	$ 1,956.48	MN-HEN	MN-Hennepin County Tax 8.525	$ 153.69	8.525%	$135.66	$ 18.03
TOT003	Total Tool	01609590	1/18/2024	1/31/2024	2305 CORCORAN	$ 93.40	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.34	8.529%	$6.48	$ 0.86
TOT003	Total Tool	01609762	1/19/2024	1/31/2024	2305 CORCORAN	$ 79.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 6.28	8.523%	$5.54	$ 0.74
TOT003	Total Tool	01610377	1/25/2024	1/31/2024	2305 CORCORAN	$ 378.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.76	8.525%	$26.27	$ 3.49
TOT003	Total Tool	01610379	1/25/2024	1/31/2024	2305 CORCORAN	$ 507.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.87	8.524%	$35.20	$ 4.67
TOT003	Total Tool	01618744	3/22/2024	3/31/2024	2305 CORCORAN	$ 463.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 36.37	8.525%	$32.11	$ 4.26
TOT003	Total Tool	01620440	4/3/2024	4/30/2024	2305 CORCORAN	$ 554.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 43.58	8.524%	$38.47	$ 5.11
TOT003	Total Tool	01622226	4/15/2024	4/30/2024	2305 CORCORAN	$ 119.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.39	8.521%	$8.29	$ 1.10
TOT003	Total Tool	01622863	4/18/2024	4/30/2024	2305 CORCORAN	$ 962.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 75.57	8.525%	$66.70	$ 8.87
TOT003	Total Tool	01623783	4/24/2024	4/30/2024	2305 CORCORAN	$ 22.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.80	8.531%	$1.59	$ 0.21
TOT003	Total Tool	01623783	4/24/2024	4/30/2024	2305 CORCORAN	$ 38.16	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.00	8.532%	$2.65	$ 0.35
TOT003	Total Tool	01626233	5/9/2024	5/31/2024	2305 CORCORAN	$ 729.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 57.32	8.524%	$50.60	$ 6.72
TOT003	Total Tool	01637109	7/15/2024	7/31/2024	2305 CORCORAN	$ 491.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 38.62	8.524%	$34.09	$ 4.53
TOT003	Total Tool	01637813	7/18/2024	7/31/2024	2305 CORCORAN	$ 28.91	MN-HEN	MN-Hennepin County Tax 8.525	$ 2.27	8.521%	$2.00	$ 0.27
TOT003	Total Tool	01642450	8/14/2024	8/31/2024	2305 CORCORAN	$ 316.52	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.86	8.524%	$21.95	$ 2.91
TOT003	Total Tool	01644077	8/23/2024	8/31/2024	2305 CORCORAN	$ 575.70	MN-HEN	MN-Hennepin County Tax 8.525	$ 45.22	8.524%	$39.92	$ 5.30
TOT003	Total Tool	01646079	9/6/2024	9/30/2024	2305 CORCORAN	$ 381.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.99	8.525%	$26.47	$ 3.52
TOT003	Total Tool	01646212	9/9/2024	9/30/2024	2305 CORCORAN	$ 77.29	MN-HEN	MN-Hennepin County Tax 8.525	$ 6.07	8.523%	$5.36	$ 0.71
TOT003	Total Tool	01652269	10/11/2024	10/31/2024	2305 CORCORAN	$ 395.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.04	8.524%	$27.40	$ 3.64
TOT003	Total Tool	01652272	10/11/2024	10/31/2024	2305 CORCORAN	$ 485.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 38.17	8.525%	$33.69	$ 4.48
TOT003	Total Tool	01659358	11/22/2024	11/30/2024	2305 CORCORAN	$ 141.10	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.54	8.907%	$9.75	$ 1.79
TOT003	Total Tool	01659801	11/26/2024	11/30/2024	2305 CORCORAN	$ 132.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.40	8.521%	$9.18	$ 1.22
TOT003	Total Tool	01661115	12/5/2024	12/31/2024	2305 CORCORAN	$ 146.29	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.49	8.524%	$10.14	$ 1.35
TOT003	Total Tool	01661378	12/6/2024	12/31/2024	2305 CORCORAN	$ 323.40	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.40	8.523%	$22.42	$ 2.98
TOT003	Total Tool	01661793	12/10/2024	12/31/2024	2305 CORCORAN	$ 797.34	MN-HEN	MN-Hennepin County Tax 8.525	$ 62.63	8.524%	$55.29	$ 7.34
TOT003	Total Tool	01667916	1/23/2025	1/31/2025	2305 CORCORAN	$ 307.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.14	8.526%	$21.31	$ 2.83
TOT003	Total Tool	01667916	1/23/2025	1/31/2025	2305 CORCORAN	$ 17.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.34	8.530%	$1.18	$ 0.16
TOT003	Total Tool	01670244	2/6/2025	2/28/2025	2305 CORCORAN	$ 244.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 19.24	8.524%	$16.98	$ 2.26
TOT003	Total Tool	01672818	2/24/2025	2/28/2025	2305 CORCORAN	$ 125.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.87	8.527%	$8.71	$ 1.16
TOT003	Total Tool	01672818	2/24/2025	2/28/2025	2305 CORCORAN	$ 24.42	MN-HEN	MN-Hennepin County Tax 8.525	$ 1.91	8.485%	$1.69	$ 0.22
TOT003	Total Tool	01688918	5/19/2025	5/31/2025	2305 CORCORAN	$ 130.03	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.21	8.521%	$9.02	$ 1.19
TRI017	Twin City Hardware Co Inc	PSI2258795	4/11/2024	7/31/2024	2305 CORCORAN	$ 51,464.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 4,042.70	8.525%	$3,568.48	$ 474.22

TRI017	Twin City Hardware Co Inc	PSI2258796	4/11/2024	7/31/2024	2305 CORCORAN	$ 12,050.04	MN-HEN	MN-Hennepin County Tax 8.525	$ 946.58	8.525%	$835.54	$ 111.04			
TRI017	Twin City Hardware Co Inc	PSI2258797	4/11/2024	7/31/2024	2305 CORCORAN	$ 33,001.21	MN-HEN	MN-Hennepin County Tax 8.525	$ 2,592.42	8.525%	$2,288.26	$ 304.16			
TRI017	Twin City Hardware Co Inc	PSI2260387	4/18/2024	7/31/2024	2305 CORCORAN	$ 14,311.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,124.23	8.525%	$992.37	$ 131.86			
TRI017	Twin City Hardware Co Inc	PSI2279882	8/5/2024	3/31/2025	2305 CORCORAN	$ 4,948.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 388.70	8.525%	$343.12	$ 45.58			
TWI025	Twin City Windustrial Supply	166162 01	12/4/2023	12/31/2023	2305 CORCORAN	$ 636.66	MN-ROG	MN-Rogers City Taxes 8.775%	$ 50.01	8.525%	$44.15	$ 5.86			
TWI025	Twin City Windustrial Supply	166341 01	12/28/2023	12/31/2023	2305 CORCORAN	$ 6,052.48	MN-ROG	MN-Rogers City Taxes 8.775%	$ 475.44	8.525%	$419.67	$ 55.77			
TWI025	Twin City Windustrial Supply	166343 01	12/28/2023	12/31/2023	2305 CORCORAN	$ 5,247.50	MN-ROG	MN-Rogers City Taxes 8.775%	$ 412.21	8.525%	$363.86	$ 48.35			
TWI025	Twin City Windustrial Supply	166375 01	12/28/2023	12/31/2023	2305 CORCORAN	$ 11,143.47	MN-ROG	MN-Rogers City Taxes 8.775%	$ 875.36	8.525%	$772.68	$ 102.68			
TWI025	Twin City Windustrial Supply	166375 02	1/2/2024	1/31/2024	2305 CORCORAN	$ 98.06	MN-ROG	MN-Rogers City Taxes 8.775%	$ 7.70	8.521%	$6.80	$ 0.90			
TWI025	Twin City Windustrial Supply	166381 01	12/28/2023	12/31/2023	2305 CORCORAN	$ 697.80	MN-ROG	MN-Rogers City Taxes 8.775%	$ 54.81	8.524%	$48.38	$ 6.43			
TWI025	Twin City Windustrial Supply	166381 02	1/11/2024	1/31/2024	2305 CORCORAN	$ 112.81	MN-ROG	MN-Rogers City Taxes 8.775%	$ 8.86	8.523%	$7.82	$ 1.04			
TWI025	Twin City Windustrial Supply	172316 01	10/29/2024	10/31/2024	2305 CORCORAN	$ 735.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 57.74	8.524%	$50.97	$ 6.77			
ULI001	ULine	187908033	1/15/2025	1/31/2025	2305 CORCORAN	$ 2,083.79	MN-HEN	MN-Hennepin County Tax 8.525	$ 163.69	8.525%	$144.49	$ 19.20			
UNI023	United Rentals	222504693-003	10/2/2023	10/31/2023	2305 CORCORAN	$ 1,122.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.17	8.525%	$77.83	$ 10.34			
UNI023	United Rentals	222504693-004	10/23/2023	10/31/2023	2305 CORCORAN	$ 677.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.22	8.526%	$46.97	$ 6.25			
UNI023	United Rentals	224552327-002	10/23/2023	10/31/2023	2305 CORCORAN	$ 742.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 58.34	8.524%	$51.50	$ 6.84			
UNI023	United Rentals	225347129-001	10/18/2023	10/31/2023	2305 CORCORAN	$ 2,083.96	MN-HEN	MN-Hennepin County Tax 8.525	$ 163.71	8.525%	$144.50	$ 19.21			
UNI023	United Rentals	225347129-002	11/13/2023	11/30/2023	2305 CORCORAN	$ 1,092.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 85.79	8.525%	$75.73	$ 10.06			
UNI023	United Rentals	225384388-001	10/15/2023	10/31/2023	2305 CORCORAN	$ 1,151.10	MN-HEN	MN-Hennepin County Tax 8.525	$ 90.42	8.525%	$79.82	$ 10.60			
UNI023	United Rentals	225384388-002	11/12/2023	11/30/2023	2305 CORCORAN	$ 742.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 58.34	8.524%	$51.50	$ 6.84			
UNI023	United Rentals	225384388-003	12/10/2023	12/31/2023	2305 CORCORAN	$ 742.76	MN-HEN	MN-Hennepin County Tax 8.525	$ 58.34	8.524%	$51.50	$ 6.84			
UNI023	United Rentals	226026886-001	11/2/2023	11/30/2023	2305 CORCORAN	$ 2,947.80	MN-HEN	MN-Hennepin County Tax 8.525	$ 231.56	8.525%	$204.40	$ 27.16			
UNI023	United Rentals	226026886-002	11/30/2023	11/30/2023	2305 CORCORAN	$ 2,559.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 201.04	8.525%	$177.46	$ 23.58			
UNI023	United Rentals	226026886-003	12/12/2023	12/31/2023	2305 CORCORAN	$ 168.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 13.21	8.524%	$11.66	$ 1.55			
UNI023	United Rentals	227229311-001	11/15/2023	2/28/2024	2305 CORCORAN	$ 1,090.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 85.66	8.524%	$75.62	$ 10.04			
UNI023	United Rentals	228318928-001	12/27/2023	12/31/2023	2305 CORCORAN	$ 2,484.52	MN-ROG	MN-Rogers City Taxes 8.775%	$ 200.44	8.776%	$171.88	$ 28.56			
UNI023	United Rentals	228318928-002	1/24/2024	1/31/2024	2305 CORCORAN	$ 1,957.96	MN-ROG	MN-Rogers City Taxes 8.775%	$ 157.96	8.776%	$135.45	$ 22.51			
UNI023	United Rentals	228318928-003	2/21/2024	2/28/2024	2305 CORCORAN	$ 1,957.96	MN-ROG	MN-Rogers City Taxes 8.775%	$ 157.96	8.776%	$135.45	$ 22.51			
UNI023	United Rentals	228318928-004	3/20/2024	3/31/2024	2305 CORCORAN	$ 1,957.96	MN-ROG	MN-Rogers City Taxes 8.775%	$ 157.96	8.776%	$135.45	$ 22.51			
UNI023	United Rentals	228510386-001	1/2/2024	2/28/2024	2305 CORCORAN	$ 1,116.17	MN-HEN	MN-Hennepin County Tax 8.525	$ 87.67	8.524%	$77.39	$ 10.28			
UNI023	United Rentals	228510386-002	1/30/2024	2/28/2024	2305 CORCORAN	$ 747.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 58.69	8.524%	$51.81	$ 6.88			
UNI023	United Rentals	228510386-003	2/27/2024	2/28/2024	2305 CORCORAN	$ 747.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 58.69	8.524%	$51.81	$ 6.88			
UNI023	United Rentals	228870204-002	2/14/2024	2/28/2024	2305 CORCORAN	$ 1,122.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.17	8.525%	$77.83	$ 10.34			
UNI023	United Rentals	228870204-003	3/13/2024	3/31/2024	2305 CORCORAN	$ 1,122.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.17	8.525%	$77.83	$ 10.34			
UNI023	United Rentals	228870204-004	4/10/2024	4/30/2024	2305 CORCORAN	$ 1,122.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.17	8.525%	$77.83	$ 10.34			
UNI023	United Rentals	228870204-006	5/8/2024	5/31/2024	2305 CORCORAN	$ 561.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 44.08	8.524%	$38.91	$ 5.17			
UNI023	United Rentals	228870204-007	6/5/2024	6/30/2024	2305 CORCORAN	$ 561.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 44.08	8.524%	$38.91	$ 5.17			
UNI023	United Rentals	228870204-008	7/3/2024	7/31/2024	2305 CORCORAN	$ 561.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 44.08	8.524%	$38.91	$ 5.17			
UNI023	United Rentals	228870204-009	7/19/2024	7/31/2024	2305 CORCORAN	$ 184.63	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.50	8.523%	$12.80	$ 1.70			
UNI023	United Rentals	229256037-001	1/31/2024	2/28/2024	2305 CORCORAN	$ 7,167.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 563.00	8.525%	$496.96	$ 66.04			
UNI023	United Rentals	229256037-002	2/3/2024	2/28/2024	2305 CORCORAN	$ 1,401.41	MN-HEN	MN-Hennepin County Tax 8.525	$ 110.09	8.525%	$97.17	$ 12.92			
UNI023	United Rentals	229256037-003	2/27/2024	2/28/2024	2305 CORCORAN	$ 2,508.36	MN-HEN	MN-Hennepin County Tax 8.525	$ 197.04	8.525%	$173.93	$ 23.11			
UNI023	United Rentals	229493327-001	2/9/2024	2/28/2024	2305 CORCORAN	$ 3,007.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 236.24	8.525%	$208.52	$ 27.72			
UNI023	United Rentals	229493327-002	3/8/2024	3/31/2024	2305 CORCORAN	$ 2,645.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 207.82	8.525%	$183.44	$ 24.38			
UNI023	United Rentals	229493327-003	4/5/2024	4/30/2024	2305 CORCORAN	$ 2,645.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 207.82	8.525%	$183.44	$ 24.38			
UNI023	United Rentals	231241272-001	3/13/2024	3/31/2024	2305 CORCORAN	$ 998.35	MN-ROG	MN-Rogers City Taxes 8.775%	$ 80.54	8.775%	$69.07	$ 11.47			
UNI023	United Rentals	233004319-001	5/6/2024	5/31/2024	2305 CORCORAN	$ 3,388.86	MN-HEN	MN-Hennepin County Tax 8.525	$ 266.20	8.525%	$234.98	$ 31.22			
UNI023	United Rentals	233004319-002	6/3/2024	6/30/2024	2305 CORCORAN	$ 3,010.92	MN-HEN	MN-Hennepin County Tax 8.525	$ 236.52	8.525%	$208.77	$ 27.75			
UNI023	United Rentals	233261636-001	5/1/2024	4/30/2024	2305 CORCORAN	$ 996.66	MN-ROG	MN-Rogers City Taxes 8.775%	$ 80.41	8.776%	$68.95	$ 11.46			
UNI023	United Rentals	234877425-001	6/22/2024	6/30/2024	2305 CORCORAN	$ 1,140.37	MN-HEN	MN-Hennepin County Tax 8.525	$ 89.57	8.524%	$79.07	$ 10.50			
UNI023	United Rentals	237002637-001	8/13/2024	8/31/2024	2305 CORCORAN	$ 948.88	MN-HEN	MN-Hennepin County Tax 8.525	$ 74.54	8.525%	$65.79	$ 8.75			
UNI023	United Rentals	237002637-002	9/9/2024	9/30/2024	2305 CORCORAN	$ 348.69	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.39	8.525%	$24.18	$ 3.21			
UNI023	United Rentals	239303125-001	10/9/2024	10/31/2024	2305 CORCORAN	$ 1,408.81	MN-HEN	MN-Hennepin County Tax 8.525	$ 110.67	8.525%	$97.69	$ 12.98			
UNI023	United Rentals	240819180-001	11/12/2024	11/30/2024	2305 CORCORAN	$ 1,746.17	MN-ROG	MN-Rogers City Taxes 8.775%	$ 140.87	8.775%	$120.80	$ 20.07			
UNI023	United Rentals	240819180-003	12/10/2024	12/31/2024	2305 CORCORAN	$ 1,957.96	MN-ROG	MN-Rogers City Taxes 8.775%	$ 157.96	8.776%	$135.45	$ 22.51			
UNI023	United Rentals	240819180-006	1/7/2025	1/31/2025	2305 CORCORAN	$ 1,957.96	MN-ROG	MN-Rogers City Taxes 8.775%	$ 157.96	8.776%	$135.45	$ 22.51			
UNI023	United Rentals	240819180-007	2/4/2025	2/28/2025	2305 CORCORAN	$ 1,957.96	MN-ROG	MN-Rogers City Taxes 8.775%	$ 157.96	8.776%	$135.45	$ 22.51			
UNI023	United Rentals	248409246-001	6/4/2025	6/30/2025	2305 CORCORAN	$ 1,444.65	MN-HEN	MN-Hennepin County Tax 8.525	$ 113.45	8.522%	$100.17	$ 13.28			
UNI023	United Rentals	249266822-001	6/17/2025	6/30/2025	2305 CORCORAN	$ 571.07	MN-ROG	MN-Rogers City Taxes 8.775%	$ 46.07	8.775%	$39.51	$ 6.56			
UNI023	United Rentals	258870204-001	1/17/2024	1/31/2024	2305 CORCORAN	$ 1,491.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 117.17	8.524%	$103.43	$ 13.74			
VES001	Vessco, Inc.	094593	6/28/2024	8/31/2024	2305 CORCORAN	$ 76,112.38	MN-HEN	MN-Hennepin County Tax 8.525	$ 5,978.88	8.525%	$5,277.55	$ 701.33			
VES001	Vessco, Inc.	094904	7/31/2024	8/31/2024	2305 CORCORAN	$ 52,766.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 4,144.98	8.525%	$3,658.77	$ 486.21			
VES001	Vessco, Inc.	095516	10/7/2024	10/31/2024	2305 CORCORAN	$ 177,767.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 13,964.26	8.525%	$12,326.21	$ 1,638.05			
VES001	Vessco, Inc.	095552	10/29/2024	10/31/2024	2305 CORCORAN	$ 3,846.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 302.17	8.525%	$266.73	$ 35.44			
VES001	Vessco, Inc.	095696	10/28/2024	10/31/2024	2305 CORCORAN	$ 21,030.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,652.00	8.525%	$1,458.20	$ 193.80			
VES001	Vessco, Inc.	096651	2/10/2025	2/28/2025	2305 CORCORAN	$ 185.21	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.55	8.526%	$12.84	$ 1.71			
VES001	Vessco, Inc.	096725	2/17/2025	2/28/2025	2305 CORCORAN	$ 23,841.09	MN-HEN	MN-Hennepin County Tax 8.525	$ 1,872.80	8.525%	$1,653.11	$ 219.69			
VES001	Vessco, Inc.	097081	3/20/2025	3/31/2025	2305 CORCORAN	$ 64,333.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 5,053.60	8.525%	$4,460.80	$ 592.80			
VES001	Vessco, Inc.	097380	4/23/2025	5/31/2025	2305 CORCORAN	$ 5,334.72	MN-HEN	MN-Hennepin County Tax 8.525	$ 419.06	8.525%	$369.90	$ 49.16			
VES001	Vessco, Inc.	098064	6/27/2025	6/30/2025	2305 CORCORAN	$ 458,496.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 36,016.43	8.525%	$31,791.62	$ 4,224.81			
VES001	Vessco, Inc.	098160	7/11/2025	7/31/2025	2305 CORCORAN	$ 3,026.87	MN-HEN	MN-Hennepin County Tax 8.525	$ 237.77	8.525%	$209.88	$ 27.89			
VES001	Vessco, Inc.	098237	7/18/2025	7/31/2025	2305 CORCORAN	$ 2,786.68	MN-HEN	MN-Hennepin County Tax 8.525	$ 230.68	9.025%	$192.34	$ 38.34			
VES001	Vessco, Inc.	098498	8/18/2025	8/31/2025	2305 CORCORAN	$ 86,912.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 6,827.31	8.525%	$6,026.44	$ 800.87			
VES001	Vessco, Inc.	096651-ADJ	2/10/2025	8/31/2025	2305 CORCORAN	$ 185.21	MN-HEN	MN-Hennepin County Tax 8.525	$ 14.55	8.526%	$12.84	$ 1.71			
WHI003	White Cap, LP	50024099360	10/12/2023	10/31/2023	2305 CORCORAN	$ 1,714.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 134.68	8.525%	$118.88	$ 15.80			
WHI003	White Cap, LP	50024134046	10/16/2023	10/31/2023	2305 CORCORAN	$ 685.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.83	8.528%	$47.50	$ 6.33			
WHI003	White Cap, LP	50024230610	10/23/2023	10/31/2023	2305 CORCORAN	$ 1,062.57	MN-ROG	MN-Rogers City Taxes 8.775%	$ 83.47	8.525%	$73.68	$ 9.79			
WHI003	White Cap, LP	50024286316	10/26/2023	10/31/2023	2305 CORCORAN	$ 1,650.22	MN-ROG	MN-Rogers City Taxes 8.775%	$ 129.62	8.524%	$114.43	$ 15.19			
WHI003	White Cap, LP	50024286316	10/26/2023	10/31/2023	2305 CORCORAN	$ 70.31	MN-ROG	MN-Rogers City Taxes 8.775%	$ 5.52	8.520%	$4.88	$ 0.64			
WHI003	White Cap, LP	50024314015	10/27/2023	11/30/2023	2305 CORCORAN	$ 673.54	MN-ROG	MN-Rogers City Taxes 8.775%	$ 52.90	8.523%	$46.70	$ 6.20			
WHI003	White Cap, LP	50024340070	10/31/2023	10/31/2023	2305 CORCORAN	$ 321.23	MN-HEN	MN-Hennepin County Tax 8.525	$ 25.23	8.524%	$22.27	$ 2.96			
WHI003	White Cap, LP	50024344060	10/31/2023	10/31/2023	2305 CORCORAN	$ 685.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 53.83	8.528%	$47.50	$ 6.33			
WHI003	White Cap, LP	50024489968	11/10/2023	11/30/2023	2305 CORCORAN	$ 6,851.74	MN-ROG	MN-Rogers City Taxes 8.775%	$ 538.22	8.525%	$475.09	$ 63.13			
WHI003	White Cap, LP	50024554825	11/16/2023	11/30/2023	2305 CORCORAN	$ 456.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 35.87	8.526%	$31.66	$ 4.21			
WHI003	White Cap, LP	50024558079	11/16/2023	11/30/2023	2305 CORCORAN	$ 414.91	MN-ROG	MN-Rogers City Taxes 8.775%	$ 32.61	8.530%	$28.77	$ 3.84			
WHI003	White Cap, LP	50024855050	12/14/2023	12/31/2023	2305 CORCORAN	$ 1,876.88	MN-ROG	MN-Rogers City Taxes 8.775%	$ 147.46	8.527%	$130.14	$ 17.32			
WHI003	White Cap, LP	50025081756	1/9/2024	1/31/2024	2305 CORCORAN	$ 737.97	MN-ROG	MN-Rogers City Taxes 8.775%	$ 57.97	8.525%	$51.17	$ 6.80			
WHI003	White Cap, LP	50025188340	1/19/2024	1/31/2024	2305 CORCORAN	$ 539.36	MN-ROG	MN-Rogers City Taxes 8.775%	$ 43.96	8.874%	$37.28	$ 6.68			
WHI003	White Cap, LP	50025763638	3/7/2024	3/13/2024	2305 CORCORAN	$ 249.62	MN-HEN	MN-Hennepin County Tax 8.525	$ 19.62	8.530%	$17.31	$ 2.31			
WHI003	White Cap, LP	50025808310	3/12/2024	3/31/2024	2305 CORCORAN	$ 608.02	MN-HEN	MN-Hennepin County Tax 8.525	$ 47.76	8.525%	$42.16	$ 5.60			
WHI003	White Cap, LP	50025812701	3/12/2024	3/31/2024	2305 CORCORAN	$ 3,079.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 241.91	8.525%	$213.54	$ 28.37			
WHI003	White Cap, LP	50025872945	3/15/2024	3/31/2024	2305 CORCORAN	$ 1,248.14	MN-HEN	MN-Hennepin County Tax 8.525	$ 98.06	8.526%	$86.54	$ 11.52			
WHI003	White Cap, LP	50025890946	3/18/2024	3/31/2024	2305 CORCORAN	$ 123.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.73	8.535%	$8.58	$ 1.15			
WHI003	White Cap, LP	50025892638	3/18/2024	3/31/2024	2305 CORCORAN	$ 409.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 32.15	8.528%	$28.37	$ 3.78			
WHI003	White Cap, LP	50026108066	4/3/2024	4/30/2024	2305 CORCORAN	$ 933.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 73.33	8.527%	$64.72	$ 8.61			
WHI003	White Cap, LP	50026200263	4/10/2024	4/30/2024	2305 CORCORAN	$ 865.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 68.01	8.527%	$60.02	$ 7.99			
WHI003	White Cap, LP	50026207752	4/15/2024	4/30/2024	2305 CORCORAN	$ 1,123.14	MN-HEN	MN-Hennepin County Tax 8.525	$ 88.22	8.524%	$77.88	$ 10.34			
WHI003	White Cap, LP	50026315897	4/18/2024	4/30/2024	2305 CORCORAN	$ 394.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 31.02	8.528%	$27.37	$ 3.65			
WHI003	White Cap, LP	50026316193	4/18/2024	4/30/2024	2305 CORCORAN	$ 609.18	MN-HEN	MN-Hennepin County Tax 8.525	$ 47.85	8.524%	$42.24	$ 5.61			
WHI003	White Cap, LP	50026614434	5/10/2024	5/31/2024	2305 CORCORAN	$ 432.37	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.97	8.527%	$29.98	$ 3.99			
WHI003	White Cap, LP	50026657809	5/15/2024	5/31/2024	2305 CORCORAN	$ 49.93	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.93	8.543%	$3.46	$ 0.47			
WHI003	White Cap, LP	50026670342	5/15/2024	5/31/2024	2305 CORCORAN	$ 2,971.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 233.42	8.526%	$206.02	$ 27.40			
WHI003	White Cap, LP	50026775229	5/23/2024	5/31/2024	2305 CORCORAN	$ 720.32	MN-HEN	MN-Hennepin County Tax 8.525	$ 56.58	8.524%	$49.95	$ 6.63			
WHI003	White Cap, LP	50026860527	5/30/2024	5/31/2024	2305 CORCORAN	$ 667.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 52.45	8.524%	$46.30	$ 6.15			
WHI003	White Cap, LP	50026871745	5/31/2024	6/30/2024	2305 CORCORAN	$ 781.22	MN-HEN	MN-Hennepin County Tax 8.525	$ 70.22	9.876%	$53.50	$ 16.72			
WHI003	White Cap, LP	50026918680	6/4/2024	6/30/2024	2305 CORCORAN	$ 538.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 42.31	8.523%	$37.36	$ 4.95			
WHI003	White Cap, LP	50027524226	7/18/2024	7/31/2024	2305 CORCORAN	$ 3,684.94	MN-HEN	MN-Hennepin County Tax 8.525	$ 289.48	8.526%	$255.51	$ 33.97			
WHI003	White Cap, LP	50027524228	7/18/2024	7/31/2024	2305 CORCORAN	$ 1,263.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 99.24	8.526%	$87.59	$ 11.65			
WHI003	White Cap, LP	50027638611	7/25/2024	7/31/2024	2305 CORCORAN	$ 265.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 20.87	8.524%	$18.42	$ 2.45			
WHI003	White Cap, LP	50027790473	8/6/2024	8/31/2024	2305 CORCORAN	$ 2,262.25	MN-HEN	MN-Hennepin County Tax 8.525	$ 177.70	8.525%	$156.86	$ 20.84			
WHI003	White Cap, LP	50027840571	8/9/2024	8/31/2024	2305 CORCORAN	$ 1,795.33	MN-HEN	MN-Hennepin County Tax 8.525	$ 141.03	8.525%	$124.49	$ 16.54			
WHI003	White Cap, LP	50027911700	8/14/2024	8/31/2024	2305 CORCORAN	$ 101.58	MN-HEN	MN-Hennepin County Tax 8.525	$ 7.98	8.526%	$7.04	$ 0.94			
WHI003	White Cap, LP	50027922971	8/15/2024	8/31/2024	2305 CORCORAN	$ 1,871.56	MN-HEN	MN-Hennepin County Tax 8.525	$ 147.04	8.526%	$129.77	$ 17.27			
WHI003	White Cap, LP	50027991844	8/20/2024	8/31/2024	2305 CORCORAN	$ 1,154.11	MN-HEN	MN-Hennepin County Tax 8.525	$ 90.67	8.526%	$80.02	$ 10.65			
WHI003	White Cap, LP	50028064700	8/26/2024	8/31/2024	2305 CORCORAN	$ 38.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.04	8.523%	$2.68	$ 0.36			
WHI003	White Cap, LP	50028141867	8/30/2024	8/31/2024	2305 CORCORAN	$ 2,466.35	MN-HEN	MN-Hennepin County Tax 8.525	$ 193.76	8.526%	$171.01	$ 22.75			
WHI003	White Cap, LP	50028192687	9/5/2024	9/30/2024	2305 CORCORAN	$ 119.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.39	8.536%	$8.28	$ 1.11			
WHI003	White Cap, LP	50028196804	9/5/2024	9/30/2024	2305 CORCORAN	$ 40.06	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.14	8.505%	$2.78	$ 0.36			
WHI003	White Cap, LP	50028261490	9/10/2024	9/30/2024	2305 CORCORAN	$ 146.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 11.54	8.537%	$10.17	$ 1.37			
WHI003	White Cap, LP	50028271437	9/11/2024	9/30/2024	2305 CORCORAN	$ 1,771.50	MN-HEN	MN-Hennepin County Tax 8.525	$ 139.15	8.525%	$122.83	$ 16.32			
WHI003	White Cap, LP	50028362909	9/17/2024	9/30/2024	2305 CORCORAN	$ 247.65	MN-HEN	MN-Hennepin County Tax 8.525	$ 19.45	8.523%	$17.17	$ 2.28			

WHI003	White Cap, LP	50028420109	9/20/2024	9/30/2024	2305 CORCORAN	$ 667.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 52.45	8.524%	$46.30	$ 6.15
WHI003	White Cap, LP	50028432412	9/20/2024	9/30/2024	2305 CORCORAN	$ 372.90	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.30	8.527%	$25.86	$ 3.44
WHI003	White Cap, LP	50028432412	9/20/2024	9/30/2024	2305 CORCORAN	$ 4,006.47	MN-HEN	MN-Hennepin County Tax 8.525	$ 314.73	8.525%	$277.80	$ 36.93
WHI003	White Cap, LP	50028449735	9/23/2024	9/30/2024	2305 CORCORAN	$ 1,517.19	MN-HEN	MN-Hennepin County Tax 8.525	$ 119.19	8.526%	$105.20	$ 13.99
WHI003	White Cap, LP	50028511349	9/26/2024	9/30/2024	2305 CORCORAN	$ 2,441.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 191.83	8.526%	$169.30	$ 22.53
WHI003	White Cap, LP	50028618317	10/4/2024	10/31/2024	2305 CORCORAN	$ 428.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 33.65	8.528%	$29.69	$ 3.96
WHI003	White Cap, LP	50028618318	10/4/2024	10/31/2024	2305 CORCORAN	$ 114.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 8.99	8.529%	$7.93	$ 1.06
WHI003	White Cap, LP	50028695147	10/10/2024	10/31/2024	2305 CORCORAN	$ 360.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 28.30	8.525%	$24.98	$ 3.32
WHI003	White Cap, LP	50028695147	10/10/2024	10/31/2024	2305 CORCORAN	$ 228.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 17.97	8.525%	$15.86	$ 2.11
WHI003	White Cap, LP	50028891593	10/24/2024	10/31/2024	2305 CORCORAN	$ 1,714.71	MN-HEN	MN-Hennepin County Tax 8.525	$ 134.71	8.526%	$118.90	$ 15.82
WHI003	White Cap, LP	50028955013	10/29/2024	10/31/2024	2305 CORCORAN	$ 781.82	MN-HEN	MN-Hennepin County Tax 8.525	$ 61.41	8.524%	$54.21	$ 7.20
WHI003	White Cap, LP	50028955013	10/29/2024	10/31/2024	2305 CORCORAN	$ 121.54	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.56	8.537%	$8.43	$ 1.13
WHI003	White Cap, LP	50029027301	11/5/2024	11/30/2024	2305 CORCORAN	$ 2,072.73	MN-HEN	MN-Hennepin County Tax 8.525	$ 162.83	8.526%	$143.72	$ 19.11
WHI003	White Cap, LP	50029066685	11/6/2024	11/30/2024	2305 CORCORAN	$ 121.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 9.55	8.528%	$8.43	$ 1.12
WHI003	White Cap, LP	50029171697	11/13/2024	11/30/2024	2305 CORCORAN	$ 840.00	MN-HEN	MN-Hennepin County Tax 8.525	$ 66.00	8.527%	$58.24	$ 7.76
WHI003	White Cap, LP	50029340473	11/26/2024	12/31/2024	2305 CORCORAN	$ 81.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 6.39	8.520%	$5.64	$ 0.75
WHI003	White Cap, LP	50029340473	11/26/2024	12/31/2024	2305 CORCORAN	$ 372.89	MN-HEN	MN-Hennepin County Tax 8.525	$ 29.29	8.524%	$25.86	$ 3.43
WHI003	White Cap, LP	50029340473	11/26/2024	12/31/2024	2305 CORCORAN	$ 44.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.50	8.560%	$3.08	$ 0.42
WHI003	White Cap, LP	50029757902	1/9/2025	1/31/2025	2305 CORCORAN	$ 233.05	MN-HEN	MN-Hennepin County Tax 8.525	$ 18.30	8.522%	$16.16	$ 2.14
WHI003	White Cap, LP	50030074551	2/5/2025	2/28/2025	2305 CORCORAN	$ 223.77	MN-HEN	MN-Hennepin County Tax 8.525	$ 17.59	8.531%	$15.52	$ 2.07
WHI003	White Cap, LP	50030377369	3/3/2025	3/31/2025	2305 CORCORAN	$ 69.46	MN-HEN	MN-Hennepin County Tax 8.525	$ 5.46	8.531%	$4.82	$ 0.64
WHI003	White Cap, LP	50031107769	4/24/2025	4/30/2025	2305 CORCORAN	$ 667.74	MN-HEN	MN-Hennepin County Tax 8.525	$ 52.45	8.524%	$46.30	$ 6.15
WHI003	White Cap, LP	50031902212	6/17/2025	6/30/2025	2305 CORCORAN	$ 138.57	MN-STP	MN - St Paul Taxes 9.875%	$ 12.45	9.872%	$9.49	$ 2.96
WHI003	White Cap, LP	50032242722	7/9/2025	7/31/2025	2305 CORCORAN	$ 620.08	MN-HEN	MN-Hennepin County Tax 8.525	$ 48.71	8.525%	$43.00	$ 5.71
WHI003	White Cap, LP	59789931-ADJ	6/6/2024	1/31/2025	2305 CORCORAN	$ 449.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 35.30	8.527%	$31.15	$ 4.15
WWT001	W W Thompson Concrete Products	2310-672294	10/4/2023	10/31/2023	2305 CORCORAN	$ 967.28	MN-ROG	MN-Rogers City Taxes 8.775%	$ 69.78	7.775%	$67.54	$ 2.24
WWT001	W W Thompson Concrete Products	2405-702064	5/14/2024	5/31/2024	2305 CORCORAN	$ 347.28	MN-HEN	MN-Hennepin County Tax 8.525	$ 27.28	8.525%	$24.08	$ 3.20
WWT001	W W Thompson Concrete Products	2507-780310	7/14/2025	7/31/2025	2305 CORCORAN	$ 195.61	MN-HEN	MN-Hennepin County Tax 8.525	$ 15.78	8.775%	$13.53	$ 2.25
XCE001	Xcel Energy	851321123	10/31/2023	10/31/2023	2305 CORCORAN	$ 249.24	MN-HEN	MN-Hennepin County Tax 8.525	$ 19.57	8.521%	$17.28	$ 2.29
XCE001	Xcel Energy	855456904	12/1/2023	11/30/2023	2305 CORCORAN	$ 752.18	MN-HEN	MN-Hennepin County Tax 8.525	$ 59.09	8.526%	$52.16	$ 6.93
XCE001	Xcel Energy	859558578	1/3/2024	1/31/2024	2305 CORCORAN	$ 1,214.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 95.44	8.525%	$84.24	$ 11.20
XCE001	Xcel Energy	863607922	2/2/2024	1/31/2024	2305 CORCORAN	$ 1,777.75	MN-HEN	MN-Hennepin County Tax 8.525	$ 139.66	8.526%	$123.27	$ 16.39
XCE001	Xcel Energy	867760806	3/5/2024	2/28/2024	2305 CORCORAN	$ 1,186.59	MN-HEN	MN-Hennepin County Tax 8.525	$ 93.21	8.525%	$82.28	$ 10.93
XCE001	Xcel Energy	871843623	4/3/2024	4/30/2024	2305 CORCORAN	$ 910.16	MN-HEN	MN-Hennepin County Tax 8.525	$ 71.50	8.526%	$63.11	$ 8.39
XCE001	Xcel Energy	875952729	5/2/2024	6/30/2024	2305 CORCORAN	$ 494.95	MN-HEN	MN-Hennepin County Tax 8.525	$ 38.87	8.523%	$34.32	$ 4.55
XCE001	Xcel Energy	880021738	6/3/2024	6/30/2024	2305 CORCORAN	$ 284.15	MN-HEN	MN-Hennepin County Tax 8.525	$ 22.32	8.525%	$19.70	$ 2.62
XCE001	Xcel Energy	888577171	8/2/2024	7/31/2024	2305 CORCORAN	$ 316.10	MN-HEN	MN-Hennepin County Tax 8.525	$ 24.83	8.525%	$21.92	$ 2.91
XCE001	Xcel Energy	892365241	8/29/2024	8/31/2024	2305 CORCORAN	$ 456.92	MN-HEN	MN-Hennepin County Tax 8.525	$ 35.88	8.522%	$31.68	$ 4.20
XCE001	Xcel Energy	896893404	10/2/2024	9/30/2024	2305 CORCORAN	$ 613.45	MN-HEN	MN-Hennepin County Tax 8.525	$ 48.19	8.525%	$42.54	$ 5.65
XCE001	Xcel Energy	901054174	10/31/2024	11/30/2024	2305 CORCORAN	$ 497.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 39.11	8.531%	$34.50	$ 4.61
XCE001	Xcel Energy	904843041	11/27/2024	11/30/2024	2305 CORCORAN	$ 1,088.10	MN-HEN	MN-Hennepin County Tax 8.525	$ 85.47	8.525%	$75.45	$ 10.02
XCE001	Xcel Energy	905260672	12/3/2024	12/31/2024	2305 CORCORAN	$ 45.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 3.56	8.390%	$3.19	$ 0.37
XCE001	Xcel Energy	908977319	12/31/2024	12/31/2024	2305 CORCORAN	$ 1,547.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 121.53	8.525%	$107.28	$ 14.25
XCE001	Xcel Energy	909415868	1/6/2025	1/31/2025	2305 CORCORAN	$ 38.46	mn-hen	MN-Hennepin County Tax 8.525	$ 3.03	8.552%	$2.67	$ 0.36
XCE001	Xcel Energy	914005678	2/6/2025	2/28/2025	2305 CORCORAN	$ 2,479.59	mn-hen	MN-Hennepin County Tax 8.525	$ 194.78	8.525%	$171.93	$ 22.85
XCE001	Xcel Energy	917224698	3/3/2025	2/28/2025	2305 CORCORAN	$ 2,434.49	MN-HEN	MN-Hennepin County Tax 8.525	$ 191.23	8.525%	$168.81	$ 22.42
XCE001	Xcel Energy	917233014	3/3/2025	2/28/2025	2305 CORCORAN	$ 1,249.72	MN-HEN	MN-Hennepin County Tax 8.525	$ 98.16	8.524%	$86.65	$ 11.51
XCE001	Xcel Energy	921463776	4/2/2025	3/31/2025	2305 CORCORAN	$ 2,399.01	MN-HEN	MN-Hennepin County Tax 8.525	$ 188.45	8.525%	$166.34	$ 22.11
XCE001	Xcel Energy	921482616	3/31/2025	3/31/2025	2305 CORCORAN	$ 417.17	MN-HEN	MN-Hennepin County Tax 8.525	$ 32.77	8.525%	$28.93	$ 3.84
XCE001	Xcel Energy	925694597	5/2/2025	4/30/2025	2305 CORCORAN	$ 3,138.99	MN-HEN	MN-Hennepin County Tax 8.525	$ 246.59	8.525%	$217.65	$ 28.94
XCE001	Xcel Energy	929822095	6/2/2025	6/30/2025	2305 CORCORAN	$ 2,176.43	MN-HEN	MN-Hennepin County Tax 8.525	$ 170.95	8.524%	$150.91	$ 20.04
XCE001	Xcel Energy	930216813	6/4/2025	5/31/2025	2305 CORCORAN	$ 51.30	MN-HEN	MN-Hennepin County Tax 8.525	$ 4.03	8.525%	$3.56	$ 0.47
XCE001	Xcel Energy	933325847	6/26/2025	6/30/2025	2305 CORCORAN	$ 6.92	MN-HEN	MN-Hennepin County Tax 8.525	$ 0.55	8.634%	$0.48	$ 0.07
XCE001	Xcel Energy	934178721	7/1/2025	6/30/2025	2305 CORCORAN	$ 3,987.31	MN-HEN	MN-Hennepin County Tax 8.525	$ 313.23	8.525%	$276.47	$ 36.76
XCE001	Xcel Energy	935650573	7/11/2025	7/31/2025	2305 CORCORAN	$ 1,436.53	MN-HEN	MN-Hennepin County Tax 8.525	$ 112.84	8.525%	$99.61	$ 13.23
XCE001	Xcel Energy	925753102.1	5/2/2025	5/31/2025	2305 CORCORAN	$ 137.13	MN-HEN	MN-Hennepin County Tax 8.525	$ 10.77	8.523%	$9.51	$ 1.26
ZIE003	Ziegler Inc.	SI000449010	2/12/2024	2/28/2024	2305 CORCORAN	$ 2,363.39	MN-HEN	MN-Hennepin County Tax 8.525	$ 185.64	8.524%	$163.88	$ 21.76

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

Council Meeting: October 23, 2025	**Prepared By:** Kevin Mattson, Public Works Director, Jessica Christensen Buck, Parks and Recreation Manager
Topic: Heritage Park Improvements - Pay Request 3	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 3 to Fehn Companies, Inc. in the amount of $1,062,322.19.

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

Options
Approve Pay Request 3 for the Heritage Park Improvements to Fehn Companies, Inc. in the amount of $1,062,322.19.
Decline.

Recommendation
Approve Pay Request 3 for the Heritage Park Improvements to Fehn Companies, Inc. in the amount of $1,062,322.19.

Council Action
Consider a motion to approve Pay Request 3 for the Heritage Park Improvements to Fehn Companies, Inc. in the amount of $1,062,322.19.

Attachments
1. 193807229 Pay Request #3 Memo_rev1.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Steve Hegland, PE Mark Schroeher, PE
Project/File:	193807229	Date:	October 13, 2025

Subject: Pay Request #3 to Fehn Companies, Inc. – Corcoran City Park Improvements

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Council Action Requested

Staff recommends the City Council Approve Pay Application #3 for the Corcoran City Park Improvements project to Fehn Companies, Inc. in the amount of $1,062,322.19.

Summary

Pay request #3 includes project work completed by Fehn Companies, Inc and their subtractors throughout the month of September and early October. Bituminous trails throughout the park have been paved, and the parking lot has been constructed and is ready to be paved in the upcoming days. Significant portions of graded areas of the park have been seeded and stabilized, and all site utilities have been installed. Remaining project work for 2025 includes the installation of concrete flat work, backfilling and grading around the trails and parking lot and seeding and stabilizing these areas.

Below is a summary of the work completed to date:

Total Contract Value to Date	$2,688,971.21
Work Completed to Date	$1,558,139.61
5% Retainage	$77,906.98
Amount Paid to Date	$417,910.44
Total Pay App #3	$1,062,322.19

Engineer's Recommendation

We recommend approving Pay Request #3 to Fehn Companies, Inc. in the amount of $1,062,322.19.

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

Council Meeting: October 23, 2025	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Chisholm Trail Improvements - Pay Request 2	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 2 to Asphalt Specialties Company in the amount of $212,727.14.

Financial/Budget
The Chisholm Trail Improvements project is funded by a combination of special assessments, Pavement Management funds and 2025 General Budget Asphalt Maintenance.

Options
Approve Pay Request 2 for the Chisholm Trail Improvements project to Asphalt Specialties Company in the amount of $212,727.14.
Decline.

Recommendation
Approve Pay Request 2 for the Chisholm Trail Improvements project to Asphalt Specialties Company in the amount of $212,727.14.

Council Action
Consider a motion to approve Pay Request 2 for the Chisholm Trail Improvements project to Asphalt Specialties Company in the amount of $212,727.14.

Attachments
1. Chisholm Trail Improvements- Pay Request 2.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Steve Hegland, PE Nick Wyers, PE
Project/File:	193807366	Date:	October 13, 2025

Subject: Pay Request #2 to Asphalt Specialties Company for the Chisholm Trail Improvements Project.

Council Action Requested

Staff recommends that City Council approve pay application #2 for the Chisholm Trail Improvements project to Asphalt Specialties Company in the amount of $212,727.14.

Summary

Pay request #2 includes a majority of the costs for the Chisholm Trail Improvements project including mobilization, drain tile, grading, and both base and wear course paving. Work remaining on the project includes spreading topsoil to grade the yards adjacent to the roadway and restoring these yards with seed and hydro mulch. Below is a summary of the work completed to date:

Total Contract Value to Date	$333,446.26
Work Completed to Date	$298,251.10
5% Retainage	$14,912.55
Amount Paid to Date	$70,611.41
Total Pay App #2	212,727.14

Engineer's Recommendation

We recommend approving Pay Request #2 to Asphalt Specialties Company in the amount of $212,727.14.

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: Chisholm Trail Improvements
CONTRACTOR: Asphalt Specialties Company

PAY ESTIMATE NO. 1

Original Contract Amount:		$ 333,446.26
Contract Changes approved to Date	CO#1:	NA
Revised Contract Price :		$ 333,446.26
Work Completed to Date (attached):		$ 298,251.10
Retainage to Date, 5%:		$ 14,912.55
Work Completed to Date Less Retainage to Date:		$ 283,338.55
Total Amount Previously Certified:		$ 70,611.41
Payment Request This Estimate:		$ 212,727.14

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

Asphalt Specialties pres
CONTRACTOR

CERTIFICATE OF CONTRACTOR

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

Asphalt Specialties Co

By Erik Peterson

Title Pres

Approval:

(CONTRACTOR) _____ Date 10/10/25

STANTEC CONSULTING SERVICES, INC. _____ Date 10/13/25

END OF SECTION

Pay Request #2
City of Corcoran
Chisholm Trail Improvements
193807366
10/9/2025

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #2 October 2025	
SCHEDULE A - REMOVAL AND STREETS						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION & DEMOBILIZATION	LS	1	$4,000.00	$ 4,000.00	0.9	$ 3,600.00	0.5	$ 2,000.00	0.40	$ 1,600.00
2	TRAFFIC CONTROL	LS	1	$2,700.00	$ 2,700.00	0.9	$ 2,430.00	0.5	$ 1,350.00	0.40	$ 1,080.00
3	CLEAR AND GRUB TREE	EA	3	$775.00	$ 2,325.00	4	$ 3,100.00	0.0	$ -	4.00	$ 3,100.00
4	SALVAGE & REINSTALL SIGN	EA	6	$275.00	$ 1,650.00	4	$ 1,100.00	0.0	$ -	4.00	$ 1,100.00
5	SALVAGE & REINSTALL MAILBOX	EA	5	$275.00	$ 1,375.00	0	$ -	0.0	$ -	0.00	$ -
6	SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)	LF	200	$4.50	$ 900.00	200	$ 900.00	0.0	$ -	200.00	$ 900.00
7	1.5" MILL BITUMINOUS PAVEMENT	SY	137	$15.50	$ 2,123.50	137	$ 2,123.50	0.0	$ -	137.00	$ 2,123.50
8	RECLAIM BITUMINOUS PAVEMENT	SY	8190	$1.01	$ 8,304.66	8190	$ 8,304.66	8,190.0	$ 8,304.66	0.00	$ -
9	REMOVE BITUMINOUS DRIVEWAY	SY	78	$43.50	$ 3,393.00	120	$ 5,220.00	0.0	$ -	120.00	$ 5,220.00
10	REMOVE CONCRETE DRIVEWAY	SY	25	$14.15	$ 353.75	18	$ 254.70	18.0	$ 254.70	0.00	$ -
11	EXCAVATE, LOAD AND HAUL RECLAIM AGGREGATE	CY	231	$14.15	$ 3,268.65	160	$ 2,264.00	100.0	$ 1,415.00	60.00	$ 849.00
12	REMOVE CONCRETE DRAINTILE HEADWALL	EA	6	$272.00	$ 1,632.00	4	$ 1,088.00	0.0	$ -	4.00	$ 1,088.00
13	TOPSOIL BORROW	CY	147	$59.00	$ 8,673.00	7	$ 413.00	7.0	$ 413.00	0.00	$ -
14	SEED TURFGRASS	LB	64	$13.30	$ 851.20	0	$ -	0.0	$ -	0.00	$ -
15	SEED WET DITCH	LB	10	$8.35	$ 83.50	0	$ -	0.0	$ -	0.00	$ -
16	ROLLED EROSION PREVENTION CATEGORY 20	SY	390	$4.45	$ 1,735.50	0	$ -	0.0	$ -	0.00	$ -
17	SEDIMENT CONTROL LOG TYPE STRAW - MAINTAINED	LF	260.00	$4.45	$ 1,157.00	208	$ 925.60	208.0	$ 925.60	0.00	$ -
18	HYDRAULIC STABILIZED FIBER MATRIX	LB	650	$2.25	$ 1,462.50	0	$ -	0.0	$ -	0.00	$ -
19	STABILIZED CONSTRUCTION EXIT	EA	1	$2,280.00	$ 2,280.00	0	$ -	0.0	$ -	0.00	$ -
				Total Schedule A:	**$ 48,268.26**		**$ 31,723.46**		**$ 14,662.96**		**$ 17,060.50**
SCHEDULE B - STORM SEWER						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
20	COMMON EXCAVATION OFFSITE	CY	150	$30.00	$ 4,500.00	150	$ 4,500.00	120.0	$ 3,600.00	30.00	$900.00
21	CLEAN PIPE CULVERT	LF	50	$25.00	$ 1,250.00	50	$ 1,250.00	0.0	$ -	50.00	$ 1,250.00
22	DITCH GRADING	LF	250	$4.50	$ 1,125.00	192	$ 864.00	160.0	$ 720.00	32.00	$144.00
				Total Schedule B:	**$ 6,875.00**		**$ 6,614.00**		**$ 4,320.00**		**$ 2,294.00**
SCHEDULE C - ROADWAY										QUANTITY	COST
23	4" SCH. 40 PERFORATED DRAINTILE	LF	3,670	$12.10	$ 44,407.00	3670	$ 44,407.00	3,000.0	$ 36,300.00	670.00	$ 8,107.00
24	4" SCH. 40 DRAINTILE CLEANOUT	EA	12	$97.00	$ 1,164.00	15	$ 1,455.00	6.0	$ 582.00	9.00	$ 873.00
25	4" PRECAST CONCRETE DRAINTILE HEADWALL	EA	12	$539.00	$ 6,468.00	12	$ 6,468.00	7.0	$ 3,773.00	5.00	$ 2,695.00
26	COARSE FILTER AGGREGATE (3/4" CLEAR WASHED ROCK)	TON	180	$78.00	$ 14,040.00	147.28	$ 11,487.84	131.3	$ 10,239.84	16.00	$ 1,248.00
27	GEOTEXTILE FABRIC, TYPE 4 NON-WOVEN	SY	1,360	$1.40	$ 1,904.00	1360	$ 1,904.00	1,000.0	$ 1,400.00	360.00	$ 504.00
28	RECLAIMED AGGREGATE BASE - DRIVEWAY BASE	CY	20	$185.60	$ 3,712.00	0	$ -	0.0	$ -	0.00	$ -
29	CLASS 2 AGGREGATE SHOULDER	TON	135	$99.75	$ 13,466.25	0	$ -	0.0	$ -	0.00	$ -
30	CLASS 5 AGGREGATE BASE	TON	10	$92.50	$ 925.00	0	$ -	0.0	$ -	0.00	$ -
31	ROAD PREPARATION	RDST	26.5	$610.00	$ 16,165.00	26.5	$ 16,165.00	0.0	$ -	26.50	$ 16,165.00
32	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,B)	TON	940	$87.85	$ 82,579.00	792.19	$ 69,593.89	0.0	$ -	792.19	$ 69,593.89
33	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B)	TON	710	$106.30	$ 75,473.00	819.35	$ 87,096.91	0.0	$ -	819.35	$ 87,096.91
34	BITUMINOUS TACK COAT	GAL	390	$13.00	$ 5,070.00	390	$ 5,070.00	0.0	$ -	390.00	$ 5,070.00
35	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - DRIVEWAYS	TON	26	$314.00	$ 8,164.00	40	$ 12,560.00	0.0	$ -	40.00	$ 12,560.00
36	CONCRETE DRIVEWAY	SY	25	$137.50	$ 3,437.50	18	$ 2,475.00	18.0	$ 2,475.00	0.00	$ -
				Total Schedule C:	**$ 276,974.75**		**$ 258,682.64**		**$ 54,769.84**	**$ 3,128.04**	**$ 203,912.80**
ALTERNATE 1 - ALTERNATE RECLAIM HAULING LOCATION:							COST	QUANTITY	COST	QUANTITY	COST
37	EXCAVATE, LOAD, HAUL, AND DISPOSE RECLAIM AGGREGATE AT PUBL	CY	231	$5.75	$ 1,328.25	160	$ 920.00	100.0	$ 575.00	60.00	$ 345.00

TOTAL ALTERNATE 1:	$ 1,328.25	$ 920.00	$ 575.00	$ 345.00
Total Original Contract:	$ 333,446.26	$ 297,940.10	$ 74,327.80	$ 223,612.30

CONTRACT SUMMARY

	COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #2	
SUBTOTAL	$ 297,940.10	$ 74,327.80	$ 223,612.30	
CURRENT RETAINAGE (5%)	$ 14,897.00	$ 3,716.39	$ 11,180.61	
TOTAL CURRENT PAY REQUEST	$ 283,043.10	$ 70,611.41	$ 212,431.69	

ORIGINAL CONTRACT AWARD AMOUNT	$	333,446.26
TOTAL CHANGE ORDER:	$	-
TOTAL REVISED CONTRACT:	$	333,446.26

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

Council Meeting: October 23, 2025	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: CR 116 & Hunters Ridge Turn Lane Improvements - Pay Request 3	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 3 to SR Weidema, Inc. in the amount of $153,311.05.

Financial/Budget
This project is funded via Bellwether and Hope Meadows development escrows.

Options
Approve Pay Request 3 for the CR 116 & Hunters Ridge Turn Lane Improvements to SR Weidema, Inc. in the amount of $153,311.05.

Decline.

Recommendation
Approve Pay Request 3 for the CR 116 & Hunters Ridge Turn Lane Improvements to SR Weidema, Inc. in the amount of $153,311.05.

Council Action
Consider a motion to approve Pay Request 3 for the CR 116 & Hunters Ridge Turn Lane Improvements to SR Weidema, Inc. in the amount of $153,311.05.

Attachments
1. CR116 and Hunters Ridge Turn Lane Improvements- Pay Request 3.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Steve Hegland, PE Nick Wyers, PE
Project/File:	193807336	Date:	October 13, 2025

Subject: Pay Request #3 to SR Weidema, Inc. – County Road 116 and Hunters Ridge Turn Lane Improvements

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Council Action Requested

Staff recommends that City Council approve pay application #3 for the County Road 116 and Hunters Ridge Turn Lane Improvements project to SR Weidema, Inc. in the amount of $153,311.05.

Summary

Pay request #3 includes wear course paving, striping removal, pavement striping, and restoration work. The project is substantially complete, and only punch list work and vegetation acceptance remain outstanding fo the project. Below is a summary of the work completed to date:

Total Contract Value to Date	$636,744.93
Work Completed to Date	$585,652.14
2% Retainage	$11,713.04
Amount Paid to Date	$420,628.05
Total Pay App #3	$153,311.05

Engineer's Recommendation

We recommend approving Pay Request #3 to SR Weidema, Inc. in the amount of $153,311.05.

Pay Request #3
City of Corcoran
County Road 116 and Hunters Ridge Turn Lane Improvements
193807336
10/9/2025

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #3 October 2025	
BASE BID:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION	LUMP SUM	1	$23,000.00	$ 23,000.00	1	$ 23,000.00	1.0	$ 23,000.00	0.00	$ -
2	CLEAR & GRUB TREE	EACH	18	$440.00	$ 7,920.00	29	$ 12,760.00	29.0	$ 12,760.00	0.00	$ -
3	PAVEMENT MARKING REMOVAL	LIN FT	4,391	$0.80	$ 3,512.80	1459	$ 1,167.20	0.0	$ -	1459.00	$ 1,167.20
4	REMOVE SIGN	EACH	10	$40.00	$ 400.00	10	$ 400.00	10.0	$ 400.00	0.00	$ -
5	SALVAGE SIGN	EACH	5	$40.00	$ 200.00	5	$ 200.00	5.0	$ 200.00	0.00	$ -
6	SALVAGE AND REINSTALL MAILBOX	EACH	3	$170.00	$ 510.00	1	$ 170.00	1.0	$ 170.00	0.00	$ -
7	REMOVE PIPE CULVERTS	LIN FT	455	$15.00	$ 6,825.00	455	$ 6,825.00	455.0	$ 6,825.00	0.00	$ -
8	REMOVE 4" SCH. 40 DRAIN TILE	LIN FT	95	$7.00	$ 665.00	95	$ 665.00	95.0	$ 665.00	0.00	$ -
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	2,589	$4.00	$ 10,356.00	2547	$ 10,188.00	2,547.0	$ 10,188.00	0.00	$ -
10	REMOVE BITUMINOUS PAVEMENT	SQ YD	2,260	$6.00	$ 13,560.00	1860	$ 11,160.00	1,860.0	$ 11,160.00	0.00	$ -
11	MILL BITUMINOUS SURFACE (2.0")	SQ YD	1,260	$6.50	$ 8,190.00	1745	$ 11,342.50	0.0	$ -	1745.00	$ 11,342.50
12	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LUMP SUM	1	$6,500.00	$ 6,500.00	1	$ 6,500.00	0.8	$ 4,875.00	0.25	$ 1,625.00
13	GRANULAR BORROW	TON	50	$22.00	$ 1,100.00	0	$ -	0.0	$ -	0.00	$ -
14	COMMON EXCAVATION - ONSITE (EV) (P)	CU YD	350	$3.50	$ 1,225.00	362	$ 1,267.00	362.0	$ 1,267.00	0.00	$ -
15	COMMON EXCAVATION - OFFSITE (EV) (P)	CU YD	1,350	$24.25	$ 32,737.50	1350	$ 32,737.50	1,350.0	$ 32,737.50	0.00	$ -
16	SUBGRADE EXCAVATION (EV)	CU YD	150	$25.70	$ 3,855.00	0	$ -	0.0	$ -	0.00	$ -
17	STABILIZING AGGREGATE, 3" MINUS	TON	270.00	$40.00	$ 10,800.00	89.19	$ 3,567.60	89.2	$ 3,567.60	0.00	$ -
18	GEOTEXTILE FABRIC, TYPE 5 NON-WOVEN (P)	SQ YD	4,340	$2.00	$ 8,680.00	3970	$ 7,940.00	3,970.0	$ 7,940.00	0.00	$ -
19	SELECT GRANULAR BORROW MOD 5%	TON	510	$12.00	$ 6,120.00	270	$ 3,240.00	270.0	$ 3,240.00	0.00	$ -
20	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	2,480	$21.00	$ 52,080.00	2210	$ 46,410.00	2,210.0	$ 46,410.00	0.00	$ -
21	BITUMINOUS MATERIAL FOR TACK COAT	GAL	460	$3.70	$ 1,702.00	500	$ 1,850.00	200.0	$ 740.00	300.00	$ 1,110.00
22	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	847	$93.50	$ 79,194.50	702.72	$ 65,704.32	657.7	$ 61,496.82	45.00	$ 4,207.50
23	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	946	$106.70	$ 100,938.20	962.35	$ 102,682.75	272.2	$ 29,042.67	690.16	$ 73,640.07
24	AGGREGATE SURFACING CLASS 2, 100% CRUSHED LIMESTONE	TON	180	$45.00	$ 8,100.00	36.56	$ 1,645.20	0.0	$ -	36.56	$ 1,645.20
25	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	25	$200.00	$ 5,000.00	0	$ -	0.0	$ -	0.00	$ -
26	WATER FOR DUST CONTROL	MGAL	25	$100.00	$ 2,500.00	0	$ -	0.0	$ -	0.00	$ -
27	1.5" CLEAR WASHED ROCK	TON	40	$50.00	$ 2,000.00	18.23	$ 911.50	18.2	$ 911.50	0.00	$ -
28	12" RC FLARED END SECTION	EACH	1	$1,050.00	$ 1,050.00	1	$ 1,050.00	1.0	$ 1,050.00	0.00	$ -
29	12" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,550.00	$ 1,550.00	1	$ 1,550.00	1.0	$ 1,550.00	0.00	$ -
30	12" RCP SEWER CLASS V	LIN FT	64	$100.00	$ 6,400.00	64	$ 6,400.00	64.0	$ 6,400.00	0.00	$ -
31	15" RC FLARED END SECTION	EACH	1	$1,100.00	$ 1,100.00	1	$ 1,100.00	1.0	$ 1,100.00	0.00	$ -
32	15" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,700.00	$ 1,700.00	1	$ 1,700.00	1.0	$ 1,700.00	0.00	$ -
33	15" RCP SEWER CLASS V	LIN FT	456	$96.00	$ 43,776.00	528	$ 50,688.00	528.0	$ 50,688.00	0.00	$ -
34	36" X 22" RC ARCH PIPE FLARED END SECTION W/ TRASH GUARD	EACH	1	$3,900.00	$ 3,900.00	1	$ 3,900.00	1.0	$ 3,900.00	0.00	$ -
35	36" X 22" RC ARCH PIPE FLARED END SECTION	EACH	1	$2,200.00	$ 2,200.00	1	$ 2,200.00	1.0	$ 2,200.00	0.00	$ -
36	36" X 22" RC ARCH PIPE SEWER CLASS V	LIN FT	48	$310.00	$ 14,880.00	48	$ 14,880.00	48.0	$ 14,880.00	0.00	$ -
37	CONNECT TO EXISTING STORM SEWER PIPE	EACH	1	$3,750.00	$ 3,750.00	1	$ 3,750.00	1.0	$ 3,750.00	0.00	$ -
38	CONSTRUCT DRAINAGE STRUCTURE SPECIAL 48"	EACH	3	$4,000.00	$ 12,000.00	3	$ 12,000.00	3.0	$ 12,000.00	0.00	$ -
39	24" CMP FLARED END SECTION	EACH	3	$450.00	$ 1,350.00	3	$ 1,350.00	3.0	$ 1,350.00	0.00	$ -
40	24" METAL FLARED END SECTION W/ TRASH GUARD	EACH	4	$605.00	$ 2,420.00	4	$ 2,420.00	4.0	$ 2,420.00	0.00	$ -
41	24" CMP STORM SEWER	LIN FT	37	$125.00	$ 4,625.00	20	$ 2,500.00	20.0	$ 2,500.00	0.00	$ -
42	24" STORM DUAL WALL PIPE	LIN FT	152	$125.00	$ 19,000.00	117	$ 14,625.00	117.0	$ 14,625.00	0.00	$ -
43	4" PVC PERFORATED DRAIN TILE PIPE SCH 40	LF	484	$19.00	$ 9,196.00	484	$ 9,196.00	484.0	$ 9,196.00	0.00	$ -
44	4" PVC SOLID DRAIN TILE PIPE SCH 40	LF	172	$9.00	$ 1,548.00	180	$ 1,620.00	0.0	$ -	180.00	$ 1,620.00
45	4" PVC DRAIN TILE CLEANOUT	EACH	6	$195.00	$ 1,170.00	6	$ 1,170.00	6.0	$ 1,170.00	0.00	$ -
46	4" PRECAST CONCRETE HEADWALL	EACH	3	$390.00	$ 1,170.00	2	$ 780.00	2.0	$ 780.00	0.00	$ -
47	CONNECT TO EXISTING 4" DRAIN TILE PIPE	EACH	2	$100.00	$ 200.00	2	$ 200.00	2.0	$ 200.00	0.00	$ -
48	TRAFFIC CONTROL	LUMP SUM	1	$2,550.00	$ 2,550.00	1	$ 2,550.00	1.0	$ 2,550.00	0.00	$ -
49	INSTALL SIGN TYPE C AND POST	EACH	9	$400.00	$ 3,600.00	9	$ 3,600.00	0.0	$ -	9.00	$ 3,600.00
50	SIGN PANELS TYPE C	SQ FT	36	$30.00	$ 1,080.00	36	$ 1,080.00	0.0	$ -	36.00	$ 1,080.00
51	INSTALL TELSPAR POST	EACH	2	$250.00	$ 500.00	2	$ 500.00	0.0	$ -	2.00	$ 500.00
52	INSTALL SALVAGED SIGN	EACH	2	$250.00	$ 500.00	2	$ 500.00	0.0	$ -	2.00	$ 500.00
53	INSTALL SALVAGED SIGN ON TELSPAR POST	EACH	2	$300.00	$ 600.00	2	$ 600.00	0.0	$ -	2.00	$ 600.00
54	CONCRETE DRAINAGE FLUME	LIN FT	20	$30.30	$ 606.00	20	$ 606.00	20.0	$ 606.00	0.00	$ -

55	CONCRETE CURB AND GUTTER DESIGN B424	LIN FT	433	$26.35	$ 11,409.55	591	$ 15,572.85	591.0	$ 15,572.85	0.00	$ -
56	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	68	$50.30	$ 3,420.40	68	$ 3,420.40	68.0	$ 3,420.40	0.00	$ -
57	CONCRETE CURB AND GUTTER DESIGN SURMOUNTABLE	LIN FT	283	$24.25	$ 6,862.75	280	$ 6,790.00	280.0	$ 6,790.00	0.00	$ -
58	CONCRETE CURB AND GUTTER DESIGN RIBBON	LIN FT	88	$38.65	$ 3,401.20	87	$ 3,362.55	87.0	$ 3,362.55	0.00	$ -
59	6" CONCRETE WALK	SQ FT	365	$15.55	$ 5,675.75	434.5	$ 6,756.48	434.5	$ 6,756.48	0.00	$ -
60	TRUNCATED DOMES	SQ FT	42	$50.50	$ 2,121.00	44	$ 2,222.00	44.0	$ 2,222.00	0.00	$ -
61	RANDOM RIP RAP CLASS III (GRANITE)	TON	18	$105.00	$ 1,890.00	18	$ 1,890.00	18.0	$ 1,890.00	0.00	$ -
62	STABILIZED CONSTRUCTION EXIT - MAINTAINED	LUMP SUM	1	$1,500.00	$ 1,500.00	1	$ 1,500.00	1.0	$ 1,500.00	0.00	$ -
63	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	3	$400.00	$ 1,200.00	0	$ -	0.0	$ -	0.00	$ -
64	CULVERT PROTECTION - MAINTAINED	EACH	10	$550.00	$ 5,500.00	5	$ 2,750.00	5.0	$ 2,750.00	0.00	$ -
65	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1,626	$2.30	$ 3,739.80	2170	$ 4,991.00	2,170.0	$ 4,991.00	0.00	$ -
66	SEDIMENT CONTROL LOG TYPE STRAW - MAINTAINTED	LIN FT	1,899	$2.35	$ 4,462.65	0	$ -	0.0	$ -	0.00	$ -
67	ROLLED EROSION PREVENTION CATEGORY 25 - NATURAL	SQ YD	6,290	$1.65	$ 10,378.50	5475	$ 9,033.75	0.0	$ -	5475.00	$ 9,033.75
68	HYDRAULIC STABLIZED MATRIX	POUND	220	$2.30	$ 506.00	0	$ -	0.0	$ -	0.00	$ -
69	SEED MIXTURE 25-141	POUND	100	$4.10	$ 410.00	96	$ 393.60	0.0	$ -	96.00	$ 393.60
70	SEED MIXTURE 25-131	POUND	11	$18.50	$ 203.50	0	$ -	0.0	$ -	0.00	$ -
71	REPAIR EXISTING IRRIGATION SYSTEM	LUMP SUM	1	$1,300.00	$ 1,300.00	1	$ 1,300.00	1.0	$ 1,300.00	0.00	$ -
72	6" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	5,176	$0.82	$ 4,244.32	4047	$ 3,318.54	0.0	$ -	4047.00	$ 3,318.54
73	24" SOLID LINE (YELLOW) PREFORM THERMO GROUND IN	LIN FT	266	$19.90	$ 5,293.40	180	$ 3,582.00	0.0	$ -	180.00	$ 3,582.00
74	24" SOLID LINE (WHITE) PREFORM THERMO GROUND IN	LIN FT	27	$19.90	$ 537.30	71	$ 1,412.90	0.0	$ -	71.00	$ 1,412.90
75	6" DOTTED LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	348	$0.82	$ 285.36	328	$ 268.96	0.0	$ -	328.00	$ 268.96
76	4" DOUBLE SOLID LINE (YELLOW) MULTI-COMPONENT GROUND IN	LIN FT	4,047	$1.35	$ 5,463.45	3993	$ 5,390.55	0.0	$ -	3993.00	$ 5,390.55
77	PAVEMENT MESSAGE (WHITE) (LT ARROW) PREF THERM GR IN	EACH	5	$307.00	$ 1,535.00	5	$ 1,535.00	0.0	$ -	5.00	$ 1,535.00
78	PAVEMENT MESSAGE (WHITE) (RT ARROW) PREF THERM GR IN	EACH	5	$307.00	$ 1,535.00	5	$ 1,535.00	0.0	$ -	5.00	$ 1,535.00
				TOTAL BASE BID:	**$ 622,966.93**		**$ 571,874.14**		**$ 442,766.37**		**$ 129,107.77**
				TOTAL ORIGINAL CONTRACT:	**$ 622,966.93**		**$ 571,874.14**		**$ 442,766.37**		**$ 129,107.77**

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #3 October 2025	
CHANGE ORDER #1						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
CO1.1	12" x 12" PLASTIC CATCH BASIN	EA	1	$350.00	$ 350.00	1	$ 350.00	0.0	$ -	1.00	$ 350.00
CO1.2	CONNECT TO EXISTING DRAIN TILE	EA	1	$525.00	$ 525.00	1	$ 525.00	0.0	$ -	1.00	$ 525.00
CO1.3	4" PERFORATED DRAIN TILE WITH ROCK	LF	510	$25.30	$ 12,903.00	510	$ 12,903.00	0.0	$ -	510.00	$ 12,903.00
				TOTALCHANGE ORDER #1	**$ 13,778.00**		**$ 13,778.00**		**$ -**		**$ 13,778.00**
				TOTAL REVISED CONTRACT:	**$ 636,744.93**		**$ 585,652.14**		**$ 442,766.37**		**$ 142,885.77**

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT	**$ 622,966.93**
TOTAL CHANGE ORDER	**$ 13,778.00**
TOTAL REVISED CONTRACT	**$ 636,744.93**

	COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #3 (RETAINAGE REDUCED T0 2%)
SUBTOTAL	**$ 585,652.14**	**$ 442,766.37**	
CURRENT RETAINAGE (2%)	**$ 11,713.04**	**$ 22,138.32**	
TOTAL CURRENT PAY REQUEST	**$ 573,939.10**	**$ 420,628.05**	**$ 153,311.05**

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: Coutny Road 116 and Hunters Ridge Turn Lane Improvements
CONTRACTOR: S R Weidema, Incorporated

PAY ESTIMATE NO. 3

Original Contract Amount:		$ 622,966.93
Contract Changes approved to Date (List Change Order Numbers):	CO #1	$ 13,778.00
Revised Contract Price :		$ 636,744.93
Work Completed to Date (attached):		$ 585,652.14
Retainage to Date, 2%:		$ 11,713.04
Work Completed to Date Less Retainage to Date:		$ 573,939.10
Total Amount Previously Certified:		$ 420,628.05
Payment Request This Estimate:		$ 153,311.05

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

SR, Weidema

CONTRACTOR

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contract dated betweeen the City of Corcoran (OWNER)
and S R Weidema, Incorporated (CONTRACTOR) and all authorized changes therto:

SR, Weidema

By Andy Burke

Title Project Manager

Approval:

(CONTRACTOR) Andy Burke Date 10/9/2025

STANTEC CONSULTING SERVICES, INC. Date 10/13/2025

END OF SECTION

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

Council Meeting: October 23, 2025	**Prepared By:** Deb Johnson, City Clerk
Topic: Recycling Contract - Republic Services	**Action Required:** Approval

Summary

On August 28, 2025, the City Council reviewed the results of the Recycling RFP and awarded the contract to Republic Services. Staff was directed to negotiate a contract with Republic Services for the period of January 1, 2026, through December 31, 2030. The contract has been reviewed by the City Attorney and agreed upon by the Contractor's Legal Team. Staff is requesting that Council review and approve the attached contract and direct staff to execute the contract with Republic Services (Randy's Sanitation).

Recommendation
Approve the contract with Republic Services for the contract term January 1, 2026 - December 31, 2030 and direct staff to execute the contract.

Council Action
Approve the contract with Republic Services for the contract term January 1, 2026 - December 31, 2030 and direct staff to execute the contract.

Attachments
1. Contract for Residential Recycling Services 2026-2030.pdf

City of Corcoran
HENNEPIN COUNTY, MINNESOTA

CONTRACT FOR RESIDENTIAL RECYCLING SERVICES

This Contract for Residential Recycling Services (this "Contract:) is made as of the **First Day of January, 2026** and is by and between The City of Corcoran, a Minnesota municipal corporation, (the "City") and Randy's Sanitation, LLC ("Contractor"), with an office at 4351 U.S. Hwy 12 SE, Delano, MN 55328

The City and Contractor agree as follows:

SECTION 1. PURPOSE
The purpose of this Contract is to establish a recycling project for the collection of recyclable materials from residents of the City. Does not include Unacceptable Waste as described in Section 2.

SECTION 2. DEFINITIONS
Recyclable Material – All materials that are separated from mixed municipal solid waste by the generator for the purpose of recycling and include all items approved by the City Council to be part of the recycling program including, with limitation, uncontaminated non-hazardous corrugated cardboard, white paper, newsprint and other paper; plastics.
Unacceptable Waste – (1) Hazardous Waste: (2) radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, or tox waste as defined by Applicable Law.

SECTION 3. SERVICES TO BE PERFORMED
A. Bi-Weekly with alternating week schedule is agreed between Contractor and the City of Corcoran. The Contractor shall collect recyclable materials for collection from residents, commencing on **January 1, 2026** and continuing as agreed upon for every month during the term of this Contract.
B. The Contractor shall not be required to make regular collections on State of Minnesota holidays; provided, however, that collection shall occur on the routes reasonable in advance thereof or thereafter so that the monthly schedule shall be completed regardless of a holiday. The Contractor shall be responsible for communicating to residents any schedule changes due to State of Minnesota legal holidays.

SECTION 4. TERM OF CONTRACT
A. The term of this Contract shall be **January 1, 2026** through **December 31, 2030**.
B. The Contract may be re-bid or re-quoted at the end of the contract.

SECTION 5. PREPARATION FOR COLLECTION
A. All occupants of residential properties in the City who participate in the recycling project will be directed to separate and store recyclable materials in containers provided by the Contractor. The Contractor shall maintain sufficient cart inventory of various sized to meet supply and demand needs for the entire term of this Contract. The container size shall be approximately 95 gallons or greater as proposed by the Contractor. The containers shall be consistent and uniform in color and design and have a recycling symbol and be easily identified by the resident/customer and Contractor's employees as the container for materials collection. Other container labeling requirements will be implemented as needed if required by County Grant Agreements. Additional containers will be provided at no extra charge to residents who request them.
B. Participants shall be advised that containers in which recyclable materials have been stored shall be placed upon the boulevard area of the street in front of the homeowner's residence for collection. Containers shall be placed for collection by 6:00am on the scheduled day of collection. The City shall communicate to the residents/customer specific sorting and setout requirements; however, the City and Contractor may collaborate on additional communications to implement collection protocols proposed by Contractor and approved by the City. The drivers of Contractor's collection vehicles shall record and report to the Contractor the location of any container that is damaged and the container shall be repaired or replaced by the contractor within one week of the report of damage or destruction.

C. All recyclable materials placed for collection shall be owned by and the responsibility of the occupants of each residential property until said materials are handled by the Contractor. Upon handling of the containers and recyclable materials by the Contractor, the recyclable materials become the property and responsibility of the Contractor. The Contractor shall have no obligation to collect Unacceptable Waste.

SECTION 6. CONTRACTOR'S EQUIPMENT

A. All vehicles used by Contractor in picking up the recyclable materials from residential properties shall be painted and marked uniformly and shall be identified on both sides of the cab. Broom and shovel in good usable conditions shall be placed and maintained on each truck.

B. Contractor shall make all collections of recyclable materials in vehicles with closed tops on the load portion of the trucks so that contents will not spill, blow out or leak there from. All Contractor's receptacles and vehicles shall be kept clean and as free from offensive odors as possible and shall not be allowed to stand in any street or other place longer than is reasonably necessary to collect recyclable materials.

C. Contractor shall keep all equipment used in the performance of the work required by this contract in good operating condition and in a clean, sanitary condition and shall thoroughly wash each vehicle at least twice each month or before each collection unless the same has not been used since the las washing thereof. All of the Contractor's equipment is subject to periodic inspection by the City.

D. All collection vehicles used in the performance of the contract shall be duly licensed and inspected by the State of Minnesota and shall operate within the weight allowed by Minnesota Statutes. Each collection vehicle shall be equipped with the following:

1. Two-way communications device.
2. First aid kit.
3. An approved 2A10BC Dry Chemical Fire Extinguisher.
4. Warning flashers.
5. Warning alarms to indicate movement in reverse.
6. Signs on the rear of the vehicle which states **"This Vehicle Makes Frequent Stops".**
7. Clear identification of Contractor's name and telephone number on both sides of the vehicle.

SECTION 7. PERSONNEL REQUIREMENTS

Contractor shall retain sufficient personnel and equipment to fulfill the requirements and specifications of the services described in this Contract. Contractor will provide a Route Supervisor to oversee the recycling route drivers servicing the City. The Route Supervisor and all collection vehicles must be equipped with two-way communication devices. Additionally, Contractor shall provide a fully staffed customer service department that is available to take all customer calls from 8:00 a.m. to 5:00 p.m. and an email address that can be used to send notifications 24 hours a day. City staff will have the direct cell phone information for our municipal sales team will be available anytime should immediate service needs arise.

Contractor's personnel will be trained both in program operations and in customer service and ensure that all personnel maintain a positive attitude with the public and in the workplace and shall:

a) Always conduct themselves in a courteous manner and refrain from abusive or foul language.
b) Perform their duties in accordance will all existing laws, ordinances and future amendments thereto of the Federal, State of Minnesota, and local governing boards.
c) Be clean and presentable in appearance, as so far as possible.
d) Wear a uniform and employee identification badge or name tag.
e) Drive in a safe and considerate manner.
f) Manage containers in a careful manner, by picking them up, emptying their contents into the collection vehicle, and placing – not throwing or sliding – the container back in its curbside location to avoid spillage and littering or damage the container.
g) Monitor for any spillage and be responsible for cleaning up any litter or breakage.
h) Avoid damage to property.
i) Not perform their duties or operate vehicles while consuming alcohol or illegally using controlled substances or while under the influence of alcohol and/or such substances.
j) Be in possession of a valid MN CDL if an individual's duties include driving a commercial vehicle.

SECTION 8. CONTRACTOR'S OPERATIONS

A. Contractor shall ensure that all residents receiving single-stream collection service will be collected at least once every two weeks on a consistent day of the week, as approved by the City. Collection shall commence no earlier than 7:00 a.m. and be completed no later than 6:00 p.m. CST on the scheduled day of collection.

B. Contractor shall establish and maintain an office staff capable of accepting customer calls and complaints during the hours of 8:00 a.m. and 5:00 p.m. CST. Any changes to the address and telephone number of the office shall be given to the City in writing at least ten working days prior to such a change. The address of the office as of the execution of this contract is **4351 U.S. Hwy. 12 SE PO Box 169, Delano, MN 55328**. The telephone number is **763-972-3335.**

C. Complaints on service will be taken and collected by the City in addition to those received at the Contractor's office. The City will notify the Contractor of all complaints it received. Contractor is responsible for all corrective actions. A record of such complaints and the action taken thereon shall be kept by the Contractor and provided to the City upon request. All complaints shall be answered by the Contractor courteously and promptly.

D. Whenever the City or a resident notifies the Contractor that they have not received scheduled service, the Contractor is required to service such locations before 7:00 p.m. the same day if the notification is received by noon. When notified after noon, the Contractor shall service such locations no later than 12:00 p.m. on the following day.

E. Except for municipal facilities, all recyclable material collection services shall occur at the curbside. Contractor's employees shall handle all containers with reasonable care to avoid damage, shall replace all containers in an upright position and shall immediately clean up and dispose of any recyclable materials which may have fallen out of a container.

F. The performance of the contract shall be done by Contractor with staff which are adequate to always insure the satisfactory collection and disposal of the recyclable materials. Contractor's failure to perform may be temporarily excused by extreme adverse conditions of weather, breakdown, and similar hindrances which are outside of the Contractor's control and not attributable to the Contractor's negligence or failure to adequately plan, staff, or maintain equipment (such hindrances those of "Force Majeure" herein). In the event of the occurrence of a qualifying incident of Force Majeure, collections may be reasonably postponed. Upon postponement, collection shall be made a day agreed upon between the Contractor and the City.

G. Contractor shall certify that the materials collected are delivered to a recycling processing center. Materials found to be land filed will be in violation of this Contract and cause the City to consider termination of this Contract.

H. If the Contractor determines that a resident has set out unacceptable or non-targeted recyclable materials, Contractor's employees shall follow the procedures below:

1. Driver Education Tag. Contractor shall leave a non-targeted materials in the resident's curbside recycling bin and leave a City-approved "education tag" indicating acceptable materials and the proper method of preparation.
2. Recording Address with Unacceptable Materials. Contractor shall record the address on forms acceptable to the City and report the address to the City according to section 11 and as needed to comply with County Grant agreements.

I. Contractor will keep accurate records consisting of an approved weight slip or electronic equivalent with the date, time, collection route, driver's identification, vehicle number, tare weight, gross weight, net weight, and number of recycling stops for each loaded vehicle. Collection vehicles will be weighed quarterly to obtain tare weight. Paper or electronic versions of the weight ticket shall be maintained on file by Contractor for at least three years in the event of an audit by the City.

J. Contractor's employees may not collect or scavenge through recycling in any manner that interferes with the contracted recycling services. Contractor shall report to the City any instances of suspected scavenging or unauthorized removal of recyclable materials from any collection containers.

K. Contractor shall be obligated to protect all public and private utilities whether occupying the street or public or private property. If such utilities are damaged by reason of the Contractor's operations, under the executed contract, Contractor shall repair or replace same, or failing to do so promptly, the City shall cause repairs or

replacement to be made and the cost of doing so shall be deducted from payment to be made to Contractor, invoiced to Contractor, or collected from Contractor's posted surety.

L. Contractor shall take all necessary precautions to protect public and private property. Except for reasonable wear and tear, Contractor shall repair or replace any private or public property, including but not limited to sod, mailboxes, or recycling bins, which are damaged by the Contractor. Such property damage shall be addressed for repair or replacement, at no charge to the property owner, within fourty-eight (48) hours with property of the same or equivalent value at the time of the damage. If Contractor fails to address the repair or replacement of damaged property within fourty-eight (48) hours, the City may, but shall not be obligated to, repair or replace such damaged property, and the Contractor shall fully reimburse the City for any of its reasonable incurred expenses. Contractor shall reimburse the City for any expenses within ten (10) days of receipt of the City's invoice. Contractor's failure to timely reimburse the City shall permit the City to deduct such costs owed from payment to be made to the Contractor, collect from Contractor's posted surety, or collect via any other available means at law in or equity.

M. Contractor will provide free recycling service, at least every other week at the City's municipal building, 8200 County Road 116; primary Public Works facility, 9000 County Road 19, secondary Public Works facility, 9525 Cain Road; and City Park, 20200 County Road 50 (seasonal use including Country Daze festival). In general, Contractor will provide carts or other mutually agreed upon containers to facilitate that service. The carts shall be labeled by the Contractor with appropriate stickers to identify the acceptable recyclable commodities.

N. Contractor shall conduct its own promotions and public education to increase participation and improve compliance with City-specified resident preparation instructions. At a minimum, this shall include distribution of resident education tags to be left by curbside collection crews if any non-targeting material is rejected or left at the curb. Contractor shall submit a draft of any public education literature for approval by the City, at least one (1) month before printing and distribution of any such literature.

O. In the event that the market for a particular recyclable material ceases to exist or becomes economically depressed that it becomes economically unfeasible to continue collection, processing and marketing of that material, Contractor shall give written notice to the City. The notice shall include information justifying the conclusion that the market is economically unfeasible. At such conclusion, the City and Contractor will both agree in writing that it is no longer appropriate to collect such item before collection ceases. Contractor shall pay the costs of all disposal of any items collected that is deemed not recyclable by Contractor and the City due to lack of adequate market demand. The City and Contractor shall specify a date in the said written agreement to cease collection of the recyclable material in question. Contractor shall at all times be under a duty to minimize recyclable materials ending up in landfill or incineration. If such disposal becomes necessary, Contractor shall dispose of the materials at a facility specified in writing by the City or an alternative agreed upon by the City and Contractor.

P. It is intended that all recyclable materials collected by Contractor will go to recycling markets to be manufactured into recycled content products. Contractor shall assure the City that adequate recyclable material processing capacity will be provided for materials collected. Contractor must clearly specify the location(s) of its recyclable materials processing facility (or subcontractor's facility) where material collected from the City will be delivered and/or processed. Contractor shall provide written notice to the City at least 60 days in advance of any substantial change in these or subsequent plans for receiving and processing recyclable materials from the City. Upon collection, the Contractor shall deliver the designated recyclable materials to a recyclable material processing center, an end market for sale or reuse, or to an intermediate collection center for later delivery to a processing center or end market. It is unlawful for any person to transport for disposal or to dispose of designated recyclable materials in a mixed municipal solid waste disposal facility. Contractor shall further assure that all recyclable materials collected in the City are not landfilled, composted or incinerated except for process residuals. Subject to subsection (O), Contractor shall endeavor to dispose of no more than 7% of material (by weight) as process residuals as part of recyclable materials processing operations and shall always maintain compliance with applicable law. Subject to subsection (O), no recyclable materials will be deliberately or negligently landfilled, composted or incinerated by Contractor without written authorization from the City and the Minnesota Pollution Control Agency/Office of Environmental Assistance.

SECTION 9. COMPENSATION

The City accepts the Contractor rate of **$5.42 per household per month** for the collection of recyclable materials from all City residents. The rate will increase 4% in years, two, three, four and five. Contractor will provide on-site Document Destruction services to the City owned buildings at no charge. The Contractor will provide recycling services at City owned buildings and parks at no charge to the City. The Contractor agrees to offer residential recycling services to Maple Hill Estates on substantially similar terms and at the same or more favorable rate as that provided to the City. The Contractor will negotiate independently with Maple Hill Estates as the recycle hauler and such services will not be billed to or by the City. The Contractor shall supply the City with a copy of the contract between Contractor and Maple Hills Estates, if any.

SECTION 10. BILLING RESIDENT USERS

Contractor shall be responsible for billing the residents directly for recycling services on a quarterly basis. The amount to be billed to residents will be set by the Corcoran City Council. All costs billed to the owner of the benefitted property and not paid shall be documented by the Contractor and reported to the City. The City will specially assess unpaid costs annually on the applicable properties. The special assessment shall be done in accordance with the procedures outlined in Minn. Stat §429 and/or Minn. Stat §443.

SECTION 11. FILING OF REPORTS

Contractor shall submit a quarterly (or more often, if required by the City) summary report of recycling tonnages. Additionally, Contractor shall include in such reports:

- Number of curbside recycling "stops" (i.e., number of households with recyclables set out at the curb) per collection (i.e. weekly or bi-weekly stop count);
- Gross amounts of materials collected, by recyclable material;
- Net amounts of materials marketed, by recyclable material;
- Amounts stored, by recyclable material, with any notes as to unusual conditions;
- Composition of process residuals disposed.

Contractor shall also provide quarterly (or more often, if required by the City) reports to the City detailing the following:

- A list of all customer complaints, including a description of how each complaint was resolved.
- A list of all addresses where education tags were left for residents and why the tags were left.
- A list of all missed pick-ups reported to the Contractor.

SECTION 12. ACCESS TO RECORDS

Contractor shall permit the City to review its books, documents, papers, and records which are directly related to the performance of this Contract for the purpose of making an audit, and other examinations deemed necessary by the City.

SECTION 13. INSURANCE

Prior to commencement of this Contract, the Contractor shall furnish the City a Certificate of Insurance, approved by the City Attorney, showing that such insurance is in force. All blanket-form endorsements shall apply to both "bodily injury or death" and "property damage" coverage.

1. General Liability. Contractor agrees to maintain Commercial General Liability insurance in a minimum amount of $2,000,000 per occurrence; $4,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products-completed operations, limited pollution liability, personal injury, advertising injury, and contractually assumed liability.
2. Automobile Liability. Contractor shall maintain Business Automobile Liability Insurance, including owned, hired, and non-owned automobiles, with a minimum combined single liability of $2,000,000 per occurrence.
3. Workers' Compensation. The Contractor agrees to provide Workers' Compensation insurance for all its employees in accordance with the statutory requirements of the State of Minnesota. The Contractor shall also carry Employers' Liability Coverage with minimum limits as follows:
    - $500,000 – Bodily Injury by Disease per employee

- $500,000 – Bodily Injury by Disease aggregate
- $500,000 – Bodily Injury by Accident

The insurance requirements may be met through any combination of primary and umbrella/excess insurance. The Contractor shall have a valid Hennepin County Recycling License and meet all county and state requirements for recycling.

No policy shall contain any provisions for exclusions from liability other than provisions for exclusion from liability forming part of the standard basic un-amended and un-endorsed form of policy, except that no exclusion will be permitted in any event if it conflicts with a coverage expressly required on this contract, and in addition, no policy shall contain any exclusion from bodily injury to, or sickness, disease or death of any coverage under the contractual liability provision of the Contractor's general liability policy under this Contract. Compliance by the Contractor with the fore-going requirements to carry insurance and furnish certificates shall not relieve the Contractor from liability assumed under any provisions of this Contract. The City, including its elected and appointed officials, employees, and agents, shall be named as Additional Insured via a blanket-form endorsement on all policies except workers compensation and shall be listed on Page 2 of the Certificate. The polices reference within the Certificate shall be primary and non-contributory as to any other valid and collectible insurance available to the City with respect to any claim arising out of Contractor's performance pursuant to this Contract. The Certificate shall be supplemented with blanket-form endorsements providing that all policies, except workers' compensation, may not be cancelled, non-renewed, or materially altered without 30 days' written notice to the City, or 10 days' written notice for non-payment of premium.

Contractor shall be responsible for providing the above language to its insurer.

SECTION 14. IDEMNIFICATION

Contractor shall indemnify and hold harmless the City and its officers, agents and employees from and against all claims, damages, losses or expenses, including reasonable attorneys' fees, for which it may be held liable, to the extent directly or indirectly caused by the negligent acts of omissions of or the willful misconduct of the Contractor, its employees, agents or subcontractors. Contractor's indemnification obligations shall apply to Contractor's subcontractor(s) or anyone directly or indirectly employed or hired by the Contractor, or anyone for whose acts Contractor may be liable. The Contractor agrees that this indemnification obligation shall survive the completions, expiration, or termination of this Contract.

SECTION 15. PERFORMANCE AND PAYMENT BOND

Contractor shall execute and deliver to the City a Performance and Payment Bond with the corporate surety in the sum of $25,000 or equal (equal may include a Letter of Credit form a banking institute approved by the City). This contract shall not become effective until such a bond, in a form acceptable to the City, has been delivered to the City and approved by the City Attorney.

This Contract shall be subject to termination by the City at any time if said bond hall be cancelled or the surety thereon relieved from liability for any reason. The term of such performance bond shall be for the life of this Contract. Extensions or renewals shall require the execution and delivery of a performance bond in the above amount to cover the period of extension or renewal.

SECTION 16. TERMINATION

The City shall have the right to terminate this Contract prior to the expiration of its term if in the City's opinion, there has been a breach of its terms by the Contractor; provide however, the City shall first provide Contractor with written notice of the alleged breach and a reasonable opportunity to cure such breach. Upon provision of such notice of breach and a reasonable opportunity to cure, the City may thereafter immediate, and without further obligation to Contractor, terminate this Contract.

SECTION 17. PENALTIES AND DAMAGES

A. Failure by the Contractor to perform under this Contract, may result in its termination and/or claims by the City for damages.

B. In the event of a breach of his Contract, or proven negligence by the Contractor, the Contractor agrees to pay, in addition to the actual damage sustained by the City as a result thereof, the reasonable attorneys' fees incurred by the City in pursuing any of its rights under this Contract.

SECTION 18. ADMINISTRATIVE PENALTIES

In addition to any other remedies available to the City, the City may withhold and retain payment from the Contractor or collect from the bond (or substitute security) posted by the Contactor pursuant to the terms of this Contract, in the amounts specified below as a Administrative Penalties for failure of the Contractor to fulfill its obligations herein. The following acts or omissions shall be considered a breach of contract and shall entitle the City to collect the corresponding Administrative Penalty amount:

a) Failure to respond to legitimate service complaints within 24 hours in a reasonable and professional manner - $50 per incident.
b) Failure to collect property notified missed collections - $250 per incident.
c) Failure to provide quarterly and annual reports - $100 per incident.
d) Failure to complete the collections within the specified timeframes - $100 per incident.
e) Failure to clean up spills during collection operations - $250 per incident.
f) Failure to report changes in location of recyclable materials processing operation - $250 per incident.

Contractor shall be liable for Administrative Penalty amount(s) upon determination of the City that performance has occurred that is not consistent with the provisions of the contract. The City shall notify Contractor in writing or electronically of each act or omission discovered by the City. It shall be the duty of Contractor to take whatever steps or action may be necessary to remedy the cause of the complaint. Nothing in this section shall limit the City's right to terminate the contract with Contractor or exercise any other rights contained herein or within the contract.

The City may deduct the full amount of any damages from any payment due to the Contractor or invoice Contractor separately. The remedy available to the City under this paragraph shall be in addition to all other remedies which the City may have in law or at equity.

Exceptions: For the purposes of this Contract, Contractor shall not be deemed to be liable

for penalties where its inability to perform recycling collection service is the result of an event of Force Majeure, as herein defined.

Contractor may appeal any assessment of Administrative Penalties by providing written notice of the appeal to the City within 7 days' of receipt of such assessment. Failure to timely appeal such assessment shall waive any such appeal right. In the event of such an appeal, Contractor shall set forth the reasons for its dispute of the assessment and such appeal shall be either reviewed by the City Council or by a duly appointed hearing officer, designated by the City to perform such review. The decision of the City Council or appointed hearing officer as to the imposition of the Administrative Penalties shall be final.

SECTION 19. SUCESSORS AND ASSIGNS

Contractor binds itself, its successors, executors, administrators and assigns to the City in respect to all covenants of this Contract, except that the Contractor shall not assign or transfer any parts of its interest in this Contract nor shall the Contractor assign any monies due, or to become due, without the City's written consent.

SECTION 20. AMENDMENT, MODIFICATION OR WAIVER

No amendment, modification, or waiver of any condition, provision, or term of this Contract shall be valid or of any effect unless made in writing, signed by the party or parties to be bound or by its duly authorized representative, and specifying with particularity the extent and nature of such amendment, modification, or waiver. Any waiver by any party of any default of another party shall not affect or impair any right arising from any subsequent default.

SECTION 21. SEVERABLE PROVISION
Each provision, section, sentence, clause, phrase, and work of this Contract is intended to be severable. If any provision, section, sentence, clause, phrase, or word hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Contract.

SECTION 22. ENTIRE CONTRACT
This Contract contains the entire understanding of the parties hereto with respect to the transactions contemplated hereby and supersedes all prior agreements and understanding between the parties with respect to such subject matter. No representations, warranties, undertakings, or promises, whether oral, implied, written, or otherwise, have been made by either party hereto the other unless expressly stated in this Contract or unless mutually agreed to in writing between the parties hereto after the date representations, agreements, or understandings not expressly set forth herein.

SECTION 23. CAPTIONS, HEADINGS OR TITLES
All captions, headings or titles in the paragraphs or sections of this Contract are inserted for convenience or reference only and shall not constitute a part of this contract as limitation of the scope of the particular paragraphs or sections to which they apply.

SECTION 24. EQUAL OPPORTUNITY
During the performance of the executed contract, Contractor, in compliance with Executive Order 11246, as amended by Executive Order 11375 and the Department of Labor Regulations 41CFR, Part 60, shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Contractor shall take affirmative action to ensure that all applicants for employment are qualified, and that the employees are treated during employment, without regard to their race, color, religion, sex, age, disability, national origin or genetic information.

Such prohibition against discrimination shall include, but not limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.
In the event of noncompliance with the non-discrimination clauses of this Contract, this Contract may be cancelled, terminated, or suspended, in whole or part, in addition to other remedies as provided by law.

SECTION 25. COMPLIANCE WITH APPLICABLE LAW, INTERPRETATION
In providing services hereunder, Contractor shall abide by all statutes, ordinances, rules, and regulations pertaining to the provision of services to be provided hereunder. Any violation shall constitute a material breach of this Contract.

The laws of the State of Minnesota shall govern all interpretations of this contract, and the appropriate venue and jurisdiction for any litigation which may arise hereunder will be in those courts located within the County of Hennepin, State of Minnesota, regardless of the place of business, residence or incorporation of Contractor.

SECTION 26. RETENTION OF RECORDS, MINNESOTA GOVERNMENT DATA PRACTICES ACT
Contractor shall retain all records pertinent to expenditures incurred under this Contract for a period of three years after the resolution of all audit findings. Records for non-expendable property acquired with funds under this Contract shall be retained for three years after final disposition of such property.

Contractor agrees to comply with the Minnesota Government Data Practices Act and all other applicable state and federal laws relating to data privacy or confidentiality, and to cooperate with the City in meeting its obligations under the same. Contractor must immediately report to the City any requests from third parties for information relating to the Contract. The City agrees to promptly respond to inquiries form Contractor concerning data requests. Contractor agrees to hold the City, its officer, and employees harmless from any claims resulting from Contractor's unlawful disclosure or use of data protected under state and federal laws.

SECTION 27. INDEPENDENT CONTRACTOR

Nothing contained in this Contract is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between parties. Contractor shall at all times remain an independent contractor with respect to the services to be performed under this Contract. Any and all employees of Contractor or other persons engaged in the performance of any work or services required by Contractor under this contract shall be considered employees or sub-contractors of the Contractor only and not of the City; and any and all claims that might arise, including Worker's Compensation claims under the Worker's Compensation Act of the Stat of Minnesota or any other state, on behalf of said employees or other persons while so engaged in any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of Contractor.

SECTION 28. COUNTERPARTS

This Contract may be executed in any number of identical counterparts. If so executed, each of such counterparts shall be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one instrument. For purposes of executing this Contract, facsimile or pdf of an electronically scanned signature shall be effective as originals.

IN WITNESS WHEROF, the parties hereto have executed this contract the day and year first above written. This Contract shall be effective solely upon the signing of both the City of Corcoran and Contractor.

CITY:

CITY OF CORCORAN

_____

Mayor Date

Attest:_____

City Administrator Date

CONTRACTOR:

Republic Services

By:_____

Brandon Schuler, General Manager Date

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

Council Meeting: October 23, 2025	**Prepared By:** Jay Tobin, City Administrator
Topic: Economic Development Strategic Plan	**Action Required:** Discussion

Summary

Corcoran leadership is committed to addressing difficult issues now in order to avoid larger more difficult issues in the future (Corcoran Values Statement: "Responsible Decision Making"). Consequently, staff strives to seize opportunities identified as having potential strategic value, and this is one of those opportunities. The proposal being considered today comes from Maxfield Research & Consulting based on direction from Council at the August 14 Council Work Session on the topic of Economic Development in Corcoran. The need for that work session came from conversations following the April 24, 2025 Council Meeting at which Council provided direction regarding the Concept Plan brought forward by Continental Properties. Specifically, Council's expressed desire for concurrent commercial development to compliment Continental's residential development concept on this property guided "Mixed-Use" in Corcoran's 2040 Comprehensive Plan (Map 2-1 2040 Future Land Use). As part of Continental's efforts to better understand the commercial development market in the metro, they reached out to Mary Bujold of Maxfield Research. When staff met with Continental and Maxfield Research representatives to discuss information and share understanding, it became clear that the topic(s) at hand and the timing of their project/research could have strategic value for the city with implications on both the current work for the "Commercial/Industrial Update" informing present zoning discussions/decisions, and on upcoming work for the 2050 Comprehensive Plan regarding discussions/decisions about future land use. The proposal offers the City understanding and research necessary to a broaden the depth and breadth of current economic development data necessary to make current and future strategic decisions that align with city priorities. Staff recommends Council discuss the proposal, providing guidance and making a decision regarding Corcoran's strategy for economic development.

Financial/Budget

The project expense of $50,705.00 would be allocated to long-range planning fund, which is anticipated to be supplemented by an approximately $90,000.00 Met Council grant for the 2050 Comprehensive Plan.

Recommendation

Staff recommends Council discuss the proposal, providing guidance and making a decision regarding Corcoran's strategy for economic development.

Council Action

Staff recommends that Council review and discuss the proposal and make a decision.

Attachments

1. Economic Development Strategic Plan Proposal.pdf

A Proposal to Prepare an Economic Development Strategic Plan for the City of Corcoran, Minnesota

Prepared for:

City of Corcoran

Corcoran, MN

September 2025

Maxfield Research & Consulting

Breaking Ground since 1983

901 Twelve Oaks Center Drive
Suite 922
Wayzata, MN 55391
612.338.0012
www.maxfieldresearch.com

Maxfield Research & Consulting
Breaking Ground since 1983

September 16, 2025

Mr. Jay Tobin
City Administrator
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

SENT VIA EMAIL ONLY

Mr. Tobin:

Maxfield Research and Consulting is pleased to submit a proposal to prepare an Economic Development Strategic Plan for the City of Corcoran that will inform targeted initiatives and allocations of public and private financial and other resources to guide growth and development in the City over the next five years. Maxfield Research will assist the City to develop strategies and an implementation plan for economic development. The plan will examine real estate economic trends, community and regional demographics, current real estate market conditions and an analysis of community and business needs to guide and support various initiatives. The Economic Development Strategic Plan will provide a fiscal impact analysis in addition to specific recommendations regarding strategies and recommendations for allocation of internal and external resources for implementation of the Plan. We propose to also utilize some of the services of Prosser Advisors LLC (Mr. Jim Prosser), an independent consultant with extensive public finance and public administration background, especially in the areas of public finance strategy and fiscal impact analysis.

The work program for the Economic Development Strategic Plan is outlined on the following pages. The total fee for staff time would be an estimated $xxxxxxxx.00, excluding all out-of-pocket expenses (i.e. travel costs, supplies, data purchases, etc.) and including electronic versions of the draft and final reports. Costs are presented for each major component of the work program. Maxfield Research and Consulting would be able to deliver a draft report of the economic development strategic plan within an estimated 120 days of formal authorization to proceed.

Along with the proposal is a professional background of the firm along with resumes of staff that would be assigned to this project. We welcome the opportunity to work with the City on this assignment. If you have questions, please contact me at (612) 904-7977 or email at mbujold@maxfieldresearch.com.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING

Mary C. Bujold
President
Attachment

Maxfield Research & Consulting
Breaking Ground since 1983

September 16, 2025

Mr. Jay Tobin
City Administrator
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

CONTRACT/PROPOSAL FOR PROFESSIONAL SERVICES

Maxfield Research and Consulting proposes to provide market research and consulting services to the City of Corcoran, Minnesota (the "Client") to prepare an Economic Development Strategic Plan for the community. The work program will begin with a meeting of the City Council, the EDA and community stakeholders to obtain consensus on Plan goals and objectives. The Plan is intended to achieve buy-in from City leadership and community stakeholders and to provide recommendations for the implementation of strategic initiatives, public and private partnerships and the creation of a set of tools to aid the City and its partners in guiding development over the next five to ten years based on strategic priorities.

The strategic plan will encompass the following:

- Key Strategic Priorities emerging from the analysis and buy-in from stakeholder groups and the City.
- Key Findings from the Fiscal Impact Analysis regarding priorities for implementation
- Key Resources needed to proceed with implementation of the plan.
- Key Tools for Implementation, which include local community resources, staffing resources, organization assistance, in addition to public and private monetary funding for different goals and objectives.

DESCRIPTION AND BIOGRAPHY OF FIRM

Maxfield Research and Consulting has 42 years of experience in assisting communities to determine market conditions for planning and development efforts, providing demographic estimates and projections and analyzing county and municipal commercial and residential real estate needs. Our thorough knowledge of market trends in the real estate industry allows us to support our clients with valuable information that affects planning and development. We are local, regional and national with work completed in over 40 states.

Maxfield Research and Consulting provides real estate market, economic and development analysis services in the areas of housing, office, retail, hospitality and industrial market sectors. Maxfield also has experience in organizing and conducting focus groups, preparing and administering on-line and mail surveys, holding public forums for large scale planning documents and organizing and making presentations to city councils, planning commissions and economic development authorities. A more detailed company overview is found in the Appendix.

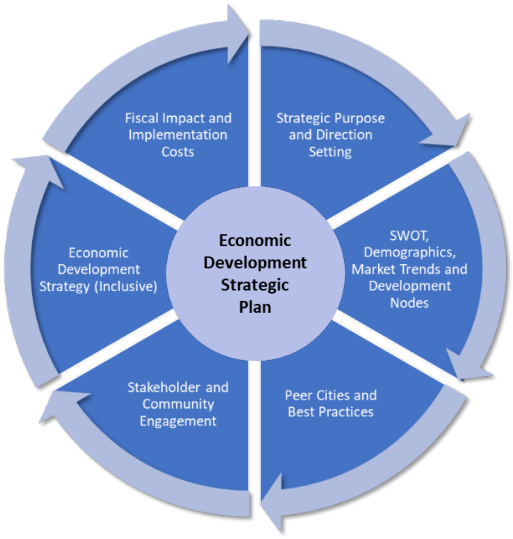
PARTNER FIRM

Maxfield Research and Consulting will partner with Prosser Public Advisors LLC and Mr. Jim Prosser, principal, a seasoned professional in the areas of finance, planning and public administration who will assist Maxfield with the Economic Development Plan and provide input and assessment regarding strategic direction and public financial to assist in the implementation of various components of the plan as well as assisting on the fiscal impact analysis. Mr. Prosser has more than 25 years of experience in municipal and regional government sectors. He has been a consultant in public finance in Minnesota and Illinois and most recently was the Executive Director for the Centralina Council of Governments in the Charlotte North Carolina region where he served for ten years. Jim has extensive experience in facilitating and implementing strategic planning including the development of strategic and financial modeling directed at establishing an evidence-based decision-making framework for elected officials.

METHODOLOGY

It is our understanding that the primary objective of this study is to complete an economic development strategic plan for the City of Corcoran and to help the City plan for sustainable and inclusive growth over the next five years. The Plan will provide a framework for the City to develop policies to encourage growth and development while considering its residents, stakeholders and decision-makers to enhance and improve the City's attractiveness and amenities.

The hallmark of Maxfield Research and Consulting's approach to the analysis is a thoughtful, in-depth combination of primary and secondary inputs. Primary research includes surveys, stakeholder interviews and focus groups. Secondary research includes data obtained from reliable published sources including the Census Bureau, ESRI (a national demographics firm), reliable property databases and economic development agencies, among others. Published secondary data is always reviewed carefully considering other local factors revealed through primary research that may have an impact on the analysis. The result is a custom report that provides the Client with information that is timely and locally pertinent.



WHY MAXFIELD RESEARCH?

We Know the Region

- Benefit: Our past experience in Corcoran, the Northwest Corridor and the Twin Cities Metro Area allows us to work efficiently

Property Inventories

- Benefit: Maxfield Research's real estate database includes detailed information on commercial, residential and industrial properties across the Twin Cities Metro Area

Experience Counts

- Benefit: Committed team of senior-level leaders; the team members dedicated to this project have over 60 years of experience

Local Knowledge - National Experience

- Benefit: Our work is grounded in local issues/reality and we can integrate best practices from elsewhere

Relationships

- Benefit: We have deep relationships with the development community; we understand their barriers and opportunities, we know what they want, and they will talk to us

Full-Service Real Estate Advisory Firm

- Benefit: We understand the connection between all real estate types and we advise both public- and private-sector clients

Partnerships

- Benefit: Maxfield Research has strong partnerships with local, regional and national consultants and organizations to tap for cutting edge initiatives in economic development planning and strategies

On the Ground Field Research

- Benefit: Hands-on field work and interviews via telephone or in person combined with the analysis of Census and other market data to gain the most information possible.

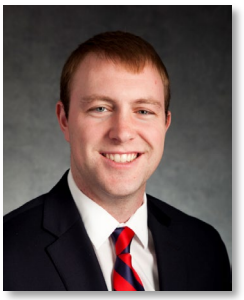
Proven Methodologies & Results Oriented

- Benefit: Our process for analyzing and projecting residential and commercial demand has proven to be effective and we deliver action-oriented strategies

KEY RESEARCH STAFF

Mary Bujold, CRE, President of Maxfield Research and Consulting, will be principle-in-charge of the project and will act as the primary strategist and consultant for this assignment. Ms. Bujold has over 40 years of experience in market research and is regarded as a market expert in the field of residential real estate. Ms. Bujold has been involved in numerous types of real estate studies during her career with Maxfield including Downtown redevelopment, commercial and industrial analyses, and fiscal impact analysis. Ms. Bujold would lead all community engagement processes for this assignment.

Mr. Joe Hollman, Director of Research, would oversee and direct Maxfield staff working on the data gathering portions of this project. Mr. Hollman would also work closely with Ms. Bujold in preparing conclusions and recommendations and overseeing compilation of the report. Mr. Hollman has been the project leader on studies in Scott County including a full commercial and industrial analysis, retail, lodging and special commercial use studies. In addition, Mr. Hollman is currently directing the completion of housing needs analyses for Douglas County, Minnesota and Dodge County, Minnesota and will also oversee a Regional Housing Analysis for SE Minnesota.



Mr. Max Perrault, GIS Technician/Associate, will be responsible for mapping, compiling demographic and employment data and gathering base market information. Mr. Perrault has assisted on several specialty studies including a commercial condominium analysis, and a wide variety of residential analyses including multifamily (market rate and affordable), for-sale residential and comprehensive housing needs analyses during his tenure with Maxfield Research and Consulting, including recent studies in the City of Braham, Minnesota and a regional analysis for Anoka County, Minnesota. Mr. Perrault is currently providing mapping services for multiple market studies across the Upper Midwest and is working on a housing needs analysis for Forest County, Wisconsin.

Consultant's Name: Maxfield Research and Consulting
Year Established: 1983
Type of Ownership: LLC
Federal ID Number: 41-1463801
Employees: 8

Primary Contact:
Ms. Mary Bujold
President
Maxfield Research and Consulting
901 Twelve Oaks Center Drive, Suite 922
Wayzata, MN 55391
(612) 904-7977
email: mbujold@maxfieldresearch.com
www.maxfieldresearch.com

Maxfield Research & Consulting
Team Members

- Mary Bujold, President, 41 years experience
- Joe Hollman, Director of Research, 28 years experience
- Brian Smith, Senior Associate, 23 years experience
- Rob Wilder, Senior Associate, 10 years experience
- David Sajevic, Senior Associate, 15 years experience
- Max Perrault, GIS Technician/Associate, 9 years experience
- Jessica Van Voorhis, Associate, 10 years experience
- Nathan Ross, Associate, 1 year experience

Prosser Public Advisors, LLC

Jim Prosser currently consults with Public Sector clients through his firm, Prosser Public Advisors, LLC. His background includes both public and private sector experience including 35+ years in city and regional management in addition to serving as Director and Senior Financial Advisor at Ehlers & Associates, a major Midwest Independent Public Finance firm.

He is a veteran city manager having served over 25 years in four Midwestern cities including Glen Ellyn, Illinois (1974-1979); Hazel Crest, Illinois (1979-1986); Richfield, Minnesota (1986-1999) and Cedar Rapids, Iowa (2006-2009); and Executive Director for Central Carolina (Charlotte) Regional Council of Governments (2009-2019).

Jim is a Credentialed Member (CM) of International City/County Managers Association (ICMA)

Member of Lambda Alpha International, an honorary society for the advancement of land economics (retired)

Urban Land Institute (retired) and

Certified Independent Public Finance Advisor (CIPFA) (inactive) by the National Association of Independent Public Finance Advisors.

SCOPE AND COST OF SERVICES – Economic Development Strategic Plan

A. Strategic Purpose & Direction Setting

1. Meet with City Council, EDA, City staff and other community stakeholders to discuss and formalize project goals and objectives. This report will require some assistance from the stakeholders; data requests and other project assistance will be discussed during this time. The intent is to develop a shared vision among stakeholders for growth and development. The plan is intended to provide guidance but also to be somewhat flexible to respond to market forces.
2. Obtain and review information on pertinent past studies including but not limited to planning documents, policy documents, surveys, research reports and other information pertinent to the assignment. Review these documents and identify information that is relevant to the project; identify how conditions may have changed after the report was completed.

B. Economic Development and SOAR/NOISE Analysis

1. Conduct a SOAR/VRIO Analysis for the City of Corcoran, focusing on key development and redevelopment areas. SOAR (Strengths, Opportunities, Aspirations and Results) and NOISE (Needs, Opportunities, Improvements, Strengths and Exceptions). The analysis is intended to focus on positive outcomes and capitalize on resources.
2. Assess the overall economic development climate in Corcoran for housing, commercial, industrial and other special segment real estate sectors.

C. Baseline Assessment of Demographics and Economic Data

1. Present key demographic/economic statistics for Corcoran and competitive communities in the vicinity.
2. Provide population, household and employment growth trends and projections to 2035.
3. Examine demographic/economic data on:
   a) Population age distribution
   b) Household incomes by age of householder
   c) Household tenure (owner/renter)
   d) Household type
   e) Diversity/ethnicity
   f) Labor force and resident employment trends
   g) Industry employment and wage trends
   h) Mobility trends
   i) Commuting trends
4. Discuss the implications of the demographic analysis on market conditions for various real estate sectors.

D. Real Estate Market Trends

1. Analyze emerging market and industry trends relevant to Corcoran's economic sectors (housing, commercial, industrial). Consider Corcoran's future vision to create a "Downtown" or central business district.
2. Analyze data on current for-sale and rental market conditions in Corcoran and the surrounding area.
3. Analyze data on current market conditions for office space in Corcoran and the surrounding area.
4. Analyze data on current market conditions for retail space in Corcoran and the surrounding area.
5. Analyze data on current market conditions for industrial space in Corcoran and the surrounding area.
6. Identify vacant land by type of real estate to assess potential areas for short-term and long-term development.
7. Identify areas for redevelopment and how the redevelopment of these areas may impact the composition of various real estate segments in the community.
8. Identify pending developments and discuss the likely impact of these developments on future economic growth and fiscal impacts.
9. Interview real estate professionals to assess the potential opportunities and development challenges for various real estate sectors in Corcoran as compared to other locations in the Northwest Corridor of the Metro Area.

E. Development Nodes Assessment

1. With the assistance of City staff, identify key development nodes in the City.
2. Inventory real estate uses at each node and identify current strengths and weaknesses for each node.
3. Identify potential for redevelopment, reuse, renovation, increased residential density.
4. Map Development Nodes.
5. Develop economic development criteria for each node and rank each node based on the criteria.
6. Identify potential resources that could be allocated to increase value for each node.

F. Comparative Analysis and Best Practices

1. Identify peer cities in the Upper Midwest with similar characteristics; highlight programs, strategies, innovative and creative initiatives, and incentive tools currently being used by these communities that could be adopted by Corcoran, particularly in areas such as infrastructure investment, public-private partnerships and business retention.
2. Identify key strategies for various real estate sectors and locations in the City to optimize economic development.

G. Fiscal Strategy & Funding Prioritization

1. Identify and advise on key priorities for the City to fund economic development initiatives.
2. Advise on use of financial incentives, grants, public-private partnerships and reallocation of internal resources and current funds.

H. Stakeholder and Community Engagement

1. Engage with community stakeholders.
2. Facilitate workshops, focus groups and meetings to ensure that the strategic plan reflects the diverse perspectives and needs of the community. (Conduct up to three workshops/focus groups).
3. Develop content and/or strategies to engage the community, elicit communication, feedback and creative ideas.

I. Policy Review

1. Provide recommendations on policy changes to support the strategic goals and actions identified in the plan.

J. Fiscal Impact & Implementation Costs and Strategies

1. Complete a fiscal impact analysis to estimate the costs and fundings needs to implement the identified actions, goals and strategies. The analysis will involve a cost benefit assessment to weigh financial incentives, staffing and other initiatives to ensure the plan is financially feasible and aligned with the City's fiscal capacity.
2. Conduct scenario analysis "what-if" approach to help evaluate the potential impacts of future events to develop plans that withstand uncertainty.

K. Development of Plan Document/Executive Summary

1. Identify key highlights from the analysis such as vision, goals and objectives to frame the plan.
2. Identify key resources and market conditions that comprise the City's current development environment.
3. Identify priorities and strategies to achieve City's goals over the plan period.
4. Develop specific actions and timelines.
5. Identify financial and fiscal resources and strategies that can be employed to achieve the goals.
6. Identify key performance indicators and develop a data-driven approach to assess progress and effectiveness.

L. Meetings and Client Contact

1. One kick-off with Client to develop final workplan.
2. Meetings as needed for completion of the workplan (to be determined).
3. Monthly Check-ins with Client on work progress.

4. Review of the Draft analysis that would address report findings.
5. One formal presentation (in person) to governing body.
6. Report Preparation.

MAPPING

Maxfield Research and Consulting will utilize mapping software to present key data visually and spatially. To the extent Geographic Information System (GIS) data is available, Maxfield Research and Consulting will prepare housing related parcel-based maps of the community. Maxfield Research will require assistance from the Client to obtain parcel level data.

Estimated Cost for Economic Development Strategic Plan (Staff Time) $50,205.00

COST OF SERVICES

The work outlined under the Scope of Services will be performed for an estimated Fifty-Thousand Two Hundred Five Dollars ($50,205.00), excluding out-of-pocket expenses for items such as supplies for visioning sessions, workshops and focus groups and travel expenses for field work, meetings, focus groups, etc. All expenses will be billed to the Client at our direct cost and will be discussed in advance with the Client to meet certain eligible business expense criteria.

Work completed on the assignment would be billed to the Client monthly as costs are incurred. Additional research or meeting time requested by the Client beyond that set forth in the accompanying Scope of Services will be billed at our normal hourly rates ($85 to $160).

The following fee proposal provides an estimated detailed summary of staff hours needed to complete this project according to the proposed scope of services as outlined in the RFP, which is subject to change. The fee proposal includes a breakdown of costs by project task and by Maxfield Research and Consulting staff position. Prosser Advisors LLC is also shown on the budget worksheet.

ESTIMATED FEES AND OUT-OF-POCKET COSTS ECONOMIC DEVELOPMENT STRATEGIC PLAN - CITY OF CORCORAN						
	Maxfield Research and Consulting			Prosser	Combined	
Project Task	President	Project Director	Project Analyst	Prosser Advisors	Total Hours	Cost by Task
Strategic Purpose & Direction Setting	3	3	0	3	9	$1,230
Economic Development SOAR/NOISE Analysis	3	0	1	3	7	$865
Baseline Assessment-Demos/Economics	0	4	12	0	16	$1,620
Market Trends	0	8	24	0	32	$3,240
Development Nodes Assessment	2	4	16	2	24	$2,480
Comparative Analysis and Best Practices	6	8	18	8	40	$4,490
Fiscal Strategy & Funding Prioritization	4	6	12	8	30	$3,360
Stakeholder & Community Engagement	12	12	8	12	44	$5,600
Policy Review	2	6	8	2	18	$2,100
Fiscal Impact and Implementation Costs/Strategies	12	16	24	8	60	$7,160
Development of Plan Document/Executive Summary	8	10	18	4	40	$4,710
Client Meetings	20	8	10	20	58	$7,250
Formal Presentation	3	8	4	3	18	$2,320
Project Management	4	4	4	2	14	$1,780
Mapping	0	2	20	0	22	$2,000
Total Hours	79	99	179	75	432	
(times) Hourly Rate	$160	$150	$85	$100		
Total Cost for Staff Time	$12,640	$14,850	$15,215	$7,500	$50,205	
(Plus) Out of Pocket Expenses including Travel (estimate)*					$500	
Total Cost for Staff Time plus Travel	$12,640	$14,850	$15,215	$7,500	$50,705	

*Mileage, meals, etc.; Mileage billed at the standard IRS rate of $0.70 per mile (2025 rate); out-of-pocket expenses for supplies related to community engagement and workshops billed at our direct cost

WORK PRODUCT

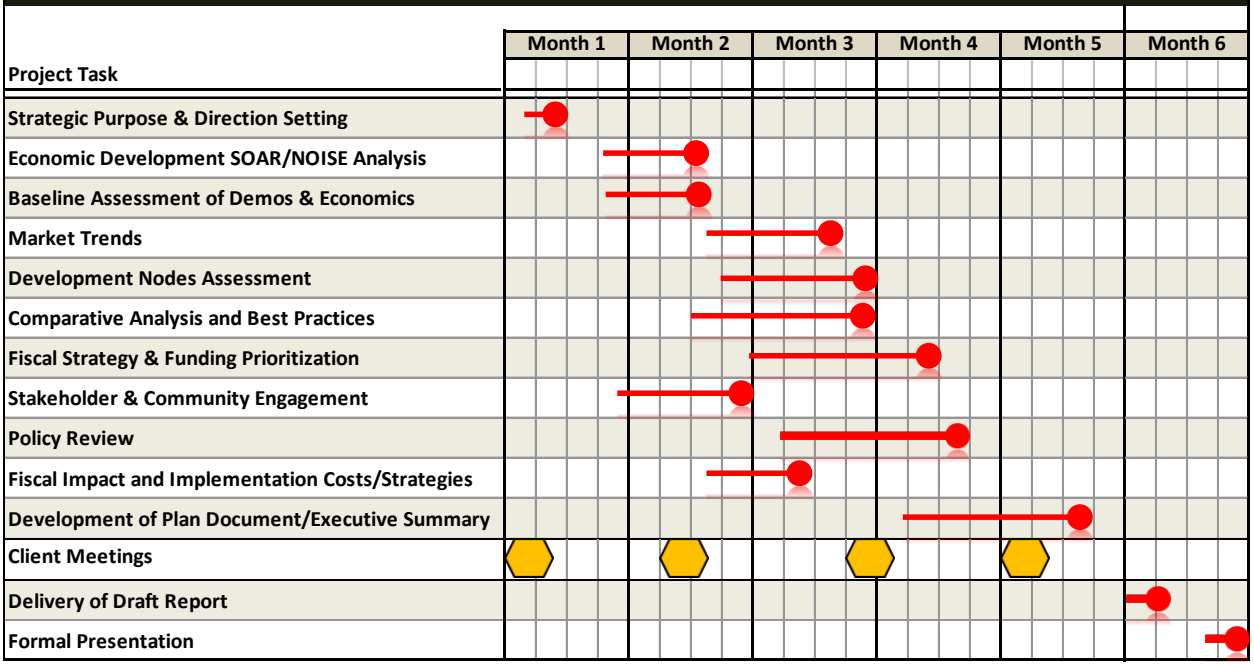
Findings will be presented in bound report format in an electronic PDF document. A separate Executive Summary will also be prepared in PowerPoint or InDesign.

COMPLETION TIME

The work outlined under Scope of Services will be completed in draft form within 120 to 150 days of the execution of this agreement unless delayed by unexpected emergencies, forces beyond the control of the parties, or by written agreement of the parties.

A final report would be issued within three weeks of receiving all comments and feedback from the Client.

PROPOSED COMPLETION TIMEFRAME
ECONOMIC DEVELOPMENT STRATEGIC PLAN - CITY OF CORCORAN



PAYMENT

All invoices are payable to Maxfield Research and Consulting within fifteen (15) days of receipt of an invoice showing the work completed and the direct costs for expenses. A finance charge of one and one-half percent (1.5%) per month will be added to the unpaid balance of each invoice not paid within thirty (30) days.

All invoices are sent via email. A current email address needs to be supplied to Maxfield Research for billing purposes. A final invoice will be sent with the release of the draft report.

DISCLAIMER

The objective of this research assignment is to gather and analyze as many market components as is reasonable within the time limits and projected staff hours set forth in this agreement. We assume no responsibility for matters legal in character.

The property/land is assumed to be free and clear of any indebtedness, liens or encumbrances; and good and marketable title and competent management are assumed, unless otherwise stated.

If building plans or site plans are included in the report, they are to be considered only approximate and are submitted to assist the reader in visualizing the property. We assume no responsibility for the accuracy of any building or site plans.

Certain information and statistics contained in the report, which are the basis for conclusions contained in the report, will be furnished by other independent sources. While we believe this information is reliable, it has not been independently verified by us and we assume no responsibility for its accuracy.

The conclusions in the report are based on our best judgments as market research consultants. Maxfield Research and Consulting disclaims any express or implied warranty of assurance of representation that the projections or conclusions will be realized as stated.

The result of the proposed project may be achieved but also may vary due to changing market conditions characteristic of the real estate industry, changes in facts that were the basis of conclusions in this report, or other unforeseen circumstances.

This agreement will be construed according to the laws of the State of Minnesota.

TERMINATION

This agreement may be terminated upon written notification of either party to the other. In the event of termination, the Client will pay Maxfield Research and Consulting for staff hours performed at the firm's normal hourly rates, plus all expenses incurred through the date of termination.

—APPENDIX—

Maxfield Research & Consulting

Breaking Ground since 1983

WHO WE ARE

Maxfield Research & Consulting is a full-service research firm providing timely and comprehensive real estate market information and analysis that is critical to the success of our clients. With 40+ years of experience in real estate market feasibility and consulting, our expertise enables us to offer solutions to difficult challenges. We assess the needs of each project, anticipate problems and provide solutions. We work closely with each client to assure our research data and analysis provide exactly the information needed in planning and developing new projects. We provide customized studies designed to deliver strategic framework for each of our clients' objectives to optimize land use and value of their real estate needs.

Developing dynamic relationships and delivering strategic solutions has earned us our clients' confidence in our expertise. Our broad experience and varied customer base includes public, private and institutional clients seeking crucial information in making decisions regarding the latest trends in the real estate industry.

Maxfield is a local, regional, national and international player in the real estate consulting industry.

WHAT WE DO

- ***Residential***—*Assist with information on multifamily, senior housing, tax credit, master-planned communities and residential scenarios.*
- ***Commercial***—*Analysis for retail, office, industrial and hotel space working with private developers on specific projects.*
- ***Land Use***—*Highest and best use assessments, redevelopment and development issues, collaborating with planning consultants to provide market data and support land use recommendations.*
- ***Special***—*Provide expert testimony and litigation support, economic impact analysis, and financial pro-formas.*
- ***Consulting Services***—*Custom analysis according to specific needs, specified aspects regarding floor plans, unit-mix, premium pricing assessments and competitive shopping.*

OUR CLIENTS

Public Sector—Recommendations provide decision makers a guide to future planning. Strategic counsel on market trends and real estate activities assists clients with a value added service.

Private Sector—Provides clients with objective and unbiased advice to position themselves to maximize opportunity and reduce risk.

Institutional Sector—Extensive experience serving broad spectrum of clients with unique organizational needs.

OUR STAFF

Mary Bujold, President
Joe Hollman, Director of Research
Brian Smith, Senior Associate
Rob Wilder, Senior Associate
David Sajevic, Senior Associate
Max Perrault, GIS Technician/Associate
Jessica Van Voorhis, Associate
Nathan Ross, Associate

Maxfield Research & Consulting

Breaking Ground since 1983

Mary Bujold
President

GENERAL BACKGROUND

Mary has 40 years of experience in real estate research and consulting and is considered a market expert in the field of residential real estate and in market analysis for financial institutions. She regularly testifies as an expert witness for eminent domain, tax appeal and other types of real estate litigation.

As President, she heads projects for large-scale land use and redevelopment studies including downtown revitalization for private developers and municipalities as well as private developers and universities on their student housing needs.

Mary frequently gives presentations at seminars and workshop sessions on current real estate market topics.

EDUCATION

Bachelor of Arts in Business Administration
Marquette University
Masters of Business Administration
University of Minnesota

PROFESSIONAL DESIGNATION, APPOINTMENTS AND LICENSES

Counselors of Real Estate (CRE)
CRE Investment Committee Chair
CRE Budget & Finance Committee
CRE Minneapolis Chapter Chair
CRE Real Estate Issues Committee
CRE Counseling Corps Committee
Housing Development Committee-Project for Pride in Living
Minnesota Real Estate Broker's License

PROFESSIONAL ORGANIZATIONS

Counselors of Real Estate (CRE)
National Association of Realtors (NAR)
Minnesota Association of Realtors (MAR)
Minneapolis Area Association of Realtors (MAAR)
Lambda Alpha International (LAI)

EXPERIENCE

- *Large-scale Redevelopment*
- *Master-planned Communities*
- *Rental Housing*
- *Condominium Housing*
- *Senior Housing*
- *Student Housing*
- *Special Needs Housing*
- *Financial Institutions*
- *Expert Testimony and Litigation Support*
- *Comprehensive Housing Needs*
- *Retail Analysis*
- *Downtown Revitalization*
- *Industrial Analyses*
- *Banking/Trust Institutions*
- *Fiscal Impact Analyses*

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Maxfield Research & Consulting

Breaking Ground since 1983

Joe Hollman
Director of Research

GENERAL BACKGROUND

As a former city planner and commercial real estate professional, Joe has over 25 years of experience in the research, analysis and presentation of data relevant to the real estate industry. He has expertise in commercial real estate, housing, city planning, location analytics, and demographic analysis.

Prior to joining Maxfield Research, Joe was a member of the national research team for Cushman & Wakefield, one of the world's largest commercial real estate firms. In this role, he conducted research and analyses focusing on the office, industrial and retail real estate markets in the Twin Cities Metropolitan Area. Before joining the commercial real estate industry, Joe was a planner for the following organizations: City of Columbia Heights, Minnesota; Arrowhead Regional Development Commission in Duluth, Minnesota; and, Peoria County, Illinois. As a planner, he contributed to the creation of multiple comprehensive plans, land use studies, zoning ordinances and site assessments.

EDUCATION

Bachelor of Science in Geography
University of Wisconsin at La Crosse

EXPERIENCE

- *Retail, Office and Industrial Real Estate*
- *Redevelopment*
- *Hotel Feasibility*
- *Market Rate Rental Housing*
- *Affordable Rental Housing*
- *Market Potential Analyses*
- *Comprehensive Housing Needs Analyses*
- *Amphitheaters*
- *Senior Housing*
- *Age-restricted active adult communities*
- *Detached Single-Family Housing*
- *Condominiums*

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Maxfield Research & Consulting

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Max Perrault
GIS Technician / Senior Research Associate

GENERAL BACKGROUND

In January 2017, Maxim joined Maxfield Research and Consulting as a Research Associate. Prior to joining Maxfield, Maxim worked in the public sector as a GIS/Planning Technician for Racine County Public Works in Southeastern Wisconsin.

Maxim brings with him expertise and professional background in land management, GIS & AutoCAD software, zoning administration, and familiarity with county operations and local government.

Max has worked on several projects related to multifamily housing including projects in the Twin Cities, Milwaukee Metro Area, the Chicagoland Area, and the Seattle Metro Area. He has also worked on Comprehensive Housing Needs studies for City and County HRA/EDA's throughout Minnesota and Iowa.

EDUCATION

Bachelor of Arts in Geography, Minor in Sociology
University of Wisconsin - Parkside
Geographic Information System (GIS) Certificate
University of Wisconsin - Milwaukee

EXPERIENCE

- *10+ years GIS Experience*
- *Demographic & Economic Forecasts*
- *Site Suitability Analysis*
- *Highest & Best Use Analysis*
- *Land Surveying and Platting*

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STAFF REPORT **Agenda Item: 7.a**

Council Meeting: October 23, 2025	**Prepared By:** Dwight Klingbeil, Planner
Topic: M&J Creekside Vineyard	**Action Required:** Approval

Summary

Margaret and John Fernandez, the applicants, request approval of an Interim Use Permit and Site Plan to allow the operation of a Wine Processing / Wine Tasting agribusiness on their property at 23020 County Road 30, as well as an amendment to the Zoning Ordinance, to grant flexibility from the footprint limit for accessory structures used in conjunction with Agribusiness operations.

Recommendation

Staff and Planning Commission recommend approval of the following:

- Resolution 2025-87 approving the site plan and interim use permit with the conditions of approval as presented by staff
- Ordinance 2025-554 amending Section 1040.030, Subd. 5(D) of the Zoning Ordinance
- Ordinance 2025-555 Summary Ordinance of Ordinance 2025-554
- Resolution 2025-88 approving findings of fact for the Zoning Ordinance Amendment

Council Action

Decision

Attachments

1. 2025-10-23 CC Report - M&J Creekside Agribusiness.pdf

STAFF REPORT

City Council Meeting: October 23, 2025	Prepared By: Dwight Klingbeil
Topic: M&J Creekside Wine Tasting Room Interim Use Permit & Site Plan (PID 08-119-23-23-0017) (City File No. 25-026)	**Action Required:** Decision

1. Application Request

Margaret and John Fernandez, the applicants, request approval of an Interim Use Permit and Site Plan to allow the operation of a Wine Processing / Wine Tasting agribusiness on their property at 23020 County Road 30, as well as an amendment to the Zoning Ordinance, to grant flexibility from the footprint limit for accessory structures used in conjunction with Agribusiness operations.

2. Planning Commission Review

The Planning Commission reviewed this item during their September 4, 2025, meeting. Three members of the public spoke during the public hearing. Concerns raised during the hearing included potential noise and light pollution, possible waste and runoff, and traffic.

The Planning Commission's discussion focused on the proposed requirement to widen the driveway from 16 feet to 24 feet, the parking surface material standards, and the number of parking spaces proposed with the plan.

Following the Commission's discussion, the Planning Commission voted 4-1 (Zachman nay) to recommend approval of the draft resolution approving the Interim Use Permit and Site Plan as presented by staff, the draft ordinance amending the standards for Agribusinesses and the draft resolution approving the findings of fact for the ordinance amendment.

3. Background

Concept Plan

The Council reviewed a conceptual version of this application during the September 26, 2024, City Council meeting. This concept plan was reviewed against the Conditional Home Occupation License standards, as well as the Event Center standards. This review revealed that the proposed use did not quite fit within any of the allowed uses within the zoning district, and multiple variances and conditions would be required to allow the wine tasting room to operate on their property.

Zoning Ordinance Amendment

Following staff and Council review, it was recommended that the applicants request an amendment to the Zoning Ordinance to establish Agribusinesses as an allowed use in the Rural Residential district. The public hearing for this request was held during the June 5, 2025, Planning Commission meeting, and reviewed and adopted by the City Council during the June 23, 2025, meeting.

4. **Context**

Zoning and Land Use

The subject property is 5.84 acres in size. It is guided Rural/Ag Residential and zoned Rural Residential (RR). With its proximity to Rush Creek, significant portions of the parcel are located within the Shoreland Overlay District, which has additional requirements beyond the RR District standards. The parcel is currently used as a residence with vineyards for wine making. The site is located outside of the Metropolitan Urban Service Area (MUSA).

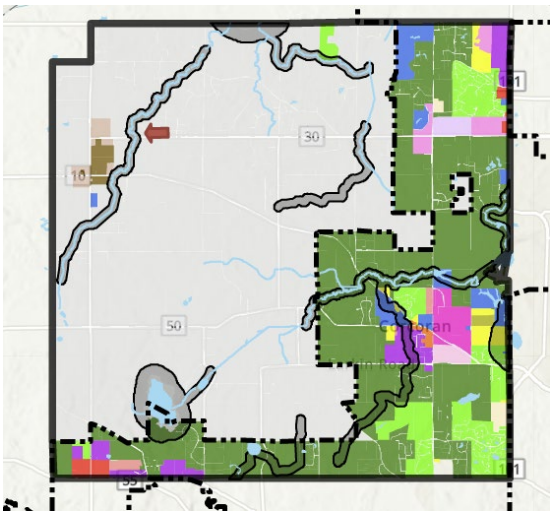


Figure 1 Site Location

Surrounding Properties

All surrounding properties are all located outside of the MUSA. All surrounding properties are guided for Rural/Ag Residential and zoned Rural Residential (RR). The properties to the north and east are used for residential purposes, the property to the south is used for Agricultural Residential, and the property to the west is a heavily wooded vacant lot owned by the applicant.

Natural Characteristics of the Site

The applicants' parcel to the immediate west is bifurcated by Rush Creek. This has resulted in significant portions of the subject parcel being subject to the Shoreland Overlay District requirements. The Natural Resource Inventory map in the 2040 Comprehensive Plan identifies a High-Quality Natural Community in the western parcel, as well as a greenway corridor along Rush Creek, which extends into the southwest corner of the subject parcel. In addition, substantial portions of the site are located within the

Figure 2 Natural Resource Inventory Map

floodplain. Most of the western parcel, along with the northwestern areas of the subject parcel, are covered by a mature tree canopy.

5. **Analysis**

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. Public Safety and the City Engineer's comments are incorporated into this staff report, their detailed comments are included in the attached memos, and the approval conditions require compliance with the memos.

A. Level of City Discretion in Decision-Making

The City's discretion in approving a Site Plan and IUP is limited to whether the plan meets the standards outlined in the Zoning Ordinance. If it meets these standards, the City must approve the application.

B. Consistency with Ordinance Standards

The applicant requests approval of a Site Plan and Interim Use Permit to allow an Agribusiness at 23020 County Road 30. The applicant's narrative states that the business would operate on a seasonal basis from Spring to Fall, with typical hours of operation being 12pm-9pm Thursday through Saturday, and 12pm-6pm on Sunday. These hours may vary depending on the activities being held, however, they do not expect the operation to remain open past 10pm.

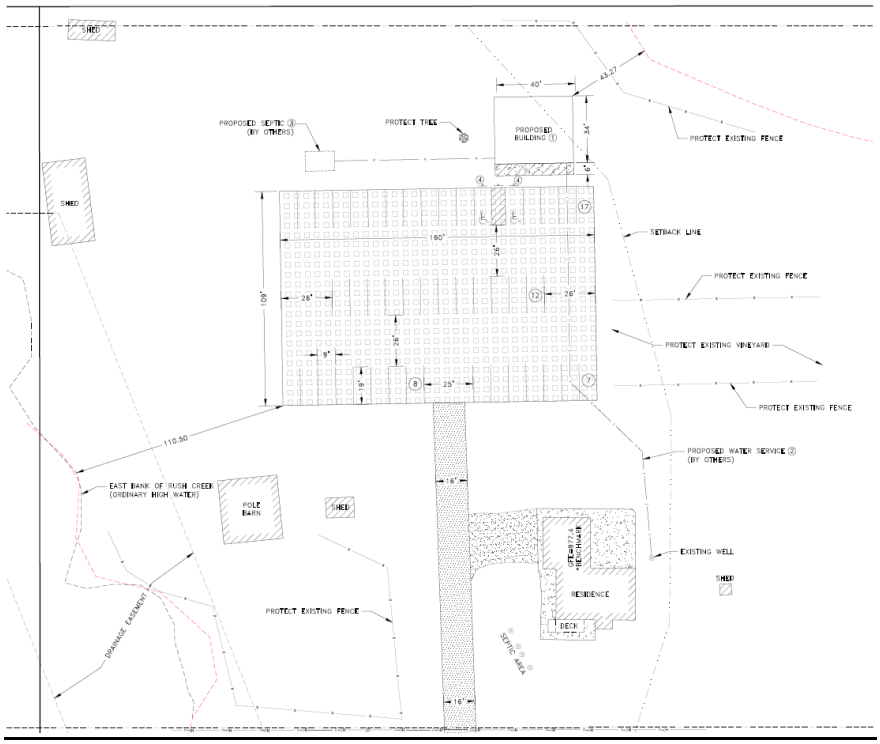


Figure 3 Site Plan

Site Plan

The site currently consists of 5 accessory structures. The applicants request to demolish one of the structures in the center of the property in favor of a new structure for the Agribusiness operation. Additionally, the applicant also plans to install a 44-stall grass parking lot to the northwest of the principal structure of the lot.

Building Size

The applicant plans to demolish an existing 726 square foot structure in favor of a 1,440 square-foot structure with a 140 square-foot porch. This would result in a cumulative accessory structure footprint of ~3,980 square feet on a parcel that allows an accessory structure footprint of 2,719 square feet. This request does not meet the ordinance requirements, and an additional 1,210 square feet of accessory structure space must be removed, unless the applicant's requested ordinance amendment is approved.

It is worth noting that the applicants also own the 1.92-acre parcel to the west. If the applicants chose to combine their two parcels, the allowed accessory structure footprint would increase to 3,313 square feet. This still would not meet the footprint allowance in Code but would reduce the non-conformity.

The applicants have requested approval of a Zoning Ordinance Amendment to allow additional flexibility to the accessory structure footprint allowance for Agribusiness operations. If the Council were to deny the ordinance amendment, a condition of approval should be added that any area of accessory structure space that exceeds that allowed limit must be removed.

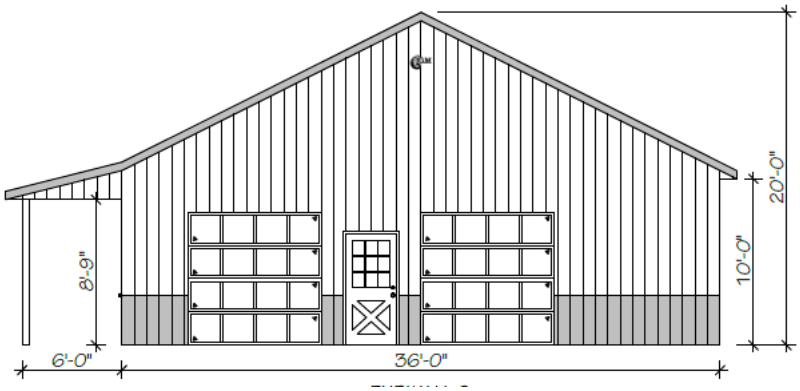


Figure 4 Proposed structure elevation

Building Height

The proposed building would be constructed in the backyard of the property. Code allows for an accessory structure sidewall height of up to 13'6" in the rear yard, and a maximum height of 25'. The applicants propose a sidewall height of 10' and a building height of 20'. This complies with the ordinance standards.

Building Materials

The exterior walls and roof of the proposed building would be finished with 29-guage RAM Rib galvanized Grade 80 colored steel. Section 1060.050 Subd. 1.D.3. allows accessory buildings to be constructed with metal siding and/or roofing through a Certificate of Compliance, provided they meet the standards of the Minnesota State

Building Code and have been treated with a factory applied color coating system against any fading or degradation. The proposed materials comply with these requirements and are allowable.

Shoreland Overlay District

The Shoreland Overlay District requires all structures, including accessory structures, to be constructed so that the first-floor elevation is at least 2 feet above the regional flood elevation. The proposed floor elevation for the building is at 976.5'. The FEMA 100-year floodplain (Zone AE) elevation is 973'.

To comply with the elevation requirements of the Shoreland Overlay District, the minimum first floor elevation must be at least 975', which is 2 feet above the regional flood elevation. The proposed floor elevation complies with this requirement.

Parking

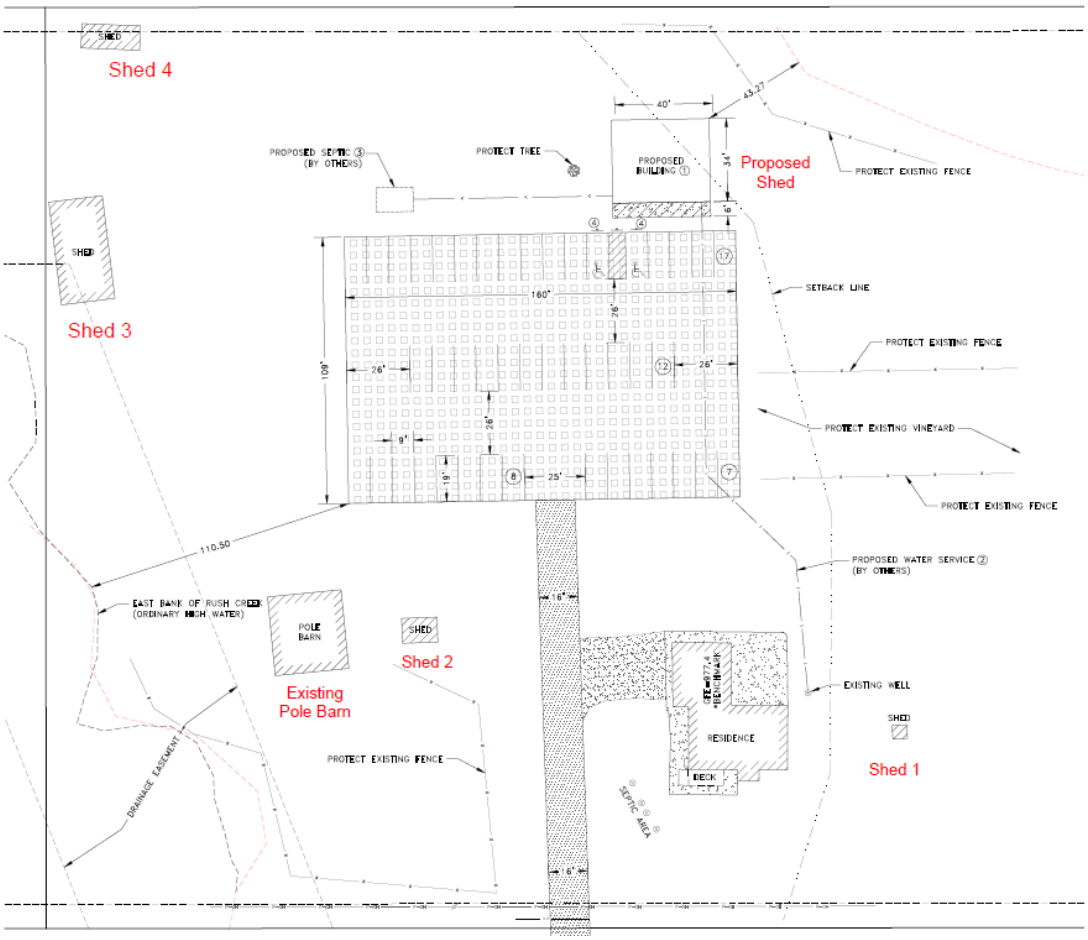
While the number of parking stalls required will vary depending on the activity, the site must demonstrate the ability to accommodate its most intensive use to prevent reliance on on-street parking. This is likely to be event hosting. The IUP standards for event centers in the RR district require 1 parking stall per 2 guests. The proposed Site Plan shows 44 parking stalls. Using this parking formula, a condition of approval should limit event attendance to no more than 88 guests.

Every parking stall within the proposed Site Plan is angled at 90˚. Code requires a minimum stall width of 9', stall depth of 18'6", and a drive aisle width of 26'. The proposed parking stalls meet these dimensional requirements.

However, the width of the driveway connecting the parking lot to County Road 30 is only 16'. A proposed condition of approval requires the driveway to be widened to a minimum of 24' to accommodate two-way traffic coming in and out of the parking lot.

Setbacks

The proposed site plan consists of 6 accessory structures. All accessory structures are required to maintain a minimum setback of 100 feet from the front property line along County Road 30, 50 feet from the front property line along Rush Creek Blvd, 20 feet from the side property line, 15 feet from the rear property line. Additionally, the Shoreland Overlay District requires Unsewered Structures to be setback at least 100 feet from Tributary Rivers/Streams. The current and proposed setbacks are outlined in the table below:



	Front	Side	Rear	Tributary River/Stream	Status
Required Setback	100 feet	20 feet	15 feet	100 feet	
Proposed Building	297.25 feet	231 feet	46.33 feet	256 feet	Compliant
Shed 1	77.18 feet	270 feet	293.71 feet	273.39 feet	Non-Compliant
Shed 2	116.5 feet	144 feet	249.58 feet	93.5 feet	Legal Nonconformity
Existing Pole Barn	103.3 feet	88feet	239.33 feet	42.58 feet	Non-Compliant
Shed 3	255.1 feet	2 feet	76.98 feet	22.58 feet	Legal Nonconformity
Shed 4	359.65 feet	14 feet	6.58 feet	122.75 feet	Non-Compliant

Table 1 Accessory structure setback comparison

Every structure on site meets the minimum setback requirement from the lot frontage onto Rush Creek Blvd. The other setback requirements are detailed further below:

- The proposed structure, which would house the wine tasting room and processing bar complies with all applicable setback requirements of the Zoning Ordinance.

- Sheds 2 and 3 are both located within the minimum setback from Rush Creek. However, these structures predate the establishment of the current setback requirements and are considered legal non-conforming structures.
- Shed 1 encroaches into the minimum front yard setback. Staff reviewed historical aerial imagery and determined that Shed 1 was constructed between 2015 and 2021. The structure appears to be less than 200 square feet, so a building permit would not have been required. While City Code does not require a building permit for accessory structures under 200 square feet, such structures are required to meet all setback requirements of the zoning ordinance. Shed 1 does not meet these requirements and must either be relocated into compliance or removed from the property.
- Shed 4 is located within the minimum rear yard setback. Historic Aerial imagery indicates that the shed was constructed between the years of 2018 and 2020. A building permit would have been required for an accessory structure of this size; however, there is no record of a building permit issued for this shed. A condition of approval shall require Shed 4 to either be relocated with the issuance of an after-the-fact building permit or be removed from the property.
- The existing pole barn is located within the minimum setback from Rush Creek. While a building permit was issued, the building was not constructed in the approved location and is not legally protected as a legal non-conforming structure. A condition of approval requires this building to either be relocated into compliance, removed from the property, or obtain an after-the-fact variance.

Parking Areas are required to meet the following minimum setback requirements:

- Front (County Road 30): 100 feet
- Front (Rush Creek Blvd): 50 feet
- Side and Rear: 10 feet.
- Ordinary High-Water Level: 100 feet

The proposed parking lot is located 173 feet from the front property line, 122 feet from the current west property line, 93.5 feet from the rear property line, and 118.75-feet from the Ordinary High-Water Level of Rush Creek.

Access

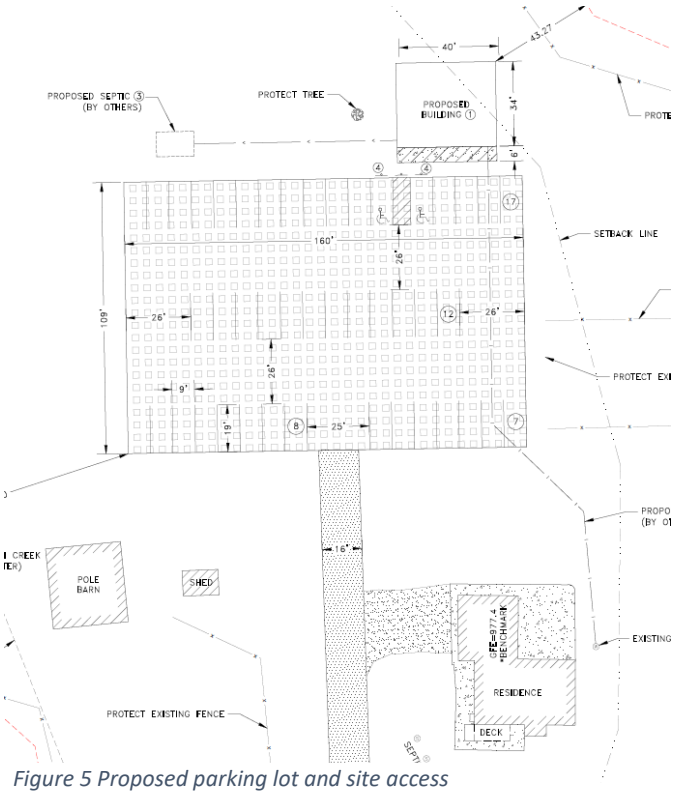


Figure 5 Proposed parking lot and site access

Current access to the property originates from a private driveway directly on County Road 30. The proposed Site Plan would widen the existing driveway to 16' and extend the driveway north to serve the existing residence and the proposed use. City Staff and County Staff reviewed this proposal and are concerned with the ability to support two-way traffic on the proposed driveway. A condition of approval requires the driveway to be widened to a minimum width of 24', as previously noted in this report.

Lighting

Outdoor lighting for Agribusiness uses cannot exceed a glare of 0.1-foot candle as measured from the property line and must comply with the lighting standards outlined in Section 1060.040 Subd. 1 of the Zoning Ordinance. The proposed Site Plan does not indicate the use of outdoor lighting. A condition of approval requires the applicants to submit a lighting plan to the City indicating the location and type of lighting fixtures used around the property to ensure compliance with this requirement.

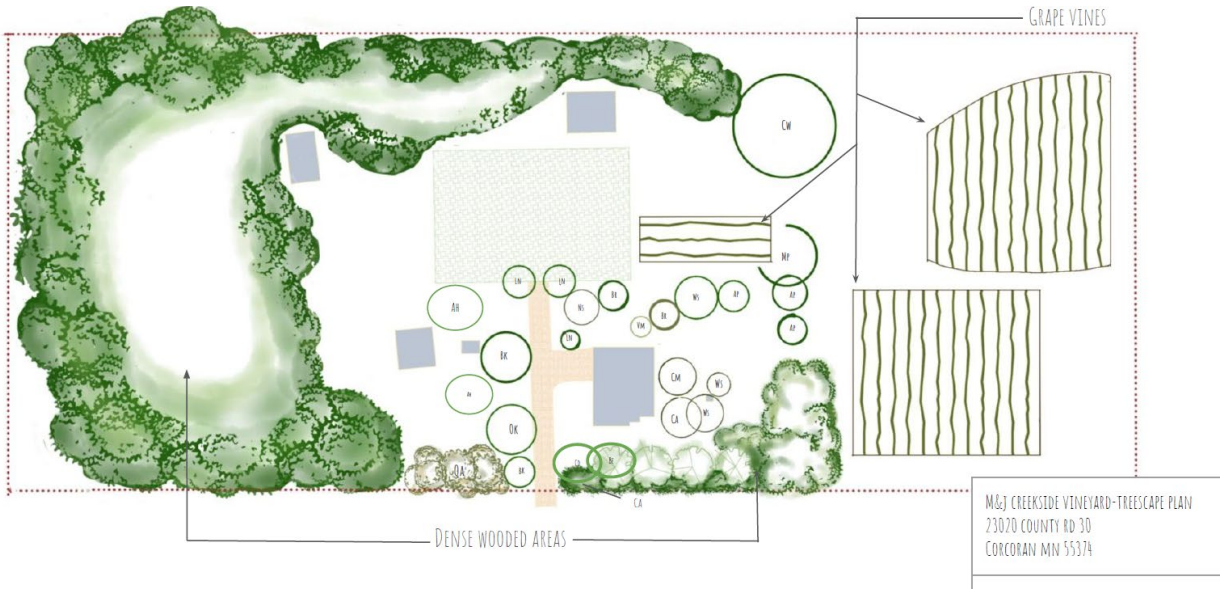


Figure 6 Treescape Plan

Landscaping

The site is subject to the landscape standards of Section 1060.070, which require:

- One overstory tree per 1,000 sq. ft. of gross building floor area or one tree per 50 lineal feet of site perimeter.
- One understory shrub for each 300 sq. ft. of building or one tree per 30 lineal feet of site perimeter, whichever is greater.

Historically, City practice has been to calculate the required trees and shrubs based on building addition and screening requirements for parking areas. Using the new 1,440

square foot building in this calculation, the applicant is required to provide landscaping with 2 overstory trees and 5 understory shrubs.

The applicants request that the City accept the existing vegetation to satisfy the landscaping requirements. To support their request, the applicant submitted a Treescape Plan, which illustrates the existing tree coverage of the property. This plan identifies a dense wooded area over the western third of the parcel, a tree line of mixed species along County Road 30, a cluster of cottonwood trees northwest of the proposed structure, and scattered trees of various species throughout the rest of the property.

Additionally, the proposed parking lot is subject to the landscaping requirements of Section 1060.070 Subd.2.J.2.:

- Parking areas with 4 or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least 3 feet shall be provided to screen vehicle headlights.

The applicants request that City accept the existing vegetation for this requirement as well. The treescape plan identifies dense wooded areas to the north, west, and southeast of the parking lot, with partially wooded areas south and east of the parking lot. Staff recommends a condition of approval requiring the installation of additional screening south and east of the parking lot to ensure adequate screening of vehicle headlights from public streets and neighboring residential properties.

Signage

Signs are not typically allowed in the Rural Residential zoning district. The applicant has not proposed any signage for this project.

Grading and Drainage

The FEMA 100-year floodplain (Zone AE) is mapped on the property at elevations ranging from 973 to 975 feet. The applicant's site plan shows this floodplain, but the floodway should also be located by the applicant. There appears to be grading planned within the floodway near the entrance driveway and northwest of the existing pole barn. It is recommended that the grading be located out of the floodway extents to remove the need for a Conditional Letter of Map Revision (CLOMR). Full details are provided in the Engineer Memo attached to this report.

Stormwater

The applicant is creating new impervious surfaces through a new parking lot and construction of a new building. The current plan appears to disturb less than 1 acre of land and would not necessitate stormwater improvements. If the disturbance area is modified and exceeds 1 acre of land, the applicant will be required to submit a stormwater management plan in accordance with city standards at the time of a formal application.

Refuse

Section 1060.020 requires all exterior storage of trash/garbage to be in an accessory building enclosed by walls and roof or in closed containers within a totally screened area. The applicant's site plan does not identify an area for exterior storage of trash, and a proposed condition of approval requires compliance with this standard should the applicant store trash outside.

Interim Use Permit

The applicant is requesting approval of an Interim Use Permit (IUP) to operate an Agribusiness at 23020 County Road 30. Pursuant to Section 1040.030 Subd. 5.D., Agribusiness is permitted as an Interim Use of the Rural Residential (RR) zoning district, subject to compliance with the following requirements:

1. *Must be located on a parcel that is at least four (4) acres in size.*

   In its current condition, the subject parcel is 5.84-acres in size and could be enlarged to 7.76-acres if combined with the parcel to the west. This requirement is satisfied in both scenarios.

2. *Site Access. The primary site access shall comply with one of the following:*

   a. *The site shall have direct access onto a Major Roadway, which is defined as a Principal Arterial, Minor Reliver, Minor Expander, and Minor Connector roadways; or*

   b. *The site will have direct access onto a Major Collector or Minor Collector roadway no more than 2,500 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan.*

   The site has direct access onto County Road 30, which is classified as a Major Roadway. The proposed site access satisfies this requirement.

3. *Traffic shall not create a nuisance to nearby residents by way of traffic or noise, nor shall it increase the public cost in maintaining the street.*

   Traffic for the proposed use would come from County Road 30 directly and is not likely to increase traffic on local streets in the surrounding residential neighborhood. Staff does not have reason to believe that the proposed use would notably increase the public cost in maintaining County Road 30 or other public streets as the traffic will primarily be from private passenger vehicles within a volume anticipated for County Road 30.

4. *Parking. Parking must be accommodated through on-site parking lots which comply with the necessary requirements outlined in Section 1060.060 of the Zoning Ordinance.*

    a. *Gravel parking lots for Agribusinesses in the Rural Residential (RR) district may be allowed through an Interim Use Permit subject to the standards outlined in Section 1060.060 Subd. 3.B.*

    The applicants propose a 44-stall parking lot to accommodate the parking needs of the operation. This lot would be constructed of a grass filled geogrid. This material is not an approved parking surface under City Code and does not meet the parking lot standards applicable to the Agribusiness use.

    A condition of approval requires a revision to the site plan to provide a compliant parking lot surface that is either a defined gravel parking area or a hard surface with perimeter concrete curbing.

5. *Maximum Structure Size. Agribusiness operating within an accessory structure must comply with the maximum accessory footprint allowed per Section 1030.020 Subd. 4.E.*

    Current conditions allow for a cumulative accessory structure footprint of 2,719 square feet. If the applicant's two parcels were to be combined, the maximum allowed accessory structure footprint would increase to 3,313 square feet. With the proposed structure for the agribusiness, the subject parcel has a cumulative accessory structure footprint of ~3,980 square feet. This proposal does not meet this requirement.

    The applicants have requested an amendment to the Agribusiness Ordinance to grant additional flexibility for accessory structures related to agribusiness uses. This is discussed further in the Zoning Ordinance Amendment portion of this report. If Council denies the amendment request, a condition of approval requires the removal of accessory structures on the property to ensure compliance with the cumulative accessory structure footprint limit outlined in the Zoning Ordinance.

6. *Noise.*

    a. *No sound amplifications systems may be used outdoors after 10:00 p.m. unless otherwise approved by City Council.*

    The applicant's narrative states that the proposed hours of operation would be 12pm-9pm Thursdays through Saturdays, and 12pm-6pm on Sundays. Though the applicants explain that these hours may vary

depending on the activity of the day. A proposed condition of approval includes a requirement any sound amplification system cease use by 10pm unless otherwise approved by City Council.

b. *Stages and sound amplification equipment shall not be oriented toward any residence within 500 feet of the property line upon which the outdoor music event is to be held. Further, sound amplification equipment shall be oriented so sound is directed away from the closest residential property.*

   The applicant's Site Plan does not include the use of stages or sound amplification equipment. If the business operation expands in the future to include the use of stages an amendment to the IUP will be required at that time to allow for City review of the proposed stage location. A proposed condition of approval clarifies any sound amplification equipment must be oriented away from any residence within 500 feet.

c. *All music events require council approval of a sound waiver permit prior to each event unless otherwise approved.*

   The current proposed business model does not include music events as a part of the wine tasting room. In the event that the business hosts a music event, the business must first obtain a sound waiver from the City Council. This is clarified as a condition of approval.

7. *Outdoor lighting shall not exceed 0.1-foot candle as measured from the property line and must comply with Section 1060.040 Subd. 1 of the City Code.*

   The applicant's Site Plan does not indicate the use of outdoor lighting. If there is outdoor lighting used as part of this operation, the applicant must provide a lighting plan which demonstrates compliance with this standard.

8. *Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.*

The applicant's floor plan shows a bathroom within the structure where the Wine Tasting Room is located. The Site Plan does not indicate the use of portable bathrooms, nor is such use mentioned within the applicant's narrative.

To ensure consistency, a condition of approval includes that future use of portable restrooms must be reviewed by staff to ensure the required screening and the setback of 400' from neighboring residential structures are satisfied.

9. *Any outdoor activity area (e.g., seating, walking, crafting, etc.) shall be setback at least 100 ft from adjacent residential structures.*

   The proposed Site Plan did not identify any designated outdoor activity areas for seating, walking, crafting, or other similar uses. If outdoor activities are to be offered by the business, the applicant must amend their IUP and Site Plan to clearly identify the proposed activities and indicate the location of these activities to demonstrate compliance with this requirement.

In addition to the requirements specific to Agribusiness uses, all Interim Uses are required to comply with the Interim Use Permit standards outlined in Section 1070.030 Subd. 3. Specifically:

A. *A. Meet the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.*
   a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*
   b. *The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.*
   c. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
   d. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
   e. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*
   f. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   The Agribusiness does not conflict with the Comprehensive Plan as the property is guided for Rural Residential and Agricultural uses. Staff has no reason to believe that the Agribusiness use would be detrimental to or

endanger the public health, safety, morals or comfort of properties in the immediate vicinity for the purposes already permitted, nor would the use substantially diminish or impair the property values within the neighborhood. The Agribusiness would not impede the normal and orderly development of surrounding properties and improvement of surrounding property for uses permitted in the RR district. The Agribusiness does not conflict with other RR district regulations with the proposed conditions of approval. Finally, the Agribusiness will conform to all other performance standards with the proposed conditions of approval outlined throughout this report.

B. *The use is allowed as an interim use in the respective zoning district.*

Agribusinesses are allowed as an interim use within the RR district as identified in Section 1040.030 Subd. 5.D.

C. *The date or event that will terminate the use can be identified with certainty.*

A condition of approval requires the IUP to expire immediately after the existing business on site ceases operations, or once the property is sold to another party.

D. *The use will not impose additional unreasonable costs to the public.*

Staff has no reason to believe that the requested use will add an unreasonable cost to the public. A condition of approval included in the draft resolution clarifies that all parking must occur on site.

E. *The user agrees to any conditions that the City Council deems appropriate for the permission of the use.*

The Council may add additional conditions of approval for the use which may be included in the approving resolution. Staff proposes no other conditions of approval other than what has already been called out in this staff report.

Zoning Ordinance Amendment

The applicants also requested approval of an amendment to the Zoning Ordinance to grant flexibility from the accessory structure footprint limitations for Agribusiness uses in the RR district.

Currently, Section 1040.030 Subd. 5.B.5. states that “Agribusinesses operating within an accessory structure must comply with the maximum accessory structure footprint allowed per Section 1030.020 Subd. 4.E.” This standard was included when the

Agribusiness was originally adopted to ensure consistency with other provisions of Code.

It's worth noting, however, that properties 10 acres or more may exceed the maximum accessory structure footprint through approval of a Conditional Use Permit, while properties under 10 acres are strictly limited to the maximum footprint identified in Table 1 below. As a result, this standard may impose a greater restriction on smaller parcels than on larger parcels.

Acres	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
<1	1,250 or 25 percent of the area of the rear yard, whichever is less.									
1	1,250	1,275	1,300	1,325	1,350	1,375	1,400	1,425	1,450	1,475
2	1,500	1,531	1,563	1,594	1,625	1,656	1,688	1,719	1,750	1,781
3	1,813	1,844	1,875	1,906	1,938	1,969	2,000	2,031	2,063	2,094
4	2,125	2,156	2,188	2,219	2,250	2,281	2,313	2,344	2,375	2,406
5	2,438	2,469	2,500	2,531	2,563	2,594	2,625	2,656	2,688	2,719
6	2,750	2,781	2,813	2,844	2,875	2,906	2,938	2,969	3,000	3,031
7	3,063	3,094	3,125	3,156	3,188	3,219	3,250	3,281	3,313	3,344
8	3,375	3,406	3,438	3,469	3,500	3,531	3,563	3,594	3,625	3,656
9	3,688	3,719	3,750	3,781	3,813	3,844	3,875	3,906	3,938	3,969
10+	3,969	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Table 2 Allowed accessory structure footprint by acreage

In this case, the applicants' parcel is limited to an accessory structure footprint of 2,719 square feet, or 3,313 square feet if they combined both of their parcels. However, the applicant's narrative explains that the proposed accessory structure footprint is necessary to effectively operate the agribusiness. The applicant's narrative states that the proposed accessory structure is large enough to accommodate the bar processing room and the patrons visiting the property, while the existing structures are needed to store their farming equipment and supplies for the tasting room.

To address the applicants' request, while also ensuring that smaller parcels do not retain an excessive amount of accessory building area in the future, staff is proposing the following amendment to the Agribusiness Interim Use standards:

6. *Maximum Structure Size. Agribusiness operating within an accessory structure must comply with the maximum accessory footprint allowed per Section 1030.020 Subd. 4.E, unless:*
    a. *City Council may grant flexibility as part of the Interim Use Permit to exceed the maximum allowed accessory structure footprint for properties that are between four (4) and less than ten (10) acres in size, provided the Council finds that additional accessory space is reasonably necessary for the agribusiness to operate effectively.*

Additionally, the applicant has expressed a desire to post a 3'x3' sign over the entrance of the proposed structure. Signs are not typically allowed within the Rural Residential district. To address this, staff proposes an amendment to the Agribusiness standards to allow signs that are connected to the agribusiness in the Rural Residential district consistent to the residential sign standards outlined in Chapter 84 of the City Code. The specific language for this proposed amendment is as follows:

10. *Signs may be allowed for Agribusiness uses provided they comply with the residential sign standards outlined in Chapter 84 of the City Code.*

Summary

Staff has reviewed the plans for an Agribusiness Use consisting of a Wine Tasting/Processing business with the applicable standards outlined in the Comprehensive Plan and Zoning Ordinance and found that the applicable standards have been met with the proposed conditions of approval.

Planning Commission reviewed the plans and request as well and voted 4-1 (Zachman nay) to recommend approval of the draft resolution approving the IUP and Site Plan, the draft ordinance amending the standards to Agribusinesses, and the draft resolution approving the findings of fact for the ordinance.

7. **Recommendation**

Staff and Planning Commission recommend approval of the following:

- Resolution 2025-87 approving the site plan and interim use permit with the conditions of approval as presented by staff.
- Ordinance 2025-554 amending Section 1040.030, Subd. 5(D) of the Zoning Ordinance
- Ordinance 2025-555 Summary Ordinance of Ordinance 2025-554
- Resolution 2025-88 approving findings of fact for the Zoning Ordinance Amendment

Attachments:

1. Resolution 2025-87 Approving the Site Plan and Interim Use Permit for M&J Creekside Vineyard
2. Ordinance 2025-554 Amending Section 1040.030 Subd. 5(D)
3. Ordinance 2025-555 Summary Ordinance of Ordinance 2025-554
4. Resolution 2025-88 Approving the Findings of Fact for Ordinance 2025-554
5. Applicant's Site Plan & IUP Narrative received July 15, 2025
6. Applicant's Zoning Ordinance Amendment received August 18, 2025
7. Engineer Memo dated August 19, 2025
8. Public Safety Memo dated September 3, 2025
9. Site Plan received July 15, 2025
10. Landscape Plan received August 24, 2025

11. Floor Plan received July 16, 2025
12. Building Elevations received August 4, 2025
13. Public Comment - Kevin & Karen Dale
14. Public Comment – Jeff & Denise Lowe

City of Corcoran *October 23, 2025*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2025-87

Motion By:
Seconded By:

APPROVING A SITE PLAN AND AN INTERIM USE PERMIT FOR AN AGRIBUSINESS AT 23020 COUNTY ROAD 30 (PID 08-119-23-23-0017) (CITY FILE 25-026)

WHEREAS, Margaret and John Fernandez ("the applicant") requested approval of an interim use permit to allow the operation of an Agribusiness on the property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the request at a duly called public hearing and recommended approval.

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

1. A site plan and interim use permit are approved to allow the operation of an agribusiness as shown on application materials and plans received by the City on July 15, 2025, with additional information received on July 16, 2025, and August 4, 2025, except as amended by this resolution.

2. The applicant must comply with all conditions in the City Engineer's Memo dated August 19, 2025.

3. The applicant must comply with all conditions in the Public Safety memo dated September 3, 2025.

4. Grading plan must be reviewed and approved by the City Engineer prior to issuance of any building permits.

5. A certificate of compliance is granted, subject to the following conditions and findings:

    a. The proposed building and roof material is treated with a factory applied color coating system against any fading or degradation pursuant to the standards outlined in Section 1060.050 Subd. 1.D.3.

6. An interim use permit is granted to allow the operation of an agribusiness, subject to the following conditions and findings:

    a. The criteria applicable to the Agribusiness standards are satisfied as outlined in Section 1040.030 Subd. 5(D):

        i. The Agribusiness is located on a parcel that is at least four (4) acres in size.

        ii. The site has direct access onto a Major Roadway.

iii. Traffic to and from the site would originate from the Major Roadway and should have a minimal impact on the surrounding local roadways.

iv. Parking for the interim use is accommodated through on-site parking.

v. There will be no use of sound amplification systems after 10 p.m. unless otherwise approved by Council.

vi. Outdoor lighting shall not exceed 0.1-foot candle as measured from the property line.

vii. Sanitary facilities shall be offered through an indoor bathroom within the proposed structure.

viii. All outdoor activities shall be located at least 100 feet away from neighboring residential structures.

b. Applicable criteria are satisfied as outlined in Section 1070.030 (Interim Use Permits) of the Corcoran Zoning Ordinance:

i. The application meets the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.

1. The Agribusiness is consistent with agricultural uses anticipated on this site by the Comprehensive Plan.

2. The establishment of the interim use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort of the community.

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

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

5. Adequate public facilities and services are available for the interim use.

6. The interim use, in all other respects, conforms to the applicable regulations of the RR district in which it is located.

ii. The use is allowed as an interim use of the Rural Residential zoning district.

iii. The interim use shall expire immediately after the existing business on site ceases operations, or once the property is sold to another party.

iv. The use will not add an unreasonable cost to the public.

c. The use shall be subject to the following conditions:

i. Maximum capacity for all events shall be 80 patrons.

ii. The driveway shall be widened to a minimum width of 24 feet to accommodate two-way traffic.

iii. A lighting plan shall be submitted to the City that complies with the specific lighting requirements of Section 1040.030 Subd. 5.D.7. as well as the general lighting requirements of Section 1060.040 Subd. 1.

iv. Any exterior storage of trash shall be located within an accessory building enclosed by walls and roof or in closed containers within a totally screened area in accordance with Section 1060.020 of the Zoning Ordinance.

v. The parking lot must be constructed of a surface that is either a defined gravel parking area or a hard surface with perimeter concrete curbing, subject to approval from the City Engineer.

vi. All parking shall be accommodated on site. No parking for the business shall occur on City streets including, but not limited to, County Road 30 and Rush Creek Boulevard.

vii. Usage of all sound amplification systems must cease no later than 10 p.m.

viii. Any sound amplification equipment must be oriented away from any residence within 500 feet.

ix. The temporary use of any portable bathrooms are subject to city staff review and approval and must be screened and located at least 400 feet from neighboring residential structures.

7. FURTHER, that the following conditions be met prior to making improvements on site:

a. The site plan must be revised to meet the following conditions:

i. Any accessory structure space that exceeds the footprint allowed for a parcel of this size must be removed if not otherwise approved by the City Council.

ii. The southeasterly shed shall either be relocated to meet the minimum accessory structure setback or be removed from the property.

RESOLUTION NO. 2025-87

iii. The northernmost shed shall either be removed from the property or relocated to meet the minimum accessory structure setbacks and obtain an after-the-fact variance.

iv. The existing pole barn shall either be relocated to meet the minimum setback requirements or obtain an after-the-fact variance.

1. Should a variance not be approved, financial security for the removal of the structure and stabilization of land must be provided to the City.

v. The driveway shall be widened to a minimum width of 24 feet to accommodate two-way traffic.

b. A Notice of Decision for the Wetland Delineation application is required before improvements are made to the site.

8. The applicant shall enter into a Site Improvement Performance Agreement with the City and provide financial security acceptable to the City.

9. The applicant shall record the following with Hennepin County and provide proof of recording to the City:
   a. This approving resolution
   b. Site Improvement Performance Agreement

10. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

11. The interim use shall terminate on the happening of any of the following events, whichever occurs first:

    a. If the agribusiness ceases.

    b. If property ownership changes.

    c. If ownership of the business changes.

    d. If a Notice of Termination for the Stormwater Pollution Prevention Plan is submitted to the Minnesota Pollution Control Agency.

    e. If there is a failure to meet other local, state, and federal regulations.

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

RESOLUTION NO. 2025-87

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal
Debra Johnson – City Clerk

ATTACHMENT A

Lot 8, Block 2, Oak Hollow

ORDINANCE NO. 2025-

Motion By:
Seconded By:

CITY OF CORCORAN

AN ORDINANCE AMENDING THE TEXT OF CHAPTERS 1040 OF THE CORCORAN CITY CODE RELATED TO AGRIBUSINESS (CITY FILE 25-017)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Chapter 1040.030 Subd. 5(D). "Rural Residential District (RR)" (Zoning Ordinance) of the Corcoran City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

A. Temporary living quarters, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

B. Agribusiness, subject to the following:

1. Must be located on a parcel that is at least four (4) acres in size.

2. Site Access. The primary site access shall comply with one of the following:
    a. The site shall have direct access onto a Major Roadway, which is defined as a Principal Arterial, Minor Reliver, Minor Expander, and Minor Connector roadways; or
    b. The site will have direct access onto a Major Collector or Minor Collector roadway no more than 2,500 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan.

3. Traffic shall not create a nuisance to nearby residents by way of traffic or noise, nor shall it increase the public cost in maintaining the street.

4. Parking. Parking must be accommodated through on-site parking lots which comply with the necessary requirements outlined in Section 1060.060 of the Zoning Ordinance.

    a. Gravel parking lots for Agribusinesses in the Rural Residential (RR) district may be allowed through an Interim Use Permit subject to the standards outlined in Section 1060.060 Subd. 3.B.

5. Maximum Structure Size. Agribusiness operating within an accessory structure must comply with the maximum accessory footprint allowed per Section 1030.020 Subd. 4.E., unless:
    a. City Council may grant flexibility as part of the Interim Use Permit to exceed the maximum allowed accessory structure footprint for properties that are between four (4) and less than ten (10) acres in size, provided the Council finds that additional accessory space is reasonably necessary for the agribusiness to operate effectively.

6. Noise.
    a. No sound amplifications systems may be used outdoors after 10:00 p.m. unless otherwise approved by City Council.

    b. Stages and sound amplification equipment shall not be oriented toward any residence within 500 feet of the property line upon which the outdoor music event is to be held. Further, sound amplification equipment shall be oriented so sound is directed away from the closest residential property.

    c. All music events require council approval of a sound waiver permit prior to each event unless otherwise approved.

7. Outdoor lighting shall not exceed 0.1-foot candle as measured from the property line and must comply with Section 1060.040 Subd. 1 of the City Code.

8. Sanitary facilities adequate for the number of attendees shall be provided as determined by the adopted Minnesota State Building Code, as may be amended from time to time. Portable toilets may be approved for temporary use and must be screened from view from roads and neighboring properties by landscaping or a wooden enclosure. No portable toilets shall be located closer than 400 feet from a neighboring residential structure.

9. Any outdoor activity area (e.g., seating, walking, crafting, etc.) shall be setback at least 100 ft from adjacent residential structures.

10. Signs may be allowed for Agribusiness uses provided they comply with the residential sign standards outlined in Chapter 84 of the City Code.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect upon its passage.

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

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee – Mayor

City Seal

ATTEST:

_____
Debra Johnson – City Clerk

ORDINANCE NO. 2025-555

Motion By:
Seconded By:

CITY OF CORCORAN

SUMMARY OF ORDINANCE NO. 2025-552

AN ORDINANCE AMENDING THE TEXT OF THE CORCORAN CITY CODE (CITY FILE 25-026)

Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended to grant flexibility from the accessory structure footprint limit for agribusiness structures and to allow signs for Agribusiness Operations in the Rural Residential district.

A printed copy of the entire amendment is available for inspection by any person at City Hall during the City Clerk's regular office hours.

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

Whereupon, said Ordinance is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee – Mayor

City Seal

ATTEST:

_____
Debra Johnson – City Clerk

City of Corcoran
County of Hennepin
State of Minnesota

October 23, 2025

RESOLUTION NO. 2025-88

Motion By:
Seconded By:

A RESOLUTION APPROVING FINDINGS OF FACT FOR AN AMENDMENT TO TITLE X TO REGARDING AGRIBUSINESS STANDARDS (CITYWIDE)
(CITY FILE NO. 25-026)

WHEREAS, Margaret and John Fernandez (the "applicant") requests an allow flexibility from the accessory structure footprint limitations for agribusiness uses in the rural residential district, and;

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

WHEREAS, the City Council reviewed the proposed amendment at a regular scheduled meeting, and;

WHEREAS, the City Council adopted an ordinance amending Title X to include Commercial Kennels as an Interim Use in the Rural Residential

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corcoran, Minnesota, that it approved the amendment to Title X of the City Code based on the following findings:

1. Flexibility to these standards are strictly tied to agribusiness uses and are not allowed for recreational or general storage uses.

2. The City has an interest in supporting efforts to recruit new businesses and industries in the appropriate locations.

3. The City also has an interest in creating a community with housing, employment and service uses that reinforce the City's vision to allow development while working to retain key elements that define its rural character.

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

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee - Mayor

RESOLUTION NO. 2025-88

ATTEST:

_____

City Seal

Debra Johnson – City Clerk

Revised 12/18/20

Please attach a brief description of your project/reason for your request.

a)We are looking to build a tasting room on our vineyard with wine sales, production, processing facitities and bathrooms. We are also looking too add parking for patrons for the tasting room.

b)Impact to neighbors properties-
This venue should have no impact to the neighboring properties.

c) Building to be constructed or utilized-
Please see attached site plan with floor plans. We are looking to add a wine tasting facility, processing room and bathrooms as well as a parking lot.

d) Intended use of building and property-
We intend to use the building as a wine tasting room and facility for wine production and sales as well as small group gatherings, educational activities etc. following the Agro-Business guideline.

e) Hours and Days of Operation-
The tasting room at M&J Creekside will be a predominantly seasonal business.
It will be open within the Agro Business guideline. Projected hours are spring through late autumn Thursday thru Sunday. Thursday - Saturday 12pm-9pm and Sunday 12pm-6pm. Hours may vary based on activities however, they will stay within the sound guideline of no later than 10pm.

f) Number of Employees
John and myself along with some volunteers and potentially a few employees as the tasting room requires.

g) Size of operation, including number of animals, if applicable-
Approximately $100k-$150k in sales and production. No animals

h) Impact on traffic, including type and amount of traffic, access and parking provisions-
Minimal impact on traffic. The type of traffic would be patrons. We plan to have a parking lot with an entrance where our current driveway is. Per Agro-Business guidelines as stated below:

Site Access. The primary site access shall comply with one of the following:
The site shall have direct access onto a Major Roadway, which is defined as a Principal Arterial, Minor Reliver, Minor Expander, and Minor Connector roadways; or
The site will have direct access onto a Major Collector or Minor Collector roadway no more than 2,500 feet from an intersection with a Major Roadway as identified in the Comprehensive Plan.

Traffic shall not create a nuisance to nearby residents by way of traffic or noise, nor shall it increase the public cost in maintaining the street.

Parking. Parking must be accommodated through on-site parking lots which comply with the necessary requirements outlined in Section 1060.060 of the Zoning Ordinance.

Gravel parking lots for Agribusinesses in the Rural Residential (RR) district may be allowed through an Interim Use Permit subject to the standards outlined in Section 1060.060 Subd. 3.B.

i) Impact on Septic System & Well-
We plan to have a septic specialist come out and assess what we need to add from a septic system perspective to handle the tasting room. Many of the current MN Vineyards and Winery's also rely on Porta Potty rentals. See site plan for waste management plan.

j) Potential environmental impacts and measures to avoid or minimize the potential impacts-
We are a Water Quality Certified Farm through the Minnesota Department of Agriculture and will be utilizing a consultant from the USDA Natural Resource Conservation Service for this project.

k) Proposed measures to provide buffering from use of adjecent properties-
Our project will not impact buffering.

l) Future expansion plans-
We do not plan to exensively expand on the property at this time.

m) Nature of other uses in the neighborhood-
N/A

Outlook

Fw: Accessory Structure Footprint

From Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Date Wed 8/27/2025 2:08 PM
To Dwight Klingbeil <DKlingbeil@corcoranmn.gov>

From: John & Margaret Fernandez <mjcreeksidevineyard@gmail.com>
Sent: Monday, August 18, 2025 4:46 PM
To: Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Subject: Re: Accessory Structure Footprint

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Dwight,

We are going to go with the option below. We are including both parels in our request and we will use our escrow to pay the $700 Zoning Ordinance Amendment application fee.

The tasting room is currently big enough for a bar processing room and capacity for roughly 80-90 patrons. We need the additional buildings for storage of farming equipment, supplies for the tasting room and equipment to maintain the property. Some of the items included would be: 2 tractors, 2 orchard sprayers, a rototiller, rider mower, regular mower, skid steerer, snow blower, work bench, tools for equipment repair, landscaping equipment, tables, chairs, outdoor furniture, wine making supplies, decorations, swag, glassware, bottling equipment, bottles, harvesting equipment (crusher destemmer & press) etc. Since, this is our residence as well some of the existing buildings are used for our cars/trucks and everyday living supplies.

Please let me know if there is additional information we need to provide or if there is another form we need to fill out.

- Request an amendment to the Zoning Ordinance to allow flexibility from the accessory structure footprint standards for buildings used in conjunction with an Agribusiness operation. This option involves more discretion by the City Council, but may be considered if you can demonstrate a clear need for this much space in your operations.
    - To apply for this request, please submit an updated narrative explaining the need for this much accessory structure space, and how it relates to the Wine Tasting room. Please note, this would require a payment of $700 for the Zoning Ordinance Amendment application fee. This may be drawn from your escrow balance if you'd like.

Thanks! Margaret & John

Margaret & John Fernandez

763-221-4841 & 763-447-1659
mjcreeksidevineyard@gmail.com
23030 County Road 30, Corcoran, MN 55374

M&J CREEKSIDE
VINEYARD

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director/City Engineer Lauren Letsche, Engineering Development Supt.	From:	Steve Hegland, PE Ben Otto, EIT
Project:	M&J Winery Site Plan Review	Date:	August 19, 2025

Exhibits:

This Memorandum is based on a review of the following document:

1. M&J Creekside Vineyard Parking Lot Plans by Hakanson Anderson Dated 04/02/25

Comments:

General:

1. The site is proposed to be used for a wine tasting room available to the public. The site plan identifies a newly constructed parking lot for 44 stalls.
2. There are several buildings/structures that appear to encroach into easements. An encroachment agreement should be obtained for these structures if not already approved by the City for their location.

Transportation

1. The proposed project access is from County Road 30. The applicant shall confirm with the county, that the current access location is appropriate for the proposed use.
2. The internal access and parking lot will be privately owned and maintained.
3. The parking lot shall have be of an acceptable surface either a defined gravel parking area or hard surface with perimeter concrete curbing. The grass filled geogrid is not an approved parking lot material per the City of Corcoran Code.
4. The main drive from the county road should be a minimum of 24’ wide to support two-way traffic to the parking lot.

Wetlands/Stormwater

1. The current site plan indicates a disturbance of less than 1-acre which is below the threshold to require City of Corcoran, Watershed or MPCA stormwater improvements. If the disturbance area changes or the site disturbance is enough to trigger stormwater treatment compliance, the applicant shall be required to meet those standards.
2. The wetland delineation for the site is under review. The site plan shall be adjusted based on final wetland delineation.
3. A delineated wetland is shown on the north property line and southwest corner adjacent to Rush Creek. Any improvements shall meet all applicable City and WCA regulations. Wetland buffer and setbacks shall be shown. A wetland buffer plan shall be required which should be completed in accordance with the City of Corcoran Wetland Buffer Policy.
4. Easements shall be provided over the wetlands and buffers.

5. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the City Engineer.

Grading/Floodplain

1. FEMA 100-year floodplain (Zone AE) is mapped on the property at elevations ranging from 975 to 973. The floodplain is shown on the site plan, however the floodway should be located by the applicant and considered when laying out the site.
2. Grading is shown within the floodway at the entrance driveway and NW of the existing pole barn. Any grading within the mapped floodway extents must be modeled to show a no rise. The City recommends grading to be moved out of the floodway extents to remove the need for a CLOMR.
3. The compensatory fill calculations should be provided for the flood zone area and not the floodway.
4. Notes should be added to the site plan noting that the contractor shall stage all materials and equipment outside of the regulatory flood elevation within the site.

Water/Sewer

1. The proposed site is not within the MUSA and will be served by private well and septic system.
2. The applicant is proposing a new septic for the building. The applicant shall provide a full septic system design including primary and alternate sites for the septic location as approved by Hennepin County.
3. The applicant shall confirm if the current well can be utilized for this use or if a new well will be necessary for the site.
4. The plans shall include information on the size and materials for both the water and sewer services.

End of Comments

MEMO

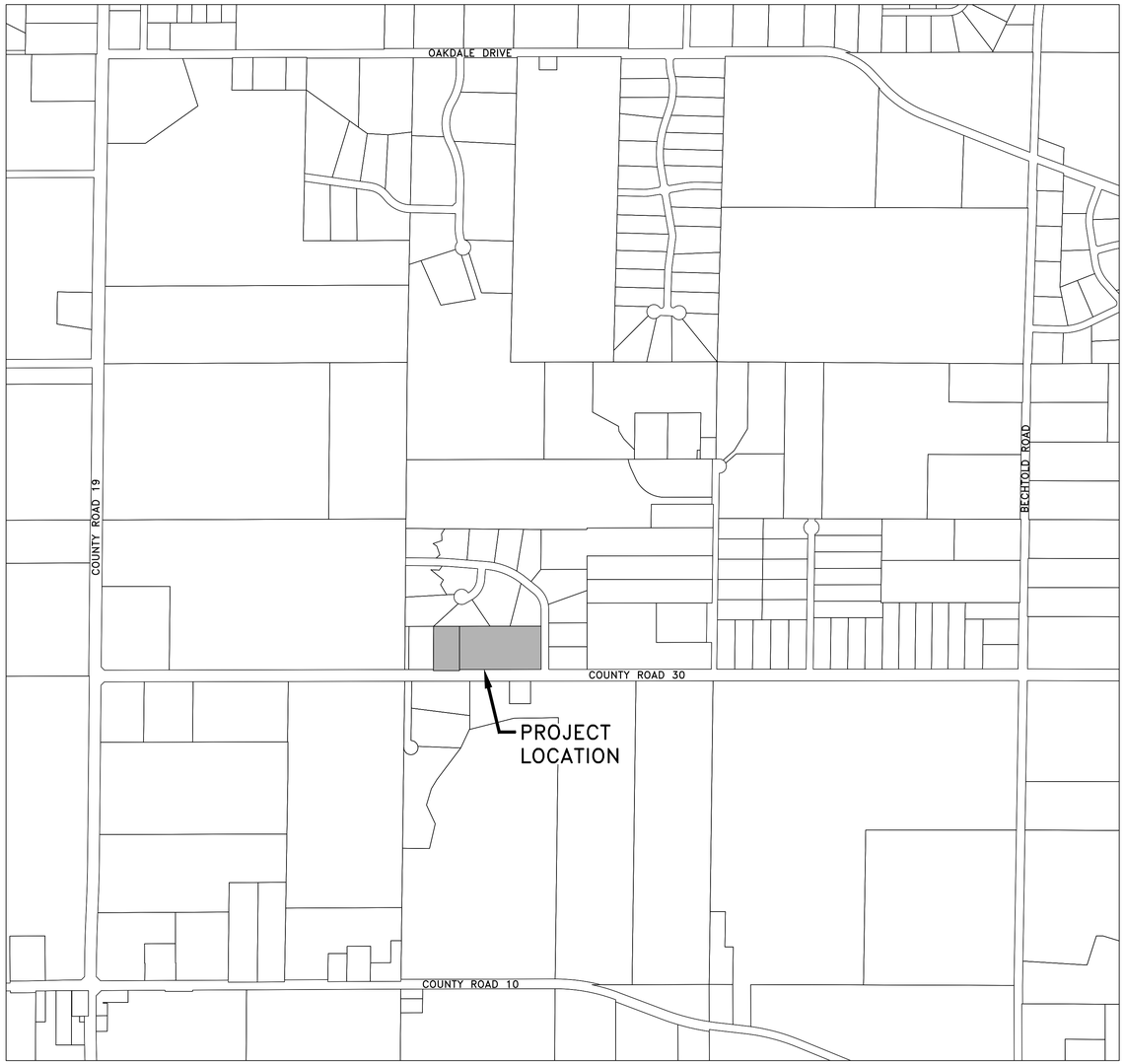
Date:	September 3, 2025
To:	Planning (Community Development Director Davis McKeown and Planner Klingbeil)
From:	Deputy Director of Public Safety Burns
Re:	City File 25-026 M&J Creekside Vineyard

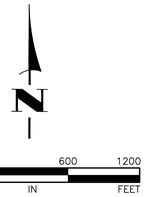
A Public Safety plan review meeting was held on September 3, 2025, to review the submitted site plan and interim use permit application for M&J Creekside Vineyard. In attendance were the following: Director of Public Safety Gottschalk, Deputy Director of Public Safety Burns, Fire Chief Albers, Fire Chief Leuer, Building Official Rosenau, Construction Services Manager Prichard, and Planner Klingbeil. The comments below are based on the materials submitted on July 16, 2025.

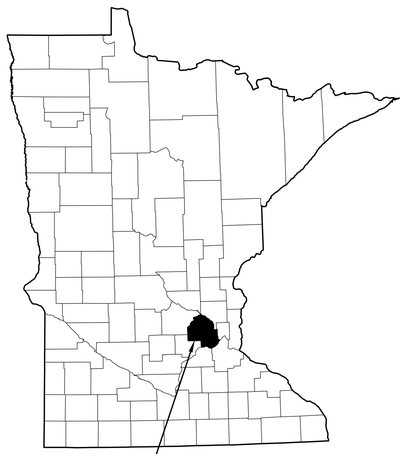
1. A turn radius exhibit must be submitted for the entire parking lot.
2. Maximum Occupancy for the building would be 96 (1 person per 15 sq ft)
3. Septic must be designed to accommodate the maximum occupancy
4. A full building code and fire code review will be required, which may implicate building design.
5. The parking lot must meet ADA requirements and have a handicap accessible route to the structure.
6. The applicant will need to define any outdoor premise for consumption to ensure compliance with the necessary requirements of the liquor license.
7. Driveway width must be widened to at least 24 feet.
8. Parking lot and driveway must pass a roll test.

M&J CREEKSIDE VINEYARD PARKING LOT

CORCORAN, MINNESOTA







CITY OF CORCORAN,
HENNEPIN COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.

THE 2013 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

ALL REQUIREMENTS OF THE PROJECT MANUAL FOR THE M&J CREEKSIDE VINEYARD PARKING LOT PROJECT.

SHEET INDEX

THIS PLAN CONTAINS 5 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3	EXISTING CONDITIONS AND REMOVALS PLAN
4	GRADING, DRAINAGE AND EROSION CONTROL PLAN
5	SITE PLAN

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

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

26052 LIC. NO. DATE 04/02/25

RONALD J. WAGNER, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

DATE	REVISION

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

Jul 18, 2025 - 7:54am
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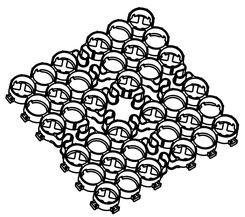
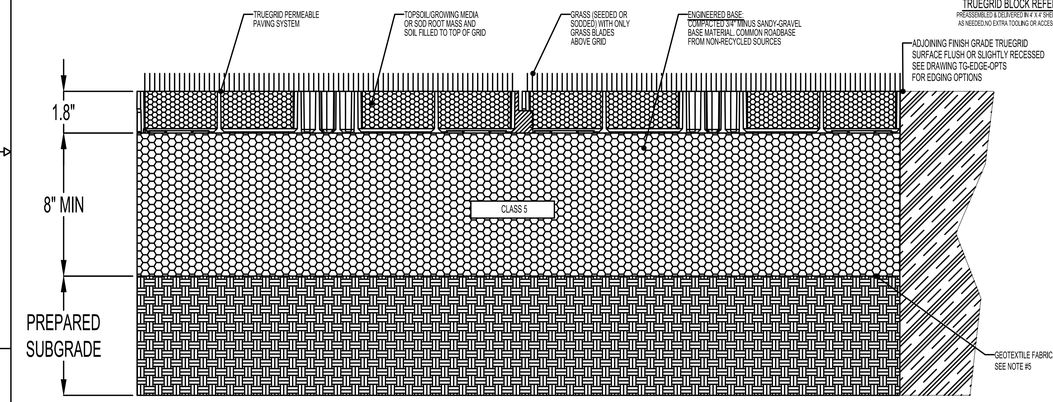
NOTES:

1. BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. THE TRUEGRID PRO PLUS PRODUCT EXCEEDS H-20/HS-20 COMPRESSION LOAD TESTING. CHECK OTHER SITE CONDITIONS AND SYSTEM COMPONENT REQUIREMENTS TO MEET H-20/HS-20 LOADING.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOTEXTILE FABRIC RECOMMENDED AND MAY BE REQUIRED BETWEEN SUB-GRADE & BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS. FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 3 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PRESSEMBLED 8 DELIVERED IN 3' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL MEDIUM LOAD TRUEGRID PRO PLUS

APPLICATION:

PARKING LOT, RV PARKING, PARKING PADS, DRIVEWAYS

REV	REVISION	ANGLLURE TECHNOLOGIES	TRUE GRID	TYLDON
05	UPDATED NOTES, FLAG NOTES, DRAWING	DRAWN	CHECKED	APPROVED	DATE

MANUFACTURED IN NORTH AMERICA

1-855-355-4743

TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES

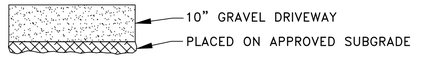
PROPRIETARY DESIGN RIGHTS NOTICE: THIS DESIGN WAS ORIGINATED BY AND IS THE EXCLUSIVE PROPERTY OF TRUEGRID. IT IS DISCLOSED IN CONFIDENCE WITH THE UNDERSTANDING THAT NO REPRODUCTION IN ANY FORM OR BY ANY MEANS WILL BE MADE WITHOUT SPECIFIC AGREEMENT IN WRITING BY TRUEGRID

DO NOT SCALE DRAWING

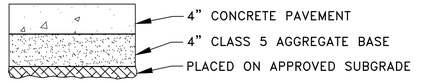
APPROVAL INFORMATION		
DRAWN: J.Thelly	2/28/2020	TRUEGRID PRO PLUS GRASS FILL MEDIUM LOAD
CHECKED: J.Thelly	2/28/2020	
APPROVED: C.Wirta	2/28/2020	

SIZE: D | DRAWING NUMBER: TGFB-GRS-ML | REV: 05

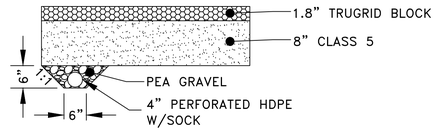
SCALE: 1:12 | SHEET: 1 OF 1



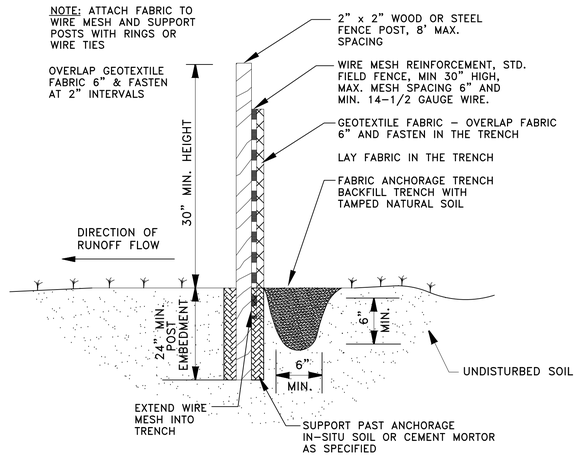
1/2 GRAVEL DRIVEWAY SECTION
NOT TO SCALE



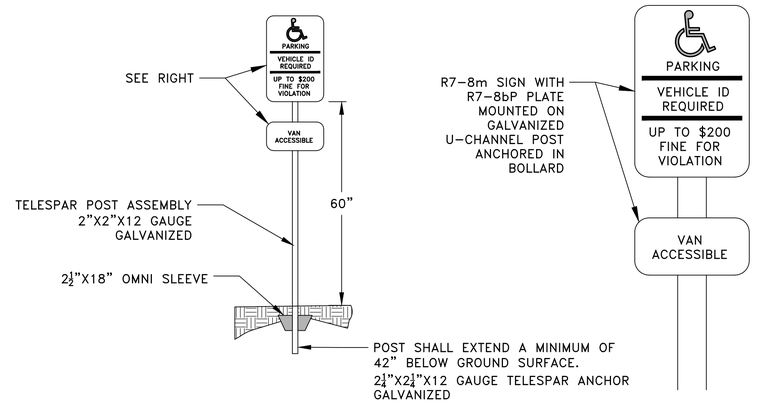
2/2 CONCRETE SIDEWALK SECTION
NO SCALE



3/2 PARKING LOT DRAIN TILE
NOT TO SCALE



4/2 SILT FENCE DETAIL
NO SCALE



5/2 ADA SIGNAGE

DATE	REVISION

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

RONALD J. WAGNER, P.E.
Date 04/02/25 Lic. No. 26052

DESIGNED BY: RJW
DRAWN BY: MSS
CHECKED BY: BAW

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

M&J CREEKSIDE VINEYARD PARKING LOT

DETAILS

CORCORAN, MINNESOTA

SHEET 2 OF 5 SHEETS

5125.01

Jul 18, 2025 - 7:54am
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REFERENCE NOTES:

1. REMOVE CONCRETE AS SHOWN. DISPOSE OF OFF SITE.
2. DISCONNECT ANY UTILITY CONNECTIONS PRIOR TO DEMOLITION. COORDINATE WITH UTILITY OWNER.
3. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.

N

SCALE 20 0 20 40 IN FEET

LEGEND

- POWER POLE
- REMOVE TREE
- P–OH — OVERHEAD ELECTRIC CABLE
- x — FENCE
- DELINEATED WETLAND
- 900 — EXISTING CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL
- REMOVE/CLEAR VEGETATION
- REMOVE CONCRETE PAVEMENT
- REGULATORY FLOODWAY PER FEMA MAPPING
- FLOOD ZONE AE PER FEMA MAPPING
- 970 — BASE FLOOD ELEVATION LINE (BFE) PER FEMA MAPPING

DATE	REVISION
7/18/25	REVISE DRIVEWAY WIDTH

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

RONALD J. WAGNER, P.E. Lic. No. 26052

Date 04/02/25

DESIGNED BY: RJW
DRAWN BY: MSS
CHECKED BY: BAW

Hakanson Anderson
Civil Engineers and Land Surveyors
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M&J CREEKSIDE VINEYARD PARKING LOT

EXISTING CONDITIONS AND REMOVALS PLAN

CORCORAN, MINNESOTA

SHEET 3 OF 5 SHEETS

5125.01

Jul 18, 2025 - 7:54am
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GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY ADJACENT STREETS.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
3. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
4. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.

REFERENCE NOTES:

① INSTALL APPROXIMATELY 90LF OF DRAINTILE PER DETAIL ON PAGE 2. PROVIDE A MINIMUM OF 12" OF COVER OVER OUTLET PIPE.

② EXTEND THE EXISTING CULVERT AS NECESSARY TO ACCOMMODATE THE WIDENED 20 FOOT DRIVEWAY.

N

20 0 20 40
SCALE IN FEET

LEGEND

- POWER POLE
- P–OH — OVERHEAD ELECTRIC CABLE
- x — FENCE
- DELINEATED WETLAND
- 900 — EXISTING CONTOUR
- 900 — PROPOSED CONTOUR
- PROPOSED SILT FENCE PER (4/2)
- >>> — PROPOSED DRAIN TILE PER (3/2)
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED PARKING LOT – GRASS FILL MEDIUM LOAD TRUEGRID PRO PLUS – SEE DETAIL ON SHEET 2
- 977.00 — PROPOSED ELEVATION
- REGULATORY FLOODWAY PER FEMA MAPPING
- FLOOD ZONE AE PER FEMA MAPPING
- 970 — BASE FLOOD ELEVATION LINE (BFE) PER FEMA MAPPING
- FLOODWAY VOLUME OF FILL = 2.5 CY
- FLOODWAY VOLUME OF CUT = 5.0 CY

DATE	REVISION
7/18/25	REVISE DRIVEWAY WIDTH

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

RONALD J. WAGNER, P.E.
Date 04/02/25 Lic. No. 26052

DESIGNED BY: RJW
DRAWN BY: MSS
CHECKED BY: BAW

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

M&J CREEKSIDE VINEYARD PARKING LOT

GRADING, DRAINAGE AND EROSION CONTROL PLAN

CORCORAN, MINNESOTA

SHEET 4 OF 5 SHEETS

5125.01

Jul 18, 2025 - 7:54am
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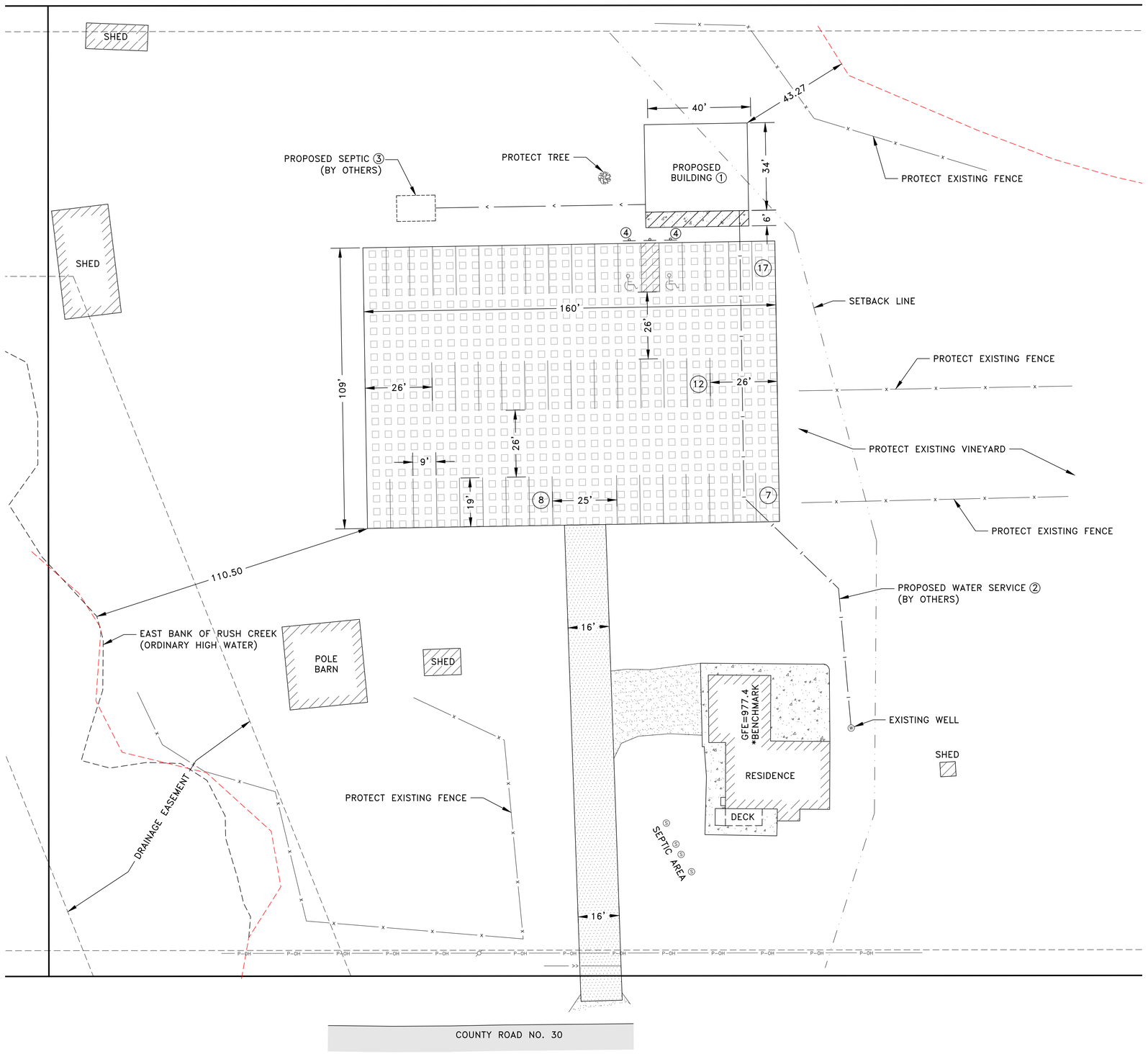

REFERENCE NOTES:

① VERIFY BUILDING DIMENSIONS WITH THE OWNER'S FINAL BUILDING PLANS.
② VERIFY THE WATER SERVICE SIZE WITH THE OWNER
③ CONFIRM THE SIZE AND LOCATION OF THE PROPOSED SEPTIC TANK, BY OTHERS.
④ INSTALL ACCESSIBLE PARKING SIGNS. REFER TO DETAIL ON PAGE 2.

N

20 0 20 40
SCALE IN FEET

LEGEND

- POWER POLE
- P-OH — OVERHEAD ELECTRIC CABLE
- x — FENCE
- DELINEATED WETLAND
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXISTING GRAVEL
- PROPOSED GRAVEL PER (1/2)
- PROPOSED CONCRETE PER (2/2)
- PROPOSED PARKING LOT – GRASS FILL MEDIUM LOAD TRUEGRID PRO PLUS – SEE DETAIL ON SHEET 2
- PROPOSED SIGN PER (5/2)

PARKING STALL COUNT

STANDARD PARKING STALLS – 42
ACCESSIBLE PARKING STALLS – 2
TOTAL PARKING STALLS – 44

DATE	REVISION
7/18/25	REVISE DRIVEWAY WIDTH

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

RONALD J. WAGNER, P.E.
Date 04/02/25 Lic. No. 26052

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DRAWN BY: MSS
CHECKED BY: BAW

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M&J CREEKSIDE VINEYARD PARKING LOT

SITE PLAN

CORCORAN, MINNESOTA

SHEET 5 OF 5 SHEETS

5125.01

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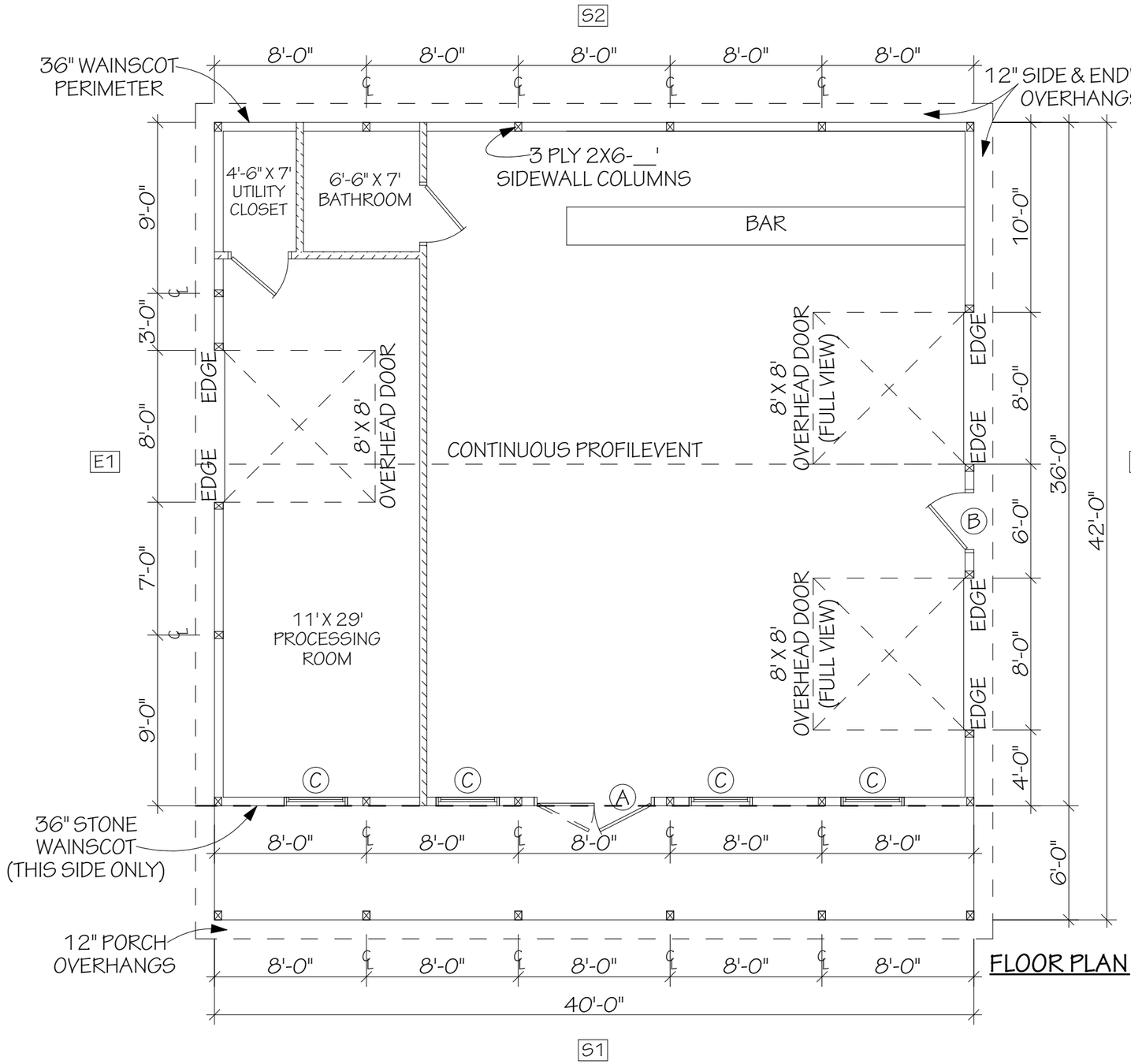

FLOOR PLAN

Ⓐ 6'0" X 6'8" DBL 9-LITE WALKDOOR
W/ CROSSBUCK
R.O.= TBD
KNOB/KNOB KEYED LATCH

Ⓑ 3'0" X 6'8" 9-LITE WALKDOOR
W/ CROSSBUCK
R.O.= TBD
KNOB/KNOB KEYED LATCH

Ⓒ 4060 VINYL SGL HUNG WINDOW
W/ GRIDS (TOP SASH ONLY)
R.O.= 40" X 60"

NOTE: TOP OF WINDOWS TO MATCH TOP OF WALKDOORS UNLESS OTHERWISE NOTED

PLEASE LOCATE: [A A] ATTIC ACCESS

EP ELECTRICAL PANEL

X _____ DATE

CUSTOMER SIGNATURE

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DRAWN BY: JEREMY B.
DATE: 7/9/2025
SHEET 2 OF 2

M&J CREEKSIDE VINEYARD

36'-0" X 40'-0" X 10'-0"

PROJECT NAME: M&J C
PROJECT NUMBER: (25-__)
BUILDING DESCRIPTION: 36
DESIGN NUMBER: P25031

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592 Industrial Drive
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
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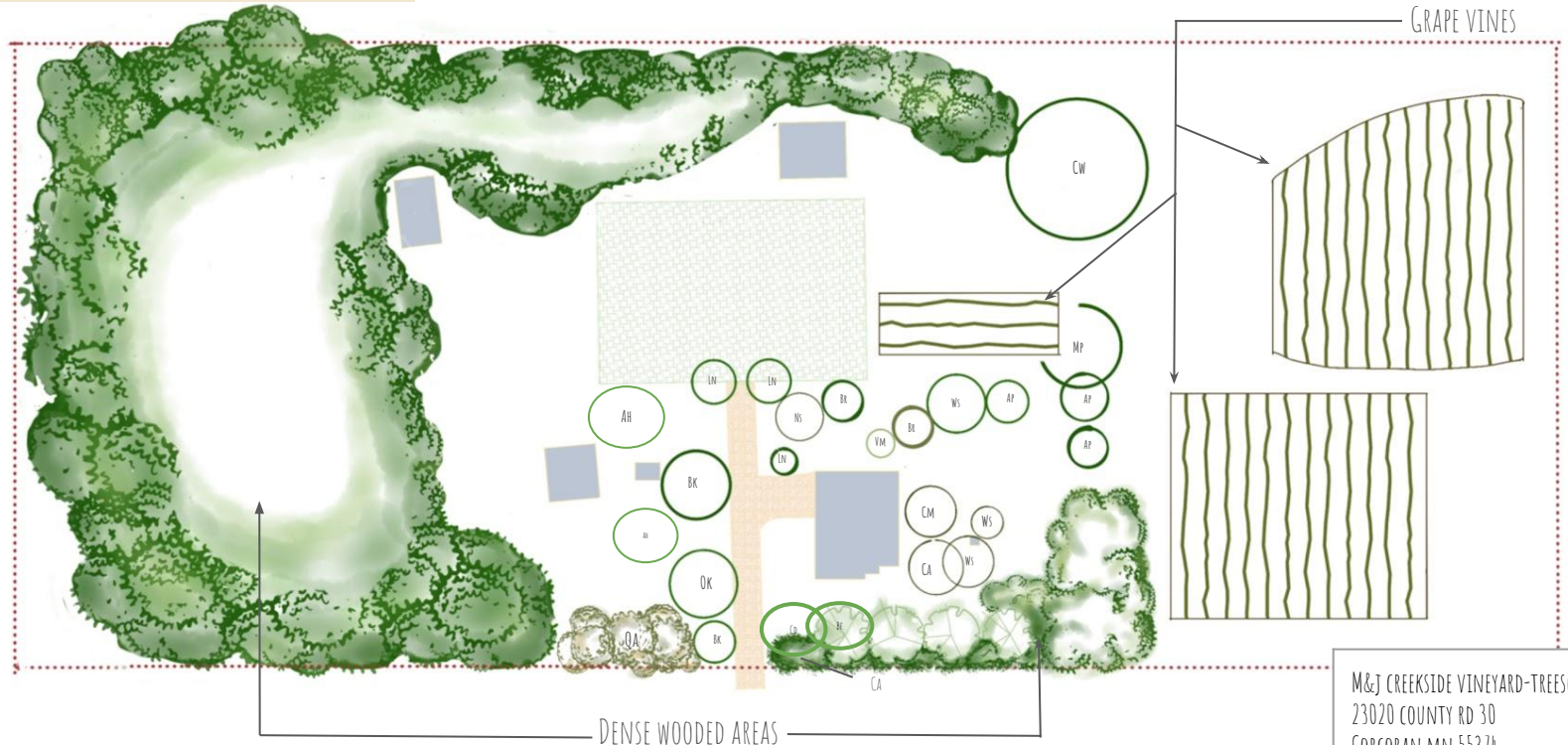
Contractor License Number 20171976

M&J CREEKSIDE VINEYARD

TREESCAPE PLAN



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W E
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STRUCTURE	GRASS PARKING LOT	GRAVEL DRIVEWAY	PROPERTY BOUNDARY

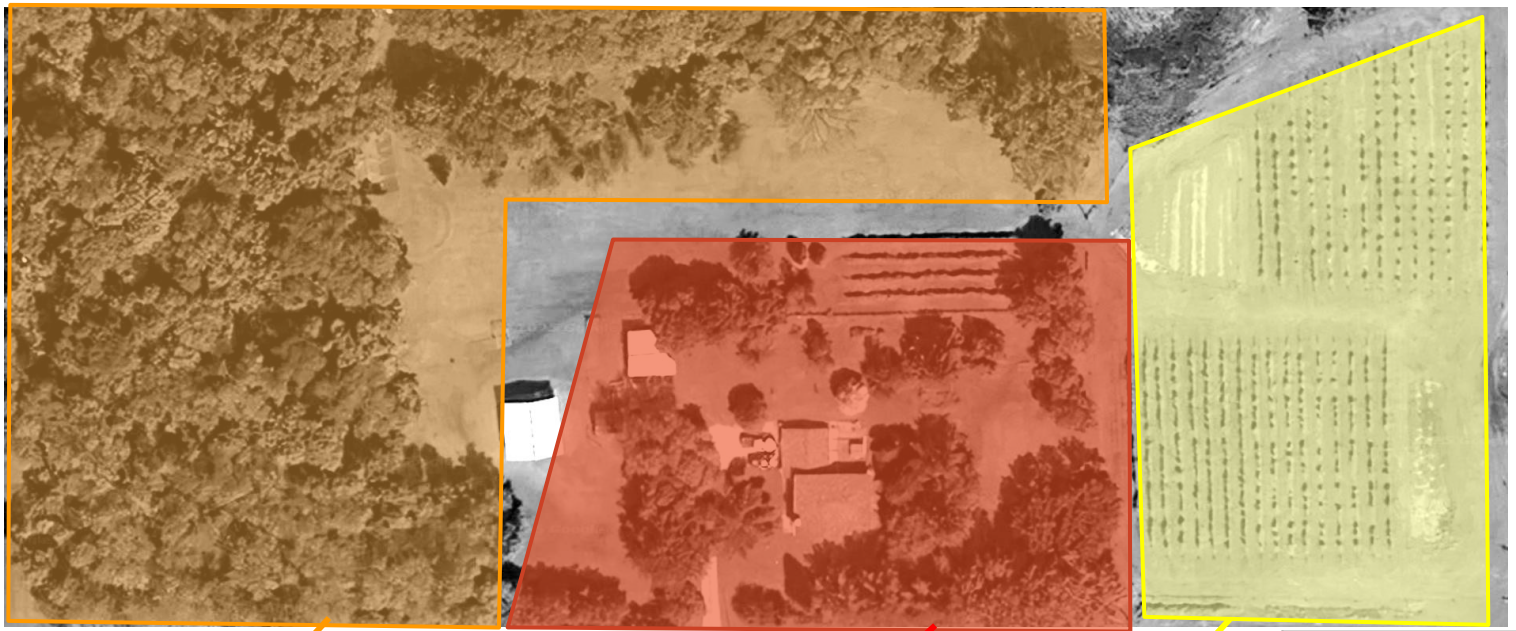
M&J CREEKSIDE VINEYARD-TREESCAPE PLAN
23020 COUNTY RD 30
CORCORAN MN 55374

TESS STEENSGARD~AUGUST 2025
PERMACULTURE DESIGN
TSTEENSGARD@GMAIL.COM

404

M&J CREEKSIDE
VINEYARD

ZONE MAP



Zone 2
Densely wooded creek area

Zone 1
Residence-main entry

Zone 3
Vineyard -Garden

N
W E
S

M&J creekside vineyard-treescape plan
23020 county rd 30
Corcoran mn 55374

Tess Steensgard~August 2025
permaculture design
tsteensgard@gmail.com

405

M&J CREEKSIDE VINEYARD

TREE SPECIES AND LEGEND

Evergreen

Name	Legend	Zone
White Pine	Wp	1
Pine	Pn	1
Norway Spruce	Ns	1
Balsam fir	Bf	1
White spruce	Ws	1
Cedar	Cd	1

Deciduous

Name	Legend	Zone
Maple	Mp	1,2
Birch	Br	1
Aspen	Ap	1
Box elder	Be	1,2
Elm	El	1,2
Oak	Ok	1,2
Walnut	Wn	2
Crimson maple	Cm	1

Name	Legend	Zone
Variegated maple	Vm	1
Cottonwood	Cw	2
Linden	Ln	1
Buckeye	Bk	1,2
Ash	Ah	1,2
Apple	Ap	1

Other woody shrubs-plants- etc

Name	Legend	Zone
Grape vines	Gv	1,3
Crab apple	Ca	1

M&J creekside vineyard-treescape plan
23020 county rd 30
Corcoran mn 55374

Tess Steensgard~August 2025
Permaculture design
tsteensgard@gmail.com

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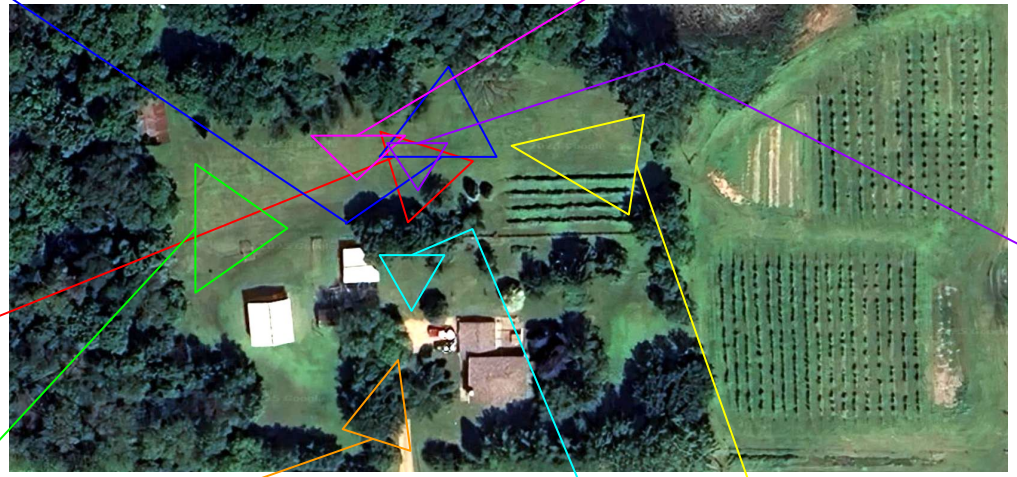
M&J CREEKSIDE
VINEYARD

DIRECTIONAL VISUAL IMAGES

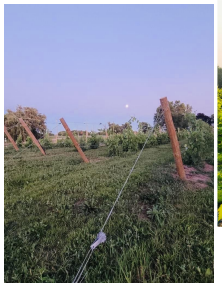
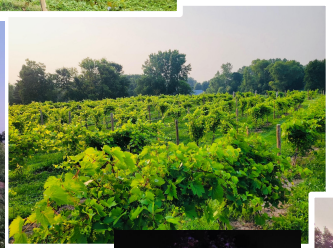
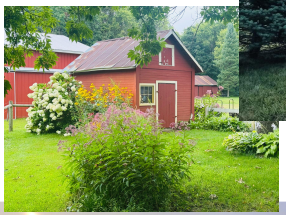
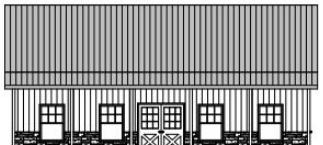
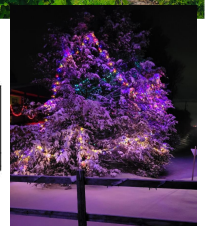


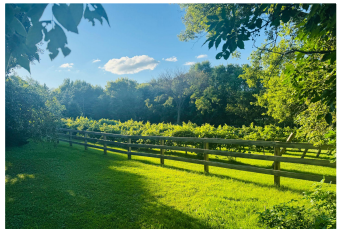
M&J CREEKSIDE VINEYARD-TREESCAPE PLAN
23020 COUNTY RD 30
CORCORAN MN 55374

TESS STEENSGARD~AUGUST 2025
PERMACULTURE DESIGN
TSTEENSGARD@GMAIL.COM

M&J CREEKSIDE VINEYARD

VISUAL IMAGES



M&J creekside vineyard-treescape plan
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Tess Steensgard~August 2025
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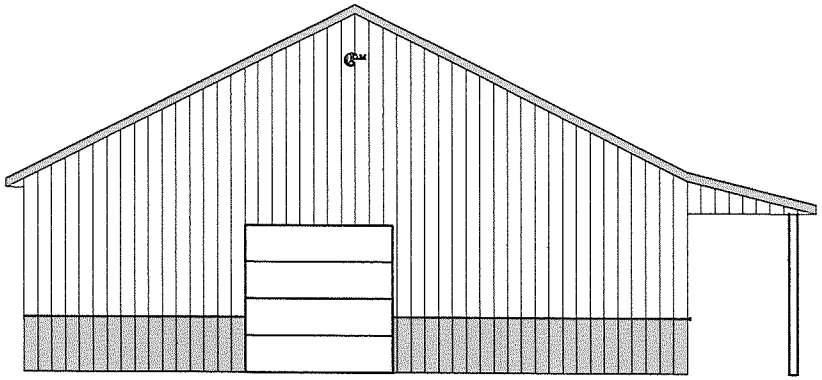

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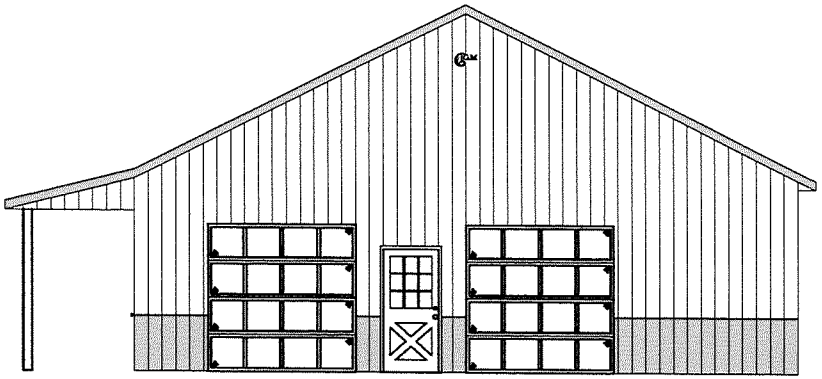

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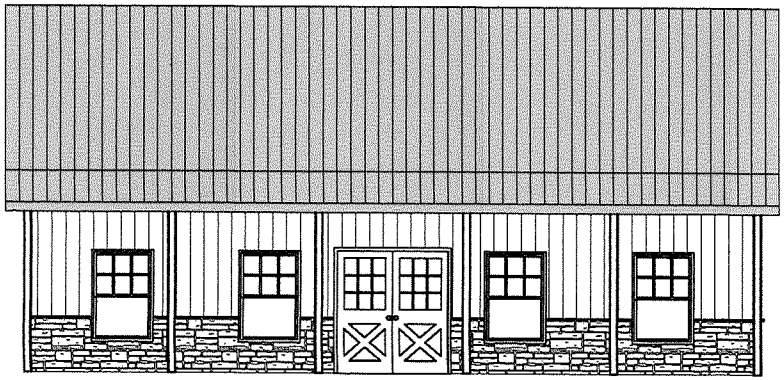
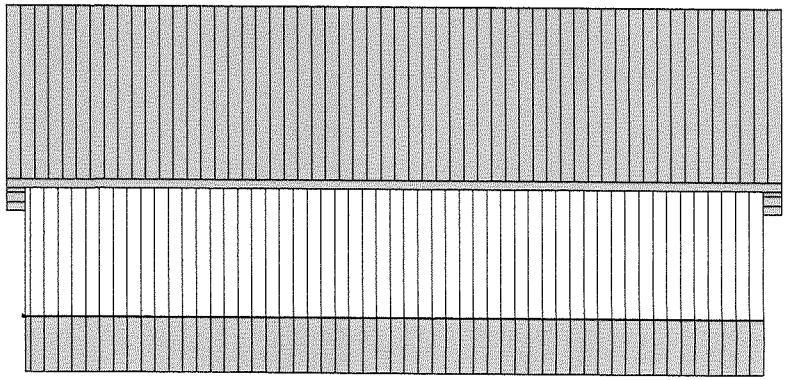


SIDEWALL 1



SIDEWALL 2

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DRAWN BY: JEREMY B.
DATE: 7/9/2025
SHEET 1 OF 2

PROJECT NAME: M&J CREEKSIDE VINEYARD
PROJECT NUMBER: (25-___)
BUILDING DESCRIPTION: 36'-0" X 40'-0" X 10'-0"
DESIGN NUMBER: P25031

RAM Buildings Inc.
592 Industrial Drive
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3623
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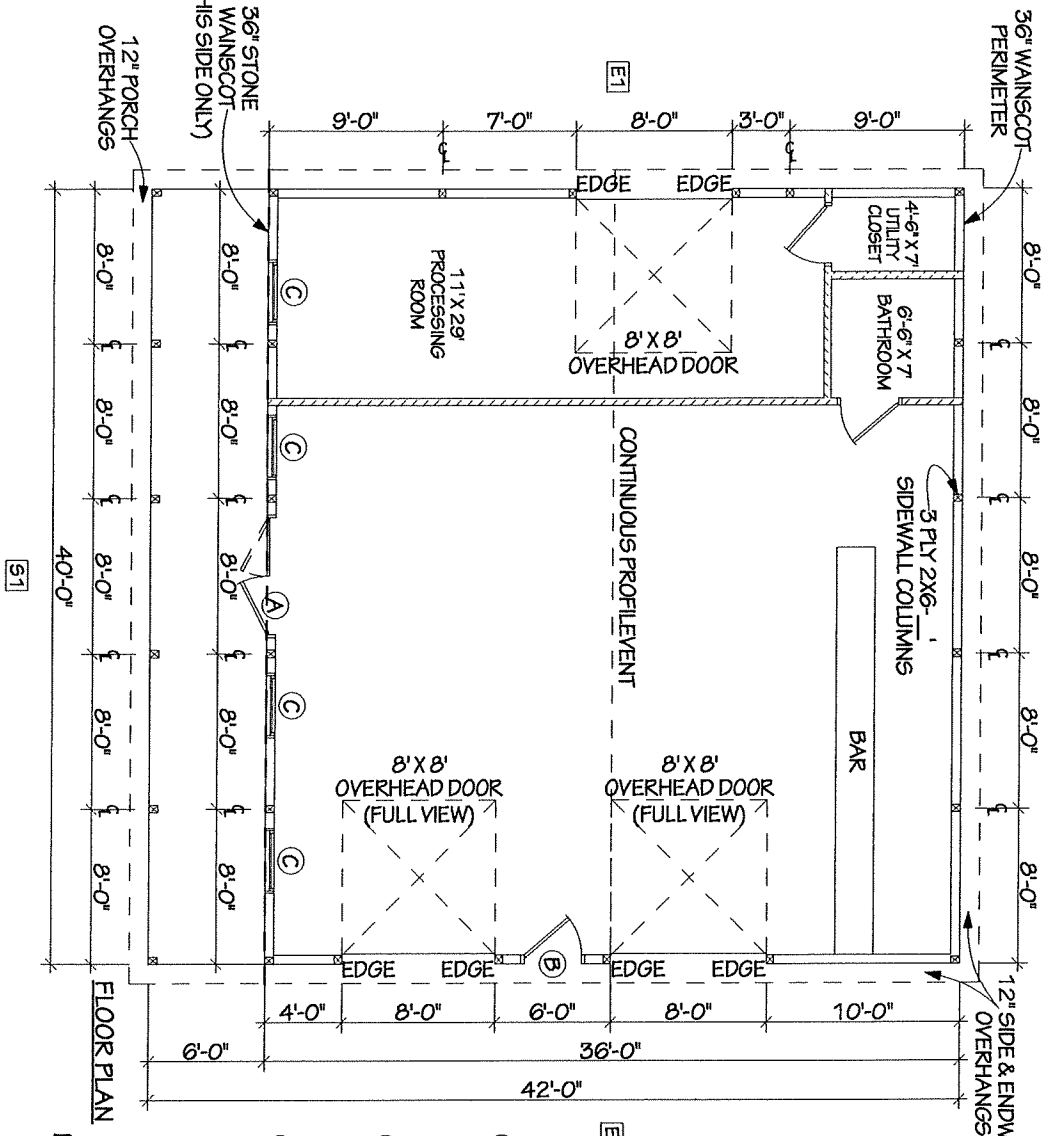

PLEASE LOCATE: AA ATTIC ACCESS

EP ELECTRICAL PANEL

Ⓒ 4060 VINYL SGL HUNG WINDOW W/ GRIDS (TOP SASH ONLY) R.O.= 40" X 60"

NOTE: TOP OF WINDOWS TO MATCH TOP OF WALKDOORS UNLESS OTHERWISE NOTED

Ⓑ 3'0" X 6'8" 9-LITE WALKDOOR W/ CROSSBUCK R.O.= TBD KNOB/KNOB KEYED LATCH

Ⓐ 6'0" X 6'8" DBL 9-LITE WALKDOOR W/ CROSSBUCK R.O.= TBD KNOB/KNOB KEYED LATCH

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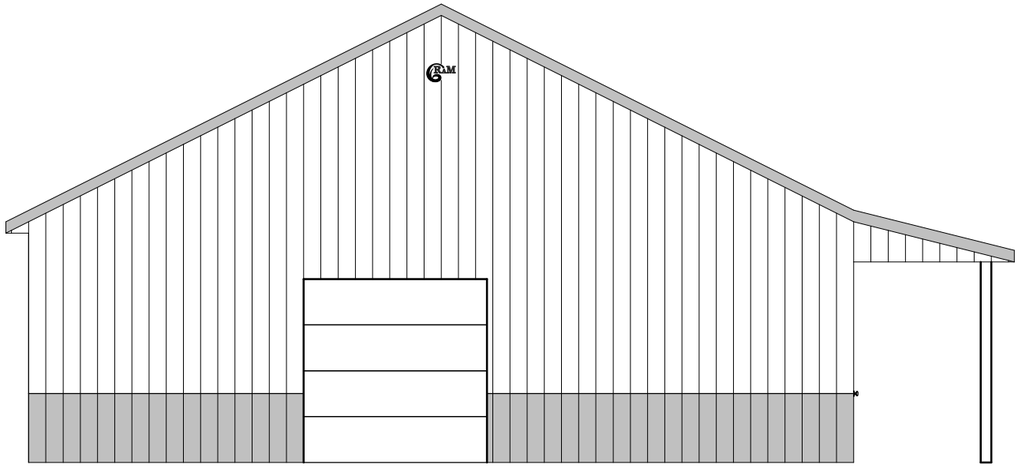
DRAWN BY: JEREMY B.
DATE: 7/9/2025
SHEET 2 OF 2



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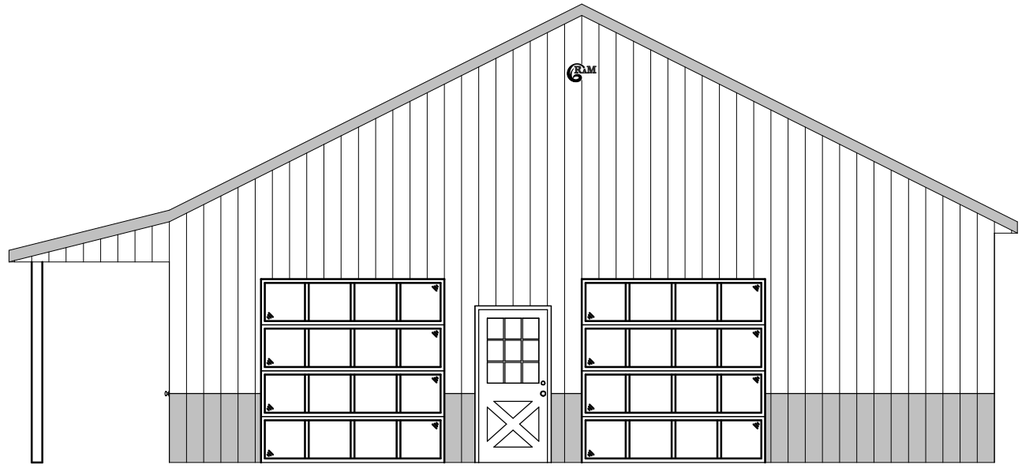
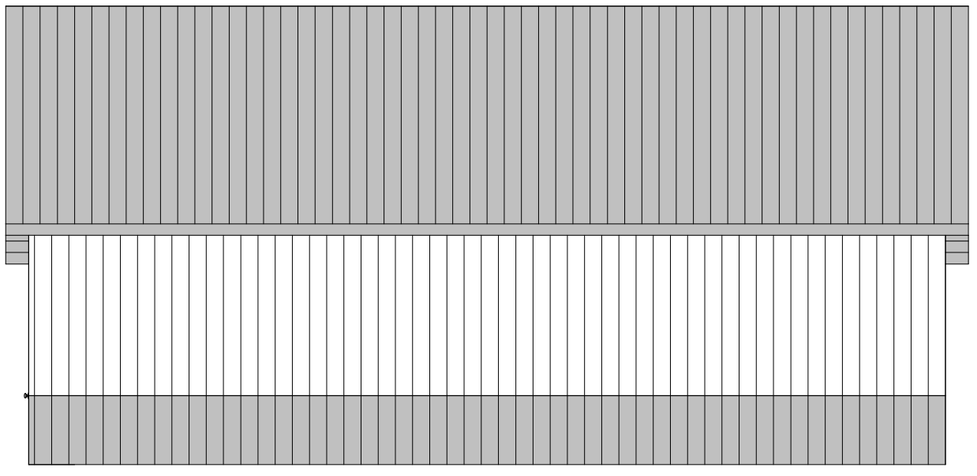


ENDWALL 2

SIDEWALL 1



SIDEWALL 2

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PROJECT NAME: M&J CREEKSIDE VINEYARD
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BUILDING DESCRIPTION: 36'-0" X 40'-0" X 10'-0"
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Fax 320-485-3625
www.ramibuildings.com
Contractor License Number 20171976

RAM Buildings Inc.

October 15, 2025

City Council
8200 County Rd. 116
Corcoran, MN 55340

Dear Council Members,

After attending the Planning Commission meeting on September 4, 2025, regarding the Fernandez Interim Use Permit & Site Plan, we have several concerns pertaining to the proposed M&J Creekside Vineyard.

When neighbors referred to the space as an "event center", during the public comment part of the meeting, the applicants rejected the idea that it would be an event center by shaking their heads to those comments, and again when they explained their plans to the commissioners. In their letter to the commissioners, they list the following points:

- The cultivation and processing of grapes (or other fruits) grown on our farm
- Wine production and storage
- Tasting room and direct-to-consumers sales
- Educational tours, **events**, and seasonal agro-tourism activities

In a conversation between the Fernandezes' and the neighbors in attendance, after the meeting, John Fernandez shared that if someone wants to rent the space for private gatherings, other than for wine tasting, he would do that. Quoting the staff report under 3. Background – Concept Plan, the staff states using "the Conditional Home Occupancy License standards, as well as the Event Center standards", to analyze the proposed concept plan. Their review "revealed that the proposed use did not quite fit within any of the allowed uses within the zoning district, and multiple variances and conditions would be required to allow the wine tasting room to operate on their property." By using the "Event Center standards" referred to, and the applicants using the term events in their request, it seems to indicate that an event center is one of their goals, in addition to the wine tasting room.

We have read through the information in the packet for the September 11, 2025, City Council meeting (then postponed to Oct. 23rd), and have the following questions, comments, and suggestions:

- Why were the residents, who would be affected by this plan, not notified of either the public hearing on June 5, 2025, held during the Planning Commission meeting, or the City Council meeting, held on June 23, 2025? The only notice we received was a letter dated August 14, 2025, informing us of a Planning Commission public hearing on September 4, 2025, pertaining to the Interim Use Permit & Site Plan. Had we been notified earlier, it might have meant less time spent by the Fernandezes' and city staff, and possibly resulted in an amenable compromise for the applicants and the neighborhood residents.

- We've read through all of the information regarding the City ordinances, requirements, and policies for their farm winery. Our major concerns are the number of parking spaces, the type of surface to be used (grass/gravel vs. a hard nonpermeable material), outdoor sound amplification, outdoor lighting, and the completion of the required permits for any exceptions listed.

1. Parking – Since there is no certainty of how many passengers would arrive in each car; the suggested number of 40 spaces could result in as many as 200 patrons (e.g., 5 people including driver and possibly 4 passengers). If that number were reduced to 15 spaces, the potential number of patrons would be closer to 75-80.

2. Type of surface – A grass or gravel surface, rather than a hard surface, would allow some erosion control and also help to eliminate pollution runoff to Rush Creek.

3. Outdoor sound amplification – Any sound amplification will impact our residence, which is only 270 ft. from their proposed structure. If we want to spend a quiet night on our patio and we hear their music, that adversely affects the enjoyment of our property. Therefore, there should be no sound waiver permits issued.

4. Outdoor lighting – If the applicants present a plan for outdoor lighting, Dark Sky lighting should be used to allow for minimum light pollution and the least impact on neighboring residents.

5. If the Fernandezes' operation is approved, and the conditions the city requires are not complied with, then what happens? For instance, they have said they "don't expect" to be open past 10. But if they are, and have not obtained a permit, how will those requirements be enforced? What steps can neighboring residents take, if there are issues that arise, once the City Council approves the plan and the business is in operation?

Our apprehension, regarding their vineyard plans stems from the fact that the existing horse lean-to (built by previous owners of the property), was dragged over and placed on our shared property line in the spring or summer of 2020, to be used as a coop for a dozen chickens. The chickens quickly found their way onto our property, leaving a considerable mess everywhere they went, including our sidewalk, driveway, and all over our garage floor. Kevin had to strip several pieces of equipment, storage chests, and tools out of the garage to clean the floor. In addition to

notifying the Fernandezes' of what had happened, he changed his routine, closing the garage door whenever he came inside to avoid additional messes in the garage, since the chickens continued to make routine visits to our property from spring to fall during 2020-22. Different members of the Fernandez family came a few times to round them up when we called. They stretched some fencing between our properties in an effort to keep them contained. But the chickens quickly found their way around the fence on both ends, which led them to discover our bird feeders on the far west side of our yard, meaning we'd have to routinely chase them back to where they belonged. We believe this tapered off in 2023; we no longer noticed them in 2024, nor this year.

We were also aware of a family wedding held (in the fall of 2022?) with many guests in attendance, which entailed several cars being parked on both sides of Rush Creek Blvd. from afternoon until late into the evening. Their property was lit up as the night progressed, accompanied by music that we could hear until at least after 11 PM; possibly midnight. We had no issues with the festivities since we figured it was a one-time event. Our previous neighbors across the cul-de-sac, also held a beautiful outdoor wedding in their backyard with similar parking, lights and music well into the night. A good share of our neighbors have held similar family get togethers through the years celebrating birthdays, graduations, and holidays, as have we. But these are periodic family occasions, not repetitive nor business related.

In the staff documents, it's stated that the Fernandezes' plan won't "substantially diminish or impair the property value within the neighborhood". Stating that is speculation on the city's part; that cannot be determined as a fact. Granted, Hennepin County may not reduce the Estimated Market Value on a resident's tax statement, which would therefore reduce the county's and the city's tax revenue. But what it might do is discourage potential buyers from making offers for the same reasons current homeowners in the neighborhood find it less desirable. This in turn could result in us having to accept a lower offer.

Our intention is not to diminish anyone's dream; everyone has their own dreams. Ours, as well as several, if not most, of the residents living on Rush Creek Blvd. and Creek View Circle share a similar dream of a quiet, peaceful place to live. That's why we moved to "rural" Corcoran. As we stated in our previous letter sent regarding the September 4, 2025 meeting, we are not opposed to the production of wine and a wine tasting room option. We <u>are</u> <u>strongly</u> opposed to the event center option planned. We feel this is a fair compromise. Please keep that in mind, as you make your decision.

Thank you,

Kevin and Karen Dale
9820 Creek View Circle
Corcoran, MN 55374

August 26, 2025

Jeff and Denise Lowe
9836 Rush Creek Blvd
Corcoran, MN 55374

City Council
City of Corcoran
8200 County Road 116, Suite 100
Corcoran, MN 55340

Re: Opposition to Proposed Vineyard Business

Dear Council Members,

We are writing to voice our strong opposition to the proposed vineyard business at 23020 County Road 30 that includes wine sales, production, and processing facilities. Unfortunately, we are unable to attend the City Council meeting scheduled for Thursday, September 4th, but we want our concerns to be heard and entered into the record.

As longtime residents living off of Rush Creek Boulevard, which directly backs up to the proposed property, we are deeply concerned about the impact this business would have on our neighborhood. Specifically:

- **Traffic and Safety:** Additional traffic from visitors and delivery vehicles will inevitably spill onto Rush Creek Boulevard. With children biking, families walking dogs, and the overall quiet nature of this road, this creates serious safety concerns. Turnarounds and overflow parking on Rush Creek would further compromise safety and quality of life.
- **Environmental Concerns:** Wine production creates a significant amount of waste—approximately six gallons of byproduct for every gallon of wine. We are concerned about how this waste will be disposed of, especially given that our homes rely on well water and septic systems. The surrounding wetlands also risk being adversely affected by runoff or improper disposal practices.
- **Noise and Quality of Life:** If events, production, or other activities generate noise, it will disrupt the peaceful, rural character of our community.

We chose to move to Corcoran nearly 20 years ago for its rural character and country feel. The zoning reflects this, and we urge the Council to protect it. Allowing one commercial business of this type will open the door for more, fundamentally changing the nature of our community.

For all of these reasons, we respectfully request that the City Council deny this proposal. Please keep Corcoran rural and preserve the quiet, safe, and natural environment that drew us here.

Thank you for your time and consideration.

Sincerely,

Jeff and Denise Lowe
9863 Rush Creek Blvd.
Corcoran, MN 55374
763-443-9107

STAFF REPORT **Agenda Item: 7.b**

Council Meeting: October 23, 2025	**Prepared By:** Natalie Davis, Community Development Director
Topic: High Point Gardens Site Plan and IUP (City File 25-033)	**Action Required:** Approval

Summary

The applicants, Nathan and Joshua Adams, request site plan approval for a state-licensed indoor cannabis cultivation business at their residence at 21020 County Road 10. The application includes an IUP to waive the parking requirements as their business model does not require the minimum parking otherwise required by code. The applicants are in the final stages of obtaining state approvals for a cannabis microbusiness license.

Indoor cultivation of cannabis is a permitted use in the RR subject to compliance with performance standards. Staff find that these standards are satisfied with the current proposal. Staff asked the Planning Commission to consider if there are any desired changes to the location of the proposed landscaping required to meet performance standards. The Commission did not propose any changes to the placement of the proposed landscaping.

Technically, the zoning performance standards require 10 formal parking stalls. While that formula makes sense in an industrial area, this level of parking is unnecessary for this specific business model. The existing driveway is more than sufficient for a small cannabis cultivation business within the business owners' residence, and there will be no customer traffic at the site. The City allows a reduction in parking space requirements to be approved through an IUP. Staff believe the existing driveway, proof of parking for additional spaces, and business model justify reducing the formal parking requirement to 0 and approval of the site plan with parking satisfied with the existing driveway. Staff asked the Planning Commission to consider the proposed sunset clause and if there are any further conditions of approval that should be added to address granting the IUP. The Planning Commission proposed no changes to the language presented by staff.

Recommendation

The Planning Commission and staff recommend approval of the following:

1. Resolution 2025-103 Approving the Site Plan and Interim Use Permit

Council Action

Attachments
1. 2025-10-23 High Point Gardens Site Plan IUP CC Report.pdf
2. C. Brummond Letter High point gardens (city file 25-033).docx

STAFF REPORT

City Council Meeting: October 23, 2025	**Prepared By:** Natalie Davis McKeown
Topic: High Point Gardens Site Plan and Interim Use Permit (IUP) (PID 15-119-23-42-0003) (City File No. 25-033)	**Action Required:** Decision

60-Day Review Deadline: November 15, 2025

1. Request

The applicants, Nathan and Joshua Adams, request site plan approval for a state-licensed indoor cannabis cultivation business at their residence at 21020 County Road 10. The application includes an IUP to waive the parking requirements as their business model does not require the minimum parking otherwise required by code. The applicants are in the final stages of obtaining state approvals for a cannabis microbusiness license.

Figure 1 Site Location

2. Background

The City adopted cannabis related ordinances in Chapter 119 of the City Code and Section 1060.120 of the Zoning Ordinance in January of this year to be in compliance with State law and guidance. As a part of this update, state licensed cannabis cultivation was identified as a permitted use within the Rural Residential zoning district (RR), similar to other agricultural uses, with the addition of specific cannabis business performance standards. The applicant is in the process of obtaining a microbusiness license and is in the stage where a site must be finalized. The City will be required to confirm compliance with zoning standards. This is expected to occur shortly after this application is forwarded to Council. A state-issued cannabis microbusiness license allows the licensee to grow, produce concentrate, manufacture artificially derived cannabinoids, and produce other cannabis or hemp products. While retail can be a part of a microbusiness license, the applicant confirmed that retail is not a part of their business model at this time or location; they are only pursuing licensing for cultivation as allowed in this district.

3. Context

Zoning and Land Use

The subject property is guided Rural/Ag Residential and is outside of the Metropolitan Urban Service Area (MUSA) in the 2040 Comprehensive Plan. The property is 5.01 acres, currently zoned RR, and is used for residential purposes. In addition to the single-family home, there are a couple of detached accessory structures, including a workshop and barn, on the parcel.

Surrounding Properties

All surrounding properties are guided Rural/Ag Residential, located outside of the MUSA, and zoned RR. Surrounding properties include mostly residential properties, and there is an agricultural property immediately south.

Natural Characteristics of the Site

The Natural Resource Inventory Areas map in the 2040 Comprehensive Plan reflects a high-quality maple/basswood upland community along the northern property line of the property.

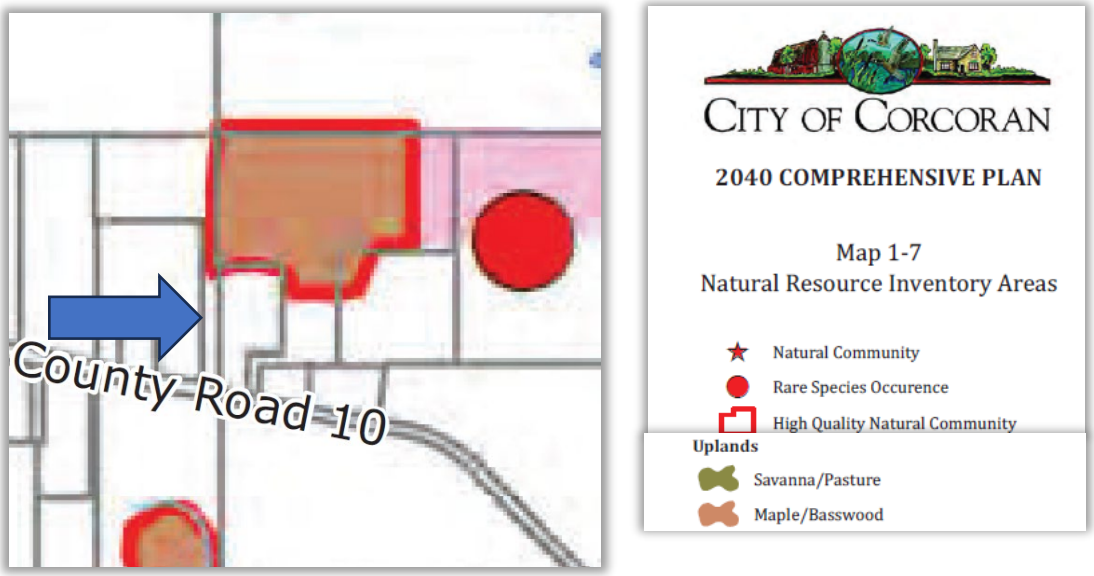


Figure 2 Natural Resources Inventory Areas Map

A wetland delineation was not required with this application since no exterior site improvements, other than some new proposed landscaping, are proposed. Hennepin County's Natural Resource Map shows there is potentially a wetland in the northwest corner of the property.

Figure 3 Hennepin County Natural Resources Map

4. Planning Commission Review

The Planning Commission held a public hearing on this item at their regular meeting on October 2, 2025. Four members of the public spoke during the public hearing stating their questions and concerns regarding the proposal. The Planning Commission recommended approval of the item as presented by staff on a 4-1 vote (Hargreaves nay).

5. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, other City Code requirements, City policies. The City Engineer and Public Safety team provided comments in the attached memos. Approval conditions require compliance with each memo.

The City's discretion in approving or denying a site plan and IUP is limited to whether the proposal meets the standards outlined in the City Code. If it meets these standards, the City must approve the application.

Site Plan

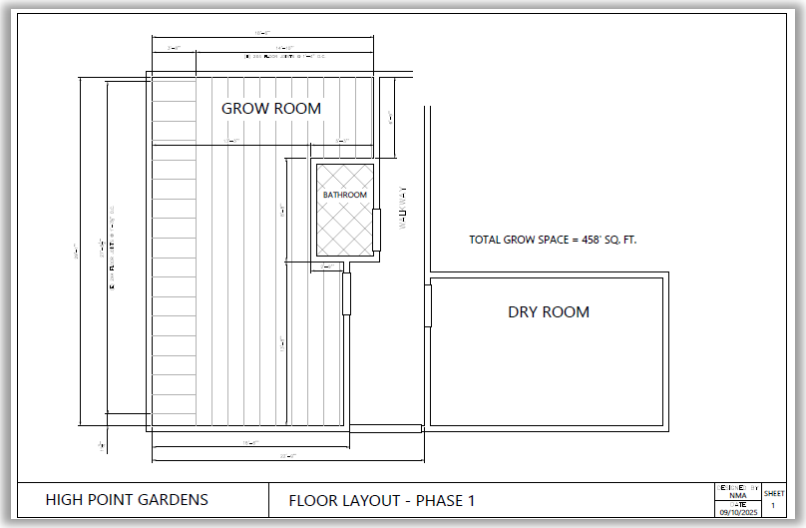


Figure 4 Floor Plan

The proposal is for a small, indoor cannabis cultivation business to be located within the basement of the existing single-family home. The total grow space is 458 square feet with an additional dry room of roughly 237 square feet for a total operation footprint of 695 square feet. There is no exterior expansion or site changes proposed at this time other than some additional landscaping. The site plan reflects a driveway that can comfortably fit at least 5 cars in addition to any parking available within the garage.

The site plan also indicates the desire to convert the pre-existing barn for cannabis cultivation at a later phase; however, that would be handled as a site plan amendment at that time. They are not seeking approval of this expansion with this initial request. Regardless, staff made the following notes that the applicant will want to consider when they are ready to move forward with an expansion:

- The proposed structure for phase 2 does not meet the 100' setback from all property lines that is required for accessory structures used for cannabis cultivation.
- The property is limited to an accessory structure space of 2,438 square feet, and the proposed expansion of the barn would result in a footprint in excess of this limit. This property is not large enough to qualify for a Conditional Use Permit to bypass the footprint limit identified in the Zoning Ordinance as this has a minimum acreage requirement of 10 acres.

The applicant's narrative explains that the business will be managed by the two brothers who live on site. There are no employees at this time or in the immediate future, but it is noted there could be employees or interns in the future. Since this is not a retail operation and the cultivation area is located within a private residence, there are no formal hours of operation. The applicants intend to sell their product downstream to licensed cannabis companies, but customers will not be coming to the site. Instead, the applicants will deliver their product to customers directly in their personal vehicles that will be disclosed to the State and City. The applicants explained at the Planning Commission that the delivery component of their business is expected to occur twice a year. Their business model means that there will be minimal commercial traffic on site;

the immediate anticipated traffic already occurs since this is the applicants' place of residence.

Figure 5 Site Plan

Building Setbacks

The cultivation facility is proposed on a 5.01-acre existing lot of record in the RR. No exterior changes are proposed that would have an impact on setbacks. The existing house where the cannabis cultivation will be located exceeds the following setback requirements for a principal structure in the RR:

Setback	**Requirement**
Front, County Road	100 ft.
Side	25 ft.
Rear	25 ft.

Access

The property has direct access to County Road 10. No access improvements are required with this site plan. Hennepin County had no comments or concerns regarding the application.

Parking

For cannabis cultivation inquiries, staff has been utilizing the parking formula identified in City Code for a "Manufacturing, Processing or Fabricating Facility" for guidance on required parking:

> *8 spaces plus one space for each 2 employees on the largest shift. A minimum of 8 spaces plus one space per 500 square feet of floor area is required.*

This formula requires at least 10 formal parking spaces on site that meet minimum surface and dimensional requirements. The applicant provided proof of parking for 9 spaces based on staff's initial calculation. After further staff review, it was determined the actual number required is 10 spaces. The applicant must revise the site plan to show proof of parking for 10 spaces as a condition of approval. Additionally, the Engineering Memo requires the parking spaces be clearly dimensioned on the site plan as a condition of approval

The current business model proposed by the applicant suggests this level of parking is unnecessary. There are no employees at this time, and the two business owners already live and park their vehicles on site. The applicant's site plan reflects approximate space for at least 5 cars without any improvements in addition to garage parking. Even if there are employees coming to the site in the future, the site plan indicates there is space for at least 3 employees without relying on the public street. No customer traffic will occur, so parking does not need to be provided to accommodate patrons of the business.

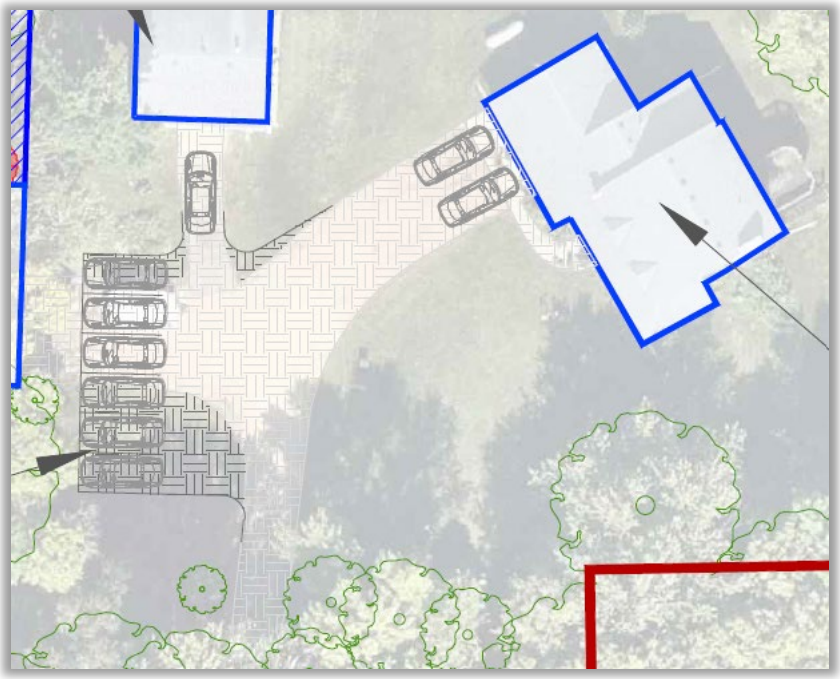


Figure 6 Proof of Parking

Section 1060.060, Subd. 10 allows for parking space reductions to be approved as an IUP when it can be demonstrated there is a demand which is less than the required parking formula. This will be discussed further in the IUP section of this report.

Lighting

No exterior lighting is discussed as a part of this application. However, it is staff's understanding that lighting may be required for effective security monitoring on the property. A condition of approval is for the applicant to provide specifications of exterior lighting to be utilized and a photometric plan to confirm compliance with Section 1060.040.

Landscaping

Since a portion of the site is now proposed for non-residential use, the City's landscaping formula is applied for the portion of the site that will be converted into a cannabis cultivation business. The following formulas are applicable:

- *One overstory tree per 1,000 square feet of gross building floor area.*
- *One understory shrub for each 300 square feet of building.*

This results in a requirement to plant one additional overstory tree and three understory shrubs on the site. The property has a significant amount of existing trees, but there are relatively less trees on the west side of the property. Considering the house is located closer to the southwest corner of the site, the site plan proposes the required landscaping to be placed into the southwest corner to offer additional screening for the neighboring property. The Planning Commission reviewed the placement of the landscaping and proposed no changes.

The site plan must be revised to reflect the following in regard to landscaping:

- A third shrub is required for a total of 4 new plantings based on a cannabis cultivation footprint of 695 square feet.
- The species of the proposed plantings must be identified.
- The City's landscaping detail plates must be included in the plan set.
- The size of the landscaping at the time of planting must be identified and meet the following minimum standards as outlined in Section 1060.070, Subd. 2(D):

	Potted/Bare Root or Balled and Burlapped
Shade Trees (overstory)	2.5-inch diameter
Ornamental Trees (understory)	1.5-inch diameter
Evergreen Trees (overstory	4-6 feet high
Tall Shrubs and Hedge Material (deciduous or coniferous)	3-4 feet high

Since no site improvements other than landscaping are proposed, a Site Improvement Performance Agreement is not required with this application. However, an escrow will

be retained as a security for the landscaping based on a landscape contractor's estimate for the cost and installation of the proposed landscaping. This is called out in the enclosed resolution.

Cannabis Business Performance Standards

As part of the most recent cannabis update in City Code, Section 1060.120 was adopted to provide specific performance standards for cannabis businesses. Some of these standards are applicable only to retail. Indoor cultivation businesses must comply with the following:

2. *Establishments must implement comprehensive security measures, including but not limited to:*
    a. *Security cameras covering all areas of the premises, both interior and exterior.*
    b. *Alarm system monitored 24 hours per day, 7 days per week by a licensed security company.*
    c. *Secure storage areas for all cannabis products.*

    The cultivation area will be monitored and secured with smart lock technology provided by Wright-Hennepin Co-Op. A copy of the security plan from Wright-Hennepin was provided, and security cameras will be located on each side of the house in order for security monitoring to cover all directions of the premises. Five interior cameras will allow for monitoring of the cultivation areas and spaces leading to the cultivation area entrance.

    Smart locks will be installed on all doors containing cannabis product, as well as entry points to the premises. All basement level windows will be restricted and permanently closed and locked with normal capabilities with glass break on all of them. The proposed plan is subject to approval by the State, and the final approved plan must also be provided to the City.

    A copy of the final plan of record for security submitted to the state, as well as the information from Wright Hennepin, was provided and is available upon request.

3. *Adequate ventilation systems must be installed to ensure no order is detectable from the exterior of the building or from adjacent properties.*

    The application indicates exterior odor is not expected due to the small size of the operation. The basement is underground, and the space will utilize a HEPA approved, carbon-filter air purifier that will be more than sufficient for the proposed space. There will be no venting, and there will be plastic on the wall and ceiling that will insulate and act as a vapor and odor barrier. The applicants' plan includes regular equipment inspections and perimeter checks for odor leaks which are then documented in their operations log. Further,

they will develop complaint-response protocols, including maintaining an "odor complaint log," and recognize the importance of maintaining good standing with neighbors on an ongoing basis. To address potential odors related to cannabis waste, organic waste will be stored in sealed containers until time for decomposition. They will utilize composting methods that minimize odor release, and then the waste will be grinded and mixed with other inert material.

4. *Establishments must have a plan for the disposal of cannabis waste that complies with state regulations and prevents access by unauthorized individuals.*

   The applicants provide a detailed cannabis waste disposal procedure within the narrative for the application, which is attached to this report. The narrative explains that the cannabis waste will be made unusable and unrecognizable before disposal, tracked in a statewide system, and placed within a sealed and labeled container within a designated, access-controlled waste area within the basement until final disposal within the regulatory storage timeframe of 7-14 days. The intended final disposal method will be to compost all plant trimmings and plant matter deemed unusable. Cannabis waste will be shredded and chopped in a manner that will leave it indistinguishable from ordinary plant matter. It will then be placed on site and mixed with food scraps, yard waste, cardboard, sawdust, used potting soil, and other organic matter to decompose. It is staff's understanding that this is compliant with State regulations, and the City will receive a copy of all final plans of record as part of the licensing process.

5. *The operation of a cannabis business is prohibited within 1,000 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.*

   Based on available data, staff determined the property is not located within 1,000 feet of a school or 500 feet from a licensed day care, residential treatment facility, or public park.

6. *Accessory structures utilized for cultivation operations in the RR district are subject to a minimum setback of 100 feet from all property lines.*

   This standard is not applicable in this instance since the operation will occur within the principal residential structure on the property. However, staff want to ensure the applicant is aware of this requirement for any future expansion plans.

7. *All signage must comply with Corcoran City Code and must not depict cannabis leaves, use slang terms for cannabis, or appeal to minors.*

   No signage is proposed by the applicant. They intend to keep the operation as discrete as possible.

Interim Use Permit

Section 1060.060, Subd. 10 allows for parking space reductions to be approved as an IUP when it can be demonstrated there is a demand which is less than the required parking formula. Staff believe the documented business plan and residency of the applicants provides the necessary data to reduce the formal parking requirements for this facility to 0 and approve the site plan with parking at this time accommodated by the existing driveway.

The applicants' current business model includes no employees in the immediate future. There is a note that they could hire employees/interns in the future. The site plan shows there are at least 5 parking spaces that can be utilized on the existing driveway in addition to parking provided by the garage. They also provided proof of parking for a total of 9 parking spaces should an expansion be necessary in the future. A condition of approval is for proof of parking on the site plan to reflect 10 spaces based on a cannabis business footprint of 695 square feet.

The IUP is drafted to include a requirement that parking demand for the cannabis facility not exceed 5 vehicles at any one time, including the applicants' vehicles disclosed with the State and City for distribution of their product. Prior to exceeding this limit, the applicant must proceed with a site plan amendment to formalize and expand parking areas as necessary. The IUP would automatically be terminated when parking demand for the cannabis cultivation facility exceeds 5 spaces at any one time. Additionally, the parking requirements will automatically be revisited should the applicants expand their operations in the future as expected.

The IUP to reduce formal parking spaces to 0 and approve the site plan with parking relying on the existing driveway must satisfy the following criteria outlined in Section 1070.030, Subd. 3:

A. *Meet the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.*

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

      Granting an IUP to reduce the parking space requirement for the proposed cannabis facility is not in conflict with the Comprehensive

Plan. This property is guided Rural/Ag Residential and a requirement for more parking spaces than necessary based on the available data runs counter to the rural character of this area. The site plan shows there is approximate space for at least 5 parking spaces on the current driveway. At the time of this application there are no immediate plans to hire employees or interns. The two operators of this business live on the property, and their vehicles are already parked on site without concern. The site has enough space to accommodate parking without relying on public streets, and there is room to expand parking as needed should the parking demand for the facility exceed 5 cars in the future.

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

   An IUP to reduce parking requirements based on the proposed business model will promote and enhance the general public welfare as it will retain natural green space on the property while protecting the rural/ag residential character of the property. There is enough space for the business owners to park on site, as well as a small number of employees should they be hired in the future, without creating a detriment or endangering the public health, safety, morals, or comfort of the surrounding area.

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

   Granting an IUP for reduced parking spots based on the documented business model will not be injurious of the use and enjoyment of other property in the immediate vicinity nor substantially diminish and impair property values within the neighborhood. There is enough space to accommodate anticipated parking demand on site, and the proposed plan keeps the parking in line with what is expected on a residential property. Requiring more parking spaces than necessary in a formal parking lot may arguably be more injurious to the surrounding vicinity.

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

Granting an IUP to reduce parking space requirements and rely on the existing driveway for parking will not prevent nor discourage the normal and orderly development and improvement of surrounding property.

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

Public facilities and services are not required for a reduction in parking spaces. A condition of an IUP is that parking associated with the cannabis cultivation business cannot occur on public streets.

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

The IUP for reduced parking and parking within the existing driveway will be in compliance with all RR regulations.

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

The ability to grant a reduction in parking spaces as an IUP is called out as a way to satisfy the parking performance standards. The site is otherwise compliant with all applicable performance standards. There is an existing barn on the property that does not meet the 100’ setback for agricultural structures, nor does it meet the 20’ setback allowed for other accessory structures. However, this structure long pre-dates the current Zoning Ordinance, and is considered legal, non-conforming. Further, no changes to this structure are proposed or approved as a part of this application. While a potential use and expansion of this structure at a later phase of their business is indicated on the site plan, that is not being approved at this time and would be subject to approval of a variance in the future in its current location.

B. *The use is allowed as an interim use in the respective zoning district.*

The ability to use an IUP to reduce parking requirements is not restricted to a specific zoning district. Therefore, the IUP is allowed within the RR.

C. *The date or event that will terminate the use can be identified with certainty.*

The event that will terminate this use is identifiable with certainty. Staff propose the following sunset clause:

1. The property is sold or transferred to someone not associated with the property at the time of this application.
2. The property is no longer homesteaded.
3. Parking demand for the cannabis cultivation business exceeds 5 parking spaces at any one time, including the personal vehicles of the operators that are disclosed for distribution of product to their customers (licensed cannabis businesses).
4. The cannabis cultivation business ceases.
5. The cannabis cultivation business expands, and the City determines the parking demand will increase.
6. The cannabis cultivation business fails to meet City and State requirements.

The Planning Commission recommended approval of the above sunset clause.

D. The use will not impose additional unreasonable costs on the public.

Granting an IUP to reduce the required number of parking spaces on the property will not create an additional and unreasonable cost to the public.

E. The user agrees to any conditions that the City Council deems appropriate for permission of the use.

Conditions of approval include the following:

- No parking on County Road 10 or other public streets is allowed. All parking must be accommodated on site.
- If parking demand for the cannabis cultivation business will exceed more than 5 cars at any one time, the applicant must submit a site plan amendment for City approval. Construction of a formal parking lot compliant with all parking performance standards will be required at the applicant's expense.
- The interim use is subject to inspection by City staff once every three years or upon receipt of a parking complaint.

The Planning Commission recommended approval of the above conditions of approval for the reduced parking requirement.

Summary

Indoor cultivation of cannabis is a permitted use in the RR subject to compliance with performance standards. Staff find that these standards are satisfied with the current proposal. Staff asked the Planning Commission to consider if there are any desired changes to the location of the proposed landscaping required to meet performance

standards. The Commission did not propose any changes to the placement of the proposed landscaping.

Technically, the zoning performance standards require 10 formal parking stalls. While that formula makes sense in an industrial area, this level of parking is unnecessary for this specific business model. The existing driveway is more than sufficient for a small cannabis cultivation business within the business owners' residence, and there will be no customer traffic at the site. The City allows a reduction in parking space requirements to be approved through an IUP. Staff believe the existing driveway, proof of parking for additional spaces, and business model justify reducing the formal parking requirement to 0 and approval of the site plan with parking satisfied with the existing driveway. Staff asked the Planning Commission to consider the proposed sunset clause and if there are any further conditions of approval that should be added to address granting the IUP. The Planning Commission proposed no changes to the language presented by staff.

4. **Recommendation**

The Planning Commission and staff recommend approval of the following:

1. Resolution 2025-103 Approving the Site Plan and Interim Use Permit

Attachments:

1. Resolution 2025-103 Approving the Site Plan and Interim use Permit
2. Application Narrative
3. City Engineering Memo
4. Public Safety Memo
5. Site Plan
6. Floor Plan

RESOLUTION NO. 2025-103

Motion By:
Seconded By:

APPROVING A SITE PLAN AND AN INTERIM USE PERMIT FOR A CANNABIS CULTIVATION BUSINESS AT 21020 COUNTY ROAD 10 (PID 15-119-23-42-0003) (CITY FILE 25-033)

WHEREAS, Nathan and Joshua Adams ("the applicant") requested approval of a site plan to allow the operation of "High Point Gardens," an indoor cannabis cultivation business, on the property legally described as follows:

See Attachment A

WHEREAS, the applicant also requested approval of an interim use permit to reduce the formal parking space requirement to 0;

WHEREAS, the Planning Commission reviewed the request at a duly called public hearing and recommended approval.

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

1. A site plan and interim use permit are approved to allow the operation of an indoor cannabis cultivation business with approximately 5 parking spaces on the existing driveway as shown on application materials and plans received by the City on September 10, 2025, with additional information received on September 11, 2025, and September 16, 2025, except as amended by this resolution.

2. The applicant must comply with all conditions in the City Engineer's Memo dated September 16, 2025.

3. The applicant must comply with all conditions in the Public Safety Memo dated October 1, 2025.

4. An indoor cannabis cultivation business is approved based on compliance with all applicable performance standards in Section 1060.120 of the Zoning Ordinance. Ongoing compliance with these standards is required.

5. An interim use permit is granted to reduce the required formal parking spaces for the business to 0, subject to the following conditions and findings:

    a. The applicant provided the following data points to justify the reduction in parking requirements:

        i. The property is the applicant's place of residence.

        ii. No customers will come to the site.

iii. There are no immediate plans for employees.

iv. Proof of parking reflects at least 5 parking spaces on the existing driveway that allow for sufficient parking for the applicant personal vehicles, that will be disclosed with the State and City to distribute their product to customers, as well as a small number of employees if desired in the future.

v. They provided proof of parking for additional spaces should parking demand increase in the future.

b. Applicable criteria are satisfied as outlined in Section 1070.030 (Interim Use Permits) of the Corcoran Zoning Ordinance:

i. The application meets the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.

1. The reduced parking requirement and reliance on the existing driveway of the residence is consistent with agricultural and rural uses anticipated on this site by the Comprehensive Plan.

2. The establishment of the interim use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort of the community. The reduced parking requirement will allow the existing green, natural space to remain while protecting the agricultural and residential character of the area. There is documented space to accommodate the anticipated parking demand of the business.

3. The interim use will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. There is documented space to accommodate the anticipated parking demand of the business, and granting the interim use permit will keep the parking on site in line with what is expected on a residential property.

4. The establishment of the interim use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. Relying on the existing driveway for the anticipated parking demand will not prevent nor discourage the normal and orderly development and improvement of the surrounding area.

5. Adequate public facilities and services are not required for the interim use.

6. The interim use, in all other respects, conforms to the applicable regulations of the RR district in which it is located.

7. The interim use and site conform to all other performance standards as specified in the Zoning Ordinance.

ii. The use is allowed as an interim use of the Rural Residential zoning district.

iii. The interim use shall expire immediately after one or more of the following events:

1. The property is sold or transferred to someone not listed as an applicant or property owner on the land use application for this permit.

2. The property is no longer homesteaded.

3. Parking demand for the cannabis cultivation operation exceeds 5 parking spaces at any one time. This includes parking for the personal vehicles of the operators that are disclosed for distribution of product to their customers.

4. The cannabis cultivation business ceases.

5. The cannabis cultivation business expands, and the City determines the parking demand will increase.

6. The cannabis cultivation business fails to meet City and State requirements.

iv. The use will not add an unreasonable cost to the public.

c. The applicant agrees and is subject to the following conditions:

i. No parking on County Road 10 or other public streets is allowed. All parking must be accommodated on site.

ii. If parking demand for the cannabis cultivation business is anticipated to exceed more than 5 cars at any one time, the applicant must submit a site plan amendment for City approval.

1. Construction of a formal parking lot compliant with all City parking performance standards will be required at the applicant's expense.

iii. The interim use is subject to inspection by City staff once every three years or upon receipt of a bona fide parking complaint.

6. FURTHER, that the following conditions be met prior to recording this resolution with Hennepin County:

a. The applicant must provide the City with proof of license approval with the State, and the City must receive a copy of all final plans of record for the state license.

RESOLUTION NO. 2025-103

b. The site plan must be revised to meet the following conditions:

   i. Proof of parking must show a total of 10 spaces, and all parking spaces must be dimensioned.

   ii. Provide lighting specifications and a photometric plan for any lighting required for effective operation of the security system. Lighting must be compliant with Section 1060.040 of the Zoning Ordinance.

   iii. Revise the landscaping to reflect 1 overstory tree and three understory shrubs.

   iv. Identify the species of the landscaping.

   v. Identify the size of the landscaping at the time of planting.

   vi. Incorporate the City's standard detail plates for landscaping into the plan set.

c. The applicant must submit a cash security to the City for the cost of landscaping.

   i. The applicant must provide a landscaping contractor's estimate for the cost and installation of the proposed landscaping to identify the cash security amount.

   ii. Once all landscaping is installed per plan and confirmed through an inspection, the escrow security will be reduced to 25% for a period of one year while the landscaping is under warranty.

   iii. After successful completion of the warranty period, the remaining 25% will be released back to the applicant.

7. FURTHER, this resolution must be recorded with Hennepin County and proof of recording must be provided to the City prior to beginning operations or any site improvements.

8. FURTHER, the project escrow must remain in a positive balance and will not be closed out until all final inspections, including the landscape warranty inspection, are completed to confirm improvements were completed per plan.

9. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

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

RESOLUTION NO. 2025-103

Whereupon, said Resolution is hereby declared adopted on this 23rd day of October 2025.

_____
Tom McKee - Mayor

ATTEST:

_____
City Seal
Debra Johnson – City Clerk

RESOLUTION NO. 2025-103

ATTACHMENT A

The South 569.0 Feet of the West 365.45 Feet of the Northwest ¼ of the Southeast ¼ except the East 200.45 Feet of the South 66.0 Feet thereof and West 10.0 Rods (165.0 Feet) of the Southwest ¼ of the Southeast ¼ lying Northerly of County No. 10 all in Section 15, Township 119 North, Range 23, West of the 5th Principal Meridian. According to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

Revised 03/06/2025

Please attach a brief description of your project/reason for your request.

This application is to provide information about our cannabis cultivation business. We plan to operate out of our residential home and with 2 owners/managers. We have provided a site plan and a floor plan of the private residential home for our indented use. In the future, there may be a potenital to expand and use exterior structures. Our site plan application will be updated when/if that time comes. The basement area of the home will conduct the culivation activies that is secured with smart lock technology provided by Wright-Hennepin Co-Op. A Security Plan, Vehichle Dislcosure, Quality Insurance, Storage and Standard Operating Plan, Inventory and Accounting and Tax Compliance plans have be included with this application. You will also be getting copies from the State as well. Since we are not a retail store, we do not have hours of operation. There will be continual use of the culitvation equipment. We do not have any additional employees at this time but may hire employees/interns in the future. Our site sits on 5 acres of private property that is covered with trees. There is maximum buffer between adjacent properties. It is our inention to sell to any downstream licensed cannabis companies that are in need a large amount of cannabis flower.

Revised 03/06/2025

Please attach a brief description of your project/reason for your request.

This application is to request the waival of the 9 stall parking minimum requirement. Since we are operating out of our residential home and with only 2 owners/managers there would be no need for 9 stalls. We have provided a site plan that indicates we would be able to add a 9 stall parking plan in the future if need be. At this point of time there will be no building to be constructed. In the future, there may be a potenital to expand and use exterior structures. Our site plan application will be updated when/if that time comes. We entend to use the existing residential structure to cultivate cannabis. The basement area of the home will conduct the culivation activies that is secured with smart lock technology provided by Wright-Hennepin Co-Op. Since we are not a retail store, we do not have hours of operation. There will be continual use of the culitvation equipment. We do not have any additional employees at this time but may hire employees/interns in the future. There will be no impact to the septic system or well. Our site sits on 5 acres of private property that is covered with trees. There is maximum buffer between adjacent properties.

Procedures for cannabis waste disposal.

It is apart of our quality assurance policy to adhere to the following procedures:
Definition of Cannabis Waste
- Plant material not intended for use (roots, stalks, unusable leaves, failed clones).
- Contaminated, expired, or recalled cannabis products.
- Cannabis rendered unusable and unrecognizable prior to disposal.

1. Preparation for Disposal
- Cannabis waste must be made unusable and unrecognizable from ordinary plant matter before disposal.
- Grind or shred cannabis.
- Record gross weight of cannabis waste before and after rendering.
- Enter waste into the statewide tracking system (Metrc), including type, weight, date/time, and reason for disposal.

2. Storage Prior to Disposal
- Place unusable cannabis waste in sealed, labeled containers marked "Cannabis Waste – Not for Sale."
- Store in a designated, access-controlled waste area until final disposal.
- Waste must not exceed regulatory storage timeframes (7–14 days).

3. Disposal Methods
- Composting: We intend to compost all plant trimmings and plant matter deemed unusable for the business (ie. Waste). It will be shredded and chopped in a manner that will leave it indistinguishable from ordinary plant matter. It will then be placed on site and mixed with food scraps, yardwaste, cardboard, sawdust, used potting soil, and other organic matter to decompose.

Revised 03/06/2025

Please attach a brief description of your project/reason for your request.

4. Security & Oversight
- All rendering and disposal activities must be performed or witnessed by at least two authorized employees.
- Waste handling, storage, and disposal preparation monitored by continuous video recording.
- Maintain custody logs documenting all staff handling waste from preparation to final disposal.
- Personal cellphone video recordings/photographs with date and time stamps and clear facial views of persons handling product will be created for the purpose of destruction logs.

5. Documentation & Reporting
- Date and time of disposal.
- Type of cannabis waste (plant material, product, etc.).
- Weight before rendering and final weight after mixing.
- Disposal method (compost, incineration).
- Names and signatures of employees present.
- Disposal events entered into the statewide tracking system within required timelines.
- Any unusual circumstances (spills, loss, or suspected diversion) reported immediately to the Compliance Officer.
- Records kept for a minimum of 3–5 years or as required by state law.

Revised 03/06/2025

Please attach a brief description of your project/reason for your request.

Venting & Odor Control Measures:
Due to the small nature of our indoor grow, odor should not be a problem externally. The basement is buried underground and we intent to provide the space with HEPA approved, carbon-filtered air purifiers. These purifiers will have an ability to filter areas far larger than the space they are in. There will be no venting of any kind. The plastic on the wall and ceiling will act as a vapor and odor barrier.

Ventilation System

Proper ventilation is critical to maintain airflow, prevent mold, and control temperature and CO2 levels.

In/Out Exhaust Fan (optional):
- Circular air around the grow room portion of the basement.

Air Circulation Fans:
- Oscillating fans keep air moving around plants, strengthen stems, and prevent stagnant zones where insects can land or mold can develop.
- Four fans placed strategically to, when oscillating, hit the entire canopy.

Filtration System
Portable Air/Room Purifier:
- High grade HEPA filter
- Helps prevent detection and maintains air quality.
- Capture dust, spores, and other particulates, protecting both plants and HVAC components.

Integration of Systems
Airflow + Filtration: In/Out fan pull/pushes air from grow space→ stale/hot/cold air exits/enters. Moving ensures optimum environmental conditions. Portable air purifier maintains air quality via high grade HEPA filter.

Temperature + Humidity Management: Heater/cooler and humidifier/dehumidifier respond automatically to sensor readings.

Air Circulation: Fans prevent dead zones, helping even temperature and humidity distribution.

Odor

1. Source of Odor in Cannabis Facilities
- Flowering rooms: Highest terpene emissions, especially late bloom.
- Drying and curing areas: Concentrated odor release as plant matter dries.
- Waste handling: Trim, stalks, and discarded biomass can produce lingering smells.

2. Engineering Controls
- Large HEPA approved, carbon-filtered air purifiers to absorb odor
- Grow rooms kept under negative pressure to prevent leaks of untreated air.
- Walls and ceiling in the grow room and curing/drying room are insulatted and wrapped in plastic to create a vapor/odor barrier.

Revised 03/06/2025

Please attach a brief description of your project/reason for your request.

3. Administrative & Operational Procedures
Odor Monitoring & Documentation:
- Regular equipment inspections and perimeter checks for odor leaks.
- Document any leaks in operations log (METRC, FarmRasie)
- Complaint-response protocols, including maintaining an "odor complaint log".

4. Standard Operating Procedures (SOPs):
- Clearly define when filters are replaced, how waste is stored, and how odor complaints are addressed.

5. Waste Management Practices:
- Organic waste stored in sealed containers until time for decomposition.
- Composting or disposal methods that minimize odor release.
- Grind and mix cannabis waste with other inert material.

6. Scheduling & Segregation:
- Keeping drying areas isolated with independent filtration.

7. Maintain good standing with neighbors.

Stantec

Memo

To:	Kevin Mattson, City Engineer Public Works Director	From:	Steve Hegland, PE Caleb Kroeze
Project:	High Point Garden – Site Plan Review	Date:	September 16, 2025

Exhibits:

This Memorandum is based on a review of the following documents:

1. High Point Garden Site Plan dated Sept 2025

Comments:

General:

1. The proposed first phase of the development includes a 458 sf facility inside of the existing home with no exterior expansion. A conceptual second phase is shown on the site plan but only the first phase elements were incorporated into this review.
2. The proposed site plan appears to utilize five existing parking areas within the existing gravel area. This includes two stalls in front of the existing house, two stalls in the bump out adjacent to the existing barn and one stall in front of the existing detached garage.
3. The site plan shall be dimensioned to ensure that all of the existing parking stalls meet the necessary size requirements. If proof of parking is provided within the site plan, it shall include showing the necessary drive aisles to access the additional parking areas.
4. With the first phase, no exterior improvements are proposed so no grading plan is necessary.
5. It is assumed that the site plan will be serviced by the private will and septic system. The applicant shall be responsible for ensuring that the existing well and septic system are appropriate for the proposed operations and shall secure all approvals and permits as necessary. Hennepin County will review and permit any modifications to the septic system. Minnesota Department of Health will review and permit private well systems.
6. The proposed project is accessed off of Highway 10. Due to the nature of the business, access and traffic is not anticipated to be an issue. If any permitting for access are necessary, the applicant hall be responsible for submitting and obtaining any required access permits from Hennepin County.

End of Comments

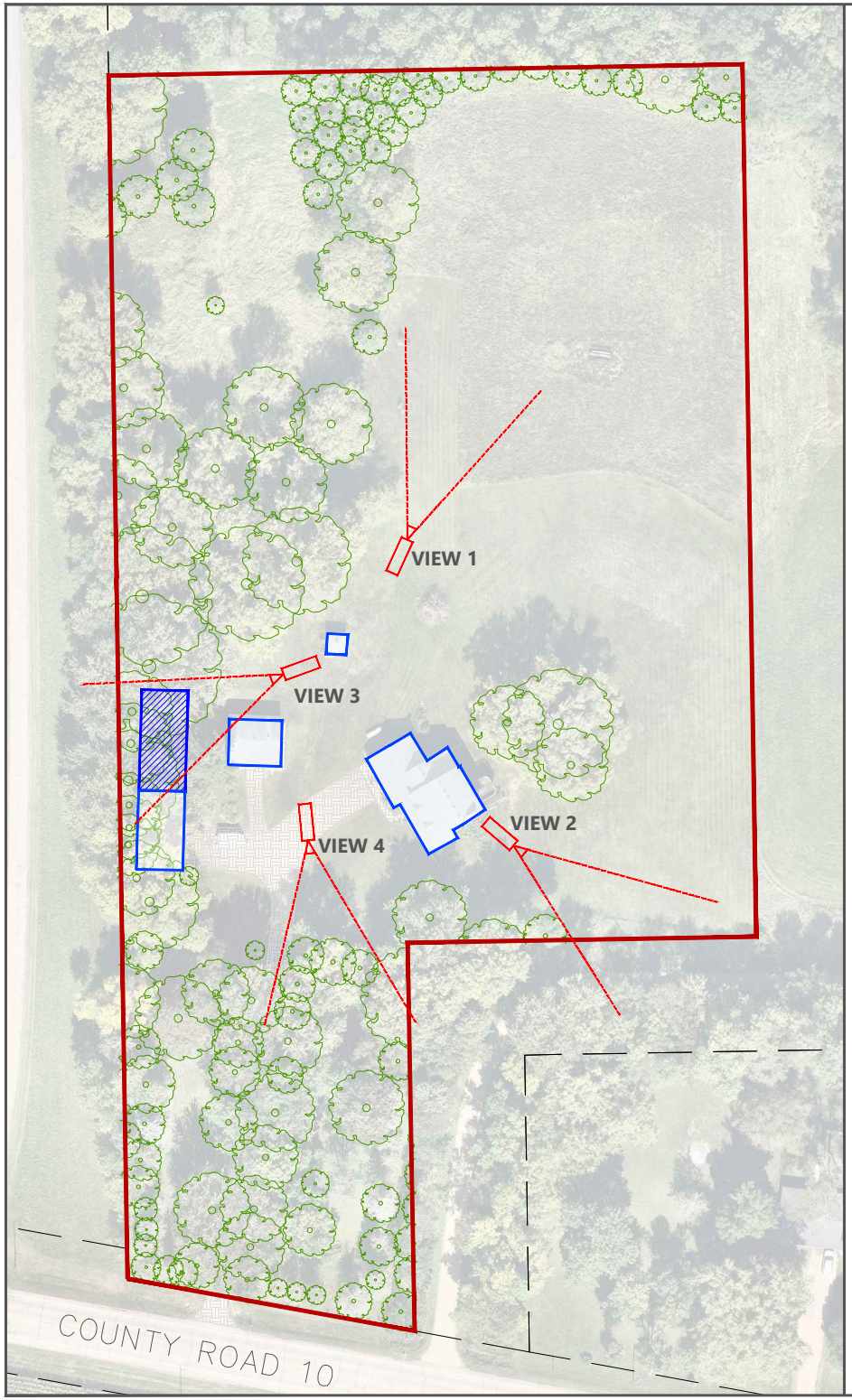
MEMO

Date:	October 1, 2025
To:	Planning
From:	Lieutenant Burns
Re:	City File 25-033 High Point Gardens

A Public Safety plan review meeting was held on October 1, 2025, to review the submitted plan for High Point Gardens. In attendance were the following: Fire Chief Farrens, Building Official Rosenau, Construction Services Manager Pritchard, and Planner Klingbeil. The comments below are based on the materials submitted on September 10, 2025, and should be considered preliminary in nature.

a. Any expansion of operations to include extraction activities will require Public Safety review.
b. Any structural changes/alterations may require permits and review from City staff. Interior alterations will likely require a building permit.
c. The applicant must work with Fire Chief Farrens to develop a plan for emergency responses related to the businesses, a key box may be required as a part of the fire alarm system.
d. License requirements may include an inspection from the Building Official.

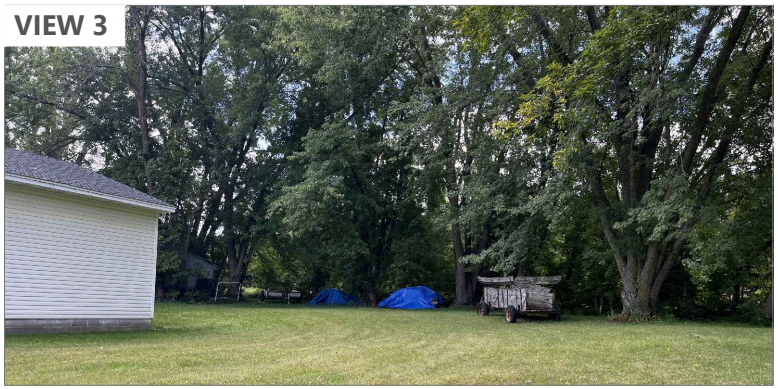
LEGEND:
EXISTING PROPERTY LINE
EXISTING DRIVEWAY
EXISTING STRUCTURE
PROPOSED DRIVEWAY
PROPOSED STRUCTURE
EXISTING TREE
PROPOSED TREE
PROPOSED TREE REMOVAL
EXISTING GARAGE 802 SF
PROPOSED PHASE 2 FACILITY EXPANSION (1,550 SF)
EXISTING SHED
EXISTING BARN PHASE 2 FACILITY (1,220 SF)
PROPERTY LINE
POTENTIAL ADDITIONAL LANDSCAPE SCREENING (IF NEEDED)
POTENTIAL PHASE 2 PARKING EXPANSION
EXISTING THREE-STORY HOUSE PHASE 1 FACILITY IN BASEMENT (458 SF)
COUNTY ROAD 10
HIGH POINT GARDENS SITE PLAN
21020 COUNTY ROAD 10, CORCORAN, MN
DATE:
SEPT 2025
NORTH
GRAPHIC SCALE IN FEET
0 25 50 100



VIEW 1

VIEW 2

VIEW 3



VIEW 4

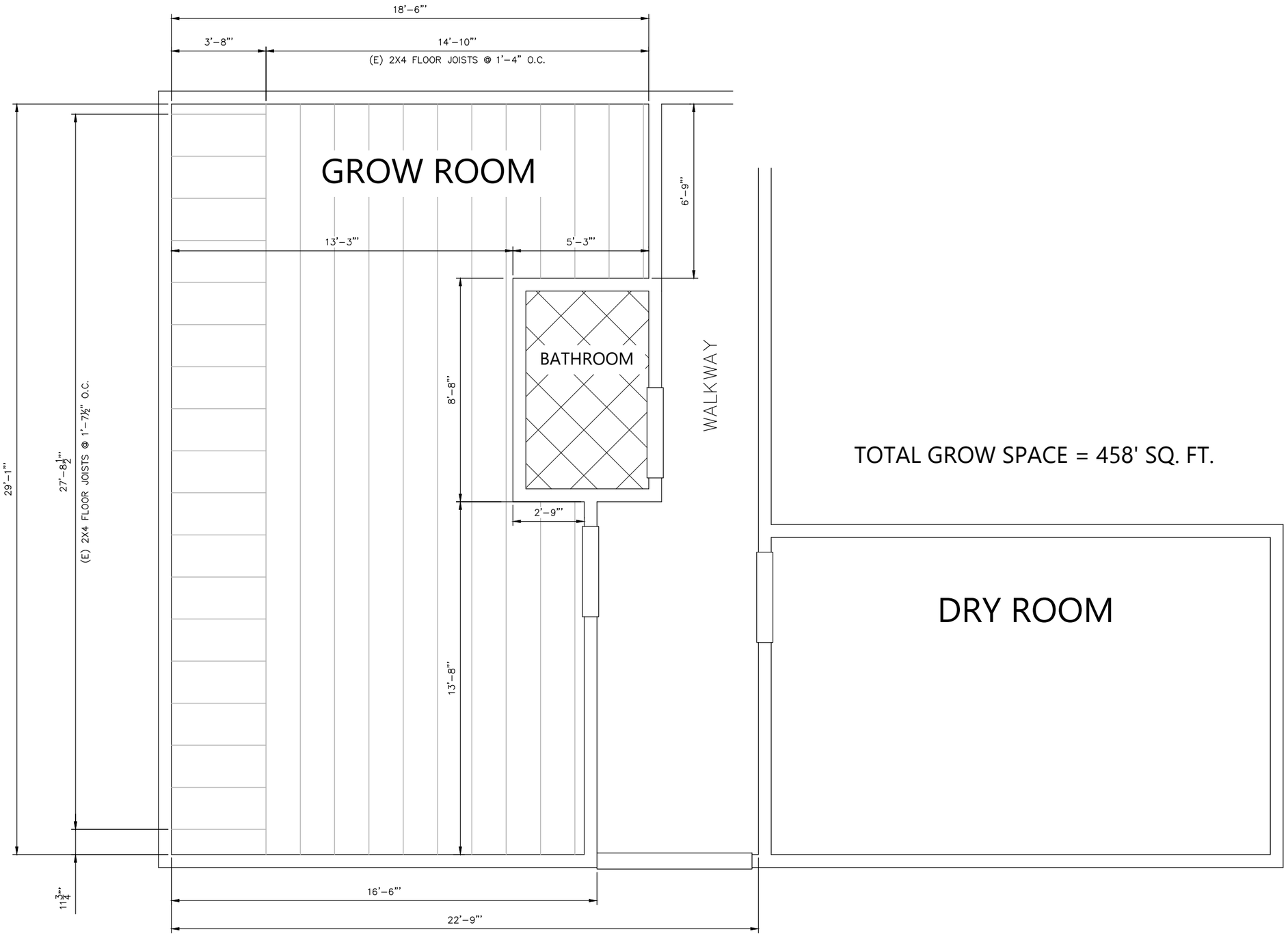
HIGH POINT GARDENS EXISTING SCREENING

21020 COUNTY ROAD 10, CORCORAN, MN

DATE:
SEPT 2025

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



HIGH POINT GARDENS

FLOOR LAYOUT - PHASE 1

DESIGNED BY
NMA

DATE
09/10/2025

SHEET
1

Corinne Brummond
8985 Bechtold Rd
Corcoran, MN 55374

21st October 2025

Dear Mayor McKee and Corcoran City Council Members,

I am writing to you in regards to the High Point Gardens Site Plan and IUP (city file 25-033). During the October 2nd, 2025 Corcoran City Planning Commission meeting I raised a number of concerns regarding cannabis cultivation operations including the extremely high power use (40 x more for indoor cultivation), lack of concern for the proximity to homes where minors reside despite this being a reason for the restriction on proximity to schools, daycares and public parks, and the ability to use compost as method of disposing of waste in MN during the winters. Despite these concerns, I voted to approve the site plan and IUP because it was presumed to be legal in the state of MN and therefore the city of Corcoran. I believe I was mistaken and am reaching out to correct my error.

Since the planning commission met, I have looked into the supremacy clause of the US Constitution, which establishes that federal laws, treaties and the Constitution are the supreme law of the land. If a state law was to offer greater protections to a citizen, such as a higher minimum wage, then it can differ from a federal law. However, cannabis is still an illegal substance and has not gone through the proper channels of declassification as a controlled substance and approval by the FDA. Therefore, MN legalization of cannabis stands in opposition to the federal law. Dobbs v. Jackson Women's Health Organization is an example where the Supreme Court ruled that a federal law stood and a state law was overturned. If we as a city were to permit High Point Gardens to operate, we would not only be placing them in danger of being charged with a federal crime, but we would be complicit as a city in the opposition of a federal law as well. Out of respect for the US Constitution and the order of law, we must not vote to approve this site plan and IUP at this time.

Sincerely,

Corinne Brummond

STAFF REPORT **Agenda Item: 12.a**

Council Meeting: October 23, 2025	**Prepared By:** Deb Johnson, City Clerk
Topic: 2025 City Council Schedule	**Action Required:** Information Only

Recommendation
Information Only

Council Action
Information Only

Attachments
1. 2025 City Council Meeting Calendar as of 10-14-25.pdf

2025 CITY OF CORCORAN

JANUARY						
S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

FEBRUARY						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	1
2	3	4	5	6	7	8

MARCH						
S	M	T	W	T	F	S
23	24	25	26	27	28	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

APRIL						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
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MAY						
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JUNE						
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JULY						
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AUGUST						
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31	1	2	3	4	5	6

SEPTEMBER						
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28	29	30	1	2	3	4
5	6	7	8	9	10	11

OCTOBER						
S	M	T	W	T	F	S
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26	27	28	29	30	31	1
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NOVEMBER						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
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DECEMBER						
S	M	T	W	T	F	S
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

Meetings

- Council
- Council Quarterly Work Sess.
- Planning Commission
- Parks & Trails Commissions
- City Holiday
- Alternative Meeting Dates

Mayor

Tom McKee tmckee@corcoranmn.gov

Council Members

Michelle R. Friedrich michelle.friedrich@corcoranmn.gov

Mark Lanterman mlanterman@corcoranmn.gov

Jeremy Nichols jnichols@corcoranmn.gov

Dean Vehrenkamp dvehrenkamp@corcoranmn.gov

Contracted Services

Planning	612-638-0225
Engineer	763-479-4209
Building Inspector	763-479-1720
City Assessor	612-348-2943
Septic / Henn Co.	612-543-5200
Republic Services	763-972-3335

City of Corcoran
2025 City Council Schedule

(as of October 15, 2025)

Below is a tentative schedule for City Council meetings and events - subject to change.

October 23, 2025: Work Session Community Development/Public Safety Budgets

October 23, 2025

- Long-term Financial Plan (Northland)
- Economic Development Strategic Plan
- M&J Creekside IUP
- High Point Gardens Site Plan and IUP
- Rush Cerek Golf Course CUP and Site Amendment
- St. John's Sign Variance
- Amira CUP

November 13, 2025: Work Session Administration and Public Works/Enterprise Budgets

November 13, 2025

- Charitable Gambling
- Lano Sketch Plan
- Firearms Ordinance Update
- ALPR Camera Update

November 25, 2025* (NOTE: Tuesday)

- Set Fee Schedule

December 11, 2025

- Truth in Taxation - 2026 Levy
- Public Hearing – Ordinance Amending the Charter
- City Administrator Review