



CORCORAN COMPASS

Commissions and Council Meetings Recap for the Month of February 2026



Planning Commission Update

At the February 5, 2026, Planning Commission Meeting:

The Planning Commission's New Business included the following:

Site Plan for St. Therese of Corcoran Phase Two

The applicant, Josh Montgomery, of Saint Therese of Corcoran, LLC, has submitted a site plan approval request for Phase Two of the Saint Therese project in Corcoran. The project includes 31 new independent living units, additional community space, and underground garage parking. The project was recommended for approval 3-0 and referred to the City Council.

M&J Creekside Vineyard Variance

Margaret and John Fernandez, the applicants, requested approval of an after-the-fact variance to allow an existing accessory structure to remain in its current location, which is within the minimum setback area of the Shoreland Overlay District. The project was recommended for approval 3-0 and referred to the City Council.

Parks and Trails Commission Update

At the February 19, 2026, Parks and Trails Commission Meeting:

Commissioners received an update from staff on the Heritage Park Remaster Project. Staff anticipates youth baseball and youth soccer will return to Heritage Park for 2026. Soccer programming may operate at slightly reduced numbers for 2026 to allow the restored areas sufficient time to re-establish and strengthen following construction. The project remains on track for substantial completion in late May to early June. Staff would anticipate hosting a grand opening in early summer, allowing the community to experience the park and its new amenities.

City Council Update

At the February 12, 2026, City Council Work Session Meeting:

An Economic Development Strategic Plan Visioning Workshop was held. The Visioning Session was an opportunity for elected officials, staff, and other stakeholders to provide initial input to guide the strategic plan process. The goal of the session was to establish both a starting point and "views" of how the community would like to evolve over the next 20 years.

At the February 12, 2026, City Council Meeting:

Community Development Director, Natalie Davis McKeown, was recognized for five years of service with the City of Corcoran. Outgoing Elm Creek Watershed Commissioner, Tom Anderson, was also recognized for his service on the Elm Creek Watershed Commission for the past eight years.





City Council Update Continued

The City Council approved the following consent items: adopted Resolution 2026-15 approving the appointment of Bryce Haw as IT Technician, authorized staff to accept a grant for two additional AEDs for the Corcoran Police Department, approved a Joint Powers Agreement between Criminal Justice Network and the City of Corcoran, and accepted the resignation of Planning Commissioner Lind and authorized staff to post the vacancy.

In New Business: City Administrator Tobin provided information and encouraged Council to authorize staff to proceed with efforts to pursue 2026 State Bonding dollars to support the public safety training components in a new civic campus project, which would include securing a lobbyist to help accomplish these objectives.

At the February 26, 2026, City Council Meeting:
Hennepin County Assessor, Joshua Hoogland, gave a presentation detailing Hennepin County’s assessment process, and responded to questions, in order to improve overall understanding of assessments for Corcoran City Council and Corcoran residents.

The City Council approved the following consent items: adopted Resolution 2026-18 enabling the city to be reimbursed from future bond proceeds for “preliminary expenditures” to includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction or rehabilitation of a project, other than land acquisition, site preparation, and similar costs incident to commencement of construction, adopted Resolution 2026-20 approving the appointment of Jordan Myhre as Police Officer, effective March 9, 2026, and adopted Resolution 2026-19 directing staff to plan for the preparation of an updated fire service study, which includes presenting to the City Council reasonable funding sources which may be available to assist the City in covering the costs related to the procurement of an updated fire services study, and as part of its long-term strategic planning, and to maximize the utility of the data obtained, the City Council desires that an approximate delivery date of 2028 be targeted for the study.

City Council also reappointed Phillip Christenson and Gary Erzberger to the Parks and Trails Commission for a term expiring February 28, 2029. Additionally, for the benefit of the community and Corcoran Police Department, Council directed staff to enter into the Plymouth Metro SWAT Joint Powers Agreement. Finally, Council authorized staff to post and hire for a vacant Public Works Maintenance Worker position.

In Planning Business: Council adopted Resolution 2026-17 approving a site plan from Josh Montgomery, of Saint Therese of Corcoran, LLC, for Phase Two of the Saint Therese project in Corcoran. The project includes 31 new independent living units, additional community space, and underground garage parking.

Memo from the Hennepin County Assessor’s Office

Hennepin County 2026 Open Book Meetings

Open book meetings are a key component of transparency in the real property assessment process. They provide an opportunity for taxpayers to understand how their property values were determined and allow assessors to deliver high-quality customer service to the residents of Hennepin County.

Open Book Meetings Overview

The Hennepin County Assessor’s Office will host seven in-person open book meetings across the county in 2026, as well as one virtual session, for taxpayers who wish to discuss their 2026 assessments. Taxpayers living in a city that offers an open book process may attend any meeting at any location that best fits their schedule.

Meeting dates, times, and locations will be included with the valuation notices mailed in the spring. Each notice will also include an informational insert outlining the available appeal options.

Taxpayers wishing to participate in the virtual meeting will need access to a computer or smartphone and must call ahead to schedule an appointment. A Microsoft Teams link will then be provided for the selected date and time. Appraisers will offer flexible scheduling options to accommodate taxpayers’ needs for virtual, face-to-face discussions. Below are the locations, dates, and times of the meetings for 2026.

- April 20:** Richfield City Hall (4 - 7 P.M.)
- April 22:** Plymouth City Hall (8 A.M. - 7 P.M.)
- April 23:** Maple Grove City Hall (Noon - 7 P.M.)
- April 27:** Mound Centennial Building (4 - 7 P.M.)
- April 28:** Edina Fire Station 2 (Noon - 7 P.M.)
- April 29:** Virtual (8 A.M. - 7 P.M.)
- April 29:** 21st Century Bank Event Center, Rogers (4 - 7 P.M.)
- April 30:** Crystal Community Center (Noon - 7 P.M.)



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Events Calendar

- March 12:**
City Council Work Session
(Joint session with Parks and Trails Commission)
5 P.M. (City Hall)
- March 12:**
City Council Meeting
7 P.M. (City Hall)
- March 19**
Parks & Trails Commission Meeting
7 P.M. (City Hall)
- March 26:**
City Council Meeting
7 P.M. (City Hall)