

CORCORAN HORIZONS

FALL/WINTER 2025



From the Mayor's Desk

Earlier this year, Council made it a priority to begin developing a municipal facilities and land blueprint. At our July 24, 2025, City Council meeting, we took the important step of selecting BKV Group to lead a comprehensive Space Needs Analysis for Corcoran's municipal facilities. This study is the first phase in what will be a thoughtful, holistic process to plan for the City's future needs.

In addition to having one of the lowest fees of the 12 firms that submitted proposals, BKV's team brings a wealth of experience. Having completed over 200 similar projects for a wide variety of cities throughout Minnesota and across the country, their experience with these types of projects is truly impressive. Moreover, BKV's strong focus on community engagement—specifically including eight structured workshops with Council, staff, residents, and other community stakeholders—with key deliverables along the way, made them stand out amongst the other qualified firms.

I want to ensure you that this process is being approached with care, transparency, and fiscal discipline. For example, rather than rushing into new construction or land acquisition, the study is evaluating our existing City-owned facilities and properties. Each site is being assessed for condition, service life, operational efficiency, potential for remodeling or expansion, and feasibility as part of a future civic campus or other municipal facility. This process will ensure that we explore every option for making the most of what we already own before committing to any new investments. From there, BKV will develop draft recommendations that will guide the creation of long-term municipal facilities and land use blueprint. This roadmap will help the city make well informed, financially sound decisions about future investments in public buildings, services, and community spaces.

As analysis continues, and the municipal facilities and land blueprint begins to take shape, there will be opportunities for public engagement in the coming months. I encourage you to engage in this process, learn about our current facilities and future needs, and help shape the vision for our future civic campus, public safety facilities, and other community spaces. These sessions will ensure that the plan reflects not only the City's operational needs but also the community's vision for the future.

There is a lot more going on in town—so please take a few moments to read through the rest of this newsletter for the latest community updates and other important information. For regular updates, make sure to follow the City on Facebook ([Facebook.com/CorcoranMN](https://www.facebook.com/CorcoranMN)), X ([@CorcoranMNCity](https://twitter.com/CorcoranMNCity)), and visit the city website ([corcoranmn.gov](https://www.corcoranmn.gov)). As always, if you have any questions, concerns, or would like to discuss anything further—please feel free to reach out to me directly at tmckee@corcoranmn.gov.

Take care,

Tom McKee
Mayor

Homestead Deadline December 31, 2025

The homestead classification applies to properties owned, and physically occupied by the owner(s) as the principal place of residence.



Classification as a homestead may qualify the property for a reduced classification rate, a reduced taxable market value, a property tax refund, and/or other special program eligibility. The deadline to apply for 2026 homestead status is December 31, 2025.

Apply online or complete a paper application at
www.hennepin.us/homestead.

Mail your completed application with a copy of your deed (including the legal description) to:

Hennepin County Assessor
300 S 6th Street, MC-213H
Minneapolis, MN 55487

Questions?

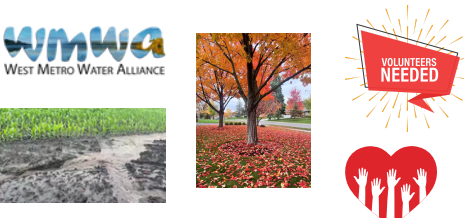
Email: ao.homestead@hennepin.us
Phone: 612-348-3046

Delinquent Assessments

All delinquent utility bills, including water and sewer, recycling and property maintenance charges are subject to certification to Hennepin County for collection as part of the 2025 taxes payable in 2026. Additional late charges and fees will be added to the delinquent amount if not paid by the date stated on the Late Bill Notice.

On Thursday, October 9, 2025 a public hearing was held on the assessment of delinquent fees at 7 p.m. at Corcoran City Hall. The last day to make a payment for delinquent charges is November 14, 2025, as the City will finalize the certification process of delinquent charges and fees on this date.





City Updates

The Corcoran City Council meets on the second and fourth Thursdays of the month at 7 p.m. at City Hall unless otherwise posted. The following is a recap of a selection of items discussed at meetings since the last newsletter. A full recap can be found by reviewing the approved City Council minutes at www.corcoranmn.gov — *Our Government > Council > Minutes*.

Heritage Park (formerly known as City Park) Remaster Project

At the July 10, 2025, City Council Meeting:

It was announced that Heritage Park would close for construction beginning July 16, 2025. Heritage Park remains closed at this time, with the exception of Snyder and Meister Fields. **Please note:** While these two fields may remain in use, access may be limited or unavailable at times due to construction activity. Users should plan ahead and watch for signage. To follow along with the progress of the project, visit our Heritage Park Remaster webpage at www.corcoranmn.gov — *Public Services > Parks and Recreation > Heritage (City) Park Remaster*. This page will be updated regularly with construction status updates, timeline adjustments, photos of progress, notices of access, and frequently asked questions. We encourage you to check back often as we move through each phase of the project. Thank you for your patience and support as we work to improve one of Corcoran's most beloved community spaces!

Watershed Commission Appointment

At the July 10, 2025, City Council Meeting:

It was announced that a subcommittee had conducted interviews for an open seat, representing the City of Corcoran, on the Elm Creek Watershed Commission. A recommendation was made to appoint Loren Evenrud to the open seat. A motion was then made and passed to appoint Evenrud to the Elm Creek Watershed Commission.

City of Corcoran Space-Needs Analysis Contract

At the July 24, 2025, City Council Meeting:

City Administrator Jay Tobin gave a report to Council regarding interviews that had been conducted with several consultants who had responded to the Space-Needs Analysis Request for Proposal (RFP). Following the interviews, BKV Group was identified as the preferred consultant to conduct Corcoran's Space-Needs Analysis for city facilities, based on their alignment with the evaluation criteria outlined in the RFP. A motion was then made and passed to award BKV Group the Space-Needs Analysis contract.

Recognition

At the August 14, 2025, City Council Meeting:

Pete Ekenberg, Police Sergeant, was recognized for his 10 years of dedicated service to the City and its residents.

Minnesota State Representative Kristin Robbins Presentation

At the August 28, 2025, City Council Meeting:

Minnesota State Representative Robbins gave an update to the Council pertaining to activities and legislation taking place at the Capitol.

City of Corcoran Recycling Contract Update

The City of Corcoran's current recycling contract with Republic Services will expire on December 31, 2025. At the City Council meeting held on August 28, 2025, the Council accepted a bid and approved a five-year contract with Republic Services, effective January 1, 2026.

Beginning in 2026, Republic Services will transition from annual to quarterly billing for recycling services.

Night to Unite 2025 – Thank You Sponsors!

A big thank you is in order for all of our Night to Unite 2025 sponsors! You helped make the evening possible and we could not have done it without you.

A massive shout-out as well to all of our incredible staff, volunteers, contributors, neighborhood party planners, and every single community member who helped to make it an unforgettable evening!

We hope everyone enjoyed the outstanding weather, the tasty food, and the fantastic fellowship. We are already counting down the days to Night to Unite 2026. We look forward to welcoming you back next year!

THANK YOU TO OUR SPONSORS



For information and updates, visit the City of Corcoran's website: www.corcoranmn.gov

Land Use Applications and Final Plats

The Corcoran Planning Commission meets on the first Thursday of the month at 7 p.m. at City Hall unless otherwise posted. The Planning Commission is an advisory board and consists of five regular members, and a City Council liaison that is a non-voting member. The Commission holds public hearings, reviews, and then makes recommendations regarding land use and planning applications to the City Council.

Upward Acres Lot Line Adjustment and Easement Vacation (PIDs 17-119-23-13- 0002 & 17-119-23-12-0004) (City File 25-023). Skies Limit LLC requests approval of a Lot Line Adjustment and Easement Vacation to realign the shared property line and Drainage & Utility Easement between 9155 & 9205 Underhill Lane. A public hearing for this item was held during the August 14, 2025, Council meeting. No members of the public spoke on this item, and the request was approved by the Council.

Hope Meadows 2nd Addition (PID11-119-23-11-0064) (City File 25-024). Hope Community Development and JP Brooks request approval of a Final Plat and a PUD Amendment for Hope Meadows 2nd Addition. This addition consists of 18 Villa Townhomes and an extension of Hope Way. The applicant requested that this item be tabled and is not currently scheduled for any upcoming meetings.

M&J Creekside Interim Use Permit & Site Plan (PID 08-119-23-23-0017) (City File 25-026). Margaret and John Fernandez request approval of a site plan and interim use permit to allow the operation of a wine tasting room at 23020 County Road 30. The operation would consist of wine sales, production, and processing. The public hearing for this item is scheduled for the September 4, 2025, Planning Commission meeting.

Bakke Minor Subdivision (PID 18-119-23-22-0007 & 18-119-23-23-0003) (City File 25-027). David and Debra Bakke request approval of a minor subdivision to combine their two parcels at 23805 and 23865 County Road 10 and split off 5-acres of land surrounding the existing home at 23865 County Road 10. This item is not complete for City review and is not currently scheduled for any upcoming meetings.

Amberly Trail Easement Vacation (PID 01-119-23-31-0103) (City File 25-029). Pulte Homes of Minnesota LLC request approval of a trail easement vacation to vacate portions of a trail easement within 10456 Northwood Lane. This item is under review for completeness and is not currently scheduled for any upcoming meetings.

Phil's Quality Auto Site Plan & Variance (PID 26-119-23-11-0029) (City File 25- 030). Phil's Quality Auto request approval of a Site Plan and Variance to allow the expansion of their parking lot within the minimum front yard setback area at 7590 Commerce Street. This item is incomplete for City review and is not currently scheduled for any upcoming meetings.

St. John's Lutheran School Sign Variance (PID 13-119-23-11-0011) (City File 25- 031). St. John's Lutheran School request approval of a variance to allow the replacement of the current letter sign for the school with a dynamic display. This item is under review for completeness and is not currently scheduled for any upcoming meetings.

Rush Creek Golf Course Site Plan & CUP (PID 24-119-23-42-0001) (City File 25- 032). Rush Creek Golf Course request approval of a site plan amendment and conditional use permit amendment to allow the expansion of an existing maintenance building on site. This item is being reviewed for completeness and is not currently scheduled for any upcoming meetings.

High Point Gardens Site Plan & IUP (PID 15-119-23-42-0003) (City File 25-033). High Point Gardens request approval of a Site Plan and Interim Use Permit to allow the operation of an indoor cannabis cultivation operation at 21020 County Road 10. This application is being reviewed for completeness and is not currently scheduled for any upcoming meetings.

2025 Corcoran Events Calendar

**Meetings are held in person at City Hall or via an online stream. Visit www.corcoranmn.gov for updates.*

October

9: Council Work Session Meeting - 5:30 P.M.
9: City Council Meeting - 7 P.M.
16: Parks and Trails Commission Meeting - 7 P.M.
23: Council Work Session Meeting - 5:30 P.M.
23: City Council Meeting - 7 P.M.

November

6: Planning Commission Meeting - 7 P.M.
11: City Hall Closed - Veterans Day
13: Council Work Session Meeting - 5:30 P.M.
13: City Council Meeting - 7 P.M.
20: Parks and Trails Commission Meeting - 7 P.M.
25: City Council Meeting - 7 P.M.
27-28: City Hall Closed - Thanksgiving Holiday

December

4: Planning Commission Meeting - 7 P.M.
11: City Council Meeting - 7 P.M.
18: Parks and Trails Commission Meeting - 7 P.M.
24-25: City Hall Closed - Christmas Holiday

Subscribe to Future Council Packets

Visit www.corcoranmn.gov/our_government/council/meeting_information and look for the **Email Updates** box. From there, you can enter your email address and follow the prompts.



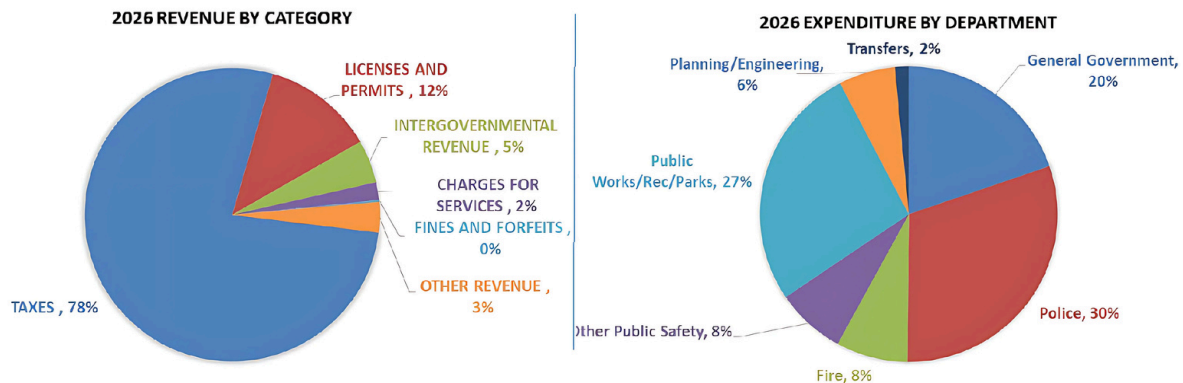


2026 PROPOSED BUDGET AND LEVY

The City Council adopted its preliminary levy for 2026 at the September 25th meeting. This levy amount may be decreased prior to final approval but not increased. This levy amount was used to create the proposed City tax amount within the proposed 2026 levies and tax notices.

WHY IS PROPERTY TAX NEEDED?

Only a small portion of the City budget is funded through fees, charges for services, intergovernmental revenue (such as grants and aids) and other sources. For 2026, this portion is anticipated to cover 22% of the City's expenditures. The remaining 78% is funded through the property tax levy.



TAX EFFECTS

The adopted preliminary levy is in the amount of \$11,917,361, which is a \$2,758,097 or 30.11% increase from the 2025 levy. The projected tax rate change is an increase from 42.726% to 49.533%. The City Council's goal is to decrease tax rates each year. The need for continued services, increased costs due to inflation and other factors have increased the City's levy.

A increased tax rate means properties with no change or increase in value would see a increase in City taxes. Valuations, tax capacity, levy and tax rate impact the overall City portion of taxes.

According to the City Assessor, the following average market value increases took place in Corcoran:

Residential: 2.9% **Residential Townhome:** 8.5% **Agricultural:** 13.3% **Commercial:** 2.9% **Industrial:** 1.6%

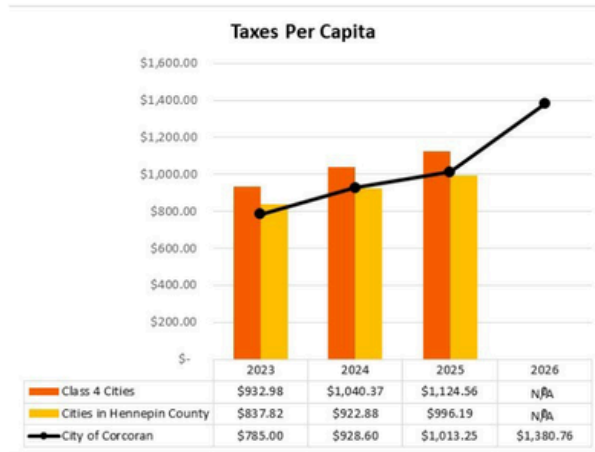
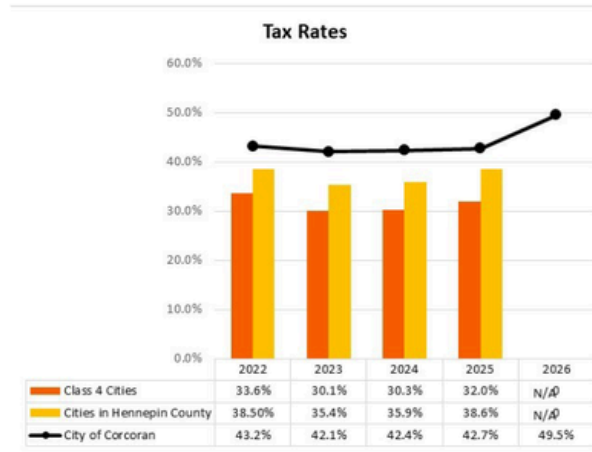
Using this information, a home previously valued at \$400,000 would now be valued at \$411,600. The anticipated tax impact in this example would be as follows:

	Home Value	Tax Capacity	Tax Rate	City Tax
2025	\$400,000	\$3,895.00	42.726%	\$1,664.18
2026	\$411,600	\$4,021.00	49.533%	\$1,991.72

Corcoran Tax Capacity by Property Type:

Residential/Apartment: 84.24% **Agricultural/Rural:** 10.17% **Commercial/Industrial:** 5.59%

KEY PERFORMANCE INDICATORS



BUDGET PROCESS TIMELINE

July 24: Council provided staff direction on priorities for the 2026 budget

July—August: Staff develops budget

August 28: Council reviewed the draft of the budget

September 25: Council adopted the preliminary levy

November: Hennepin County mails Truth-in-Taxation notices showing proposed levies and taxes

December 11: Council holds Truth-in-Taxation Budget Meeting accepting public comments and considers approving the 2026 final budget and levy

The City will continue to refine the budget and levy prior to final approval which is anticipated on December 18. Between now and that time, the levy can decrease but not increase.

ALLOCATION OF TAX DOLLARS

The median estimated market value of a home in Corcoran is \$542,000. The City taxes on a home of that value using the projected tax rate is \$2,685 per year or about \$223 per month. The chart below shows where the \$2,685 is allocated based upon the overall percentage of City expenditures. (Amounts are rounded)

Item	Annual Cost	Cost Per Month
Police	\$805	\$67
Fire	\$215	\$18
Other Public Safety*	\$215	\$18
Public Works/Parks	\$725	\$60
General Government	\$537	\$45
Planning/Engineering	\$161	\$13
Transfers/Debt Service	\$27	\$2
TOTAL	\$2,685	\$223

*Other Public Safety includes Building Inspection and Code Enforcement.

NEXT STEP

Truth-in-Taxation Budget Meeting

Meeting Format To Be Determined

Thursday, December 11, 2025, 7 p.m.

Learn More...

The entire budget and related staff reports are available on the City's website at www.corcoranmn.gov. Under the *Our Government* tab click *Council* then *Meetings/Videos/Agenda Packets*. Select the *September 25, 2025, Agenda Packet* under the **Past Meetings** section to view the budget used to set the preliminary levy. Assistant City Administrator, Nalisha Williams, nwilliams@corcoranmn.gov or finance@corcoranmn.gov, can be reached for further questions.

Prepared by the City of Corcoran

Construction Services

Building Permit Frequently Asked Questions

Do I need a permit? A building permit is required to construct, enlarge, alter, repair, move, demolish, or change in the use of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, or plumbing system, or other equipment. The City enforces the Minnesota State Building Code and contracts with Metro West Inspection Services to conduct plan reviews and inspections.



What type of permit do I need? Several permit handouts and additional permit information and resources are available to help you with your project on our website. Just visit www.corcoranmn.gov – Public Services > Construction Services and Inspections or Public Services > Permit Handouts and Supplements.

What building work is exempt from a permit?

- One story tool and storage sheds, playhouses, and similar uses (ex. gazebos or pergolas) < 200 square feet
- Fences < 7 feet high (Zoning permit required, contact [Planning and Zoning](#)).
- Retaining walls < 4 feet high ([Land Disturbance](#) permit may be required).
- Sidewalks and *driveways *([Land Disturbance](#) permit may be required).
- Painting, papering, tiling, carpeting
- Cabinets, countertops, and similar finish work
- Prefabricated swimming pools < 24 inches deep
- Swings and playground equipment
- Window awnings that project < 54 inches
- Decks and platforms < 30 inches above grade, not attached to dwelling and not serving required exit door

Who do I contact for building code related questions? Contact the City's contracted Building Official, Metro West Inspection Services at 763-479-1720.

What are the requirements for size, height, setbacks, architectural standards, etc.?

Contact [Planning and Zoning](#) for questions regarding zoning requirements or view the [Corcoran City Municipal Code](#) – Zoning Ordinance, Title X, Sec. 1030.020.

How much time does it take to review an application? Permits requiring plan review may take up to 15 working days to approve. Review time may vary based on the complexity of the project and/or the completeness of the construction documents. If plans are incomplete or additional information is required, it may extend the plan review process.

Who is responsible to obtain the permit? The person who submits application for permit is responsible for completing the work correctly. When using a licensed contractor, the contractor submits application for permit on behalf of the homeowner.

What are the permit holder responsibilities?

- Permit on job site
- Approved plans on jobsite
- Call for inspection
- Provide access for inspection
- Compliance with code

How long is a permit valid? Permits expire within 180 days of issuance if no work is started, and no inspections have been called in or if work has been suspended for more than 180 days with no inspections.

How do I schedule an inspection? Contact the city's contracted Building Official, Metro West Inspection Services at 763-479-1720.

Additional questions? Contact permits@corcoranmn.gov.

Online Building Permit Submittal



The City of Corcoran requires all building permits to be submitted online making interactions more efficient and convenient. Through the online permit portal, residents and contractors can apply for building, plumbing, mechanical, land disturbance and utility permits, check permit status and inspection results, and make electronic payments anytime!

The online permit portal requires a one-time account registration for all homeowners and contractors applying for a permit. A step-by-step guide is available online to help with account registration and the online permitting process. To begin the registration process and/or apply for a permit visit www.corcoranmn.gov – Building Permits.

Several permit checklists and additional permit information and resources are available online under the Construction Services & Inspections web pages to help with your project. Visit www.corcoranmn.gov – Public Services > Construction Services & Inspections.

Most Requested Permit Fees

Reroof or Reside
\$91/ea

Windows/Doors
(same opening)
\$91



Furnace or A/C Unit Replacement
\$76/unit

Gas Fireplace
\$76

General Plumbing
\$51+

Water Heater or Water Softener
\$36/unit

**Fees include \$1 State Surcharge.*

Public Works

Snow and Ice Control Operations

The goal of the Corcoran Public Works Department is to clear snow and ice from city roads as soon as possible. Delays may occur in the event of equipment breakdown or extreme weather conditions. The safety of the public and the City employees is a top priority.



Currently the City has over 70 miles of roads and more than 100 cul-de-sacs that are maintained by the Public Works Department. The criteria for the decision to begin snow and/or ice control operations are as follows:

- Snow accumulation of two inches or more warrants the plowing of asphalt roads, two to four inches warrants the plowing of both asphalt and gravel roads dependent on road conditions. Call out is normally at 2 a.m. when practical.
- High volume major collector roads and roads with steep hills and curves receive first priority.
- Safety of the plow operators and the public are important. Therefore snowplowing operations may be terminated after 12 – 14 hours to allow personnel adequate time to rest. High winds creating white out conditions could cause suspension of services until weather improves.

The City will assume no responsibility for damage to underground lawn sprinkling systems, exterior lighting systems, and similar landscaping installed in the public right-of-way. To review the City approved policy visit www.corcoranmn.gov — *Public Services > Public Works > Snow Plowing*.

Parking Regulations

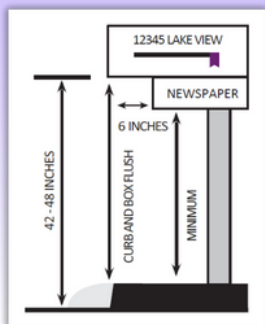
As a reminder, according to Corcoran City Municipal Code Chapter 71.01:

- A. No person shall park a motor vehicle on any public street within the city between the months of November 1 and April 1, between the hours of 1 A.M. to 7 A.M. Penalty, see ' 10.99
- B. No parking on any city street shall be allowed at any times if snowfall is 2" or greater. This will be in effect until such roads are plowed and snow has been removed from such roads.
- C. No vehicle of 10,000 gross weight or greater shall park on any city street unless authorized by the Police Chief or Public Works Director.

Mailbox ABC's

Helpful hints to protect your mailbox from the snowplow

- A. Front of mailbox should be flush with the back of the curb.
- B. Bottom of mailbox should be 42-45 inches to top of the street.
- C. Newspaper boxes and other containers should be set back a minimum of 6 inches from the back of the curb.



Mailbox shown is at CORRECT height.

Snowplow blade CLEARs the mailbox.



Mailbox shown is BELOW THE CORRECT height.

Snowplow blade HITS the mailbox.



Building Safer Pathways: Corcoran's Commitment to Pedestrian Crossings

As Corcoran continues to grow and evolve, so does the need for safe, accessible, and thoughtfully planned pedestrian infrastructure. In response to increasing development and resident feedback, the City of Corcoran in 2023 created a **Pedestrian Crossing Policy** - a proactive step toward ensuring the long-term safety and connectivity of pedestrian corridors throughout our community.



What Does the Policy Do

The policy outlines a comprehensive framework for evaluating and implementing pedestrian crossings. It includes:

Clear criteria for when and where crossings should be installed, including data on traffic volume, pedestrian activity, and proximity to schools, parks, and trails.

Multimodal assessments that consider vehicle speeds, roadway geometry, sightlines, and land use to ensure crossings are safe and placed at thoughtful and effective locations.

Treatment options like high-visibility markings, curb extensions, pedestrian refuges, and signal enhancements tailored to each location's needs.

Resident Involvement

Residents remain a vital part of this process. The policy includes mechanisms for community members to request crossing improvements, which are then evaluated using the policy's guidelines. This ensures that public input continues to shape the pedestrian network while maintaining consistency and safety standards. If residents have concerns about specific intersections, these can be shared with lletsche@corcoranmn.gov for an evaluation.

Planning for the Future

One of the most impactful aspects of the policy is its integration with Corcoran's long-term planning documents, including the 2040 Comprehensive Plan. By aligning pedestrian infrastructure with future land use and development patterns, the City is ensuring that new neighborhoods, parks, and commercial areas are connected by safe and accessible walking routes. For more information or to view the full policy, visit the City of Corcoran's website at www.corcoranmn.gov — *Public Services > Engineering* or contact the Public Works Department.

Public Safety

Corcoran Police Administrative Office

Phone: 763-420-8966
(Only to be used during office hours)

Office Hours

Monday—Wednesday
7:30 a.m. to 4:30 p.m.

Thursday
7:30 a.m. to 7 p.m.

Friday
8 a.m. to noon



Please be advised that the Administrative Office phone line is **not monitored 24/7**. Staff are available to answer calls during **regular business hours**.

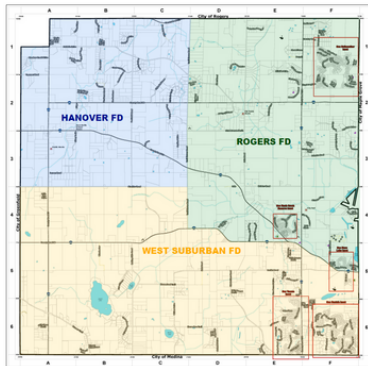
For police services **after hours**, on **evenings or weekends**, please contact the Hennepin County Sheriff's Office (HCSO) non-emergency dispatch at: **952-258-5321**

For emergencies requiring immediate police assistance, always call: 9-1-1

Thank you for your cooperation.

Fire Department Information

The City of Corcoran contracts with the West Suburban Fire District (Formerly Loretto), the Rogers Fire Department, and the Hanover Fire Department for fire protection services for Corcoran residents. To view the Corcoran map that includes fire department boundaries visit www.corcoranmn.gov — **Public Services > Fire > Fire Protection Services**.



Recreational Vehicle Permits

Recreational Vehicle Use in Corcoran – Permit Required

The Corcoran City Council has adopted Ordinance 2021-429 regulating the use of recreational vehicles within city limits. This ordinance allows for the use of certain approved recreational vehicles on city streets, provided the operator has obtained a city-issued permit.

County Roads Are Off Limits

Per Minnesota State Statute 84.928, recreational vehicles are **NOT** allowed on county roads under any circumstances.

Purpose of the Ordinance

The ordinance is designed to reduce public nuisance and promote the safe and responsible use of recreational vehicles in Corcoran.

How to Apply for a Permit

1. Visit the City of Corcoran website to review the regulations and download the Recreational Vehicle Permit Application.
2. Bring the completed application to the Corcoran Police Department during business hours:

- Monday–Thursday: 7:30 a.m. – 4:30 p.m.
- Friday: 7:30 a.m. – noon

Location:

8200 County Road 116, Corcoran, MN 55340

Permit Fee: \$30 (valid for three years)

After Approval

Once your application is approved, you will receive a printed permit. This permit must be visibly attached to your recreational vehicle at all times while operating on city streets.

Know the Rules

Applicants are responsible for knowing and following all recreational vehicle regulations, which can be found on the City of Corcoran website.

For application and ordinance information, visit www.corcoranmn.gov — **Public Services > Police > Corcoran Recreational Vehicle Ordinance**.



Snowmobile Safety and Training

Sponsored by the Northwest Trail Association

The Northwest Trails Association is an organization of enthusiastic and committed snowmobilers in Hennepin County and the northwest suburbs of Minneapolis, MN.



Its mission is to support a safe, adventurous and friendly snowmobiling experience primarily through trail coordination, safety education, and club activities of value to members.

The Northwest Trails Association usually hosts a youth safety training course towards the end of November each year.

As we approach fall, be sure to visit the Northwest Trails Association website at the link below for more information on safety training courses prior to the 2025-2026 riding season.

<https://www.nwtrails.net/index.htm>



You can also view the most up-to-date Northwest Trails Map by clicking below: <https://www.nwtrails.net/map.htm>

Northwest Trails Association Contact Information

For further questions, call Randy at 763-420-5526 or e-mail at: youthsafetytraining@gmail.com

For additional class information, or for additional information on safety classes, safety tips, and trail maps, as well as general snowmobiling information and regulations, visit the Minnesota Department of Natural Resources at the following link: <https://www.dnr.state.mn.us/snowmobiling/index.html>



Public Safety

Open Burning Permits

Open Burning in Corcoran – Know the Rules Before You Burn

The City of Corcoran's Open Burning Ordinance (86.01) allows for residential and agricultural open burning under specific conditions. Please take a moment to review the guidelines to ensure safe and legal burning practices.

Recreational Fires

Most residential properties may have a recreational fire up to 3' x 3' x 3' in their backyard. These fires must be:

- Surrounded by non-combustible, non-smoke, and non-odor-producing material
- Used only for recreational purposes (e.g., campfires)

If you live in a neighborhood governed by a Homeowners Association (HOA), please check with your HOA for any additional fire restrictions.

Open Burning Permits

Residents and farm properties that wish to conduct open burning beyond recreational fires must obtain a burn permit:

- Online at www.corcoranmn.gov – Public Services > Police > Burning Permits, Regulations, and Guidelines or in person at the Corcoran Police Department during business hours
- Required before burning — failure to obtain a permit may result in criminal violations

Not Allowed

- Burning by or for businesses or commercial purposes
- Bringing in materials from outside the city to burn within Corcoran

What Can Be Burned (Per Ordinance 86.04)

- Brush
- Diseased trees (generated on-site)
- Clean, untreated wood
- Vegetative matter when chipping, composting, or other disposal methods are not practical

For a complete list of approved materials and additional regulations, please refer to City Ordinance 86.04 in the City of Corcoran Municipal Code, found at www.corcoranmn.gov – Our Government > City Code > Municipal Code with Adopted Ordinances and Amendments.

Let us all work together to keep Corcoran safe and fire-responsible!



Become A Corcoran Police Reserve Officer

Serve Your Community – Volunteer With Purpose

A Police Reserve Officer is a uniformed, non-sworn, non-paid volunteer who supports the Corcoran Police Department and helps ensure the safety and well-being of our community.



What Reserve Officers Do:

- Assist with traffic and crowd control at special events.
- Provide security at crime scenes, traffic accidents, fires, and medical emergencies.
- Help with vehicle and home lockouts, stalled or disabled vehicles.
- Support police officers and first responders in emergency situations.

Events We Support:

- Hamel Rodeo
- Demolition Derby
- Corcoran Country Daze
- Parades & Community Festivals
- NTU (Night to Unite)
- Truck & Tractor Pulls
- Shop with a Cop
- Maple Grove Triathlon
- Toys for Tots

Minimum Requirements:

- Must be 18 years of age or older
- High School Diploma or GED
- Valid Minnesota Driver's License (or ability to obtain one within 30 days)
- Pass a comprehensive background check
- Able and willing to work outdoors in all weather conditions

Make a Difference

If you are looking for a rewarding way to serve, build valuable experience, and be part of something meaningful, consider becoming a Corcoran Police Reserve Officer.

Contact:

Officer Abby Edstrom
Corcoran Police Department
8200 County Road 116, Corcoran, MN 55340
763-420-8966





Coffee With A Cop

Connect with Corcoran's Finest – Coffee, Conversation, and Community.

Join the Corcoran Police Department for a relaxed and friendly meet-and-greet held on the first Tuesday of every month.

Officers will be visiting local restaurants and community spaces to connect with residents—no speeches, no agendas, just a chance to talk, ask questions, share concerns, or simply get to know the men and women who serve our community.

Enjoy some coffee, engage in meaningful conversation, and take part in a few fun giveaways while you're there.

To view our upcoming schedule, visit www.corcoranmn.gov – Public Services > Police > Coffee With A Cop.

We look forward to seeing you!

Police Officer Recruitment: Full-Time And Part-Time Opportunities Available

The City of Corcoran Police Department is actively seeking vibrant, forward-thinking leaders to join our dynamic team. We are a progressive agency that values innovation, professional development, and service to our community.

Career Opportunities include: patrol/traffic, investigations, canine, drone operation, commercial vehicle enforcement, FTO, instructor positions, and other promotional opportunities.

We are proud to support our officers with industry-leading health and wellness programs, including mental health resources, physical fitness initiatives, and more.

We offer competitive starting salary, supportive leadership, opportunities to specialization and advancement and a strong focus on community engagement and proactive policing.

To learn more, visit www.corcoranmn.gov – How do I? > Apply For > Employment/Volunteer Opportunities.



Hunting Reminders

Fall in Corcoran – A Friendly Reminder About Hunting Season

As fall arrives, many of us enjoy spending more time outdoors. During this season, it's not uncommon to hear distant gunshots, as hunting is allowed in many areas throughout the City of Corcoran.

Hunting in Corcoran

Residents may hunt or give others written permission to hunt on their private property. All hunters must carry valid licenses from the State of Minnesota for the specific game they intend to hunt.

Safety Regulations

Please remember:

- It is illegal to shoot, hunt, or discharge a deadly weapon within 500 feet of any building or corral with livestock without written permission from the landowner.
- Respect property boundaries and always obtain proper permission when necessary.

Stay Informed

For hunter safety guidelines, season dates, regulations, and license info, visit the Minnesota DNR website:

www.dnr.state.mn.us/hunting/index.html

A Message from the Corcoran Police Department

We ask that all hunters be respectful of others and private property. Let's ensure everyone can enjoy the outdoors safely this season.



m DEPARTMENT OF
NATURAL RESOURCES

Parks and Recreation



Corcoran Skating Rinks

Corcoran's skating rinks are located at Heritage Park (20200 County Road 50, Corcoran, MN) and offer fun and recreation for cold weather enthusiasts of all ages. Building and maintaining the rinks depend on many variables. To start making ice, crews need temperatures to be around 0 to -10 degrees Fahrenheit for about one week and approximately four inches of frozen ground. The crews then establish a six-inch base, which will help rinks survive most warm snaps. The final step is to build a smooth "finish surface" on the ice. Every year, Public Works aims to open for the season late December, and weather permitting, remain open until late February. Depending on weather conditions, the Public Works crew cleans and resurfaces the rinks daily, Monday through Friday, and weekend mornings (with roads and public safety being first priorities). Inclement weather can cause the rinks to be temporarily closed. Rink closings will be reflected on the weather line (763-400-7025).

Heritage Park Updates

Construction has been taking place at Heritage Park, and we can't wait to show off the improvements in late Spring 2026. So far, grading work and preparation of the trails has been the focus, with the building soon to come!

Below are some photos of some of the work thus far. For more photo updates/details, please visit www.corcoranmn.gov – Public Services > Parks and Recreation > Heritage (City) Park Remaster.



Corcoran Youth Athletics

Thank you to all those that participated in Corcoran Parks and Recreation's spring baseball this year! A special thank you to all those that volunteered to coach. These programs would not be able to run without your willingness to coach and continue to grow the participant's skills!

With the updates at Heritage Park (formerly City Park), the athletic season may look different during the Spring of 2026. Keep an eye out on the website for updates about the upcoming seasons!

Holiday Toy and Food Drive

Help us celebrate the holiday season with the annual Holiday Toy and Food Drive on Tuesday, December 9, 2025! Register to request your neighborhood be included on the route by visiting www.corcoranmn.gov – Our Community > Events > Corcoran Holiday Toy and Food Drive.

The City of Corcoran will be host to a show of holiday cheer in the community, alongside many partner agencies, collecting unwrapped toys and non-perishables. As the festive vehicles drive through your neighborhood, come on out and hand-off those items to our holiday elves! For safety, please do not get too close to the "sleighs" – please remain behind curb, shoulder, etc.

Date of event:
December 9, 2025

Backup Date:
December 10, 2025
*If inclement weather

More information and route sign-up, visit www.corcoranmn.gov – Our Community > Events > Corcoran Holiday Toy and Food Drive.



*Holiday
Toy and
Food Drive*

TUESDAY, DECEMBER 9, 2025



THOSE ALONG THE ROUTE ARE ENCOURAGED TO BRING NONPERISHABLE FOOD ITEMS AND TOYS TO BE DONATE. THE FINAL STOP WILL BE AT CITY HALL.

Community

North Hennepin Pioneer Society

The North Hennepin Pioneer Society Burschville School would like to send out a huge THANK YOU to the Corcoran Community and surrounding areas. Your support, commitment, and interest in the special one-room school is greatly appreciated. The Annual Summerfest fundraiser, which took place on August 10, 2025, was a success. Seeing children playing games, friends sharing laughter and good food, neighbors catching up on family life; plus, newcomers to Corcoran, created a real sense of community. Thank you!



North Hennepin Pioneer Society has started repairing and replacing rotting boards and repainting the exterior of the Burschville School. They will be ready for winter with many repairs completed in 2025. The chimney was reconstructed and capped and the new roof restored to keep the elements out. The roof was last done in 1996 with new shakes.

North Hennepin Pioneer Society welcomes all who are interested in preserving history to give them a call and attend a meeting. The winter meetings will start on Tuesday, October 21, 2025, at 6 p.m., at Immanuel United Methodist Church in Corcoran.

Interested in becoming a member?

Yearly Membership is:

\$15 per person

\$25 per couple.

For More Information, Please Contact:

Bonnie at: 763-639-1438

Dale P. at: 763-458-9880

Email: CorcoranSchool1894@gmail.com

The Society is continuously seeking historical documents of Corcoran, photographs, or items you may have for donation or to copy. They are also seeking voluntary help for the grounds upkeep, building maintenance labor, and monetary donations to help with the expenses. The school is open from May to October for school visits and tours by appointment. If you know of a school class that would like a field trip to the one-room school, please call or email. NHPS is a 501 ©(3) non-profit organization.



Hope Community Church Events



All events held at Hope Community Church
19951 Oswald Farm Road
Corcoran, MN 55374

Miracle Monday Blood Drive

Monday, October 20, 2025
2 p.m. – 7 p.m. (by appointment)

Deb Thompson believed in miracles. Throughout her life she brought joy, kindness, and compassion to everyone she came across, even during the challenges and suffering of breast cancer, leukemia, a stem cell transplant, thyroid cancer, and a second diagnosis of leukemia.

Deb gave much to others in her lifetime. In the end, the gift of donated blood and platelets gave Deb and her family more time together. In recognition of the gifts she received, her friends are memorializing Deb with the inaugural Miracle Monday Blood Drive so they can continue to bring miracles to the lives of others.

Please join us to celebrate Deb's life and honor her memory by donating blood at the inaugural Miracle Monday Blood Drive.

SCHEDULE DONATION

Go to:

<https://www.mbcherohub.club/donor/schedules/drive/schedule/74981>

Enter Sponsor Code: 5069

Or call Emily at 612-986-7515



Ladies Christmas Tea and Botique

Saturday, December 6, 2025

1 p.m. - 3 p.m.: Boutique
Shopping and Table Viewing

3 p.m. - 5 p.m.: Christmas Tea

All ladies, ages 4 to 104, are cordially invited to attend the 28th Annual Ladies Christmas Tea at Hope Community Church.

Come and begin your holiday season in an elegant, festive setting, enjoying delicious food and beautiful music. You will also have an opportunity to shop at the Holiday Boutique. This event is filled with Christmas tradition and much joy!

Come early to admire the beautiful tables and shop at the boutique!

General ticket sales open November 1, 2025.

Adults: \$20

Young Ladies (ages 4-10): \$12

Tickets sell out early, so don't wait!

Purchase at www.myhopecommunity.com or call 763-494-4673.



Hope Community Church Events continued on Page 13.

RiverWorks Events

Since 2009, RiverWorks has continued to evolve and grow since its inception. The concept of Community Helping Community has been around from those first days when it began with a few informational meetings with interested members. Programs and services have changed, evolved, and grown all while our community continues to rally to help our neighbors! Our journey to today would not have been possible without such endless support and it is because of that same support we can continue growing our impact in our community!



RiverWorks Annual STEAK FRY & AUCTION October 11th, 2025

Steak Fry & Auction

Join us on Saturday, October 11, 2025, at Rockford Township Hall for an evening of connection, celebration, and community impact in support of RiverWorks.

Enjoy a three-course dinner, lively fundraising, and inspiring stories—including the premiere of our new video, Hint of Hope. The evening features a pre-party with appetizers, a silent auction, raffle kickoff, and more—followed by dinner, a live auction, and Fund-A-Need giving.

Whether you have been part of RiverWorks for years or are joining us for the first time, this special night promises inspiration, good food, and great company—all while fueling the mission that brings hope to our community.

For more information or to purchase tickets, visit the following link:
<https://riverworksonline.org/steak-fry/>



CROW RIVER CHRISTMAS IN THE PARK



Crow River Christmas

Crow River Christmas returns on Saturday, December 6, 2025!

Since 2011, this beloved tradition has brought our community together for a full day of holiday festivities—culminating in the official tree lighting and a spectacular fireworks display at Riverside Park. Do not miss this magical community celebration!

For more details and ways to support this event visit:
<https://riverworksonline.org/events>

Become a Christmas in the Park Sponsor

Your sponsorship helps keep food costs down so all families in the area can come enjoy the Christmas festivities as well as getting the event mailers in the mailboxes of those in our community!

Interested? Contact Denise at
dkesanen@riverworksonline.org

Hope Community Church Events (Continued from page 12)



*All events held at Hope Community Church
19951 Oswald Farm Road
Corcoran, MN 55374*

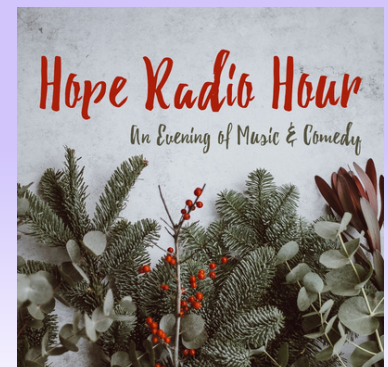
“Hope Radio Hour” A Festive Evening of Music and Comedy

Saturday, December 13, 2025
Doors open 6 p.m. // Event begins 6:30 p.m.

The 23rd Annual “Hope Radio Hour” is a delightful night of comedy, laughter, and reflection, in celebration of the birth of Christ. Enjoy creative comedy skits and beautiful musical performances and a dessert intermission.

We will be taking an offering to cover the cost of dessert and for the Hope benevolence fund.

No RSVP required, just come and enjoy the evening with us.



City of Corcoran Welcomes New Staff

Conrad Stenglein

Greetings, I came on board with Corcoran Utilities at the Water Treatment Plant at the end of August. Working with Joe and Brandon has been going great managing the treatment plant and working with the City's utilities. Previously, I briefly worked as a service technician at a well drilling company installing and maintaining new and existing water wells and welling systems. I also used to drive truck hauling livestock over the road, from coast to coast and border to border. Outside of work I enjoy boating and other watersports activities, working on project vehicles, smoking meat, and spending time outdoors. I am very excited to be part of the team at Corcoran, and I look forward to meeting everyone in the future.



Tracy Du Houx

Hello, my name is Tracy Du Houx (Da-Who). I am very excited to join the Corcoran Police Department as a Community Service Officer. I grew up in Cold Spring, MN, but currently reside in Monticello. For the past two and a half years I have been an EMT with North Memorial Ambulance and still continue to work for them. I am currently in my last year of Law Enforcement school with hopes of becoming an officer when I am done with school. In my free time I love to be outdoors and spend time with my family and friends. I look forward to meeting everyone and contributing to both the Corcoran Police Department and the surrounding community!



Darren Bohlsen

Hello, my name is Darren Bohlsen. I am excited to join the Corcoran Police Department full-time as Police Lieutenant. I previously worked for Rogers Police Department from 2004-2023, performing many roles, including police officer, firearms instructor, use of force instructor, field training officer, K9 handler, and Police Sergeant. I started as a part-time Police Officer for the Corcoran Police Department in 2023 and was promoted to Police Lieutenant in July 2025, and I currently serve as the Project Coordinator for the Corcoran Firearms Safety Program. I am originally from Zimmerman, Minnesota, I earned my Bachelor's Degree in Criminal Justice from Metropolitan State University, and in my free time, I enjoy spending time with family, fishing, hunting, and volunteering with the Invisible Wounds Project. I am thrilled to be part of the Corcoran community and eager to connect with everyone to help foster positive relationships and contribute meaningfully to our city's growth and well-being!



Hidden Gem Photo Contest Winners

A huge thank you to everyone who snapped and shared the beauty of our community in this year's Corcoran Hidden Gem Photo Contest! All of the entries were awesome, but we could only have three winners.

Congratulations to Lindsay, Lesley, and Anna who took the top three spots! Check out the winning photos below.



1st Place



"Schutte Farm"

Photographed by Lindsay Wilson

2nd Place



"1907 Barn"

Photographed by Lesley Long-Vehrenkamp

3rd Place



"Serene View At Home"

Photographed by Anna Purser

Get Involved – Volunteer And Other Opportunities In Corcoran

Unsung Heroes – We would like to take the opportunity to acknowledge and thank all of our wonderful volunteers within the City of Corcoran. You help make Corcoran a vibrant and connected community through your encouragement of civic engagement, organization of community events, fostering of trust, improvement of local services, community education, and by contributing to the social fabric of our beautiful city.

If this sounds like something you would like to be a part of, the city and other local organizations are always looking for new volunteers. Check out some of these opportunities below:

North Hennepin Pioneer Society (Burschville School)

Seeking voluntary help for grounds upkeep, building maintenance labor, and monetary donations to help with the expenses. More information on NHPS, see **Page 12** of this newsletter.

Corcoran Lions

Seeking volunteers for Corcoran Lions events throughout the year. Visit their website for more information: www.corcoranlions.org

Northwest Area Jaycees

Become a Jaycee and get involved. Volunteer for events and impact your community. Visit the NW Area Jaycees website for more information: www.nwareajaycees.org

Police Reserves

If you are looking for a rewarding way to serve, build valuable experience, and be part of something meaningful, consider becoming a Corcoran Police Reserve Officer. More information can be found on **Page 9** of this newsletter.

Election Judges

The City of Corcoran is always seeking new election judges. Election judges play an important role in administering elections and ensure the voting process is transparent and fair. The City of Corcoran welcomes inquiries from individuals who are interested in serving as election judges. Please email City Clerk, Deb Johnson, at dkjohnson@corcoranmn.gov, for more information.

Fire Fighters Needed

Corcoran contracts with three fire departments for fire protection. [Hanover Fire](#), [Rogers Fire](#), and [West Suburban Fire District](#), either have paid-on-call or volunteer opportunities and are seeking applicants to join their teams.

There Is A (Water) Way To Fix It: Grassed Waterways

(Featured article and image from the Hennepin County Conservation Connection July 2025 Newsletter)

This summer started out much rainier than we have been used to in the last couple of years, making it more common to see “gully washer” events in farm fields, like the one you see to the right.

Ongoing rains, and especially large rain events, contribute to the loss of soil on fields. While gullies can



be tilled and smoothed over, they tend to pop up year after year following rain events, continuing the cycle of soil erosion and the loss of valuable topsoil.

Grassed waterways may be a good option for fields that frequently see gullies form. They are wide, constructed channels with gentle slopes that are planted with grass. The gentle slope and vegetation help to safely convey water, leading to reduced erosion and improved soil structure.

If you notice gullies forming in your fields, reach out to us! We are happy to talk to you about possible solutions and may have financial assistance available. Cost share is available for up to 75-90% of project installation costs.

For more details, visit:

<https://www.hennepin.us/residents/conservation/rural-agricultural-land>

Contact Kevin Ellis, Conservation Specialist, at: kevin.ellis@hennepin.us or 612-382-3956.

Eco-Friendly Fall Lawn Care Tips

The way we care for our lawns has a huge impact on the environment and water quality. Particularly in the fall, rain



washes dead leaves from our yards and streets into storm drains and directly into our lakes and rivers, feeding them with excess nutrients. These nutrients, like phosphorus and nitrogen, increase algae growth, lead to fish kills, and cause reduced water quality. Additionally, leaf litter carries other toxins and bacteria into our lakes, rivers, and streams. Proper fall lawn care keeps our waters clean, helps pollinators survive winter, and supports a more vigorous spring growing season.

Here are three ways to keep leaves out of the street:

1. Raking

Raking up your leaves is often the simplest solution. Bag your leaves after raking them and put them out for curbside collection or bring them to a [yard waste drop-off site](#). Do not forget to rake the street too, especially around any storm drains! Although many cities are increasing their street sweeping frequency, it is everyone's responsibility to rake up leaves as they fall to keep them out of our waterways.

2. Leaf mulching

Using a lawn mower to mulch fallen leaves can help add natural fertilizer back into your lawn and keep your grass healthy. Turfgrass is also better able to hold onto the smaller leaf bits so they don't wash off into storm drains. If done regularly, this is a great option to keep your lawn healthy while protecting water quality.

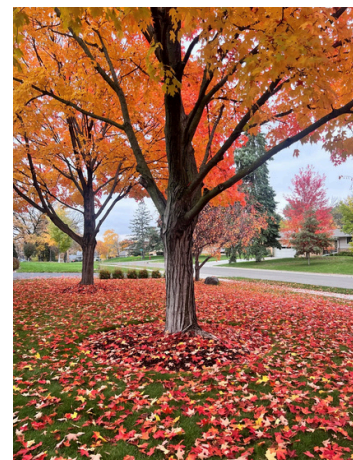
3. Leaf composting

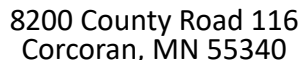
Finally, if you have a backyard compost bin, leaf litter is a source of brown, dry material that balances out any wet, nitrogen-rich food scraps. If you don't have a backyard compost bin, fall is a great time to start! Leaves add carbon into your compost pile to provide energy for the decomposition process. Compost from your backyard compost pile can be used as a soil amendment or as mulch. Learn more about composting in your backyard at hennepin.us/composting.

Protect our water this fall by raking, mulching, or composting the leaves on your property and signing up to adopt a drain near you! Adopting a drain in your neighborhood is a simple, low time commitment action that can make a huge improvement in environmental health.

Sign up online at:

mn.adopt-a-drain.org.





City of Corcoran

Front Desk — 763-420-2288

Police Department

Front Desk — 763-420-8966

Construction Complaints

(Outside of construction hours)
952-258-5321

City Administrator

Jay Tobin

763-420-2288

jtobin@corcoranmn.gov

City Website

www.corcoranmn.gov

City Council

Tom McKee, Mayor

tmckee@corcoranmn.gov

Michelle Friedrich, Councilor

michelle.friedrich@corcoranmn.gov

Mark Lanterman, Councilor

mlanterman@corcoranmn.gov

Jeremy Nichols, Councilor

jnichols@corcoranmn.gov

Dean Vehrenkamp, Councilor

dvehrenkamp@corcoranmn.gov

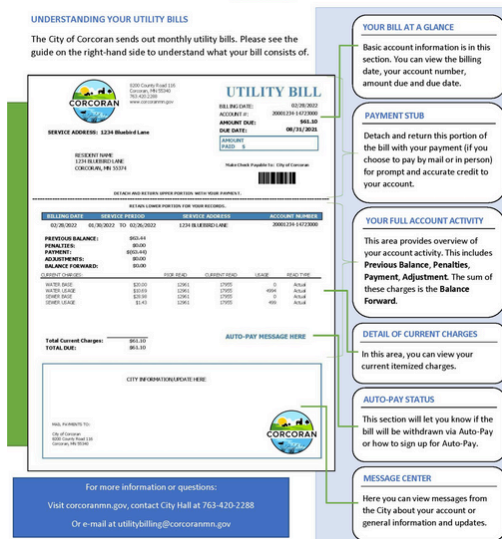
City of Corcoran meetings and agenda packets can be viewed on our website at: www.corcoranmn.gov – *Our Government > Council > Meetings/Videos/Agenda Packets.*

Corcoran News is published quarterly by the City of Corcoran to update residents and businesses on city government news.

Monthly Utility Bills

The city offers online account viewing and e-payment options via www.invoicecloud.com/corcoranmn. You will need your account number in order to access your utility account or pay your bill online. Your account number can be found on the upper right-hand side of your bill. You may also pay via cash or check at City Hall. Residents and business can drop off payments and utility service applications at the front desk during regular business hours.

Visit www.corcoranmn.gov — *Pay Bills* to view, pay or login to your utility billing account. Questions? Contact utilitybilling@corcoranmn.gov or call 763-420-2288 and select Option 1.



Connect With Corcoran

