



CITY COUNCIL MEETING AGENDA

City of New Prague

Monday, October 21, 2024 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

OPTIONAL ONLINE CONNECTION. MEETINGS ARE IN PERSON.

Log in information for city councilmembers, staff and members of the public:

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1. CALL TO ORDER

- a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

3. CONSENT AGENDA

(The following agenda items are considered to be non-controversial and routine in nature. They will be handled with one motion of the City Council. Council members may request that specific items be removed from the Consent Agenda and be acted upon separately.)

a. Meeting Minutes

- i. October 7, 2024 City Council Meeting Minutes
- ii. October 7, 2024 Special City Council Meeting Minutes

b. Claims for Payment: **\$217,386.29**

c. Financial Summary Report

d. Large Assembly Permits - 2025 Summer Concert Series in Memorial Park and Easter Egg Hunt at Southside Park

e. Park Board Recommendation to Move Batting Cage at Memorial Park Baseball Stadium

f. LG220 MN Lawful Gambling Application for Exempt Permit for St. Patrick Athletic Association on January 31, 2025, involving pull-tabs and a raffle at Knights of Columbus Hall, 411 4th Avenue SW, New Prague

g. Appointment of Wastewater Superintendent

h. Appointment of Police Officer

4. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA

(Speakers limited to 5 minutes.)

5. PUBLIC HEARING(S) – 6:00 PM

- a. Adopting Assessment for the 2024 Street and Utility Improvement Project
- b. Tax Abatement for an Ebert 54 Unit Apartment Building
- c. Ordinance 352 - Mayoral Term

6. 2024 STREET AND UTILITY IMPROVEMENT PROJECT

- a.** Resolution #24-10-21-01 - Adopting Final Assessment

7. CITY ENGINEER PROJECTS UPDATE

- [a.](#) October 21, 2024

8. WOLD POLICE STATION UPDATE

- [a.](#) Design Update

9. MSA COMPREHENSIVE PLAN

- [a.](#) Presentation and Approval of New 2045 Comprehensive Plan
- [b.](#) Resolution #24-10-21-02 - 2045 Comprehensive Plan

10. SANITARY SEWER FEASIBILITY STUDY PRESENTATION

- [a.](#) Feasibility Study

11. ORDINANCE(S) FOR INTRODUCTION

- [a.](#) Ordinance 352- Mayoral Term
- [b.](#) Ordinance 353 - Sidewalks

12. ORDINANCE(S) FOR ADOPTION

13. RESOLUTIONS

- [a.](#) Pledge of Allegiance

14. GENERAL BUSINESS

15. MISCELLANEOUS

- [a.](#) Meeting Minutes
 - i. August 26, 2024, Utilities Commission Meeting Minutes
 - ii. September 10, 2024 Park Board Meeting Minutes
 - iii. September 11, 2024, EDA Board Meeting Minutes
- [b.](#) Discussion of Items not on the Agenda

16. ADJOURNMENT

UPCOMING MEETINGS AND NOTICES:

October 22	6:30 p.m. Golf Board
October 23	6:30 p.m. Planning Commission
October 28	3:30 p.m. Utilities Commission
November 4	6:00 p.m. City Council
November 11	Holiday – City Offices Closed
November 12	12:00 p.m. Community Center Board
November 12	6:00 p.m. Park Board
November 13	7:30 a.m. EDA Board
November 18	6:00 p.m. City Council
November 20	6:30 p.m. Planning Commission

CITY COUNCIL MEETING MINUTES



City of New Prague

Monday, October 07, 2024 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

OPTIONAL ONLINE CONNECTION. MEETINGS ARE IN PERSON.

Log in information for city councilmembers, staff and members of the public:

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1. CALL TO ORDER

Mayor Jirik called the meeting to order at 6:00 PM.

PRESENT

Mayor Duane Jirik

Councilmember Shawn Ryan

Councilmember Maggie Bass

Councilmember Rik Seiler

Councilmember Bruce Wolf

Staff Present: City Administrator Joshua Tetzlaff, Planning/Community Development Director Ken Ondich, Finance Director Robin Pikal, Police Chief Tim Applen, Public Works Director Matt Rynda, and Fire Chief Steve Rynda

a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

Motion to approve the Regular Agenda:

Motion made by Councilmember Ryan, seconded by Councilmember Seiler.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf

Motion carried (5-0)

3. CONSENT AGENDA

(The following agenda items are considered to be non-controversial and routine in nature. They will be handled with one motion of the City Council. Council members may request that specific items be removed from the Consent Agenda and be acted upon separately.)

Motion to approve the Consent Agenda, minus the September 3rd, 2024, Meeting Minutes to due Councilmember Bass' absence:

Motion made by Councilmember Seiler, seconded by Bass.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf

Motion carried (5-0)

Motion to Approve the Meeting Minutes from September 3rd, 2024:

Motion made by Councilmember Wolf, seconded by Councilmember Ryan

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf
 Voting Abstaining: Councilmember Bass
 Motion carried (4-0)

- a. Meeting Minutes
 - i. September 3, 2024 City Council Meeting Minutes
 - ii. September 3, 2024 Special City Council Meeting Minutes
 - iii. September 16, 2024 City Council Meeting
 - iiii. September 16, 2024 Special City Council Meeting Minutes - Closed
- b. Claims for Payment: **\$734,100.04**
- c. Personnel Handbook Updates

4. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA

(Speakers limited to 5 minutes.)

Garrett Ykema spoke on safety concerns.

5. CITY ENGINEER PROJECTS UPDATE

Public Works Director Matt Rynda provided a brief update and answered any questions.

- a. October 7, 2024

6. PUBLIC HEARING(S) – 6:00 PM

- a. None

7. SOUTHERN VALLEY ALLIANCE - DOMESTIC AWARENESS MONTH

Darlene Seurer presented about Domestic Awareness Month

- a. Presentation Purple Patch Program
- b. Proclamation Domestic Violence Awareness Month

8. YELLOW TREE ABATEMENT REQUEST

City Administrator Joshua Tetzlaff provided context to the request for a Public Hearing

- a. Tax Abatement Discussion
 - Motion to Call for Public Hearing
 - Motion made by Councilmember Wolf, Seconded by Mayor Jirik.
 - Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 - Motion carried (5-0)

9. ORDINANCE(S) FOR INTRODUCTION

10. ORDINANCE(S) FOR ADOPTION

11. RESOLUTIONS

- a. Resolution #24-10-07-01 Approving Certification of Mowing and Property Maintenance Charges to Property Tax Roll
 - Motion to Adopt Resolution #24-10-07-01
 - Motion made by Councilmember Ryan, Seconded by Councilmember Bass.
 - Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 - Motion carried (5-0)

- b. Resolution #24-10-07-02 Approving Certification of Unpaid Service Charges Municipal Utility Billing Charges to Property Tax Roll
 Motion to Adopt Resolution #24-10-07-02
 Motion made by Councilmember Bass, Seconded by Councilmember Wolf.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 Motion carried (5-0)

- c. Resolution #24-10-07-03 Interim Use Permit #I2-2024 - Exterior Storage at Former Mill Located at 100 2nd Ave. SW as proposed by New Prague Mill, LLC
 Motion to Adopt Resolution #24-10-07-03
 Motion made by Mayor Jirik, Seconded by Councilmember Seiler.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 Motion carried (5-0)

- d. Resolution #24-10-07-04 Conditional Use Permit #C4-2024 - Outdoor Seating at Sugar Rose Bakeshop at 120 Main St. W. as proposed by Jody Breathwaite
 Motion to Adopt Resolution #24-10-07-04
 Motion made by Councilmember Seiler, Seconded by Councilmember Wolf.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 Motion carried (5-0)

- e. Resolution #24-10-07-05 Variance #V8-2024 - 5' Tall Fence at 1232 Olivia Street SE as proposed by Mark and Christine Shaw
 Motion to Adopt Resolution #24-10-07-05
 Motion made by Councilmember Wolf, Seconded by Councilmember Ryan.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 Motion carried (5-0)

12. GENERAL BUSINESS

13. MISCELLANEOUS

- a. Meeting Minutes
 - i. Planning Commission
 - ii. Golf Board
 - iii. Park Board
 - iv. EDA Board
- b. Discussion of Items not on the agenda
 City Administrator Joshua Tetzlaff and Police Chief Tim Applen spoke about POST certifications.
 Police Chief Steve Rynda spoke about grant approvals for new radios.

14. ADJOURNMENT

Motion to adjourn the meeting at 7:09 PM.
 Motion made by Councilmember Seiler, Seconded by Councilmember Bass.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
 Motion carried (5-0)

ATTEST:

Duane J. Jirik
Mayor

Joshua M. Tetzlaff
City Administrator



SPECIAL CITY COUNCIL MEETING MINUTES

City of New Prague

Monday, October 07, 2024 at 6:05 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

Mayor Duane Jirik called the meeting to order at approximately 7:20 PM.

PRESENT

Mayor Duane Jirik

Councilmember Shawn Ryan

Councilmember Maggie Bass

Councilmember Rik Seiler

Councilmember Bruce Wolf

Staff Present: City Administrator Josh Tetzlaff, Finance Director Robin Pikal, Police Chief Tim Applen, Public Works Director Matt Rynda, and Fire Chief Steve Rynda

2. APPROVAL OF REGULAR AGENDA

3. GENERAL BUSINESS

Discussion was had regarding the 2025 Budget. No action was taken.

- a. Budget Memo
- b. Levy Funds
- c. Visioning Document
- d. 2025-2034 CIP
- e. Golf Club Budget

4. MISCELLANEOUS

- a. Discussion of Items not on the Agenda

5. ADJOURNMENT

Motion made by Mayor Jirik, Seconded by Councilmember Seiler to adjourn the meeting at 8:36 PM.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf

ATTEST:

 Duane J. Jirik
 Mayor

 Joshua M. Tetzlaff
 City Administrator

CITY OF NEW PRAGUE
 ACCOUNTS PAYABLE
 10/21/2024

Section 3, Item b.

VENDOR	DESCRIPTION	AMOUNT	TOTAL
FUND 101 - GENERAL FUND			
<u>RURAL FIRE - TO BE REIMBURSED</u>			
BEVCOMM	TELEPHONE	\$90.22	
CENTERPOINT ENERGY	NATURAL GAS	\$33.47	
LAKERS NEW PRAGUE SANITARY	TRASH - RURAL	\$21.03	
MINNESOTA MUNICIPAL UTILITY	DRUG TESTING	\$20.63	
VERIZON WIRELESS	TABLETS	\$65.08	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$556.92	
TOTAL:			\$787.35
<u>OTHER - TO BE REIMBURSED</u>			
FUENTES, PATRICIA	FORFEITED MONEY	\$1,500.00	
MN DEPT OF COMMERCE	UNCLAIMED PROPERTY	\$4.81	
TOTAL:			\$1,504.81
<u>PARK SHELTER REFUND</u>			
FOUST, JOANNE	PARK SHELTER REFUND	\$70.87	
TOTAL:			\$70.87
<u>COUNCIL</u>			
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	\$32.28	
QUILL CORPORATION	COPY PAPER	\$37.99	
SUEL PRINTING	COUNCIL MINUTES	\$1,200.00	
TOTAL:			\$1,270.27
<u>ADMINISTRATION</u>			
AMAZON CAPITAL SERVICES	LABEL MAKER TAPE	\$8.33	
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	\$14.83	
BEVCOMM	TELEPHONE	\$102.05	
GRAINGER	HEATER	\$43.95	
GREATAMERICA FINANCIAL SERVICES	POSTAGE MACHINE LEASE	\$32.12	
JOSHUA TETZLAFF	MILEAGE REIMBURSEMENT	\$60.43	
ROTARY CLUB OF NEW PRAGUE	3RD QUARTER DUES	\$180.00	
VETERAN SHREDDING	CONTRACTED SERVICES	\$8.50	
TOTAL:			\$450.21
<u>TECH NETWORK</u>			
COMPUTER TECHNOLOGY SOLUTIONS	COMPUTER SUPPORT	\$5,346.06	
COMPUTER TECHNOLOGY SOLUTIONS	OFFICE 365 / FIREWALL	\$1,842.97	
TOTAL:			\$7,189.03
<u>PLANNING</u>			
BEVCOMM	TELEPHONE	\$46.09	
GREATAMERICA FINANCIAL SERVICES	POSTAGE MACHINE LEASE	\$28.25	
LE SUEUR COUNTY RECORDER	RECORDING FEE	\$184.00	
METRO SALES INC	COPIER LEASE	\$49.50	
QUILL CORPORATION	COPY PAPER	\$18.99	
SCOTT COUNTY RECORDER	RECORDING FEE - MOWING ASSMNT	\$46.00	
SUEL PRINTING	LEGAL ADS	\$1,264.00	
TOTAL:			\$1,636.83
<u>GOVERNMENT BUILDING</u>			
ACE HARDWARE & PAINT	SUPPLIES	\$22.97	
CENTERPOINT ENERGY	NATURAL GAS	\$101.13	
JANI-KING OF MINNESOTA INC	CLEANING SERVICES	\$1,286.63	
LAKERS NEW PRAGUE SANITARY	TRASH - CITY HALL	\$86.69	
MEI TOTAL ELEVATOR SOLUTIONS	ELEVATOR MAINTENANCE	\$69.62	
SEH	CITY CENTER GRADING	\$3,395.90	
TOTAL:			\$4,962.94

CITY OF NEW PRAGUE
 ACCOUNTS PAYABLE
 10/21/2024

Section 3, Item b.

VENDOR	DESCRIPTION	AMOUNT	TOTAL
<u>POLICE</u>			
AT&T MOBILITY	WIRELESS CELLS	\$568.23	
BEVCOMM	TELEPHONE	\$108.37	
BUREAU OF CRIMINAL APPREHENSION	CJDN ACCESS FEE	\$480.00	
GREATAMERICA FINANCIAL SERVICES	POSTAGE MACHINE LEASE	\$3.65	
MINNESOTA MUNICIPAL UTILITY	DRUG TESTING	\$82.50	
SCOTT COUNTY TREASURER	DOZINKY ASSISTANCE	\$1,540.00	
STREICHER'S	SWAT - FOLKERTS	\$5,009.90	
VERIZON WIRELESS	SQUAD BROADBAND	\$280.19	
VETERAN SHREDDING	CONTRACTED SERVICES	\$42.50	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$1,429.23	
TOTAL:			\$9,544.57
<u>FIRE</u>			
BEVCOMM	TELEPHONE	\$90.22	
CENTERPOINT ENERGY	NATURAL GAS	\$33.47	
LAKERS NEW PRAGUE SANITARY	TRASH - FIRE	\$21.04	
MINNESOTA MUNICIPAL UTILITY	DRUG TESTING	\$20.62	
VERIZON WIRELESS	TABLETS	\$65.08	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$418.98	
TOTAL:			\$649.41
<u>BUILDING INSPECTOR</u>			
BEVCOMM	TELEPHONE	\$46.09	
METRO SALES INC	COPIER LEASE	\$49.50	
QUILL CORPORATION	COPY PAPER	\$19.00	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$83.31	
TOTAL:			\$197.90
<u>EMERGENCY MANAGEMENT</u>			
INTERSTATE BATTERIES	SIREN BATTERIES	\$665.30	
TOTAL:			\$665.30
<u>STREET</u>			
ACE HARDWARE & PAINT	SUPPLIES	\$53.90	
BEVCOMM	TELEPHONE	\$76.46	
CENTERPOINT ENERGY	NATURAL GAS	\$74.85	
HERMAN'S LANDSCAPE SUPPLIES	2024 CIP LANDSCAPING	\$84.00	
LAKERS NEW PRAGUE SANITARY	TRASH - STREETS	\$86.69	
METRO SALES INC	COPIER LEASE	\$49.50	
O'REILLY AUTOMOTIVE INC	TOOLS	\$13.99	
STAR GROUP LLC.	BATTERY - JEFF'S TRUCK	\$67.02	
STAR GROUP LLC.	FILTERS	\$57.57	
SUEL PRINTING	SNOWPLOW OPERATOR	\$280.00	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$1,041.64	
TOTAL:			\$1,885.62
<u>PARKS</u>			
ACE HARDWARE & PAINT	SUPPLIES	\$169.65	
AMAZON CAPITAL SERVICES	LABEL MAKER TAPE	\$8.33	
AMAZON CAPITAL SERVICES	LANDSCAPE STAPLES	\$79.98	
BEVCOMM	TELEPHONE	\$33.95	
BRYAN ROCK PRODUCTS INC.	AG LIME	\$1,045.56	
CENTERPOINT ENERGY	NATURAL GAS	\$38.42	
CENTRAL COMMUNICATIONS	PARKS FIBER CONNECTORS	\$199.41	
LAKERS NEW PRAGUE SANITARY	TRASH - PARKS	\$173.37	
PLAISTED COMPANIES	SAND - MEMORIAL PARK	\$1,794.64	
RENT N SAVE PORTABLE SERVICES	PORTABLE RESTROOMS	\$620.00	
STEVE RYNDA CONSTRUCTION	SPRINKLER PARTS	\$1,248.00	
VERIZON WIRELESS	IPADS	\$10.02	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$579.56	
WM. MUELLER & SONS INC.	ASPHALT	\$258.39	
TOTAL:			\$6,259.28

CITY OF NEW PRAGUE
 ACCOUNTS PAYABLE
 10/21/2024

Section 3, Item b.

VENDOR	DESCRIPTION	AMOUNT	TOTAL
LIBRARY			
CENTERPOINT ENERGY	NATURAL GAS	\$36.29	
JANI-KING OF MINNESOTA INC	CLEANING SERVICE	\$743.27	
LAKERS NEW PRAGUE SANITARY	TRASH - LIBRARY	\$223.57	
TOTAL:			<u>\$1,003.13</u>
UNALLOCATED			
SEH	CITY ROOF DAMAGE	\$1,400.00	
TOTAL:			<u>\$1,400.00</u>
GENERAL FUND TOTAL:			\$39,477.52
FUND 321 - DEBT SERVICE - CIP 2020-2021			
COMPUTERSHARE TRUST COMPANY	PAYING AGENT FEE	\$350.00	
TOTAL:			<u>\$350.00</u>
FUND 423 - CAPITAL PROJECTS - CIP 2024			
SEH	CIP 2024	\$49,967.25	
TOTAL:			<u>\$49,967.25</u>
FUND 424 - CAPITAL PROJECTS - CIP 2025			
SEH	CIP 2025	\$23,349.45	
TOTAL:			<u>\$23,349.45</u>
FUND 602 - ENTERPRISE - SANITARY SEWER			
ACE HARDWARE & PAINT	SUPPLIES	\$31.94	
AERZEN USA CORPORATION	REBUILD BLOWER	\$14,120.00	
AMAZON CAPITAL SERVICES	MONITOR	\$93.33	
BEVCOMM	TELEPHONE	\$208.88	
CENTERPOINT ENERGY	NATURAL GAS	\$1,201.72	
COMPUTER TECHNOLOGY SOLUTIONS	COMPUTER SUPPORT	\$1,344.64	
COMPUTER TECHNOLOGY SOLUTIONS	OFFICE 365 / FIREWALL	\$246.60	
GENERAL REPAIR SERVICE	AIR CYLINDER & REPAIR KIT	\$8,158.25	
GOPHER STATE ONE CALL	LINE LOCATES	\$50.97	
GRAINGER	PULLEY & BUSHING	\$213.89	
HAWKINS INC	AZONE	\$2,924.03	
KURITA AMERICA INC.	BOILER CHEMICALS	\$723.02	
LAKERS NEW PRAGUE SANITARY	TRASH - WWTP	\$301.64	
LE SUEUR COUNTY RECORDER	RECORDING FEE - UTILITY ASMNT	\$3.00	
METRO SALES INC	COIPER LEASE	\$51.56	
MN POLLUTION CONTROL AGENCY	CLASS D - SOUKUP	\$45.00	
MN VALLEY TESTING LABS	TESTING ANALYSIS	\$678.00	
NEON LINK	ONLINE PAYMENT FEES	\$197.05	
PVS TECHNOLOGIES INC	FERRIC CHLORIDE	\$12,284.80	
ROBERT HALF	TEMP UTILITY BILLING EMPLOYEE	\$147.00	
SALTCO	MONTHLY SALT	\$640.56	
SCOTT COUNTY RECORDER	RECORDING FEE - UTILITY ASSESSMENTS	\$3.00	
STAR GROUP LLC.	ANTI-SEIZE	\$11.38	
STAR GROUP LLC.	F-150 PARTS	\$36.59	
STAR GROUP LLC.	FILTERS	\$20.06	
STASNEY ELECTRIC	MOTOR REPAIR	\$321.03	
UTILITY CONSULTANTS INC.	SAMPLES	\$1,542.45	
VERIZON WIRELESS	IPADS	\$7.52	
VETERAN SHREDDING	CONTRACTED SERVICES	\$8.50	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$106.68	
TOTAL:			<u>\$45,723.09</u>
FUND 606 - ENTERPRISE - STORM UTILITY			
GOPHER STATE ONE CALL	LINE LOCATES	\$50.96	
LE SUEUR COUNTY RECORDER	RECORDING FEE - UTILITY ASMNT	\$8.99	
NEON LINK	ONLINE PAYMENT FEES	\$23.65	
ROBERT HALF	TEMP UTILITY BILLING EMPLOYEE	\$36.75	

CITY OF NEW PRAGUE
ACCOUNTS PAYABLE
10/21/2024

Section 3, Item b.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTAL</u>
SCOTT COUNTY RECORDER	RECORDING FEE - UTILITY ASSESSMENTS	\$8.99	
VERIZON WIRELESS	IPADS	\$7.52	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$6.93	
TOTAL:			<u>\$143.79</u>
FUND 651 - ENTERPRISE - AMBULANCE			
CENTERPOINT ENERGY	NATURAL GAS	\$33.47	
LAKERS NEW PRAGUE SANITARY	TRASH - AMBULANCE	\$21.04	
TOTAL:			<u>\$54.51</u>
TOTAL ACCOUNTS PAYABLE FOR COUNCIL APPROVAL:			\$159,065.61

Vendor Name	Net Invoice Amount
ACE HARDWARE & PAINT	
BUCKET	\$12.98
CONCRETE MIX	\$84.47
FLOWERS	\$171.18
MISC REPAIRS	\$69.32
PROPANE EXCHANGE	\$54.17
SAW BLADES, TAPE, BRUSHES, ANTIFREEZE	\$147.53
SPRAY PAINT	\$30.31
SUPPLIES	\$53.08
WASP SPRAY, SPRING	\$34.63
ACUSHNET COMPANY	
CLOTHING	\$92.02
GOLF MERCHANDISE	\$74.50
BENNY'S PLUMBING	
BATHROOM REPAIR	\$575.00
BEVCOMM	
TELEPHONE / CABLE / INTERNET	\$422.48
BREAKTHRU BEVERAGE MINNESOTA	
BEER	\$336.90
CARD SERVICES/COBORNS	
FOOD	\$368.19
LATE FEE	\$12.50
CENTERPOINT ENERGY	
NATURAL GAS	\$313.60
CENTRAL MCGOWAN INC	
CO2 RENTAL	\$153.44
CINTAS	
LINENS / TOWELS	\$469.19
TOWELS / LINEN	\$259.91
CL BENSEN CO. INC	
FILTERS 16X25X2	\$128.40
CLESENS	
SWING JOINTS	\$930.91
VALVES	\$371.06
COLLEGE CITY BEVERAGE	
ALCOHOL	\$2,344.47
BEER	\$2,142.50
BEER/LIQUOR	\$46.30
DR. FRESH TAP	
TAP LINE CLEANING	\$75.00
ECOLAB PEST ELIMINATION	
PEST / AIR QUALITY CONTROL	\$490.59
GOLF PROFESSIONAL ENTERPRISES LLC	
SEPTEMBER MANAGEMENT FEE	\$8,347.50
HERMEL WHOLESALE	
CLEANING SUPPLIES	\$516.73
FOOD	\$6,486.00
FOOD CREDIT	\$132.39-
SUNDRIES	\$984.10
SUPPLIES	\$520.16
SUPPLIES - CREDIT	\$151.78-
L2 BRANDS LLC	
CLOTHING	\$469.90
LAKERS NEW PRAGUE SANITARY	
TRASH	\$431.02
LAU'S BAKERY	
BUNS	\$143.93

Vendor Name	Net Invoice Amount
MGA	
HANDICAP FEES	\$60.00
MOR GOLF AND UTILITY	
BUMPER	\$86.51
MTI DISTRIBUTING INC	
BUSHING, SPACER, FILTER	\$367.46
CONTACTOR 48V	\$188.26
NEW PRAGUE CHAMBER OF COMMERCE	
DUES	\$82.50
NEW PRAGUE UTILITIES	
UTILITIES	\$23,669.30
PEPSI-COLA	
BEVERAGE - NON-ALCOHOL	\$695.76
PRECISION SMALL ENGINE CO.	
CHARGER BOARD	\$121.05
QUILL CORPORATION	
OFFICE SUPPLIES	\$230.47
RIVER COUNTRY COOP	
FUEL	\$2,826.92
RUEHLING, KURT	
CARPET PROTECTORS	\$103.27
STAR GROUP LLC.	
296-87887-TIREPATCH, SEAFOAM, ANTI SEIZE	\$38.32
ANTI FREEZE,296-88651-RUST TREATMENT, SEAFOAM	\$91.00
STASNEY ELECTRIC	
KITCHEN HOOD REPAIR	\$130.00
TOW DISTRIBUTING CORP	
BEER	\$1,458.90
US BANK EQUIPMENT FINANCE	
COPIER RENTAL	\$291.16
Grand Totals	<u>\$58,320.68</u>

Unaudited Income Statement
Through August 31, 2024
Percent of year complete: 66.67%

Section 3, Item c.

	Prior Year 2023 Thru 8/31/2023	Actual Thru 8/31/2024	2023/2024 Variance YTD	Current Month 8/31/2024	2024 Adopted Budget	2024 Budget Balance	% Actual compared to Budget
General Fund							
REVENUES							
Property Taxes	\$ 2,293,961.75	\$ 2,004,547.16	\$ (289,414.59)	\$ -	\$ 3,749,628	\$ 1,745,081	53.46%
Local Government Aid	\$ 492,904.00	\$ 591,763.50	\$ 98,859.50	\$ -	\$ 1,183,527	\$ 591,764	50.00%
Licenses and permits	\$ 242,210.37	\$ 269,167.54	\$ 26,957.17	\$ 13,640.09	\$ 250,255	\$ (18,913)	107.56%
Intergovernmental	\$ 128,754.82	\$ 163,594.89	\$ 34,840.07	\$ 10,136.42	\$ 383,672	\$ 220,077	42.64%
Charges for services	\$ 52,352.78	\$ 87,275.27	\$ 34,922.49	\$ 4,080.95	\$ 81,164	\$ (6,111)	107.53%
Fines	\$ 20,252.71	\$ 11,718.35	\$ (8,534.36)	\$ 877.19	\$ 20,000	\$ 8,282	58.59%
Interest Income	\$ 257,944.97	\$ 289,599.51	\$ 31,654.54	\$ 41,522.26	\$ 125,000	\$ (164,600)	231.68%
Miscellaneous revenue	\$ 87,097.30	\$ 436,820.74	\$ 349,723.44	\$ 5,080.13	\$ 200,500	\$ (236,321)	217.87%
Transfers In	\$ 29,583.33	\$ 26,666.64	\$ (2,916.69)	\$ 3,333.33	\$ 425,894	\$ 399,227	6.26%
TOTAL REVENUES	\$ 3,605,062.03	\$ 3,881,153.60	\$ 276,091.57	\$ 78,670.37	\$ 6,419,640.00	\$ 2,538,486.40	60.46%
EXPENSES							
Council	\$ 50,022.88	\$ 49,754.54	\$ (268.34)	\$ 4,499.76	\$ 76,142	\$ 26,387	65.34%
Administration	\$ 318,918.52	\$ 344,357.48	\$ 25,438.96	\$ 51,579.26	\$ 461,644	\$ 117,287	74.59%
Tech Network	\$ 148,153.51	\$ 103,292.75	\$ (44,860.76)	\$ 27,511.69	\$ 207,383	\$ 104,090	49.81%
Elections	\$ 1,214.00	\$ 10,800.63	\$ 9,586.63	\$ 5,288.84	\$ 15,900	\$ 5,099	67.93%
Assessor	\$ 44,400.00	\$ 45,700.00	\$ 1,300.00	\$ -	\$ 45,700	\$ -	100.00%
Attorney	\$ 43,241.92	\$ 60,048.15	\$ 16,806.23	\$ 877.19	\$ 70,000	\$ 9,952	85.78%
Engineer	\$ 5,334.00	\$ 113.00	\$ (5,221.00)	\$ -	\$ 20,000	\$ 19,887	0.57%
Planning	\$ 198,443.23	\$ 197,180.79	\$ (1,262.44)	\$ 33,303.31	\$ 405,723	\$ 208,542	48.60%
Government Building	\$ 55,046.82	\$ 263,190.28	\$ 208,143.46	\$ 60,639.13	\$ 174,138	\$ (89,052)	151.14%
Police	\$ 1,341,132.20	\$ 1,435,934.24	\$ 94,802.04	\$ 206,024.26	\$ 2,196,296	\$ 760,362	65.38%
Fire	\$ 61,169.77	\$ 213,324.68	\$ 152,154.91	\$ 116,102.16	\$ 252,332	\$ 39,007	84.54%
Building Inspector	\$ 192,725.71	\$ 217,413.18	\$ 24,687.47	\$ 36,289.78	\$ 341,054	\$ 123,641	63.75%
Emergency Management	\$ 1,738.85	\$ 2,730.51	\$ 991.66	\$ 79.92	\$ 2,637	\$ (94)	103.55%
Animal Control	\$ 11,700.00	\$ 11,700.00	\$ -	\$ -	\$ 15,750	\$ 4,050	74.29%
Public Works	\$ -	\$ 80,513.78	\$ 80,513.78	\$ 13,394.22	\$ 116,637	\$ 36,123	69.03%
Streets	\$ 845,510.48	\$ 580,716.96	\$ (264,793.52)	\$ 69,627.26	\$ 892,825	\$ 312,108	65.04%
Street Lights	\$ 42,770.52	\$ 37,339.20	\$ (5,431.32)	\$ 3,450.57	\$ 72,333	\$ 34,994	51.62%
Outdoor Swimming Pool	\$ -	\$ 9.89	\$ 9.89	\$ -	\$ -	\$ (10)	0.00%
Aquatic Center	\$ 140,224.14	\$ 154,012.34	\$ 13,788.20	\$ -	\$ 116,251	\$ (37,761)	132.48%
Municipal Band	\$ 4,473.97	\$ 4,481.65	\$ 7.68	\$ -	\$ 4,484	\$ 2	99.95%
Parks	\$ 1,742,909.32	\$ 611,484.55	\$ (1,131,424.77)	\$ 76,301.12	\$ 621,815	\$ 10,330	98.34%
Park Board	\$ 35,363.10	\$ 42,440.79	\$ 7,077.69	\$ 635.00	\$ 180,000	\$ 137,559	23.58%
Library	\$ 38,893.65	\$ 21,856.84	\$ (17,036.81)	\$ 1,832.78	\$ 33,265	\$ 11,408	65.71%
Unallocated	\$ 104,517.86	\$ 129,660.42	\$ 25,142.56	\$ (135.92)	\$ 97,331	\$ (32,329)	133.22%
TOTAL EXPENSES	\$ 5,427,904.45	\$ 4,618,056.65	\$ (809,847.80)	\$ 707,300.33	\$ 6,419,640.00	\$ 1,801,583.35	71.94%
EXCESS REVENUES OVER EXPENSES	\$ (1,822,842.42)	\$ (736,903.05)	\$ 1,085,939.37	\$ (628,629.96)	\$ -	\$ 736,903.05	

Unaudited Income Statement
Through August 31, 2024
Percent of year complete: 66.67%

Section 3, Item c.

	Prior Year 2023 Thru 8/31/2023	Actual Thru 8/31/2024	2023/2024 Variance YTD	Current Month 8/31/2024	2024 Adopted Budget	2024 Budget Balance	% Actual compared to Budget
Ambulance							
TOTAL REVENUES	\$ 17,229.07	\$ 17,752.04	\$ 522.97	\$ 1,953.09	\$ 20,100	\$ 2,348	88.32%
TOTAL EXPENSES	\$ 11,226.47	\$ 10,840.32	\$ (386.15)	\$ 571.92	\$ 12,366	\$ 1,526	87.66%
EXCESS REVENUES OVER EXPENSES	<u>\$ 6,002.60</u>	<u>\$ 6,911.72</u>	<u>\$ 909.12</u>	<u>\$ 1,381.17</u>	<u>\$ 7,734.00</u>	<u>\$ 822.28</u>	
EDA							
TOTAL REVENUES	\$ 44,393.81	\$ 43,889.53	\$ (504.28)	\$ 560.66	\$ 75,250.00	\$ 31,360	58.32%
TOTAL EXPENSES	\$ 53,244.44	\$ 36,595.87	\$ (16,648.57)	\$ 6,214.49	\$ 75,250.00	\$ 38,654	48.63%
EXCESS REVENUES OVER EXPENSES	<u>\$ (8,850.63)</u>	<u>\$ 7,293.66</u>	<u>\$ 16,144.29</u>	<u>\$ (5,653.83)</u>	<u>\$ -</u>	<u>\$ (7,293.66)</u>	
EDA-INDUSTRIAL							
TOTAL REVENUES	\$ 2,253.71	\$ 2,555.87	\$ 302.16	\$ 247.58	\$ -	\$ (2,556)	0.00%
TOTAL EXPENSES	\$ 1,340.32	\$ 1,805.56	\$ 465.24	\$ (1,340.32)	\$ 1,773	\$ (33)	101.84%
EXCESS REVENUES OVER EXPENSES	<u>\$ 913.39</u>	<u>\$ 750.31</u>	<u>\$ (163.08)</u>	<u>\$ 1,587.90</u>	<u>\$ (1,773.00)</u>	<u>\$ (2,523.31)</u>	
WATER FUND							
TOTAL REVENUES	\$ 1,356,764.44	\$ 1,183,001.04	\$ (173,763.40)	\$ 200,456.46	\$ 1,877,961.00	\$ 694,959.96	62.99%
TOTAL EXPENSES	\$ 1,035,559.81	\$ 1,106,004.70	\$ 70,511.01	\$ 146,987.24	\$ 1,589,904.00	\$ 483,899.30	69.56%
EXCESS REVENUES OVER EXPENSES	<u>\$ 321,204.63</u>	<u>\$ 76,996.34</u>	<u>\$ (244,274.41)</u>	<u>\$ 53,469.22</u>	<u>\$ 288,057.00</u>	<u>\$ 211,060.66</u>	
ELECTRIC FUND							
TOTAL REVENUES	\$ 6,982,393.24	\$ 7,353,918.24	\$ 371,525.00	\$ 1,079,702.60	\$ 10,474,072.00	\$ 3,120,153.76	70.21%
TOTAL EXPENSES	\$ 6,265,473.75	\$ 6,526,383.81	\$ 260,910.06	\$ 1,115,484.13	\$ 10,076,660.00	\$ 3,550,276.19	64.77%
EXCESS REVENUES OVER EXPENSES	<u>\$ 716,919.49</u>	<u>\$ 827,534.43</u>	<u>\$ 110,614.94</u>	<u>\$ (35,781.53)</u>	<u>\$ 397,412.00</u>	<u>\$ (430,122.43)</u>	

Unaudited Income Statement
 Through August 31, 2024
 Percent of year complete: 66.67%

Section 3, Item c.

	Prior Year 2023 Thru 8/31/2023	Actual Thru 8/31/2024	2023/2024 Variance YTD	Current Month 8/31/2024	2024 Adopted Budget	2024 Budget Balance	% Actual compared to Budget
SANITARY SEWER							
TOTAL REVENUES	\$ 2,530,350.55	\$ 2,593,508.49	\$ 63,157.94	\$ 348,244.19	\$ 3,677,947.00	\$ 1,084,438.51	70.52%
TOTAL EXPENSES	\$ 3,005,158.56	\$ 3,117,470.99	\$ 112,312.43	\$ 279,823.84	\$ 4,057,592.00	\$ 940,121.01	76.83%
EXCESS REVENUES OVER EXPENSES	<u>\$ (474,808.01)</u>	<u>\$ (523,962.50)</u>	<u>\$ (49,154.49)</u>	<u>\$ 68,420.35</u>	<u>\$ (379,645.00)</u>	<u>\$ 144,317.50</u>	
GOLF							
TOTAL REVENUES	\$ 1,211,180.70	\$ 1,340,845.41	\$ 129,664.71	\$ 165,639.30	\$ 1,392,982.00	\$ 52,136.59	96.26%
TOTAL EXPENSES	\$ 983,478.51	\$ 1,001,385.99	\$ 17,907.48	\$ 251,061.01	\$ 1,408,833.11	\$ 407,447.12	71.08%
EXCESS REVENUES OVER EXPENSES	<u>\$ 227,702.19</u>	<u>\$ 339,459.42</u>	<u>\$ 111,757.23</u>	<u>\$ (85,421.71)</u>	<u>\$ (15,851.11)</u>	<u>\$ (355,310.53)</u>	
STORM SEWER							
TOTAL REVENUES	\$ 282,963.29	\$ 295,130.79	\$ 12,167.50	\$ 37,864.13	\$ 401,040.00	\$ 105,909.21	73.59%
TOTAL EXPENSES	\$ 281,997.98	\$ 327,595.67	\$ 45,597.69	\$ 39,494.21	\$ 403,445.00	\$ 75,849.33	81.20%
EXCESS REVENUES OVER EXPENSES	<u>\$ 965.31</u>	<u>\$ (32,464.88)</u>	<u>\$ (33,430.19)</u>	<u>\$ (1,630.08)</u>	<u>\$ (2,405.00)</u>	<u>\$ 30,059.88</u>	



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KYRA CHAPMAN, PLANNER
SUBJECT: LARGE ASSEMBLY PERMIT: 2025 NPAAC SUMMER CONCERT SERIES
DATE: OCTOBER 9, 2024

At the October 8th Park Board meeting, the large assembly permit for the 2025 New Prague Area Arts Council (NPAAC) Summer Concert series was discussed. In years prior, NPAAC has hosted their summer concert series at the Broz. In 2025, they would like to host their concert series under the shelter or on the concrete area near the shelter in Memorial Park on June 11th, June 25th, July 9th, July 23rd, and August 7th and potentially August 13th. Live music will be played from 6:30pm-8:30pm but set up will begin around 4:30pm. In addition to the live music, there will be art projects at a table for youth and possibly free massage. Bathrooms at Memorial Park and the existing trash cans will be utilized. Attendees will use the parking lot at Memorial Park, the golf course, or the Park Ballroom.

The Park Board made a motion of (7-0) to recommend approval of the event to the City Council, with the following conditions:

1. The City of New Prague shall be named as additional insured for the event since it is taking place in Memorial Park and shall also be provided a copy of the Certificate of Insurance. The City shall be held harmless for any injuries or damages occurring during the event.
2. All of Memorial Park shall be reserved for the event from 1pm to 10pm on June 11th, June 25th, July 9th, July 23rd, and August 7th, and potentially August 13th.
3. NPAAC shall provide notification of the event and associated activities to residential properties adjacent to Memorial Park at least one week prior to the event.
4. Electrical provisions in the park and shelter areas are limited. Events that require large amounts of electricity may require temporary service connections or a portable generator. All temporary electrical connections or portable generators will be required to be inspected by the state electrical inspector. Event holders should contact the New Prague utilities to review the event requirements and any cost that may be incurred.
5. NPAAC shall provide for their own set up of the stage, crowd control and parking attendance.
6. Live or recorded music must cease at 10pm or earlier.

Staff Recommendation

Approve the Large Assembly Permit for the NPAAC summer concert series on every other Wednesday from June 11th-July 23rd and Thursday August 7th and August 13th at Memorial Park with the conditions listed.



New Prague Area Community Education
410 Central Avenue North, Suite 300 - New Prague, MN 56071
phone: 952-758-1734; fax: 952-758-1799
www.npaschools.org

NEW PRAGUE AREA COMMUNITY EDUCATION

Sandi Loxton, Director of Community Services
sloxton@isd721.org

Summer Concert Series

Past Concerts at the Broz and Memorial Park:

The New Prague Area Arts Council completed their third year of a successful music series this summer. The concerts were previously held on the lawn at the Broz and the events went off without any issues. During Czech out New Prague in 2023 and 2024, the Arts Council had their final concert at Memorial Park as an additional activity for the event. The concerts were well attended and enjoyed by many community members. Concert goers bring their own lawn chairs and sit in a comfortable place for them to relax and enjoy the music.

Future of the Concert Series:

In the future the concert series is planned to be held at the Praha Outdoor Performance Stage (POPS), and the hope is that the facility will be completed in time for the 2026 summer concert series. The New Prague Area Arts Council is grateful for the opportunities that the Broz provided for the past three years as the location for the concerts. Because the planning for this event needs to happen now to secure the musicians, the planning committee has been advised to secure a stable site for the 2025 interim year.

Bathrooms/Trash Cans:

The current plan is to utilize the bathrooms at Memorial Park, but if additional bathrooms are needed for the event the Arts Council will budget for this expense and rent additional bathrooms. This was an expense that the Arts Council budgeted for during the 2022 and 2023 years while at the Broz.

There is no plan to sell food during the concerts, so the amount of trash should be limited. If there are additional costs for trash the Arts Council can budget for that as well.

Thank you for considering our request. Since this is an interim facility year for the New Prague Area Arts Council, the plan is to only have 5 concerts instead of the 6-8 that were held in previous years. We have a dedicated group of volunteers that are passionate about this event and will be working to make sure everything runs smoothly.

If you have any other questions, please don't hesitate to reach out to me.

Sandi Loxton
Director of Community Services
New Prague Area Schools



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KYRA CHAPMAN, PLANNER
SUBJECT: LARGE ASSEMBLY PERMIT: 2025 EASTER EGG HUNT IN SOUTHSIDE PARK
DATE: OCTOBER 9, 2024

At the October 8th Park Board meeting, the large assembly permit for the 2025 Easter Egg Hunt in Southside Park was presented. Earlier this year, Bring the Light Electric obtained a large assembly permit for their 2024 Easter Egg Hunt on March 30th at Southside Park. At the event there were close to 250-300 people present and there will likely be more for the 2025 event. They would like to host an Easter Egg Hunt on April 19th, 2025, from 7:00am-11:00am at Southside Park. The event is geared for children ages 0-10 years old. There will be no live entertainment, street closures, fencing or alcohol sales. At the beginning of the event, they will likely use a megaphone to provide clear audible instructions to the crowd, but no music will be played.

The Park Board made a motion of (7-0) to recommend approval of the event to the City Council, with the following conditions:

1. The City of New Prague shall be named as additional insured for the event since it is taking place in Southside Park and shall also be provided a copy of the Certificate of Insurance. The City shall be held harmless for any injuries or damages occurring during the event.
2. All of Southside Park shall be reserved for the event from 6am to 12pm on April 19th, 2025.
3. Bring the Light Electric shall provide notification of the event and associated activities to residential properties adjacent to Southside Park at least one week prior to the event.
4. The City will provide one portable restroom at Southside Park during the event.
5. The City of New Prague has the right to close off access to the baseball fields if they are wet, snowy, or frosty.

Staff Recommendation

Approve the Large Assembly Permit for the Easter Egg Hunt on April 19, 2025 at Southside Park with the conditions listed.



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AUTHORIZE MOVING BATTING CAGE AT MEMORIAL PARK BASEBALL STADIUM
DATE: OCTOBER 14, 2024

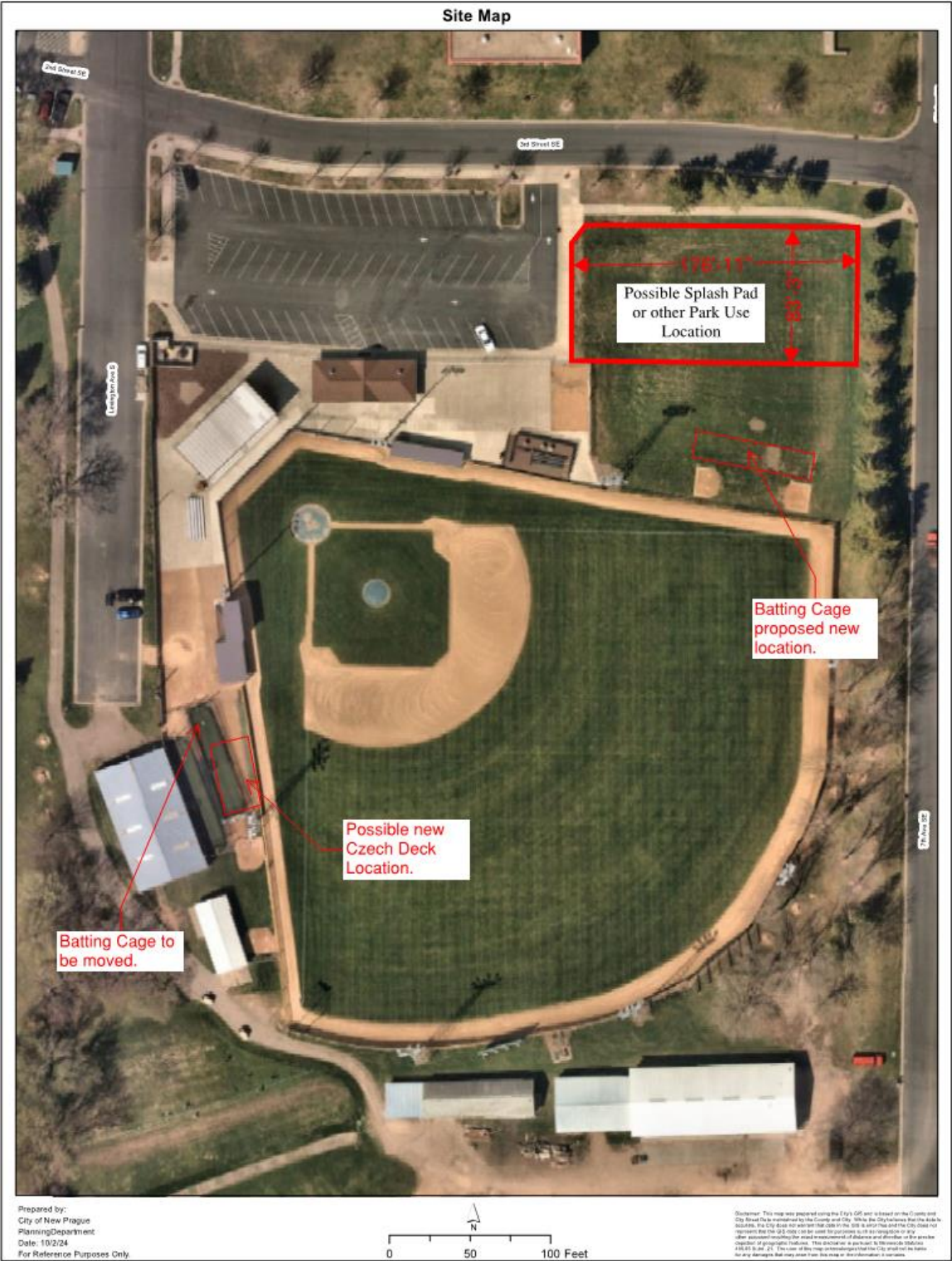
At the October 8th, 2024 Park Board Meeting, the Park Board approved the following motion relating to moving a batting cage at Memorial Park Baseball Stadium to along the left field fence next to existing bullpen:

A motion was made by Dohm, seconded by Sticha to recommend approval to move the batting cage to the third base line near the bullpen. Motion carried (7-0).

City staff was recently approached by the New Prague Orioles to move a batting cage along the 1st base line side of Memorial Baseball Stadium over to an area next to the bullpen area along the 3rd base line (and old outdoor pool area – see the attached map). The reason for moving the batting cage from along the 1st base line is to move it out of that area to allow a possible second “Czech deck” seating area similar to what exists along the 3rd base line. There would be no cost to the City, but City staff would provide some labor towards the project. The new Czech Deck would also be at no cost to the City and would add additional seating that will be valuable not only during the hosting of the state tournament, but for all other games held there as well.

Recommendation

I recommend that the City Council authorize the Memorial Park Baseball Stadium Users Group to move the batting cage to the area along the third base line adjacent to the existing bullpen.





118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: ST. PATRICK ATHLETIC ASSOCIATION - MINNESOTA LAWFUL GAMBLING LG220 APPLICATION FOR EXEMPT PERMIT
DATE: OCTOBER 16, 2024

Attached is a Minnesota Lawful Gambling LG220 Application for St. Patrick Athletic Association to conduct pull-tabs and a raffle at an event on January 31, 2025, at Knights of Columbus Hall, 411 4th Avenue SW, New Prague.

Recommendation

Staff recommends approval of the Lawful Gambling Permit for St. Patrick Athletic Association and recommends requesting a waiver of the waiting period.

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.
 Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedite service accepted.

ORGANIZATION INFORMATION

Organization Name: St. Patrick Athletic Association Previous Gambling Permit Number: X- 70045
 Minnesota Tax ID Number, if any: _____ Federal Employer ID Number (FEIN), if any: _____
 Mailing Address: 1306 History Court NW
 City: NEW PRAGUE State: MN Zip: 56071 County: Scott
 Name of Chief Executive Officer (CEO): Michael B. Sticha
 CEO Daytime Phone: 612-298-3682 CEO Email: Mbsticha@gmail.com
 (permit will be emailed to this email address unless otherwise indicated below)
 Email permit to (if other than the CEO): _____

NONPROFIT STATUS

Type of Nonprofit Organization (check one):
 Fraternal Religious Veterans Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

- A current calendar year Certificate of Good Standing**
 Don't have a copy? Obtain this certificate from:
 MN Secretary of State, Business Services Division
 60 Empire Drive, Suite 100
 St. Paul, MN 55103
 Secretary of State website, phone numbers:
www.sos.state.mn.us
 651-296-2803, or toll free 1-877-551-6767
- IRS income tax exemption (501(c)) letter in your organization's name**
 Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.
- IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**
 If your organization falls under a parent organization, attach copies of both of the following:
 1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
 2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Knights of Columbus Hall
 Physical Address (do not use P.O. box): 411 4th Ave SW
 Check one:
 City: NEW PRAGUE Zip: 56071 County: LE SUEUR
 Township: _____ Zip: _____ County: _____
 Date(s) of activity (for raffles, indicate the date of the drawing): 1/31/2025
 Check each type of gambling activity that your organization will conduct:
 Bingo Paddlewheels Pull-Tabs Tipboards Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.

LG220 Application for Exempt Permit

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

**CITY APPROVAL
for a gambling premises
located within city limits**

The application is acknowledged with no waiting period.
 The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).
 The application is denied.

Print City Name: NEW PRAGUE

Signature of City Personnel: _____

Title: _____ Date: _____

The city or county must sign before submitting application to the Gambling Control Board.

**COUNTY APPROVAL
for a gambling premises
located in a township**

The application is acknowledged with no waiting period.
 The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.
 The application is denied.

Print County Name: _____

Signature of County Personnel: _____

Title: _____ Date: _____

TOWNSHIP (if required by the county)
 On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: [Signature] Date: 10/7/2024
(Signature must be CEO's signature; designee may not sign)

Print Name: Michael B. Stecha

REQUIREMENTS

Complete a separate application for:

- all gambling conducted on two or more consecutive days; or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Financial report to be completed within 30 days after the gambling activity is done:
 A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

- _____ a copy of your proof of nonprofit status; and
- _____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**. Make check payable to **State of Minnesota**.

To: Minnesota Gambling Control Board
 1711 West County Road B, Suite 300 South
 Roseville, MN 55113

Questions?
 Call the Licensing Section of the Gambling Control Board at 651-539-1900.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

**Office of the Minnesota Secretary of State
Certificate of Good Standing**

I, Steve Simon, Secretary of State of Minnesota, do certify that: The business entity listed below was filed pursuant to the Minnesota Chapter listed below with the Office of the Secretary of State on the date listed below and that this business entity is registered to do business and is in good standing at the time this certificate is issued.

Name: Saint Patrick Athletic Association, Inc.
Date Filed: 05/16/1984
File Number: X-429
Minnesota Statutes, Chapter: 317A
Home Jurisdiction: Minnesota

This certificate has been issued on: 01/02/2024



Steve Simon
Secretary of State
State of Minnesota



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M TETZLAFF, CITY ADMINISTRATOR
FROM: MATT RYNDA, PUBLIC WORKS DIRECTOR
SUBJECT: APPOINTMENT OF SHELBY ANDERSON FOR WASTEWATER SUPERINTENDENT
DATE: OCTOBER 15, 2024

On August 10, 2024, we posted the Wastewater Superintendent position with several related organizations and placed ads in the New Prague Times and the Times Extra for two (2) weeks each. We received 8 applications, interviewed 6 applicants and moved forward with tours of the plant to 4 applicants.

After completion of the interview process, staff is recommending that Shelby Anderson be hired for the Wastewater Superintendent position with an anticipated start date of Wednesday, December 18, 2024. Starting salary Grade 14 Step 4 of the structured pay scale at \$45.97/hr (\$95,617.60 annually).

Recommendation

Council appoint Shelby Anderson as Wastewater Superintendent.

New Prague Police Department



City of New Prague In the Counties of Scott & Le Sueur
118 CENTRAL AVENUE NORTH, SUITE 3, NEW PRAGUE, MINNESOTA 56071

- Phone: (952) 758-2791
- Fax: (952) 758-6279
- Website: www.ci.new-prague.mn.us

Tim Applen, Chief of Police

MEMORANDUM

To: Honorable Mayor, Duane Jirik; Members of the City Council, Shawn Ryan, Maggie Bass, Bruce Wolf, Rik Seiler and City Administrator, Joshua Tetzlaff

From: Tim Applen, Chief of Police/Emergency Manager

Date: Thursday, October 17th, 2024

Subject: Appointment of Gabriel Trout for the Police Officer position.

On January 19, 2023, City Staff advertised for a Police Officer position in the New Prague Times, on the League of Minnesota Cities website, MN Police Officer’s Opportunity Line website (MN POST website), and the City of New Prague Website. The posting remained ongoing until positions were able to be filled.

In an ongoing effort to fill open Police Officer positions interviews are conducted as qualified applications are received. Two applications were received in September, the two applicants were invited for oral interviews the week of September 30th, 2024. After speaking with Gabriel Trout, a pre-employment background investigation was completed. A conditional offer was made and accepted by Mr. Trout. The conditional offer is based on successful completion of all elements outlined in the conditional offer.

With Mr. Trout’s training, demeanor, and experience, he will make a great addition to the New Prague Police Department. He will serve the citizens of New Prague in a professional manner, with integrity.

I would recommend Gabriel Trout be appointed to the Police Officer position with an effective starting date of November 18th, based upon successfully completion of all elements of the conditional offer.

An initial starting wage of Step 3 of Schedule “A” in the 2023 LELS Labor Agreement at \$38.57 per hour (\$80,233.09 annually). 80 hours of vacation will be prorated based on the employment start date and credited to the leave bank. Vacation accrual schedule is based on length of service and can be found in the LELS Labor Agreement Article 11.1. He would also be awarded 20 hours to his vacation bank upon hire.

RECOMMENDATION: Appointment of Mr. Gabriel Trout as a Police Officer per the recommendation listed above.

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague }

**CITY OF NEW PRAGUE
RESOLUTION #24-10-21-01**

**2024 STREET AND UTILITY IMPROVEMENT PROJECT
ADOPTING ASSESSMENT**

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for the **2024 Street and Utility Improvement Project**, which includes improvements on the following streets:

- Lyndale Avenue from Main Street to Fourth Street NE
- Lexington Avenue from Main Street to Second Street NE
- First Street NE from Pershing Avenue N to Lexington Avenue N
- Second Street NE from Lyndale Avenue N to Lexington Avenue N
- Third Street NE from Sunset Avenue N to Sunrise Avenue N
- Sixth Street NE from cul-de-sac to Pershing Avenue N
- Sunset Avenue NE from Second Street NE to Third Street NE
- First Street SE from Lexington Avenue S to Seventh Street SE
- Several areas of sidewalk only improvements on Second Street NE, Third Street NE, and First Street NE.

by construction of pavement replacement, complete street reconstruction; sanitary sewer, water main, storm sewer, concrete curb and gutter, aggregate base, bituminous street surfacing, concrete walk, turf restoration, and miscellaneous items required to properly complete the improvements, and has amended such proposed assessment as it deems just.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEW PRAGUE, MINNESOTA:

1. Such proposed assessment, as amended, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments, including principal and interest, extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2025, and will bear interest at a rate of 4.945 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague }
}

property with interest accrued to the date of payment, to the office of the city administrator, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. The property owner may at any time thereafter, pay to the county auditor the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year. As partial payment, the City will accept no more than 1 payment of at least \$500.00, before the City’s certification deadline for the assessment. The remaining assessment balance shall be paid with interest over the term as established by the City Council.

- 4. The City Administrator shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessment shall be collected and paid over in the same manner as other municipal taxes.
- 5. The city has adopted Resolution 12-10-22-01 pursuant to Minnesota Statutes Sections 435.193 to 435.195, wherein the council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older, one retired by virtue of a permanent and total disability, or a member of the National Guard or other reserves ordered to active military service for whom it would be a hardship to make the payments. As to a deferment based upon age or disability, the applicant must apply for the deferment not later than 14 days after the assessment is adopted by the City Council.

Adopted by the City Council of the City of New Prague on this 21st day of October, 2024.

Duane J. Jirik
Mayor

ATTEST:

Joshua M. Tetzlaff
City Administrator

Parcel No.	Name	Additional Name	Address	PropertyAddress	City	State	Zip Code	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial-Institutional Mill & Overlay Unit	Commercial-Institutional Mill & Overlay Assess.	Total Assessment
240220090	Ryan Kulenkamp		308 6th St NE	308 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 009 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220100	Tabitha J Hurt		307 6th St NE	307 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 010 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220110	Allen E & Jean M Pumper		309 6th St NE	309 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 011 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220120	Jerry D & Melinda M Skluzacek		401 6th St NE	401 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 012 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220130	Dustin Peterson	Claire Elizabeth Busch	403 6th St NE	403 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 013 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220140	Anthony F & Patricia M Hauer		405 6th St NE	405 6th St NE	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 014 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240220150	Mary B Soukup		702 Pershing Ave N	702 Pershing Ave N	New Prague	MN	56071	HENDRICK'S 2ND ADDN Lot 015 Block 001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
249340360	Angela E Frykman		707 3rd St NE	707 3rd St NE	New Prague	MN	56071	Section 34 Township 113 Range 023 NE 1/4 SE 1/4 COM NW COR LOT 1 BUSCH SUB #1, S 125', W 66', W 14.65', N 125', E 66' TO POB	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140010	Zachary J O'Neil		801 3rd St NE	801 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 001 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140020	Dawson Fish		803 3rd St NE	803 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 002 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140030	Roman M & Mary C Dorzinski		805 3rd St NE	805 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 003 Block 001	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240140040	Nancy L Viskocil		807 3rd St NE	807 3rd St NE	New Prague	MN	56071	BUSCH SUBDIVISION # 1 Lot 004 Block 001 & W 25' OF LOT 5	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
240110010	Joshua J Hennen		306 Sunset Ave N	306 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 001 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,600.00
240110050	Leonard V Stinar		307 Sunset Ave N	307 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 001 Block 002 EX S 5'	1	\$3,350.00	0	\$0.00	0.5	\$4,595.00	0.5	\$1,250.00	0	\$0.00	\$9,195.00
240110090	Steven Gregory		306 Sunrise Ave N	306 Sunrise Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 005 Block 002	0	\$0.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$4,595.00
240110040	Isaac James Holliday		703 2nd St NE	703 2nd St NE	New Prague	MN	565071	SUNRISE ACRES 3RD ADDN Lot 004 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,600.00
240110030	Ryan Astleford		9350 185th St E	302 Sunset Ave N	Prior Lake	MN	55372	SUNRISE ACRES 3RD ADDN Lot 003 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
240110020	Jennifer Christensen		304 Sunset Ave N	304 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 002 Block 001	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
240110080	Thomas J Musil		801 2nd St NE	801 2nd St NE	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 004 Block 002	1	\$3,350.00	0	\$0.00	0	\$0.00	0.5	\$1,250.00	0	\$0.00	\$4,600.00
240110070	Carl S Viskocil		303 Sunset Ave N	303 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 003 Block 002	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
240110060	Palm Terrace LLC		30233 Lanesburgh Dr	305 Sunset Ave N	New Prague	MN	56071	SUNRISE ACRES 3RD ADDN Lot 1&2 Block 002 S 5' OF 1 & LOT 2 (EX S 5')	1	\$3,350.00	0	\$0.00	0	\$0.00	1	\$2,500.00	0	\$0.00	\$5,850.00
23.730.0100	Charles W & Ann M Hartman		109 Lexington Av S	109 Lexington Ave S	New Prague	MN	56071	WRABEK ADDN Block-001 LOTS 10-11	0	\$0.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$7,085.00
23.730.0070	Daniel P & Tonya A Jacobson		703 1st St SE	703 1st St SE	New Prague	MN	56071	WRABEK ADDN Block-001 LOTS 12-13	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
23.730.0065	Curtis S & Melissa M Wick		707 1st St SE	707 1st St SE	New Prague	MN	56071	WRABEK ADDN Block-001 LOTS 14 & 15	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
23.510.0040	Ronald & Kathleen M McBroom		711 1st St SE	711 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-004 Block-001	1	\$3,350.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$7,945.00
23.510.0030	Vernon & Cythia Oraskovich		713 1st St SE	713 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-003 Block-001	1	\$3,350.00	0	\$0.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$7,945.00
23.510.0010	Lisa M Kaczor		715 1st St SE	715 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-001 Block-001	1	\$3,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,350.00
23.510.0020	John E Carlson		717 1st St SE	717 1st St SE	New Prague	MN	56071	GEIGER FIRST ADDITION Lot-002 Block-001	1	\$3,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,350.00
23.730.0140	Kenneth J & Betty L Schmitz		201 Lexington Ave S	201 Lexintgon Ave S	New Prague	MN	56071	WRABEK ADDN Block-002 .36 AC LOTS 8 & 9 & THAT PART OF VAC ALLEY IN BLK 2	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.730.0130	Jason R & Jennifer R Mock		704 1st St SE	704 1st St SE	New Prague	MN	56071	WRABEK ADDN Block-002 .36 AC LOTS 6-7 & THAT PART OF VAC ALLEY IN BLK 2	1	\$3,350.00	1	\$2,490.00	1	\$9,190.00	0	\$0.00	0	\$0.00	\$15,030.00
23.511.0010	Louis & Elaine Kes		708 1st St SE	708 1st St SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-001 Block-001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.511.0020	Glenn A & Karen D Strand		710 1st St SE	710 1st ST SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-002 Block-001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.511.0030	Randall H & Marlene J Seurer		712 1st St SE	712 1st St SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-003 Block-001	1	\$3,350.00	1	\$2,490.00	0.5	\$4,595.00	0	\$0.00	0	\$0.00	\$10,435.00
23.511.0040	Daniel J & Ramona R Callahan		200 7th Ave SE	200 7th Ave SE	New Prague	MN	56071	GEIGER 2ND ADDITION Lot-004 Block-001	1	\$3,350.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$3,350.00

DRAFT

Section 6, Item a.

Parcel No.	Name	Additional Name	Address	PropertyAddress	City	State	Zip Code	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess.	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial-Institutional Mill & Overlay Unit	Commercial-Institutional Mill & Overlay Assess.	Total Assessment
23.511.0120	Geiger Second Addn Corp	c/o Francis Nerud	204 7th Ave SE		New Prague	MN	56071	GEIGER 2ND ADDITION Lot-012 Block-001 COMMON AREA	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
TOTAL									92.0	\$308,200.00	80.0	\$199,200.00	78.0	\$716,820.00	6.0	\$15,000.00	0.0	\$0.00	\$1,239,220.00



Building a Better World
for All of Us®

MEMORANDUM

TO: Mayor and City Council
Joshua Tetzlaff, City Administrator

FROM: Chris Knutson, PE (Lic. MN)

DATE: October 16, 2024

RE: Project Updates

See below for updates on current SEH Projects for the City of New Prague.

2023 STREET AND UTILITY IMPROVEMENTS PROJECT

Some punch list items remain, primarily regarding the trail through the park. These may be addressed as warranty items to allow final payment to occur soon. The contractor has begun gathering close out documents.

2024 STREET AND UTILITY IMPROVEMENTS PROJECT

The contractor anticipates placement of pavement on 6th Street NE tomorrow along with completion of sanitary sewer lining. Seeding crews are scheduled for Friday and work next week will primarily include punch list and general site cleanup.

The assessment hearing is scheduled for tonight's meeting.

2025 STREET AND UTILITY IMPROVEMENTS PROJECT

Final design of the project has started. Discussions with CenterPoint have begun with some gas main relocation possible to start this fall to reduce conflicts with work next year.

CITY CENTER GRADING PLAN – PHASE 1

Work on this project has been paused. It is expected to be bid for completion next spring.

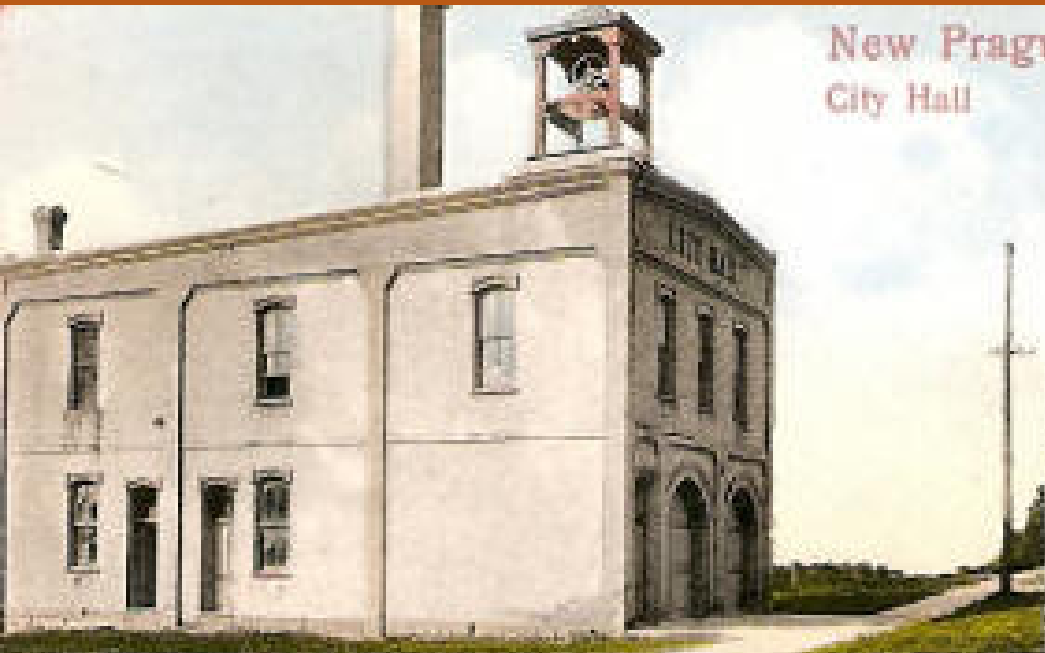
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New Prague

MINNESOTA

Section 8, Item a.



New Prague, Minn.
City Hall



Z. C. B. J. Opera House



New Prague Flouring Mill Co.



Main Street looking East

POLICE FACILITY SCHEMATIC DESIGN
Council Design Update
October 21, 2024



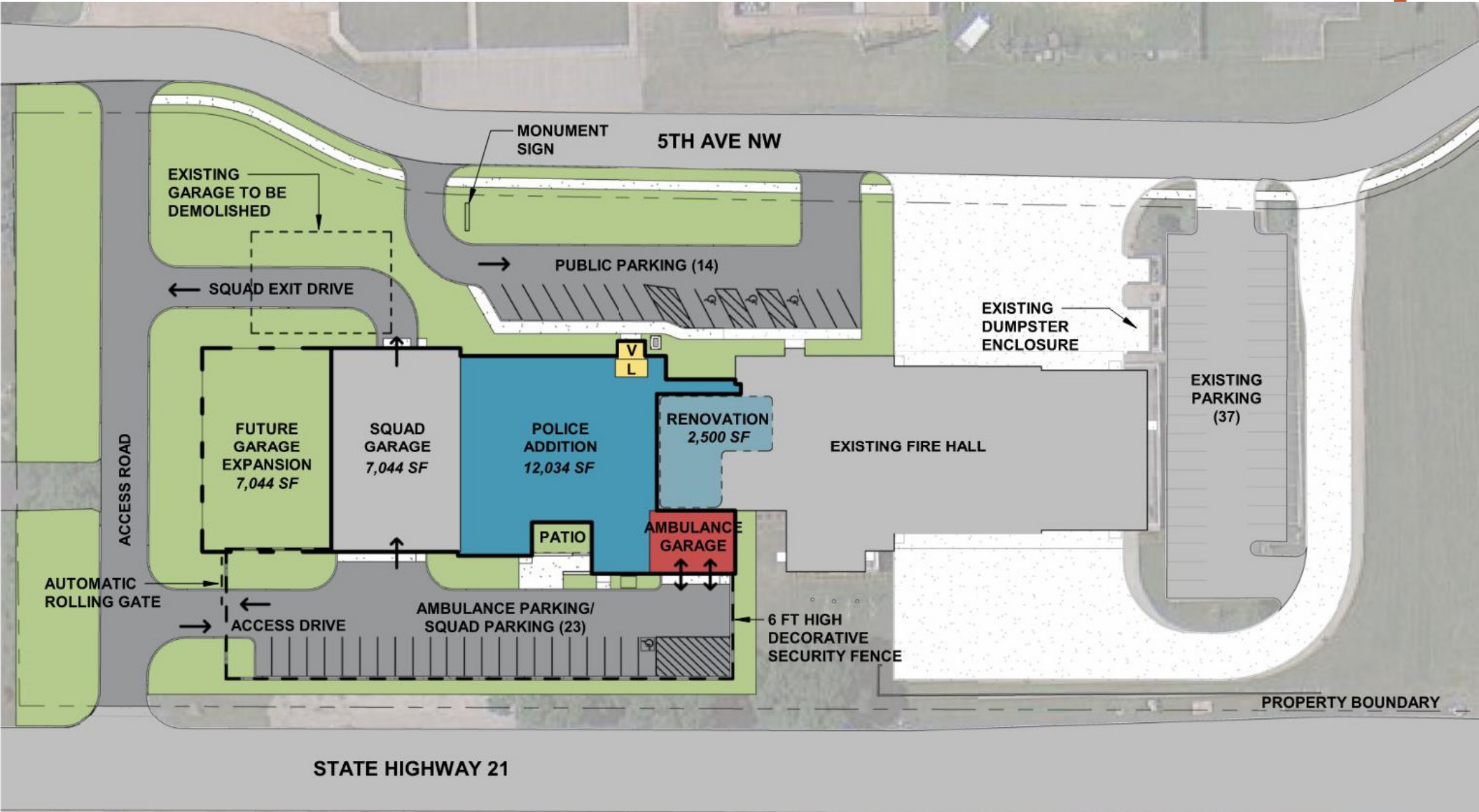
Architectural/Engineering Design:

- Schematic Design
- **Design Development**
 - Refinement of building plan
 - Site plan refinement/review with local agency
 - Material palette selection
 - Identification of code issues
 - Mechanical, electrical, plumbing coordination
- Construction Documents
- Bidding
- Construction (Contract) Administration
- Furniture Design
- Equipment Design



CITY OF NEW PRAGUE POLICE FACILITY SCHEMATIC DESIGN

Public Safety Facility Site Plan





CITY OF NEW PRAGUE POLICE FACILITY SCHEMATIC DESIGN

Public Safety Facility Addition to Fire Station



DEPARTMENT LEGEND

- PUBLIC SHARED SPACES
- ADMINISTRATION/RECORDS
- PATROL/INVESTIGATIONS
- EVIDENCE
- STAFF SUPPORT
- AMBULANCE
- CIRCULATION
- VEHICLE STORAGE/BUILDING SUPPORT



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Concept Renderings



Concept Sketch (View from 5th Ave 39 W)



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Concept Renderings



Concept Sketch (View from 4th Ave. NW/ HW 40 1)



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Concept Renderings



Concept Sketch (View from 5th Ave 41 W)



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Concept Renderings



Concept Sketch (View from squad parking looking toward ambulance garage)



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Concept Renderings



Concept Sketch (View from squad parking entrance looking toward squad garage)



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Budget

PROJECT BUDGET		ORIGINAL BUDGET (11/06/2023)	SD BUDGET (08/06/2024)	DD BUDGET (10/21/2024)
CONSTRUCTION				
Police Addition and Renovation				
	General Conditions, Permits, Fees, Escalation, Etc.	Incl.	\$ 2,000,000	\$ 1,350,000
	Civil	Incl.	\$ 1,160,000	\$ 990,000
	Architectural/Structural	Incl.	\$ 4,355,000	\$ 4,975,000
	Mechanical	Incl.	\$ 1,585,000	\$ 1,570,000
	Electrical	Incl.	\$ 900,000	\$ 515,000
	SUBTOTAL CONSTRUCTION COSTS	\$ 9,400,000	\$ 10,000,000	\$ 9,400,000
FEES, TESTING, MISC. PROJECT COSTS				
	Architectural Fees	\$ 658,000	\$ 658,000	\$ 658,000
	Reimbursable Expenses	\$ 24,000	\$ 24,000	\$ 24,000
	Site Surveys	\$ 6,000	\$ 6,424	\$ 6,850
	Geotechnical	\$ 12,000	\$ 12,000	\$ 16,100
	Plan Review/Inspection Fee	\$ 50,000	\$ 60,000	\$ 60,000
	Special Structural Inspections	\$ 25,000	\$ 25,000	\$ 25,000
	Commissioning	\$ 40,000	\$ 40,000	\$ 40,000
	Project Contingency	\$ 940,000	\$ 499,576	\$ 725,050
	SUBTOTAL FEES AND TESTING	\$ 1,755,000	\$ 1,325,000	\$ 1,555,000
FURNITURE & EQUIPMENT / TECHNOLOGY COSTS				
	Furniture Allowance	\$ 600,000	\$ 600,000	\$ 600,000
	Low Voltage Allowance	\$ 150,000	\$ 150,000	\$ 150,000
	Tech Allowance	\$ 200,000	\$ 200,000	\$ 200,000
	FFE Contingency	\$ 95,000	\$ 95,000	\$ 95,000
	SUBTOTAL FURNITURE & EQUIPMENT	\$ 1,045,000	\$ 1,045,000	\$ 1,045,000
	TOTAL PROJECT COST	\$ 12,200,000	\$ 12,370,000	\$ 12,000,000



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Schedule

- ~~• Department Meetings: Dec 2023-Jan 2024~~
- ~~• Core Group Meetings: Dec 2023-Feb 2024 (as needed)~~
- ~~• Estimate: February—March 2024~~
- ~~• Council Approval: March 2024~~
- ~~• Design Development: July—October 2024~~

- Construction Documents : October – December 2024
- Bidding: January 2025
- Construction: February 2025 to October 2025

Pending Approval of Council



CITY OF NEW PRAGUE
POLICE FACILITY SCHEMATIC DESIGN

Question?

QUESTIONS?



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, PLANNING DIRECTOR
SUBJECT: PRESENTATION AND APPROVAL OF NEW 2045 COMPREHENSIVE PLAN
DATE: OCTOBER 15, 2024

Dating back to December 2022, the City has been working with consultant, MSA, to prepare a new Comprehensive Plan. In addition to a vast amount of public outreach including pop up events, open houses and a public survey, countless hours of work by City Staff, MSA, the steering committee and various boards and commissions has culminated in the presentation of the final 2045 Comprehensive Plan document at tonight’s meeting.

The new plan provides what we believe is a succinct document that is easy to read and includes impactful visuals to be used not only by the City but also by the public.

MSA will provide a summary presentation of the new plan at tonight’s meeting.

As a reminder, in order to approve the plan, adoption of the attached resolution requires 4 of the 5 City Council members to vote in the affirmative (MN Statute 462.355, Subd. 3).

Following adoption of the Plan, it will be published on the City’s website and provided to all adjacent government units.

Staff Recommendation

I recommend that the City Council approve the attached resolution adopting the 2045 Comprehensive Plan.

**CITY OF NEW PRAGUE
RESOLUTION #24-10-21-02**

NEW PRAGUE 2045 COMPREHENSIVE PLAN

WHEREAS, the City of New Prague recognized the need to adopt a comprehensive plan to guide development and growth over the next 20 years; and

WHEREAS, the comprehensive plan has been developed with extensive public input, including community meetings, surveys, and stakeholder meetings; and

WHEREAS, the comprehensive plan outlines the vision, goals, and strategies for land use, housing, transportation, economic development, parks and recreation, and other key areas; and

WHEREAS, the comprehensive plan is intended to serve as a policy guide for decision-making by the City Council, Planning Commission, and other city departments and agencies; and

WHEREAS, the City Council, Planning Commission, and City’s Planning and Zoning Department were assisted by MSA Professional Services, Inc. to facilitate the development of the New Prague 2045 Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing at its regular meeting on September 25th, 2024 to review the New Prague 2045 Comprehensive Plan as drafted by MSA Professional Services, Inc. and recommended that the City Council adopt the New Prague 2040 Comprehensive Plan; and

WHEREAS, the City Council does find the New Prague 2045 Comprehensive Plan to sufficiently guide New Prague’s growth and development over the next 20 years.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEW PRAGUE, MINNESOTA that the New Prague 2045 Comprehensive Plan is hereby adopted. This resolution shall take effect immediately upon its passage.

[Resolution continues on the next page]

The motion for the adoption of the foregoing resolution was duly made by Council member _____, and duly seconded by Council member _____ and upon roll call the following vote was recorded:

	<u>AYES</u>	<u>NAYES</u>
Jirik	—	—
Ryan	—	—
Wolf	—	—
Bass	—	—
Seiler	—	—

Passed this ___ day of October, 2024.

Duane J. Jirik, Mayor

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

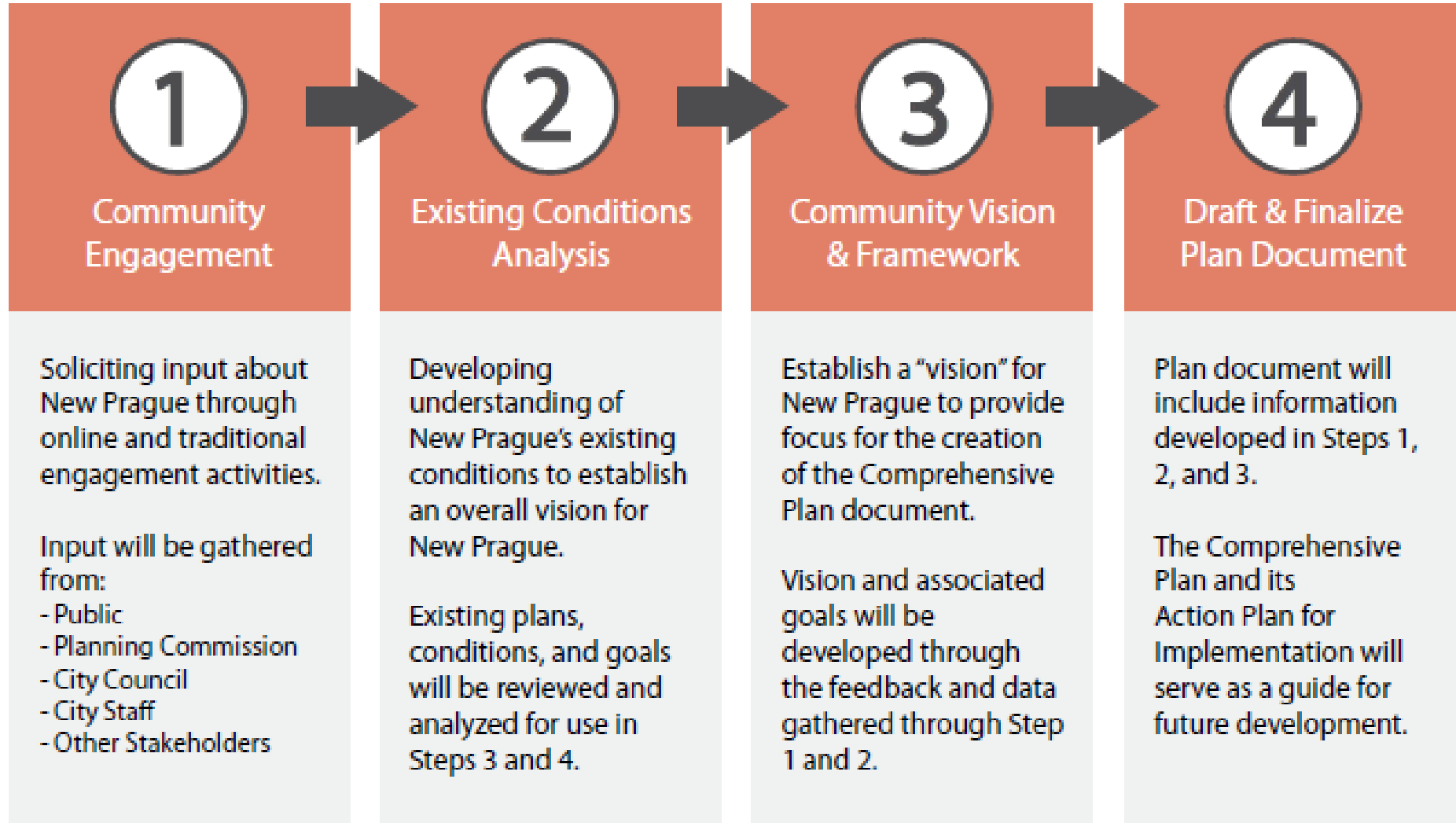
THIS INSTRUMENT DRAFTED BY:
Kenneth D. Ondich
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401



New Prague Comprehensive Plan

City of New Prague, Minnesota





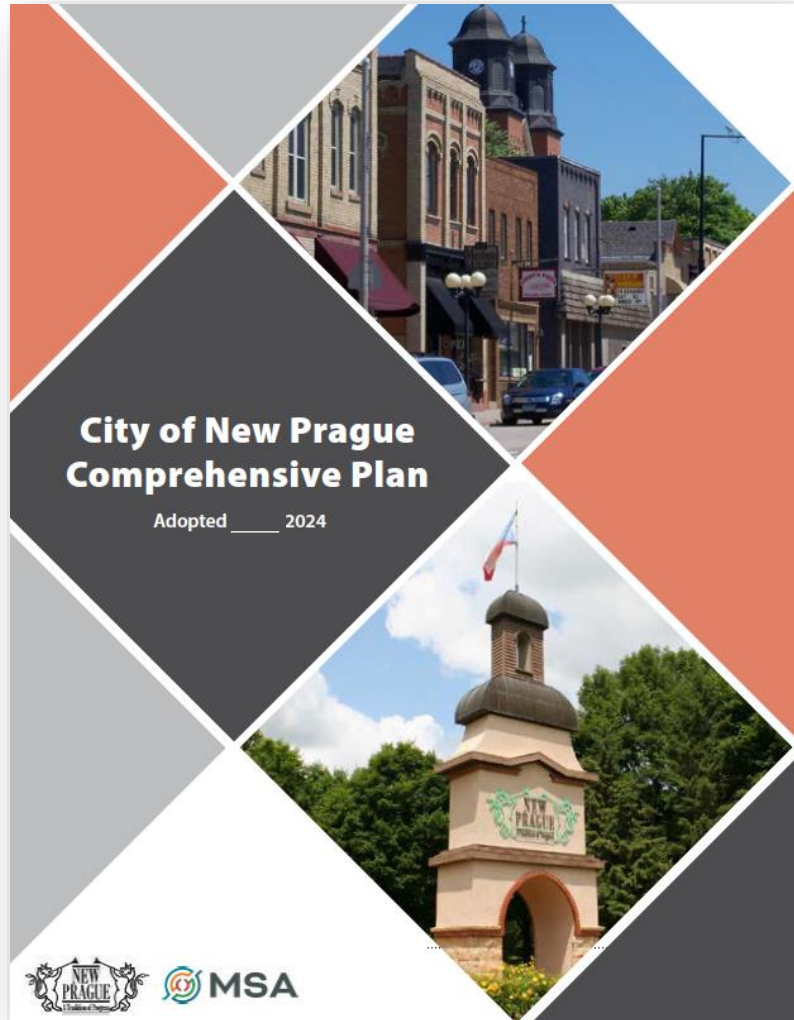


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Appendices		
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Acknowledgements		
<p>City Council Duane Jirik, <i>Mayor</i> Shawn Ryan, <i>Vice President</i> Maggie Bass, <i>Council Member</i> Rik Seiler, <i>Council Member</i> Bruce Wolf, <i>Council Member</i></p> <p>Steering Committee Duane Jirik Rik Seiler Joe Barten Brandon Pike Brent Quast Tony Buthe Shellina Sperry</p>	<p>City Staff Ken Ondich, <i>Planning/Community Development Director</i> Kyra Chapman, <i>Planner</i></p> <p>Prepared by: This document was prepared by MSA Professional Services, Inc. with assistance from the citizens, City Council, Planning Commission, and Staff of the City of New Prague, Minnesota.</p> <p>Project No.: 13093000</p>	

www.newpragueplan.com





New Prague's Comprehensive Plan Update

Learn, contribute, and champion a plan for New Prague's continued growth and development

City of New Prague, MN and MSA Professional Services
February 22, 2023

- [Draft Plan Open House](#)
- [Planning 101](#)
- [City Resources](#)
- [Get Involved!](#)
- [Past Meetings](#)
- [Implementation](#)
- [Contact Us](#)

[See Current Comprehensive Plan](#)

Draft Plan Open House

On December 7, 2023, the project team held a community open house event to gather feedback on the Comprehensive Plan draft. If you were not able to make it to this event, please review the following boards and contact eherald@msa-ps.com with any comments or suggestions. Thank you for your interest in the planning process!



Help Us Plan for the Future of New Prague!

The City of New Prague is updating their Comprehensive Plan, which will guide development for years to come!

We want to hear your thoughts about the future of New Prague in our short, community-wide survey. Use a QR Scanner or camera application on your smartphone to visit the survey form on the project website!



newpragueplan.com



New Prague's Comprehensive Plan Update



[Draft Plan Open House](#) [Planning 101](#) [City Resources](#) [Get Involved!](#) [Past Meetings](#)

[See Current Comprehensive Plan](#)

Draft Plan Open House

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What We Heard

Best Current Qualities about New Prague



Rural Character
(58.5%)



School District
(53.4%)



Friendly & Welcoming
Community (31.1%)



Proximity to
Twin Cities
(30.5%)

Most-Suggested Changes for New Prague



Parks & Recreation
Updates/Expansion
(82.2%)



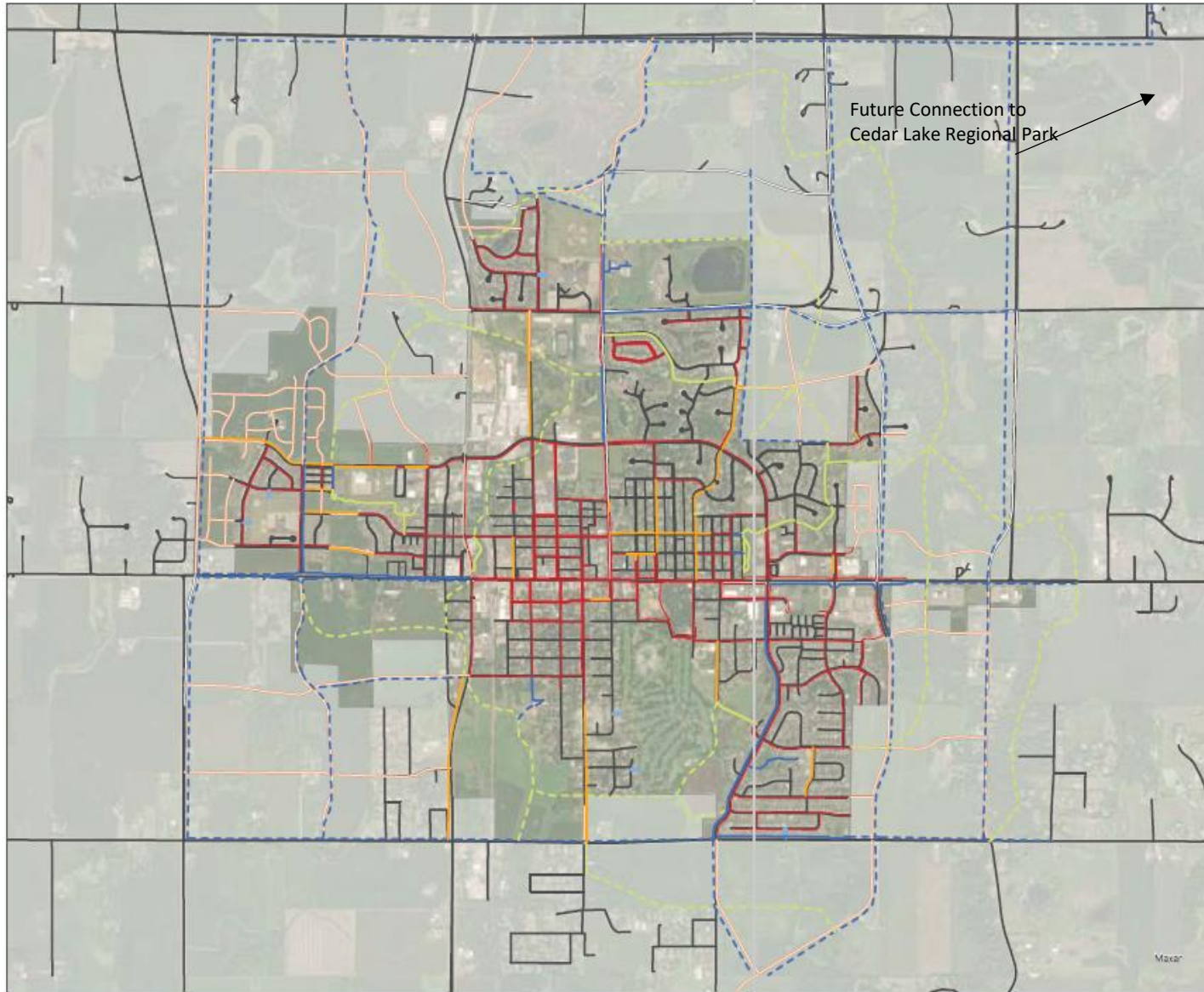
Expand Retail
Shopping
Opportunities (48.3%)



Decrease Taxes
& Fees (44.9%)



Increase Employment
Opportunities (33%)



MOBILITY MAP

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA










- Existing Sidewalks
- Existing Trails
- Existing Greenway Trails
- Sidewalk Gaps
- Potential Trails
- Potential Greenway Trails
- Trail Connections
- Roadways
 - New Corridor
 - Route Change
 - Existing Roadway
- New Prague City Limits

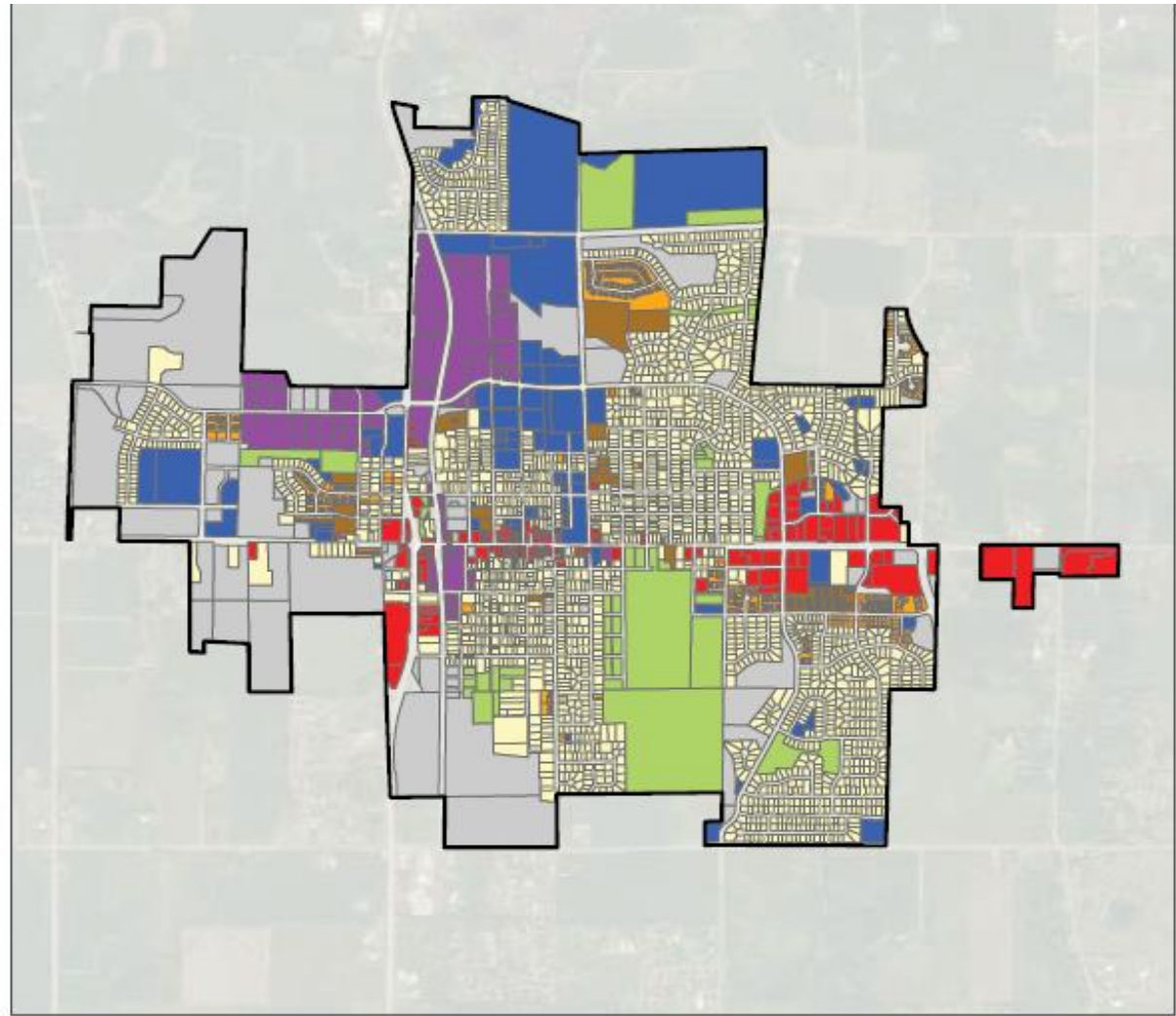
Data Sources:
Scott County, Le Sueur County, City of New Prague, FEMA
Data Sources:











LAND USE

Section 9, Item a.

- 
27.3%
Low Density Residential
- 
2.9%
Medium Densit Residential
- 
1.9%
High Density Residential
- 
11.3%
Public and Institutional
- 
5.1%
Commercial
- 
5.6%
Industrial
- 
20.8%
Vacant/ Agricultural
- 
8.7%
Parks & Open Space
- 
16.4%
Right-of-Way



 SINGLE FAMILY RESIDENTIAL	 PUBLIC
 MED DENSITY RESIDENTIAL	 PARKS & OPEN SPACE
 HIGH DENSITY RESIDENTIAL	 VACANT & AGRICULTURAL
 COMMERCIAL	 CURRENT CITY LIMITS

EXISTING LAND USE

CITY OF NEW PRAGUE, MINNESOTA
SCOTT AND LE SUEUR COUNTIES



Future Land Use

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts – they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make decisions during the development review process that are consistent with the intent of the land use category.

The categories designated on the future land use map are:

- **Single Family Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Downtown Flex**
- **Business Flex**
- **Industrial**
- **Parks and Green Space**
- **Public Uses**



Single Family Residential

This land use designation encompasses most residential lots in New Prague, as most are intended for single-family detached housing units. As the City continues to grow, lots closer to downtown could be considered for conversion into multi-unit dwellings to increase density in core residential areas; accessory dwelling units (ADUs) could also be used in larger lots. The primary zoning districts for Single-Family Residential are RL-90, RL-84, and RL-70.



Medium Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 12 units per acre. The primary zoning district for Medium Density Residential is RM.



High Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 32 units per acre. The primary zoning district for High Density Residential is RH.



Downtown Flex

This category includes public, commercial, and residential properties that are currently in the downtown area, along Main St between MN 21 and Memorial Park. This land use category was created to preserve the area's existing infrastructure and allow for its variety of uses to continue to work cohesively together. The primary zoning district for Downtown Flex is B-1.

Future Land Use



Business Flex

This category offers space for a variety of commercial, office, and light production uses, as well as complementary office and retail uses that support the adopted goals of the City. This encompasses commercial areas adjacent to major roadways on the outskirts of the City and serves as a transition from industrial uses to less intense residential or commercial uses. The primary zoning district for Business Flex is B-2 and B-3.



Industrial

This land use designation is intended for office, office-industrial, transportation, warehousing, storage, and other uses exhibiting industrial characteristics. The primary zoning district for Industrial is I-1.



Parks and Green Space

This land use category includes active or passive parks such as playing fields, playgrounds, golf courses, and other appropriate recreational uses as well as undeveloped lands, trails, water areas, and environmentally sensitive areas.

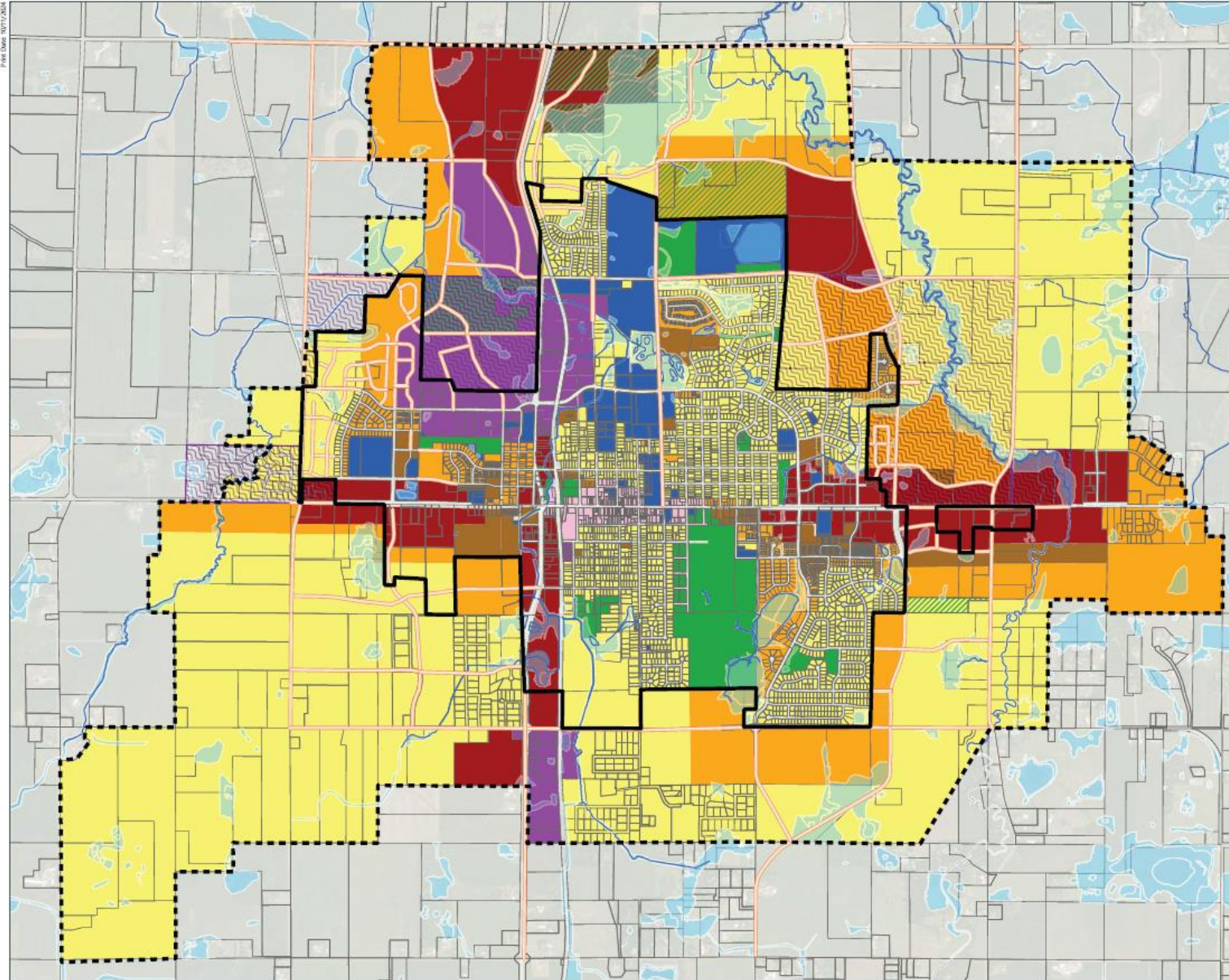


Public Uses

This land use designation includes public or semi-public facilities including but not limited to: governmental offices, police and fire facilities, clinics, educational institutions, and places of worship.

FUTURE LAND USE

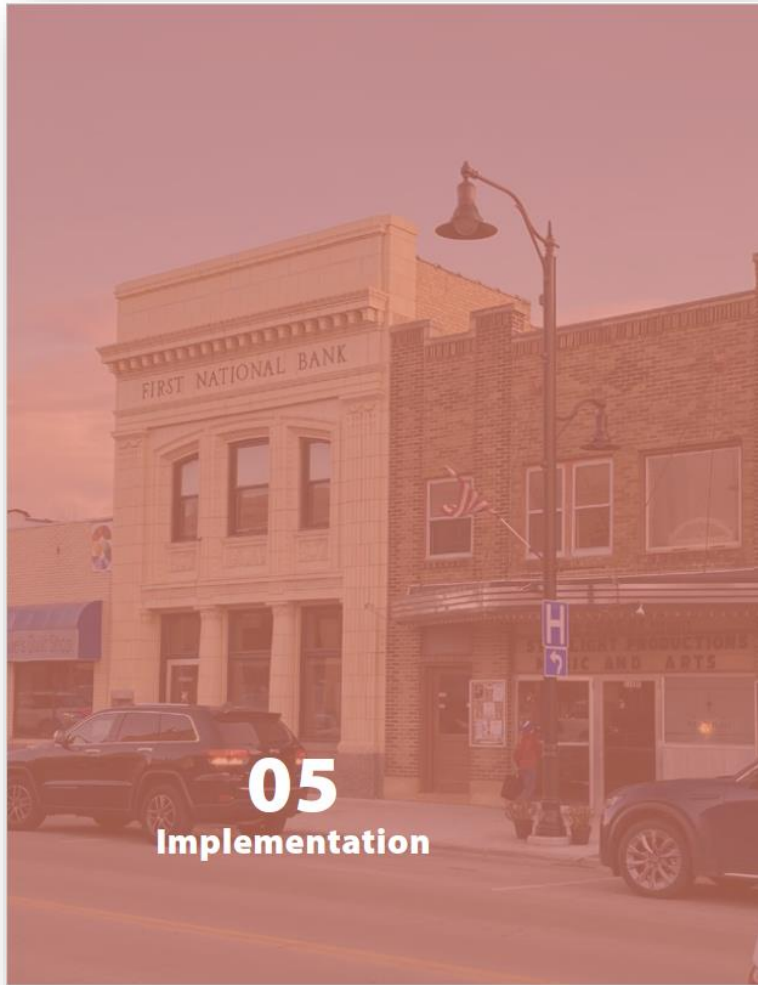
CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE
CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA



- Future Land Use Categories
- Single Family Res
 - Medium Density Res
 - High Density Res
 - Downtown Flex
 - Business Flex
 - Industrial
 - Public
 - Parks and Green Space
 - Proposed Parks
 - Future Road Corridors
 - Wetlands
 - Surface Water
 - Helena Township OAA
 - New Prague City Limits
 - 2040 Comprehensive Plan Boundary
 - New Prague Parcels

Data Sources:
Scott County, Le Sueur County, City of New Prague, FEMA





05
Implementation

Action Plan

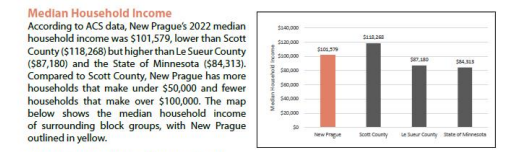
Section 9, Item a.

Community Development & Amenities		Partners	Target Completion
Goal 1: Establish the City's role as a facilitator of all types of development throughout the community.			
1a	Utilize the future land use map to plan for new development of the area.	Planning Dept, Planning Commission	Ongoing
1b	Explore development incentives that prioritize infill development/redevelopment of blighted properties and utilize existing public infrastructure.	Planning Dept, EDA	Ongoing
1c	Utilize small area plans, when necessary, to generate implementation strategies for redevelopment of specific sites.	Planning Dept, Consultant	Short-Term (0-3 Years)
1d	Revise downtown design guidelines to support the mindful maintenance, renovation, and preservation of downtown's historical character.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1e	Revise zoning/subdivision ordinances to encourage the removal of barriers to development, such as minimum lot sizes.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1f	Support public-private partnerships and work proactively with private business and landowners to facilitate investment in the community's public amenities, economic resources, and built environment.	EDA, Chamber, Businesses, Landowners	Ongoing
Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.			
2a	Consider adopting City ordinances and regulations to preserve and protect natural resources during and after development (e.g. tree ordinance).	Planning Commission, City Council	Short-Term (0-3 Years)
2b	Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.	Park Board, City Council	Ongoing
2c	Use engagement feedback (Appendix B) to inform capital improvement planning, budgeting, and new project selection.	City Council, Dept Heads	Ongoing
2d	Use annual capital improvement planning and budget processes to secure funding for regular facility/infrastructure maintenance, replacement, and expansion.	City Council, Dept Heads	Ongoing
2e	Regularly engage with residents and businesses to ensure that services, facilities, and businesses meet the needs of the community.	Planning Dept, Chamber of Commerce	Ongoing

APPENDICES

Appendix A – Community Profile

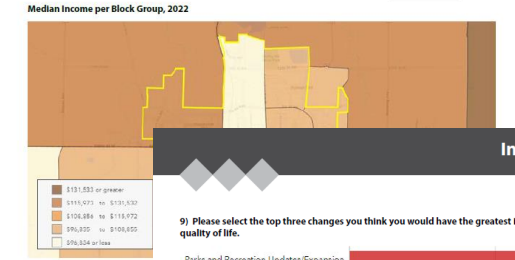
Demographic Profile



New Prague Median Income Comparison, 2024

Indicator ▲	Value	Diff
< \$15,000	18.1%	+4.2%
\$15,000 - \$24,999	4.6%	+1.3%
\$25,000 - \$34,999	4.0%	+3.3%
\$35,000 - \$44,999	6.2%	+1.8%
\$45,000 - \$74,999	12.2%	-1.1%
\$75,000 - \$99,999	11.5%	+0.4%
\$100,000 - \$149,999	18.4%	-5.3%
\$150,000 - \$199,999	11.4%	+3.9%
\$200,000+	10.5%	-3.1%

Bars show deviation from Scott County.



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life.

- A large community center housing government offices and area meeting rooms for all to use would be a benefit. An indoor walking area and more gym space plus a public library all together. More retail would keep people shopping locally. Outdoor music/entertainment spaces should be added. Any sports complexes should be outside of the main city. Parks and green spaces in the city should not have ball fields comprising most their space. Better downtown parking space is needed. Remove the corner jutted out walkways so roads can be plowed curb to curb in New Prague. Accessibility should be priority and not an after thought.
- More retail would help with lower taxes
- Need more restaurants and hotels to bring in larger sporting events/tournaments.
- New Prague is extremely short of proper "green" space for sport options for our youth. Short soccer, lacrosse, softball and baseball fields. For those who say each park has a baseball/softball field. Dirt and a backstop do not make a proper field. We need a spot that can accommodate all sports. A complex to allow kids to practice and host games and tournaments. Something not just ok but done large enough and with enough space to be expanded on as needed. This complex should include a dome to give or children winter training options.
- For the cost of living in the city there is litter we ad community members we benefit from. Little recreation, little to engage in. We are constantly driving out of our community for entertainment including outdoor adventures-hiking biking dining and entertainment
- Increased support for the education referendum. If we cut financial support to our schools district, that will impact our ability to provide quality, inclusive education for families and children.
- I think this community is perfect the way it is. My greatest concern is that it will try to grow too fast and change the type of community we have with trying to bring in too many businesses & housing options. The people who live here chose it specifically because it is farther away from the suburbs & has a small town feel to it. If we wanted to have a many close retail and employment options, we would choose to live closer to the cities.

Appendix B – Full Survey Results

Appendix C – City Center Small Area Plan



- 1 Multi-family residential and surface parking
- 2 Playground
- 3 Community room
- 4 Multi-use plaza (farmers market, food trucks, parking, etc.)
- 5 Praha Outdoor Performance Stage (POPS)
- 6 Stormwater treatment (area TBD)
- 7 "Skinny" street with planted median and parking
- 8 Entry plaza
- 9 Overflow parking (if needed)
- 10 Commercial infill building (per market demand)

Appendix D – Sanitary Sewer System Feasibility Study

Section 9, Item a.

Sanitary Sewer System Feasibility Study

City of New Prague, MN
August 21, 2024

BOLTON & MENK
Real People. Real Solutions.

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177
BM No. 0M1.131949

Sanitary Sewer System Feasibility Study
City of New Prague

Lift Station Service Areas

April 2024

BOLTON & MENK
Real People. Real Solutions.





City of New Prague Comprehensive Plan

Adopted XXXX, 2024



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A	Community Profile
B	Survey Results
C	City Center Small Area Plan
D	Sanitary Sewer System Feasibility Study

Acknowledgements

City Council

Duane Jirik, *Mayor*
 Shawn Ryan, *Vice President*
 Maggie Bass, *Council Member*
 Rik Seiler, *Council Member*
 Bruce Wolf, *Council Member*

Steering Committee

Duane Jirik
 Rik Seiler
 Joe Barten
 Brandon Pike
 Brent Quast
 Tony Buthe
 Sheilina Sperry

City Staff

Ken Ondich, *Planning/Community Development Director*
 Kyra Chapman, *Planner*

Prepared by:

This document was prepared by MSA Professional Services, Inc. with assistance from the citizens, City Council, Planning Commission, and Staff of the City of New Prague, Minnesota.


Project No.: 13093000





01

Introduction and Overview



New Prague is a prosperous and growing community built by citizens and businesses who value small-town charm, education, recreational opportunities, and public health and safety. People enjoy its natural beauty, rural character, and proximity to the Twin Cities metro area. As residents and businesses come and go, and economic trends rise and fall, changes will inevitably occur. New Prague continues to place value on long-range planning to ensure that the community of today effectively evolves to meet the anticipated needs of the future.

The purpose of this Comprehensive Plan is to establish a shared vision for New Prague; guide future decisions and actions; and assist in projecting and managing growth, change, public improvements, and development in the community. This guidance provides predictability and consistency over time to help encourage investment.

The difference between this Comprehensive Plan and a zoning ordinance is that the former sets forth the objectives and goals of the community with respect to land use, while the latter is a regulatory device through which the plan's goals and policies are carried out or achieved. Other ordinances, such as subdivision regulations, are also utilized to carry out the goals of a Comprehensive Plan.

This plan is an active part of the community's efforts to attract and retain residents and businesses to New Prague's unique small-town feel and development opportunities. The content within this plan aims to create the best version of the City for future generations to live, work, play, and learn.

Chapter 1: Introduction and Overview

This chapter examines the role of the plan, the planning area boundaries, regional context, and key community indicators.

Chapter 2: Plan Process and Engagement

This chapter outlines the planning process, a description of public participation methods and a summary of feedback from all engagement activities. Public engagement is a key component of the comprehensive planning process.

Chapter 3: Community Elements | Vision, Goals, and Objectives

This chapter presents a vision for the future of the City of New Prague and describes the goals and strategies to achieve that vision. The elements of community infrastructure, housing, recreation, transportation, employment & economy, agricultural & natural resources, and intergovernmental collaboration are all addressed.

Chapter 4: Future Land Use and Growth Management

This chapter considers New Prague's future growth forecast, existing land use, land use goals and strategies, the future land use map, how to amend the future land use map, design recommendations, and guidelines for buildings and sites.

Chapter 5: Implementation

This chapter outlines how the vision and goals of the plan are implemented in everyday decisions and annual goal setting and budgeting, and how the plan should be amended when necessary.

Appendix A: Community Profile

This appendix incorporates a summary of current conditions and recent trends in New Prague, utilizing American Community Survey data provided by the US Census Bureau.

Appendix B: Survey Results

This appendix compiles the feedback received from the Community Input survey, including charts, graphs, and qualitative responses.

Appendix C: City Center Small Area Plan

The City Center Small Area Plan, which was completed in summer 2024, outlines a vision for the redevelopment of the former creamery site in western downtown New Prague.

Appendix D: Sanitary Sewer System Feasibility Study

Completed in August 2024, this feasibility study outlines the impact of future development on current and future sanitary sewer infrastructure. Five future lift stations will serve the area surrounding the City within the anticipated growth boundary, which is reflected in this Comprehensive Plan's future land use map.

This Comprehensive Plan is an effort to reinforce the long-standing planning priorities of the City, while recognizing changing conditions, trends, and new issues. The City's Comprehensive Plan reflects a shared vision for the future of New Prague.

Comprehensive plans are a general and broad analysis of the interconnections between cultural, geographical, and natural components within a city. They also provide guidelines for continued development. Technology, economic drivers, and demographic changes affect how land is managed and utilized in a city. Although this Comprehensive Plan attempts to address many possible future uses, it may not capture all of them.

This plan will provide broad recommendations to help citizens and local leaders work together more efficiently to facilitate future growth and development within the City. These recommendations come in the form of goals and objectives which express the community's aspiration for the future. As a result, City officials will be better equipped to review and evaluate incoming land use proposals.

This planning document is a "living" guide, meaning that it can be revised as New Prague grows and changes. The plan provides specific recommendations that directly manage community growth and development. To utilize the full potential of the plan, it should be used to:

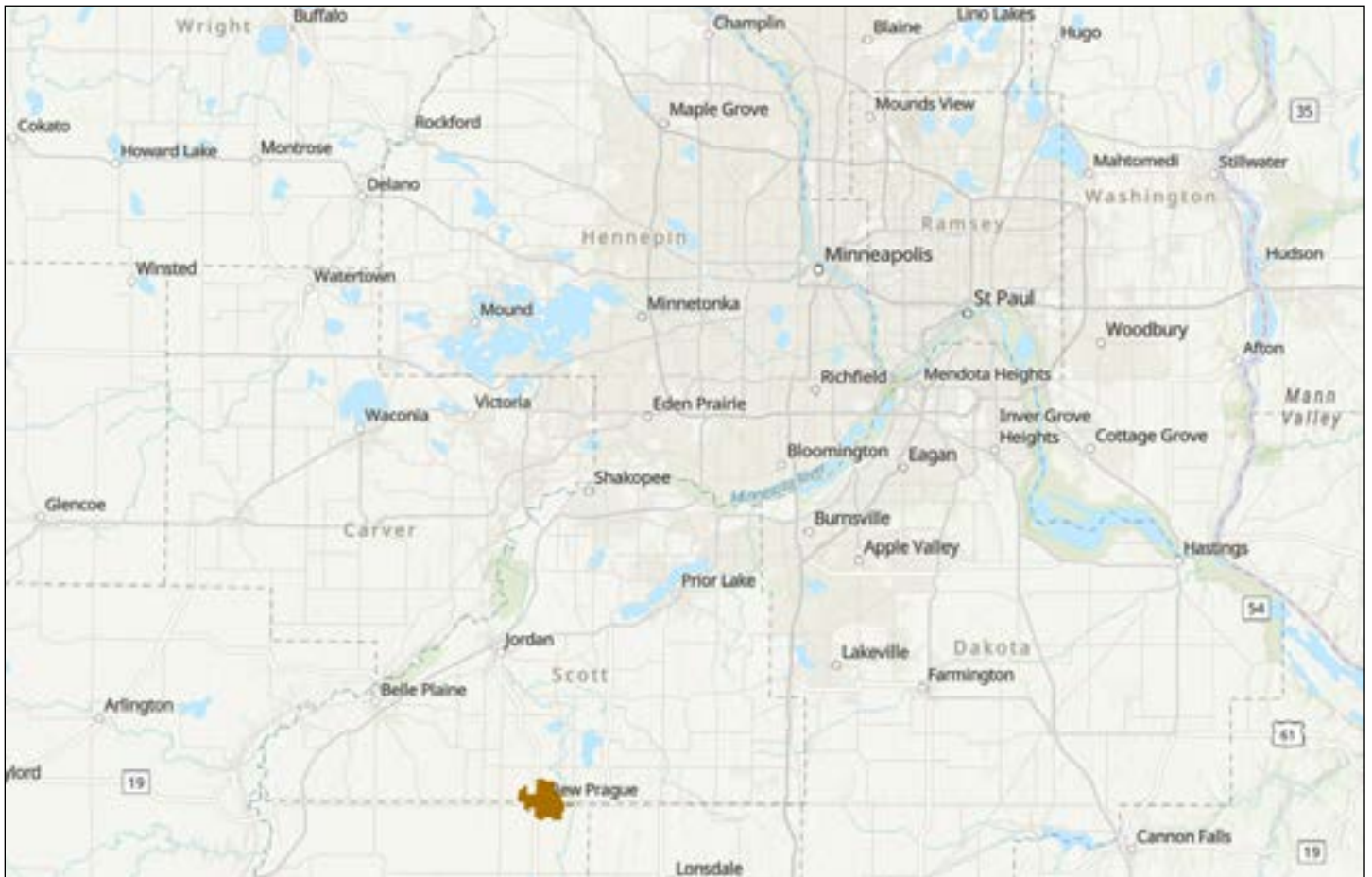
- Assist City officials and staff with a variety of land use planning and growth planning tasks.
- Aid businesses, property owners, and residents in determining potential property uses and understanding the implications of future land use changes in the surrounding area.
- Help developers coordinate development plans with City goals, regulations, and infrastructure plans.
- Assist in collaborating with neighboring jurisdictions on issues and topics of mutual interest.

Local and Regional Context

The City of New Prague is located in south central Minnesota, approximately 45 miles southwest of Minneapolis and 45 miles northeast of Mankato. The City's northern half is in Scott County and its southern half is in Le Sueur County. The closest communities to New Prague are Montgomery (to the south), Heidelberg (southwest), Lonsdale (southeast), Jordan (north), and Belle Plaine (northwest).

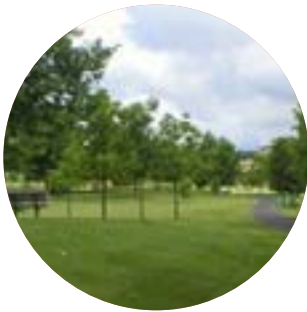


New Prague's proximity to the Twin Cities metropolitan area



Community Assets

New Prague is in a great community for residents who desire a rural feel and relatively close proximity to the resources, employment opportunities, and entertainment options of the Twin Cities metropolitan area and Mankato. Other community assets include:



Recreational Opportunities



Highly-Rated School District



Safety



Reasonable Housing Prices & Options

History

The Dakota were the last Native Americans to control the area around New Prague. In 1851, the Dakota signed the Traverse des Sioux and Mendota treaties with the U.S. Government, forcing their relocation to two adjoining reservations flanking the Minnesota River. The last known battle between the Shakopee band of the Dakota and the Ojibwa occurred near Shakopee, just 20 miles from New Prague, on May 27, 1858. By then, there were already a substantial number of European settlers that had established homes in this area.

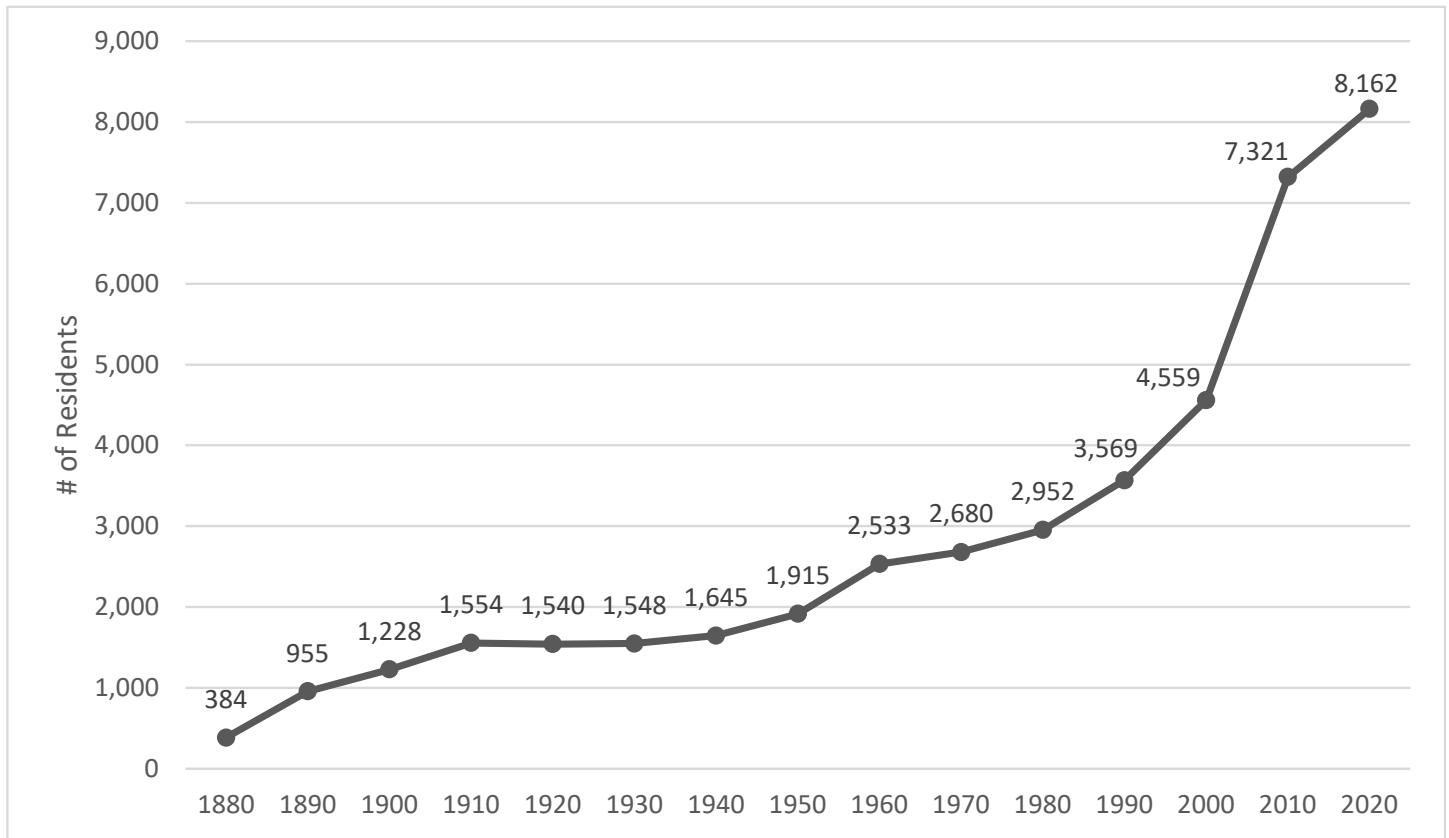
German immigrant Anton Philipp first occupied the land that is now New Prague in 1850, after hearing about favorable farming conditions of the southern Minnesota Territory. Originally called Praha, the City of New Prague was laid out and inhabited by Czech immigrants in the mid-1850s. The name was changed to Praha to Prague in 1897, then to New Prague in 1884. The extension of the Minneapolis & St. Louis (M & St. L) Railway through the City jump-started its industrial development, enabling local farmers to share their produce with surrounding communities and beyond. Soon after the M & St. L Railway reached New Prague, the City gained a newly-constructed flour mill and grain elevator, inspiring its its nickname of the "Flour City."

The 1880s-90s saw frequent construction and significant economic development in New Prague. By the end of the 1880s, the City had a bank, opera house, foundry, two public schools, and two hotels; by the turn of the century, New Prague had electrical and telephone lines, graded and wooden sidewalks, and a population of over 1,200 residents.

Population

A careful examination of population trends in New Prague provides a foundation for the land use planning process and implementation of this plan, as it helps determine where resources should be allocated. According to Metropolitan Council data, the 2023 population of New Prague was estimated to be 8,283 people. The largest increase in population occurred between 2000 and 2010, when the number of residents jumped up over 60.6% from 4,559 to 7,321. More thorough explanations of New Prague’s population and demographics can be found in Appendix A.

Figure 1: New Prague’s Historic Population (1880-2020)
Source: U.S. Census



Employment

2024 ESRI data shows that 61.0% of New Prague’s residents have jobs classified as white color positions and another 23.9% have blue collar roles. Between 2010 and 2024, the unemployment rate has generally fluctuated between 2.5% and 3.2%, with 2024’s rate falling at around 2.4%. The largest sector is Health Care, Management, and Retail Trade.

Median Household Income

According to ACS data, New Prague’s 2022 median household income was \$101,579, lower than Scott County (\$118,268) but higher than Le Sueur County (\$87,180) and the State of Minnesota (\$84,313). Compared to Scott County, New Prague has more households that make under \$50,000 and fewer households that make over \$100,000. The map below shows the median household income of surrounding block groups, with New Prague outlined in yellow.

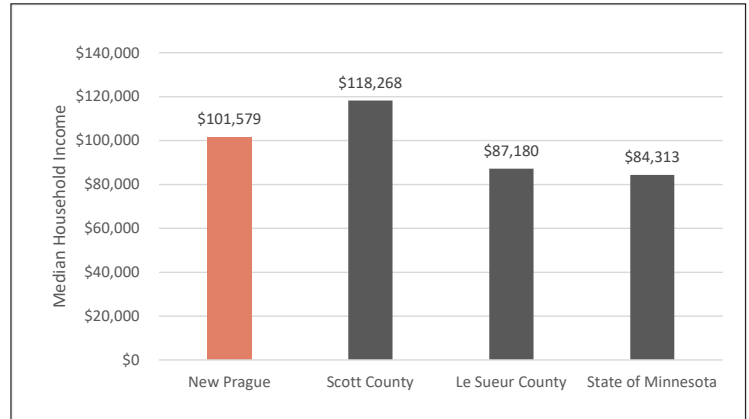
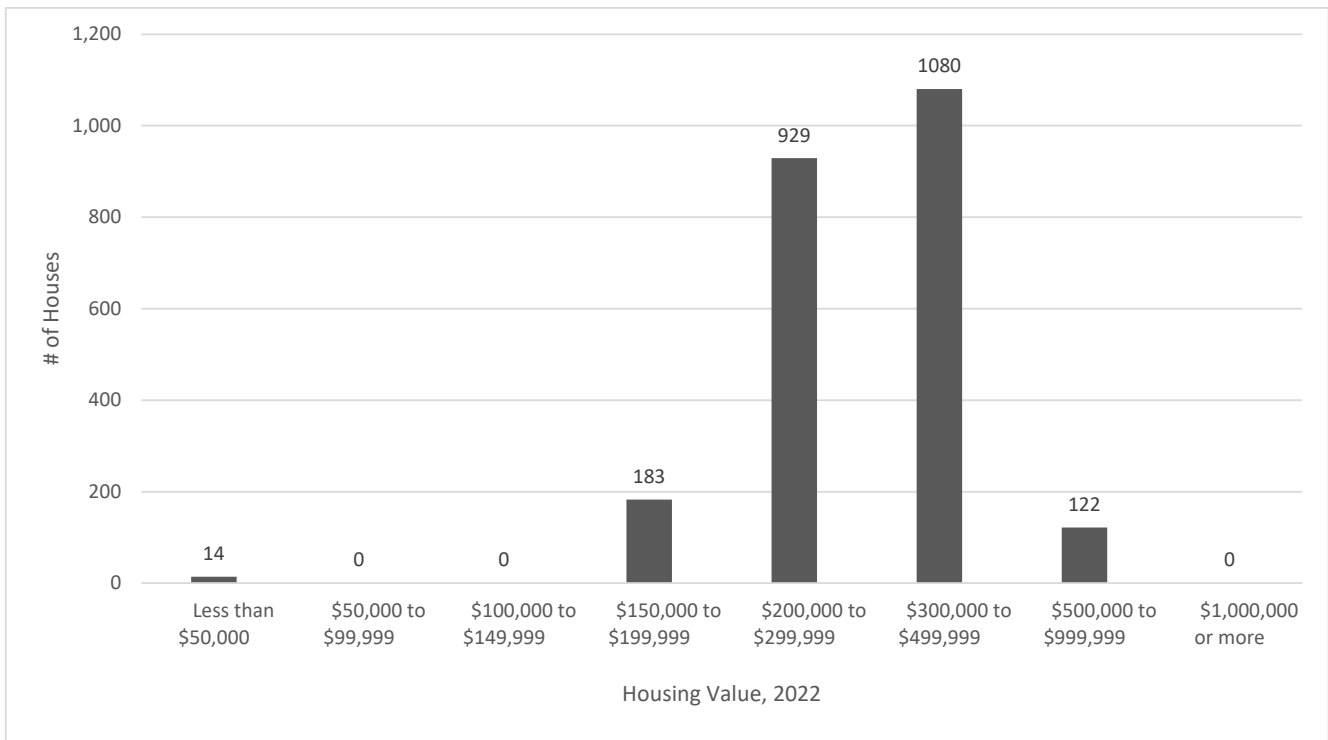


Figure 2: Median Household Income, 2021
Source: American Community Survey (ACS)

Median Housing Value

In 2022, New Prague’s median housing value (\$305,800) was lower than Scott County (\$376,000) but higher than the State of Minnesota (\$286,800) and Le Sueur County (\$271,900). The graph below represents the percentage of homes within specific value ranges; most of New Prague’s owner-occupied housing units are valued between \$200,000 and \$500,000. In 2027, the most common value range is expected to be \$300,000-\$400,000.

Figure 3: Median Housing Value, 2022
Source: American Community Survey (ACS)





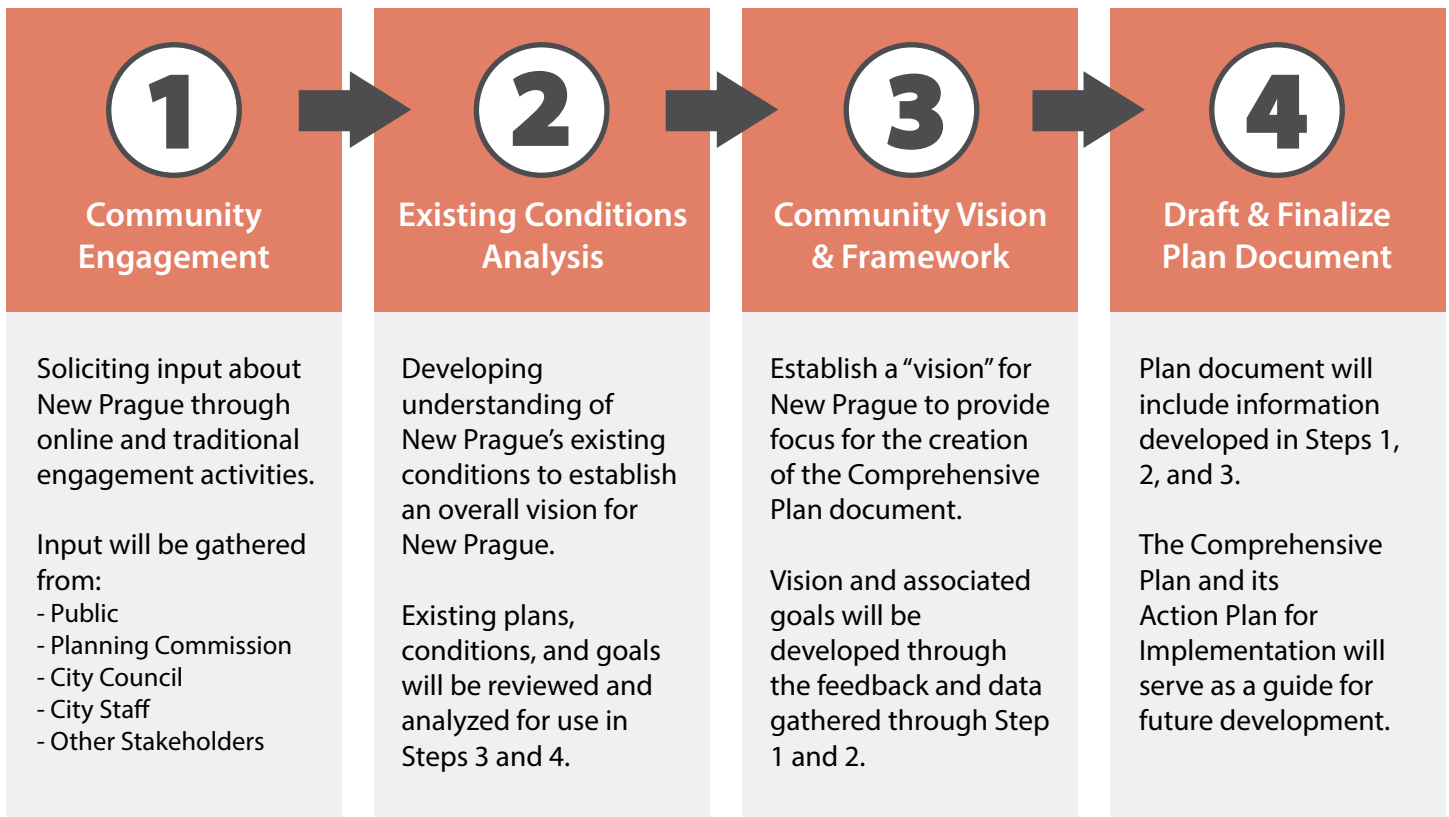
02

Plan Process & Engagement

A transparent public participation process is the foundation to a successful comprehensive plan. The planning process for New Prague's Comprehensive Plan included seeking the involvement of residents, business owners, and other stakeholders involved with the community to create a vision and set goals for growth and improvement. Great engagement is essential to creating a plan and gathering support for successful implementation of a plan's goals and actions.

The development of New Prague's Comprehensive Plan included the following engagement activities to help develop a vision, establish goals, and develop actions for implementation:

- Regular meetings with the Comprehensive Plan Steering Committee
- Joint meetings with the City Council and Planning Commission
- SWOT (Strengths, Weaknesses, Opportunities, and Threats) analyses with the Steering Committee, Planning Commission, City Council, and residents
- Community-wide input survey, hosted on a customized project website (NewPraguePlan.com)
- Key stakeholder interviews
- Public workshops
- Pop-up engagement booth at Czech Out New Prague in August 2023



Public engagement was an integral part of this planning process as it revealed issues and opportunities within New Prague; assisted in the development of goals, strategies, and recommendations; and ensured that the resulting document accurately reflected the needs of the community. Various engagement methods were utilized to collect quality feedback from stakeholders, ranging from online community surveys to open houses and pop-up events. These methods are described and summarized in the following pages.

Comprehensive Plan Steering Committee

The Comprehensive Plan Steering Committee was established early on to oversee the planning process and ensure that the established goals and objectives were being accomplished. The Committee contained representation from the City Council, Planning Commission, Parks and Recreation Board, Chamber of Commerce, School District, and Economic Development Authority. Five Committee meetings of the Committee were held throughout the planning process and all were open to the public. All presentation materials were posted on the project website for public access.



Project Website

A project website was developed to share relevant project information such as updates, schedules, meeting notices, links to surveys, and copies of meeting materials. The website also provided a venue for citizens to contact the project team with questions. This aspect of the communication and participation strategy was important for transparency, as well as for sharing information with stakeholders.

Community Survey

A community input survey was made available to community members through the project website. It was administered through ESRI's Survey123, which is formatted to allow users to take the survey via computer, tablet or smartphone.

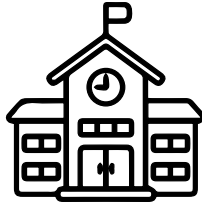
The first survey, which received a total of 118 submissions between May and June 2023, aimed to capture general demographic information and residents' views on living in New Prague. Short answer questions at the end gathered insight in the form of a SWOT (Strength, Weaknesses, Opportunities, and Threats) analysis. The broadness of the questions allowed the planning team to analyze big and small picture information about the City and community members' views and thoughts in three categories: beautification, development, and mobility.

A summary of the survey results is provided on the following pages. All survey responses can be found in Appendix B of this document.

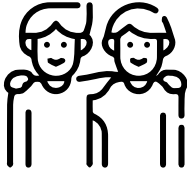
Best Current Qualities about New Prague



Rural Character
(58.5%)



School District
(53.4%)



Friendly & Welcoming
Community (31.1%)



Proximity to
Twin Cities
(30.5%)

Most-Suggested Changes for New Prague



Parks & Recreation
Updates/Expansion
(82.2%)



Expand Retail
Shopping
Opportunities (48.3%)



Decrease Taxes
& Fees (44.9%)



Increase Employment
Opportunities (33%)

Beautification

Strengths/Opportunities

- Care for parks/open space
- Expand on existing pedestrian and bike trails and ensure they're safe and connected
- Preserve small town character and history of for historic downtown area (including Main Street)
- Plant more trees and improve landscaping
- Beautify the city (i.e. tourism from Czech heritage, seasonal decorations, bridge/arch for pictures)

Weaknesses/Threats

- Need more spaces for sports recreation (especially soccer)
- Need for more alternative recreation activities (not sports and for all ages)
- Improve road conditions (including better landscaping, fewer roundabouts)

Development

Strengths/Opportunities

- Opportunity to attract and retain the right businesses (including small businesses)
- Expand recreational opportunities/open spaces/green spaces
- Improve multimodal transportation (bike trails, public transit, pedestrian areas)
- Maintain the current small-town feel
- Continue to balance land uses

Weaknesses/Threats

- Need for more diverse housing options (design, price, tenancy)
- Expand recreational opportunities/open spaces/green spaces
- Need investment to improve infrastructure
- Need to reduce high costs
- City is growing too fast and over-building

Mobility

Strengths/Opportunities

- Opportunity to expand on existing bike and pedestrian trails (externally to surrounding areas and parks (i.e., Cedar Lake), on residential streets, around water bodies)
- Need for mountain bike trails
- Roads are currently in good condition

Weaknesses/Threats

- Safety improvements are needed on paths and at heavy traffic intersections (especially near schools and highways)
- Trail system is currently disjointed, noncontiguous, don't connect to busy roadways and community assets
- ADA compliance (unsafe, uneven paths and untreated in winter) and need public, multimodal transit for elderly and handicapped

Stakeholder Interviews

The project team spoke to numerous stakeholders, ranging from business owners and developers within New Prague to representatives from surrounding Counties and Townships. While many of these conversations highlighted specific issues or circumstances around New Prague, the following general themes emerged:

Development Needs

- Connected trail system between City to Cedar Lake Farm Park and notable points throughout community
- Condos/apartments/diverse housing
- Workforce housing
- Development-ready industrial and residential sites (especially multi-family residential)

Challenges for Running/Expanding Business

- Difficult to find workers – many want to work from home and/or are not skilled enough
- Very little affordable housing and childcare
- Cost of expanding business and development – residential development cost is prohibitive
- Bedroom community (daytime traffic is low, which threaten restaurants and hospitality)

Suggestions for \$100,000 Improvements

- Splash pad
- Additional advertising/promotional materials/social media engagement, both to attract non-residents and inform residents of things happening within community

Suggestions for \$10,000,000 Improvements

- Indoor sports complex (batting cages, pickleball, hockey rink, etc.)
- Investment into local schools
- Purchase of land and infrastructure completion
- Parks and recreation improvements (connection to Cedar Lake Farm Park, updating park facilities/trails, purchasing land for new parks/trails/open space)

SWOT Analysis

This Comprehensive Plan is grounded in residents' concerns and aspirations regarding the future of New Prague. This input was primarily collected through various SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis exercises run with the Planning Commission, City Council, and Steering Committee. These following categories were applied to three main themes: Preservation & Beautification, Development, and Mobility.

Strengths - characteristics that give the community an advantage over others.

Weaknesses - characteristics that place the community at a disadvantage relative to others.

Opportunities - elements the community could exploit to advantage the community.

Threats - elements in the environment that could cause trouble for the community in the future.

Summary of input relating to Preservation & Beautification

Strengths

- Memorial Park
- Existing downtown
- Effort & investment into City infrastructure
- Downtown vibrancy and vision
- Community pride
- Agricultural land and community
- Beautiful old homes

Opportunities

- Add Historical Preservation district to downtown
- Preserve unique natural features (e.g. mature trees)
- Involvement of Main Street building owners in planning process
- Availability of historic downtown
- Development of historic standards
- Update disc golf course
- Future of Memorial Park & amenities
- Embrace historic significance of train depot

Weaknesses

- Old Mill area is currently underutilized
- Limited existing historic standards

Threats

- Cost related to historic preservation and downtown reinvestment
- Lack of clarity on what historic buildings are worth preserving
- Building conditions along Main Street
- Economic conditions (particularly commercial real estate)
- Vacancy
- Solar farms take up good farmland

Summary of input relating to Development

Strengths

- Partnership between City and School District
- Hospital, schools, grocery stores
- Good location to serve other communities
- Land that could be developed for industrial uses has been developed
- School district (good size, brings lots of people into town)
- Housing stock in relatively good shape
- Main Street and surrounding streets have been redone & are in good condition
- Convenient access to services

Opportunities

- Educate community on benefits of multi-family housing
- Economic/residential growth east and west of downtown
- Develop design standards for commercial/industrial development
- Create higher-density areas within the City for multi-family housing
- Increase diversity of housing type/price
- Transportation-based retail
- "Secondary" retail
- More housing for all stages of life
- Attract, maintain, retain families and employees
- Capture traffic from school events
- Redevelopment of Old Mill area

Weaknesses

- No land currently available for greenfield development and/or PUDs
- Limited areas for multi-family/affordable development within City
- Median home price is comparatively high
- 70% of people work outside of the City
- Sanitary sewer trunk lines limit
- Competing with commercial along I-35 due to their access to traffic
- Availability of housing
- Land open for development is expensive to potential developers

Threats

- Rate of people moving to New Prague is declining
- Economic conditions & future unknown
- Nationwide school enrollment & spending
- City location due to regional market & Scott County
- Infrastructure users
- Reduction of agricultural land
- Cost of infrastructure to accommodate future growth

Summary of input relating to Mobility

Strengths

- Walk New Prague program and the Greenways plan
- I-169 and I-35 as access points to the City
- Sidewalk build out has been good
- State highway 19 brings traffic into town
- Roundabouts have helped traffic

Opportunities

- Develop Complete Streets
- Safe Routes to School
- Even more sidewalks are necessary
- Need for connected neighborhoods
- Build mobility goals into a plan or code
- Existing trails & trails plan
- County search corridor for connection to Cedar Lake Regional Park
- Greenway Trail southeast side
- Railroad decommissioning
- Public infrastructure for electric vehicles

Weaknesses

- Current lack of parking downtown, cars staying in spots for too long
- Downtown streets are too narrow, dangerous for navigation
- Lack of trail connectivity (intra and inter-city)
- Hwy 19 & 21 is a troublesome intersection
- Not bikeable
- Limited non-car transportation
- Large truck traffic through downtown
- Rush hour traffic can be difficult

Threats

- Federal/state systems and opponents



03

Community Elements - Goals & Strategies

Each of the following elements of this chapter contains goals and strategies established through the planning process, public engagement activities, Steering Committee input, and the Community Profile (found in Appendix A).

This section defines Goals and Strategies as follows:

Goal

A long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition through implementation.

Strategy

A statement that identifies a course of action to achieve a goal. Strategies are more specific than goals and are usually attainable through planning, implementation, and direct action.

These Goals and Strategies are designed to facilitate the implementation of New Prague's vision statement:

“The City of New Prague will continue to cherish its rich heritage while proactively embracing the opportunities of tomorrow. We will foster a harmonious balance between future development and preservation, continue to grow a thriving local economy by supporting a diverse range of industries, and continue to be a place of community focused growth, and opportunity for all residents.”

The goals and corresponding strategies of this chapter are summarized in the following pages.



Community Development & Amenities (pg. 21)

1. Establish the City's role as a facilitator of all types of development throughout the community.
2. Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.



Transportation (pg. 22)

1. Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.
2. Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.



Parks & Recreation (pg. 27)

1. Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.
2. Continue partnerships with Le Sueur and Scott Counties, the State of Minnesota, adjacent communities, New Prague Area Schools, regional agencies, and civic organizations to provide comprehensive recreation facilities and programs.



Agriculture & Natural Resources (pg. 28)

1. Protect and enhance the natural settings unique to the character of New Prague.
2. Manage, enhance, and preserve unique land and water resources by avoiding development on high value wetlands, floodplains, and within close proximity to Phillips Creek.



Housing (pg. 31)

1. Attract and retain residents including young professionals, families, and retirees by supporting Life Cycle Housing throughout the community.
2. Complement housing policies with economic development goals of New Prague, growing businesses and population in tandem.



Economy & Employment (pg. 32)

1. Support strategic economic growth within the MN 19, MN 21, and TH 13 corridors and downtown area, to provide additional retailers, businesses, and services for the community.
2. Develop strategies to promote sustainable and holistic economic development.



Intergovernmental Cooperation (pg. 33)

1. Maintain mutually beneficial relationships and partnerships with neighboring counties and municipalities, as well as state and federal agencies.
2. Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.



Resilience (pg. 34)

1. Encourage sustainable practices throughout the community, including development and infrastructure practices.
2. Encourage residents to build relationships within and across neighborhoods.



Land Use (pg. 47)

1. Encourage thoughtful development in strategic areas of New Prague.
2. Promote the preservation and conservation of environmental and historic land uses in New Prague.





Public and private utilities are fundamental for growing and sustaining a community, and important to the residents of New Prague. Without comprehensive public and private infrastructure, facilities, and services, the continued growth of the community would stall. As demand for these amenities increases, the City will need to take a strong role in facilitating all forms of growth and development.

Goal 1: Establish the City’s role as a facilitator of all types of development throughout the community.

Strategies:

- Utilize the Future land use map to plan for new development of the area.
- Explore development incentives that prioritize infill development/redevelopment of blighted properties and utilize existing public infrastructure.
- Utilize small area plans, when necessary, to generate implementation strategies for redevelopment of specific sites.
- Revise downtown design guidelines to support the mindful maintenance, renovation, and preservation of downtown’s historical character.
- Revise zoning/subdivision ordinances to encourage the removal of barriers to development, such as minimum lot sizes.
- Support public-private partnerships and work proactively with private business and landowners to facilitate investment in the community’s public amenities, economic resources, and built environment.

Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.

Strategies:

- Consider adopting City ordinances and regulations to preserve and protect natural resources during and after development (e.g. tree ordinance).
- Continue to refer to and update the City’s Wellhead Protection Plan to protect groundwater quality and resources.
- Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.
- Use engagement feedback (Appendix B) to inform capital improvement planning, budgeting, and new project selection.
- Use annual capital improvement planning and budget processes to secure funding for regular facility/infrastructure maintenance, replacement, and expansion.
- Regularly engage with residents and businesses to ensure that services, facilities, and businesses meet the needs of the community.



A community's mobility network is perhaps its most important feature and should be able to facilitate all modes of movement. Reliable transportation enables safe access to work, school, shopping, recreation, medical care, and social gatherings. New Prague is fortunate to have easy access to State Hwy 19, State Hwy 21, TH 13, and the greater Twin Cities Metro region. The City's future transportation network should anticipate the needs of users and their preferred methods of transportation to ensure efficiency and safety across the system.

Goal 1: Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.

Strategies:

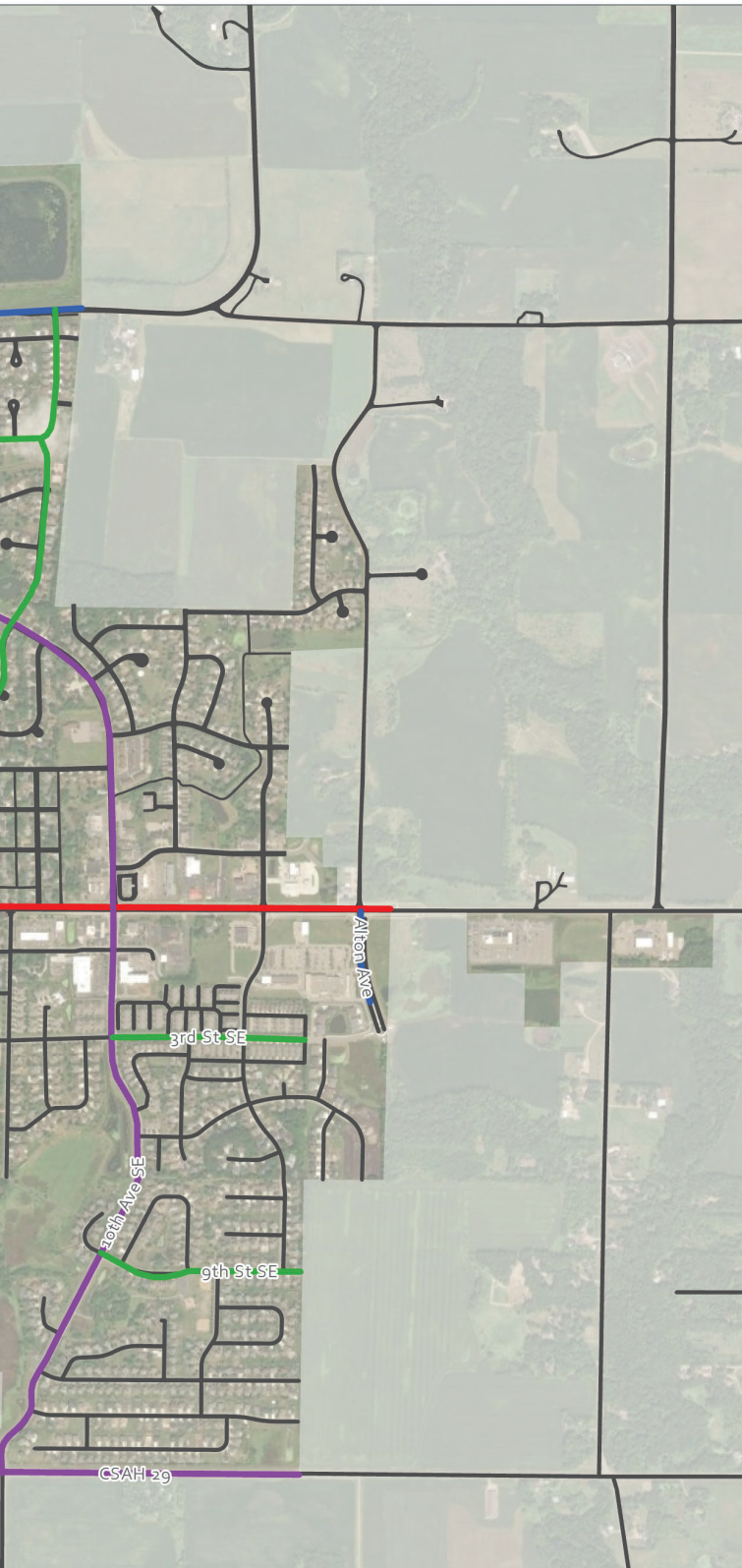
- Utilize Complete Street principles when evaluating highway and road improvement projects.
- Consider requiring and/or incentivizing developers to include non-vehicular transportation facilities in their subdivisions and development plans – particularly trail opportunities.
- Reduce the amount and density of cul-de-sacs in development to improve connectivity among vehicular and non-vehicular transportation facilities.
- Continue to preserve right-of-way corridors and adhere to spacing guidelines based on each road's functional classification.
- Ensure that City plans for vehicular and non-vehicular transportation align with each other for capital improvement planning and budgeting.
- Continue to promote and support local community-based transit services such as SmartLink, Hop Scott, and TRUE Transit.

Goal 2: Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.

Strategies:

- Consider incentivizing sidewalk construction and maintenance to ensure a well-connected pedestrian network throughout the community, prioritizing separated or off-street paths where able.
- Identify gaps in ADA-compliant access by engaging the community and analyzing current conditions.
- Identify funding opportunities and partnerships to fix instances of ADA non-compliance throughout the community.
- Utilize Safe Routes to School programs to enhance physical pedestrian crossings and educate students on safe traveling strategies.

Complete Streets are roads and adjacent areas designed with a balanced approach that better supports all modes of transportation. This is accomplished by adding more room for pedestrian and bicycle traffic while optimizing over-designed automobile infrastructure. With a Complete Street profile, visitors and residents of different ages and abilities can more safely access community events, shopping areas, and public amenities with the transportation mode that fits their lifestyle. If implemented properly, this redeveloped corridor can serve the dual purpose of creating a vibrant place (placemaking) and providing a more functional transportation network.



EXISTING FUNCTIONAL CLASSIFICATIONS

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

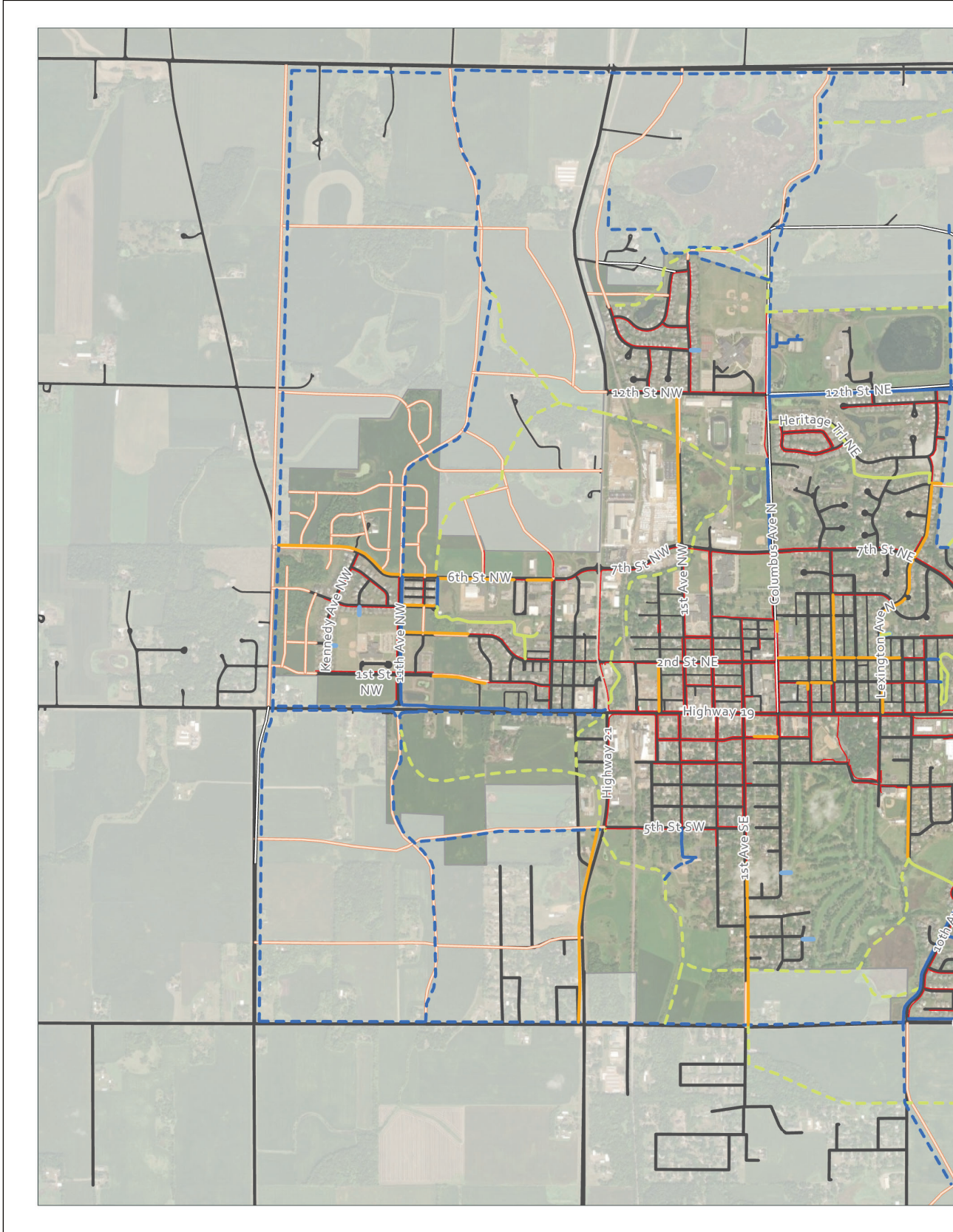
CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

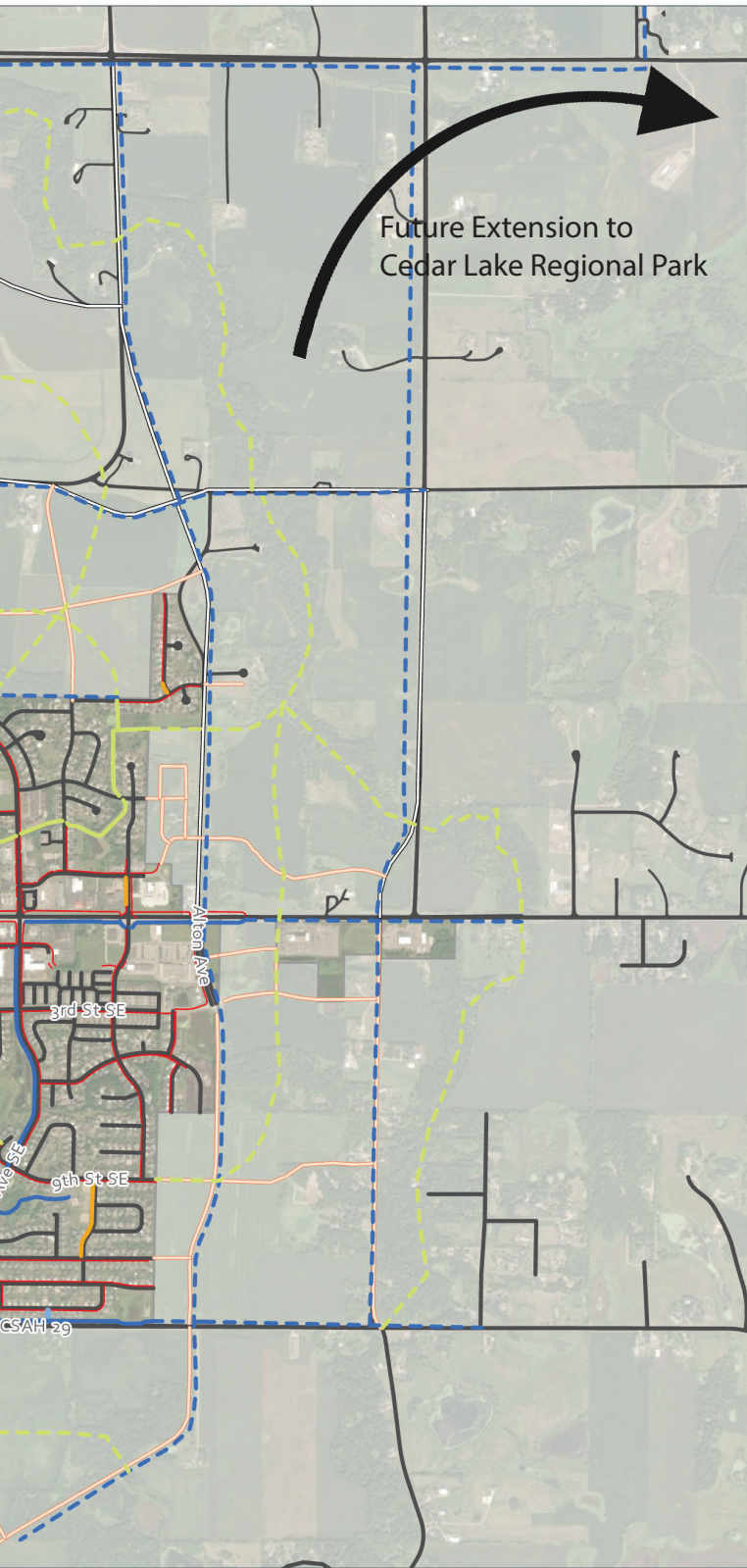
- A MINOR ARTERIAL
- B MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL ROADS

Data Sources:

Scott County, Le Sueur County, City of New Prague, MNDOT







FUTURE CORRIDORS & TRAILS

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

- Existing Sidewalks
 - Existing Trails
 - Existing Greenway Trails
 - Sidewalk Gaps
 - Potential Trails
 - Potential Greenway Trails
 - Trail Connections
- Roadways
- New Corridor
 - Route Change
 - Existing Roadway

Data Sources:

Scott County, Le Sueur County, City of New Prague, MNDOT





New Prague's easy access to recreational opportunities significantly contributes to an improved quality of life for residents and visitors. These recreational strengths will help keep the community growing and thriving, and add economic value and positively affect property value, tourism, and commerce.

Goal 1: Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.

Strategies:

- Use the 10-minute walk principle to identify and address coverage gaps in the park system as future development occurs.
- Continually plan for trail linkages to important community facilities, recreational assets, and neighborhoods.
- Through the development review process, encourage new development that preserves natural features, contributes new parkland, and extends the Greenway trail system (if applicable).
- Complete an active mobility study to identify funding and implementation strategies for off-street trail network expansion.
- Update New Prague's Parks Master Plan to guide future development of the community's parks, trails, and green space.
- Consider rail-to-trail conversion opportunities if railroad tracks within New Prague's boundaries are abandoned.

Goal 2: Continue partnerships with Le Sueur and Scott Counties, the State of Minnesota, adjacent communities, New Prague Area Schools, regional agencies, and civic organizations to provide comprehensive recreation facilities and programs.

Strategies:

- Collaborate with the school district to share facilities for recreation and sports programs serving all populations within the community.
- Consider a public-private partnership to plan and build a multi-sport indoor athletic complex.
- Collaborate with local and regional entities to identify funding and land to develop an off-road trail connection between the City of New Prague and Cedar Lake Farm Regional Park.
- Complete a trail corridor identification plan for the Cedar Lake Trail Expansion project.
- Create directional and/or informative signage about the community's recreational assets for visitors, employers, and potential residents.
- Gather community input and collaborate with local sports organizations to identify recreational amenities that should be expanded or enhanced.

New Prague has many natural areas that are vital to the well-being of the community and the health of local and regional ecosystems. There is also productive agriculture surrounding the community that provides current and future economic growth and wealth. Preserving, protecting, and restoring natural and agricultural resources is crucial for the sustainability and welfare of New Prague's living things – human and non-human.

Goal 1: Protect and enhance the natural settings unique to the character of New Prague.

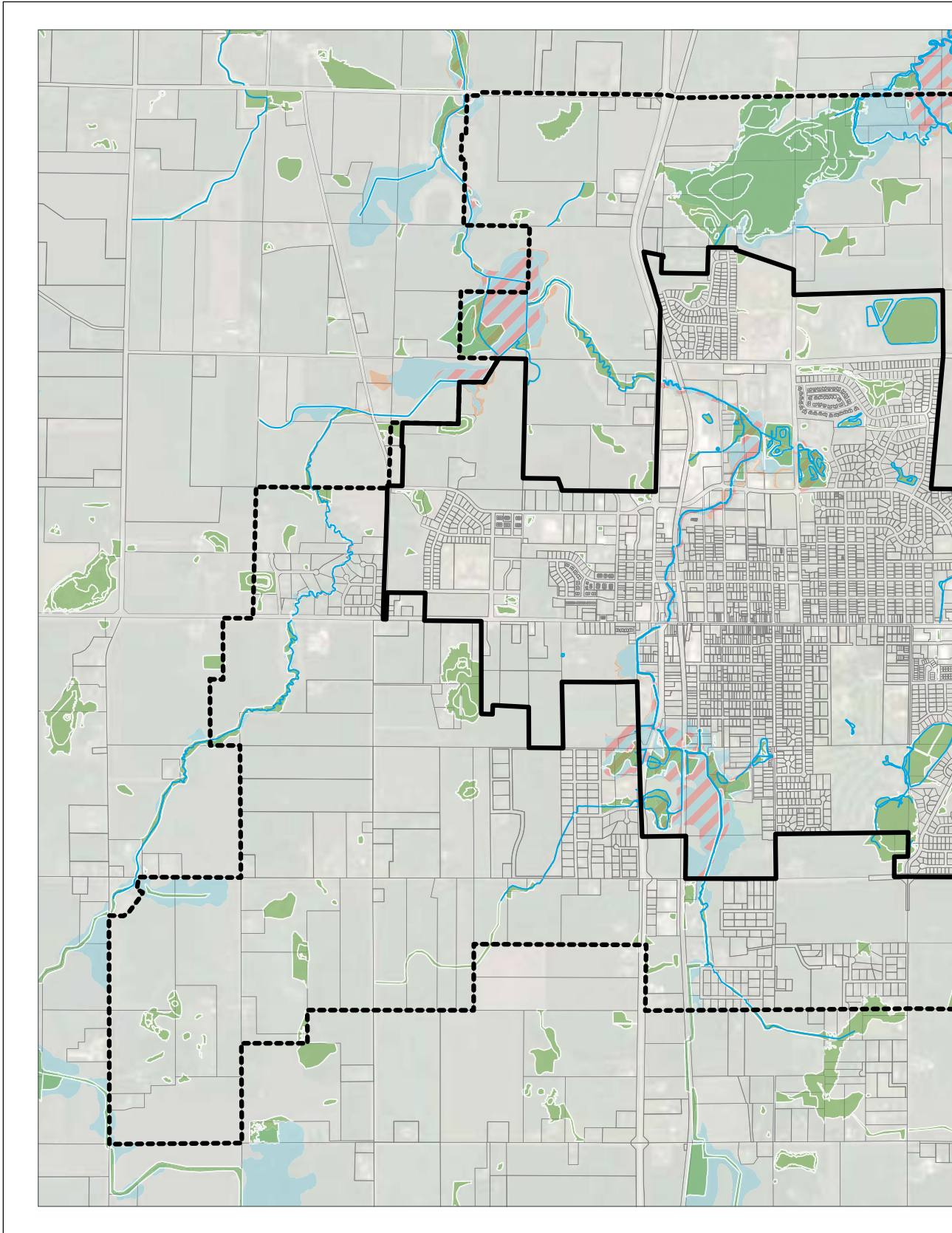
Strategies:

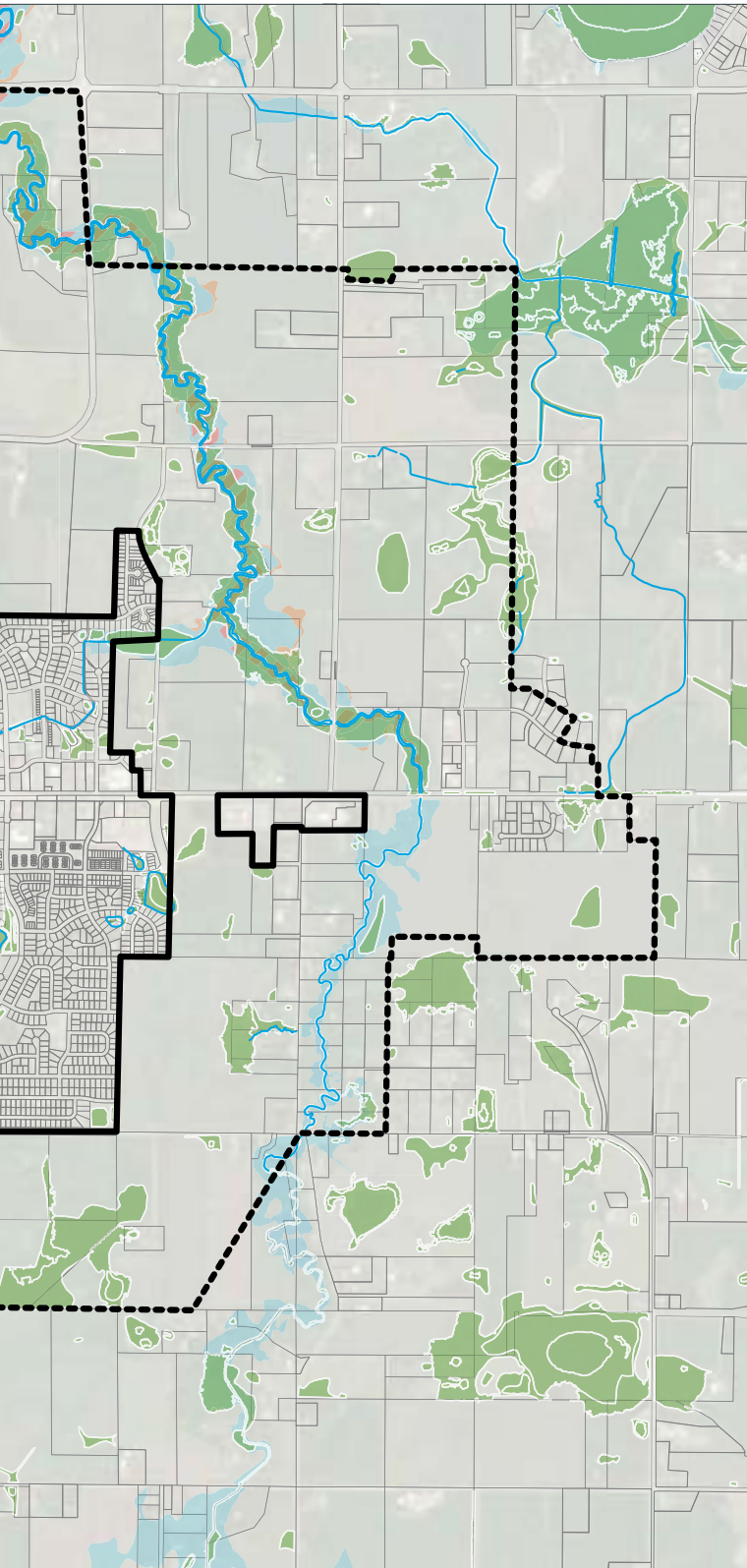
- Continue to require areas of green space in new developments to provide for preservation and aesthetics.
- Consider requiring conservation and/or comparable restoration of natural features during the development process – including preservation or replacement of trees and natural waterways.
- Prioritize infill development within the City over development on adjacent agricultural lands to maintain the rural charm surrounding the community.
- Raise residents' awareness of Minnesota's Right to Farm law to mediate potential conflicts between residential and agricultural uses.

Goal 2: Manage, enhance, and preserve unique land and water resources by avoiding development on high value wetlands, floodplains, and within close proximity to Phillips Creek.

Strategies:

- Create a conservation overlay within New Prague's zoning map that outlines specific development and conservation regulations for sensitive natural areas.
- Acquire and incorporate wetlands into New Prague's park system as natural amenities.
- Support healthy ecosystems by minimizing polluted runoff, utilizing natural stormwater management techniques, remove invasive species, and engage in biodiversity conservation efforts.
- Preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.
- Support and encourage sustainable agricultural practices to protect watershed and water resource health.
- Coordinate with Scott and Le Sueur Counties on water quality programs and long-range planning efforts.













SENSITIVE ENVIRONMENTAL FEATURES

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

-  New Prague City Limits
-  2040 Comprehensive Plan Boundary
-  New Prague Parcels
-  Surface Water
-  Wetlands
- Flood Hazard Zones
 -  1% Annual Chance Flood Hazard
 -  Regulatory Floodway
 -  0.2% Annual Chance Flood Hazard

Data Sources:

Scott County, Le Sueur County, City of New Prague, FEMA





As the City grows and changes, housing demand will change to meet the needs of the market and desires of the current and potential residents. Housing is included in this Comprehensive Plan to provide guidance for City staff, officials, and developers when considering additions to and renovations of the City's housing stock. Character, market needs, and quality are important considerations when evaluating housing growth.

Goal 1: Attract and retain residents including young professionals, families, and retirees by supporting Life Cycle Housing throughout the community.

Strategies:

- The City of New Prague should consider limiting residential development of large and/or prohibitively expensive lots through buying and subdividing processes, encouraging cluster developments where appropriate.
- Explore a variety of housing opportunities (not just single-family homes) to provide more affordable housing for a range of households of differing needs and incomes.
- Consider allowing the conversion of larger, centrally-located homes into two- or three-unit dwellings, as well as the installation of accessory dwelling units (ADUs) on smaller lots adjacent to downtown.
- Utilize development and land use plans to guide development and placement of a variety of housing units – include single-family detached homes, townhomes, duplexes, multifamily apartment buildings, manufactured homes, and mixed-use buildings, and other forms of housing sought out by homebuyers and renters.
- Encourage and promote the development of independent adult/senior housing within the community as needed.

Goal 2: Complement New Prague's housing policies with economic development goals, growing businesses and population in tandem.

Strategies:

- Locate new housing in areas with adequate access to jobs, transportation, and other daily-need amenities.
- Reduce barriers and provide targeted development incentives to attract developers for new housing or mixed-use projects.
- Encourage high-density development in areas in and near downtown, and near other commercial areas to provide a diverse and balanced housing type in the City.
- Advocate for funding opportunities that are otherwise not accessible to fringe communities like New Prague (not currently eligible for most Metropolitan Council and rural funding).
- Revise density and parking requirements to support the feasible development of residential and mixed-use areas.

Lifecycle Housing is an approach to housing that aims to identify and accommodate the unique needs of every life stage, from college students/young adults to established families with children to empty-nesters/retirees. This approach advocates for the inclusion of numerous housing types, sizes, and price points in every neighborhood.

Economic development is realized through the growth and retention of jobs, a diversity of business types and subsequent increases in buying power, investment in the built environment, and general improvement in the community's quality of life. New Prague recognizes that economic success and a focus on workforce development requires extensive collaboration with other public entities – the City will be an active partner in these efforts and will avoid duplication of services for efficiency purposes. Support for these efforts may include staff time, funding, policies, endorsement, and promotion of projects.

Goal 1: Support strategic economic growth within the MN 19, MN 21, and TH 13 corridors and downtown area, to provide additional retailers, businesses, and services for the community.

Strategies:

- Periodically re-evaluate the current mix of retail, restaurant, and service businesses to identify new businesses that will attract residents and regional customers to New Prague.
- Use capital improvement planning, development requirements, and development agreements to ensure that infrastructure is adequate immediately and in the future.
- Consider creating a corridor plan or concept with future development options for MN 19, MN 21, and/or TH 13.
- Utilize this Comprehensive Plan document to promote continued commercial development along MN 19 that is in character with the recommendations.
- Regularly conduct “business retention visits” with existing business owners to evaluate current and future resource needs.

Goal 2: Develop strategies to promote sustainable and holistic economic development.

Strategies:

- Identify and address the complex network of needs that could deter employees from settling in New Prague, such as a lack of housing diversity, childcare, long-term job opportunities, entertainment, etc.
- Support the needs of the growing population by actively assisting new business opportunities via programs, space, and infrastructure.
- Maintain an adequate supply of land for commercial and industrial development, either through annexation or redevelopment.
- Facilitate partnerships between the school district and local businesses for the development of a “youth workforce development” program, in which high school students receive career guidance from tradespeople in the community.



Successful and economically vital communities are built from collaborative efforts among the City, local school district, businesses, and organizations. They also form and maintain relationships with regional organizations like Scott and Le Sueur Counties, nearby communities, the State of Minnesota, and federal agencies.

Goal 1: Maintain mutually beneficial relationships and partnerships with neighboring counties and municipalities, as well as state and federal agencies.

Strategies:

- Coordinate with Le Sueur and Scott Counties, the State of Minnesota, and surrounding communities to review proposed changes to land use, transportation system, and utilities that will have an impact on New Prague.
- Revisit orderly annexation agreements with neighboring townships and consider drafting a short annexation phasing prioritization plan, if needed.
- Involve Rice County in any conversations concerning annexation of lands east of New Prague.
- Support New Prague Area Schools in their growth, community engagement activities, and site improvement initiatives.
- Partner with the school district on land use, utility, and transportation improvement planning.

Goal 2: Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.

Strategies:

- Coordinate with adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap. Work to avoid duplication of unique amenities.
- Enforce, abide by, and maintain existing intergovernmental cooperative agreement with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public services.
- Collaborate with MNDOT; Le Sueur, Scott, and Rice Counties; and local organizations and developers to execute development priorities as outlined in City plans.

Resilience is the ability of a system to respond to, adapt to, and recover from negative events. Resilience has three major components: social, economic, and environmental. Strong social networks, efficient economies and thoughtful government budgets, and the protection of vital natural resources all have a positive impact on a community's ability to bounce back after unexpected disruptions like natural disasters.

Goal 1: Encourage sustainable practices throughout the community, including development and infrastructure practices.

Strategies:

- Encourage energy efficiency in buildings, lighting, and infrastructure.
- Support development practices that allow for the capture and use of clean energy.
- Utilize native and/or disease-resistant plants to maintain aesthetic and natural qualities of the community.
- Prioritize and protect vital natural resources from overconsumption and destruction.
- Support the addition of charging stations for electric vehicles at public entities as well as with new commercial development.
- Encourage the reduction of waste community-wide, while leveraging environmentally friendly disposal opportunities such as the existing community compost area.
- Continue implementing GreenStep best practices to achieve community sustainability and quality-of-life goals.

Goal 2: Encourage residents to build relationships within and across neighborhoods.

Strategies:

- Collaborate with local leaders to improve residents' connections to City departments, local nonprofit organizations, and each other.
- Encourage interaction among residents through small-scale gatherings such as neighborhood block parties.
- Continue to plan and support large-scale community gatherings and "legacy events" such as the New Prague Dožínky Festival.
- Explore ways of supporting and promoting community gardens, farmers markets and other similar community-based food projects.



04

Future Land Use & Growth Management



27.3%
Low Density Residential

The City of New Prague is approximately 2,524 acres, or about 3.94 square miles in size. Figure 4, on the following page, shows the current land use in New Prague by existing land use category, as observed in 2024. The largest category is Low Density Residential, which accounts for approximately 27.3% of land use in the community.



2.9%
Medium Density Residential

Medium Density Residential uses account for 2.9% of developed property and High Density Residential uses account for 1.9% – these areas will face increased growth pressure in the future as more housing options are needed to serve New Prague’s housing market demand. Medium density owner-occupied and high-quality rental housing options are especially attractive to single professionals, young families, single-parent families, and retirees.



1.9%
High Density Residential



11.3%
Public and Institutional

The City has a significant amount of land dedicated to Public/Institutional uses – approximately 11.3% – largely due to properties owned by the school district. There are also numerous religious institutions, municipal service buildings, and a City-owned wastewater treatment plant.



5.1%
Commercial

Approximately 5.1% of the City’s land is dedicated to Commercial uses, and another 5.6% dedicated to Industrial uses. It is anticipated that as the community grows, there will be additional land needed for commercial and light industrial uses. The future land use map on page 41-42 identifies multiple opportunities for industrial park establishment or expansion.



5.6%
Industrial

Vacant/Agricultural areas are the second largest land use category at about 20.8% of the community’s total area. This category includes properties inside the current City limits that are utilized for agricultural production, undevelopable due to wetlands or floodplains, or awaiting new development. These properties should be prioritized as opportunities for further development before annexation is considered; however, these properties may require utility or infrastructure extension/improvements to support development.



20.8%
Vacant/
Agricultural



8.7%
Parks &
Open Space

Parks and Open Space makes up about 8.7% of the community, encompassing City parks and the New Prague Golf Club. As the City expands, land should be set aside for natural conservation and the expansion of recreational opportunities.



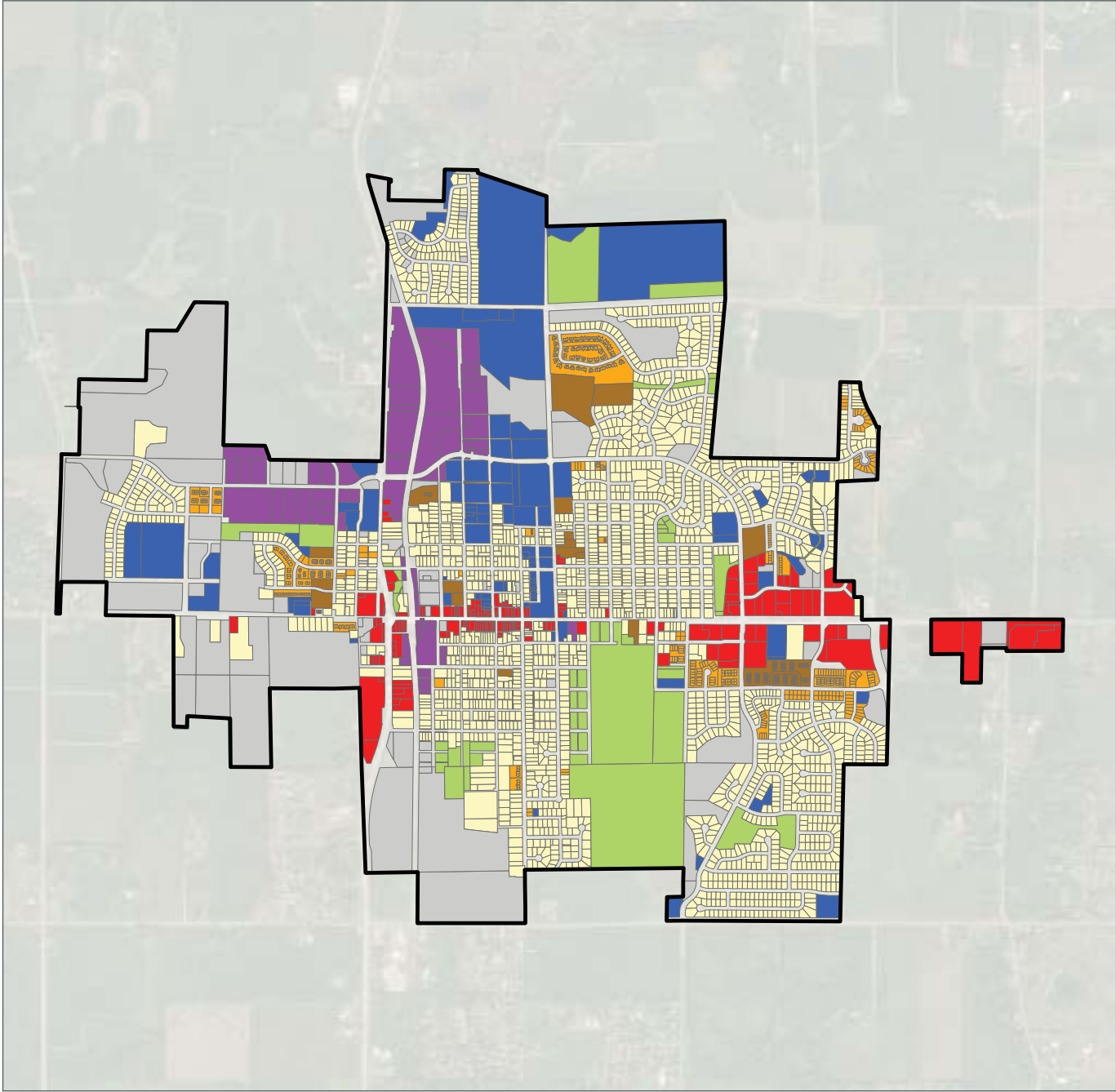
16.4%
Right-of-Way

Right-of-Way is a type of easement that is reserved for transportation needs, including roads, sidewalks, alleys, and railroads. It currently makes up approximately 6.4% of New Prague’s land.

New Prague 2024 Existing Land Use			
Land Use Category	Acres	% of Total Acres	Acres per 100 People
Low Density Residential	688.3	27.3%	8.25
Medium Density Residential	72.9	2.9%	0.87
High Density Residential	48.4	1.9%	0.58
Commercial	128.8	5.1%	1.54
Industrial	140.4	5.6%	1.68
Public	285.3	11.3%	3.42
Parks & Open Space	220.3	8.7%	2.64
Vacant & Agricultural	525.2	20.8%	6.30
Right-of-Way	414.3	16.4%	4.97
Total	2,524	100%	2023 Population - 8,283

Figure 4: Existing Land Use Acreage Calculations

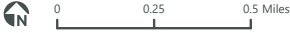
Determining the minimum amount of land that should be planned for residential, commercial, and industrial growth is an important step in identifying potential growth areas for New Prague. The table above utilizes U.S. Census data and identifies the current number of acres per 100 people and number of acres by land use classification.



- SINGLE FAMILY RESIDENTIAL
- MED DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- PARKS & OPEN SPACE
- VACANT & AGRICULTURAL
- CURRENT CITY LIMITS

EXISTING LAND USE

CITY OF NEW PRAGUE, MINNESOTA
SCOTT AND LE SUEUR COUNTIES



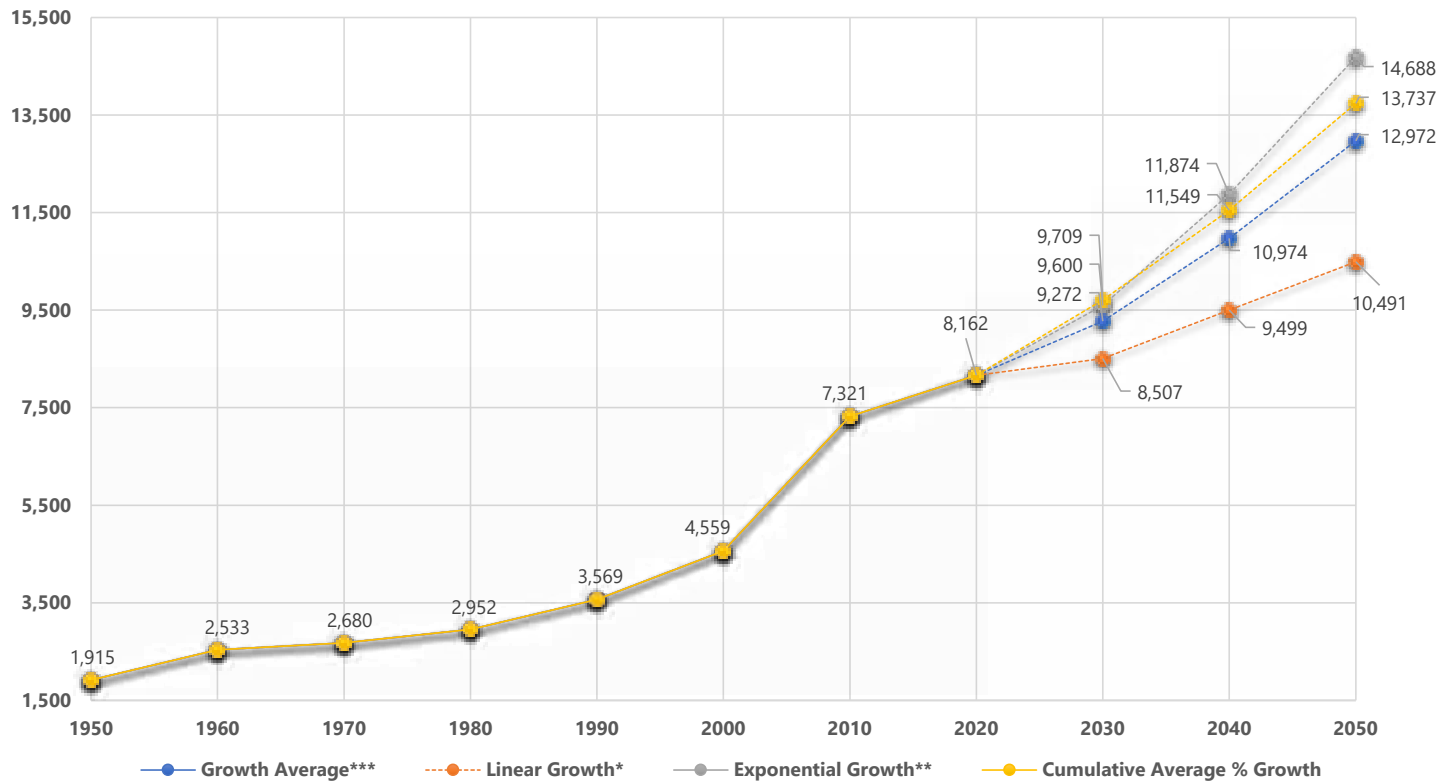
Population Growth

Growth forecasting predicts outcomes of when, where, and how much population and household growth New Prague can expect in the next 20 years. This information is useful for determining future land use needs.

Between 2010 and 2020, the population of New Prague increased by 841 people to a total of 8,162 residents. This is an increase of about 0.96% per year, or 11.5% over the 10 year timespan. After the Great Recession, the community’s population growth generally slowed, with the U.S. housing market peaking around 2006. Following the subprime mortgage crisis of 2007-2010, housing construction has become less frequent; however, New Prague’s population – and therefore demand on housing – will grow as the City expands its boundaries. Population projections can be made using linear growth calculations and exponential growth calculations, as shown in the graph below.

To assist with future land use planning, this plan uses a cumulative average growth rate of 2.28%, created by averaging the linear and exponential growth projections (indicated by the yellow line). The table below shows that the City of New Prague is projected to have a population of 9,600 in 2030, 11,874 residents in 2040, and 13,737 residents in 2050.

Figure 5: New Prague’s Historic and Projected Population (1890-2050)



*Calculated Using Excel Linear Growth Formula
 ** Calculated Using Excel Exponential Growth Formula
 *** Average of Linear, Exponential and Cumulative Projections

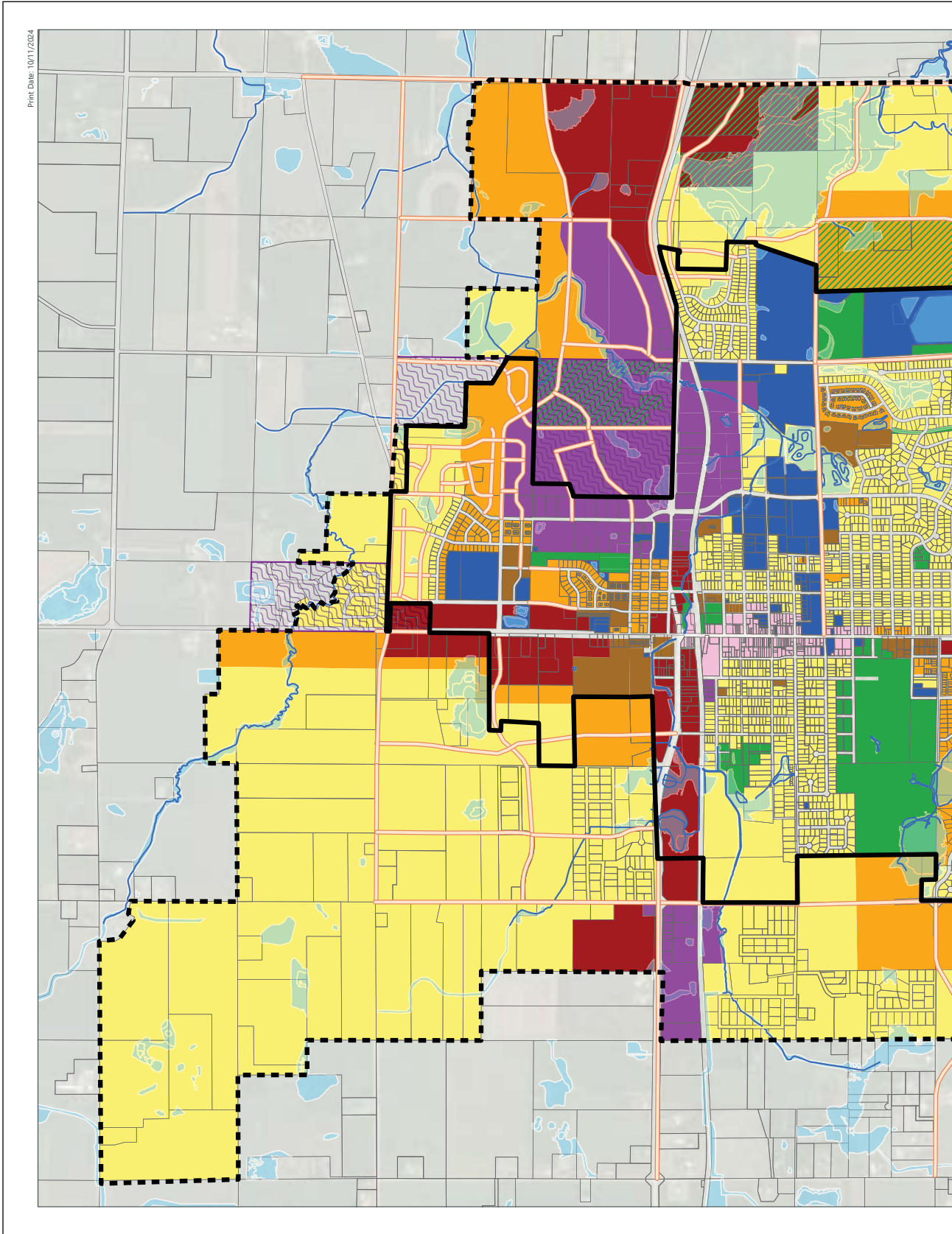
Estimates on Future Land Use Needs Based on Projected Population						
Land Use Category	Total Acres	Additional Acres of Land Needed by 2030	Additional Acres of Land Needed by 2040	Additional Acres of Land Needed by 2050	Total Acres Needed by 2050	Planned Acreage from Future Land Use Map*
Low Density Residential	688.3	242.5	626.1	878.9	2435.9	2071.8
Medium Density Residential	72.9	25.7	66.3	93.1	258.1	860.6
High Density Residential	48.4	17.0	44.0	61.8	171.2	99.4
Commercial	128.8	45.4	117.1	164.4	455.6	767.8
Industrial	140.4	49.5	127.7	179.3	496.9	325.7
Public	285.3	–	–	–	–	–
Parks & Open Space	220.3	–	–	–	–	567.0
Vacant & Agricultural	525.2	–	–	–	–	–
Right-of-Way	414.3	–	–	–	–	–
Total	2,524.0	358.60	925.68	1,299.49	4,737.64	6,691.01
		Est. 2030 Population: 9,600	Est. 2040 Population: 11,874	Est. 2050 Population: 13,373		

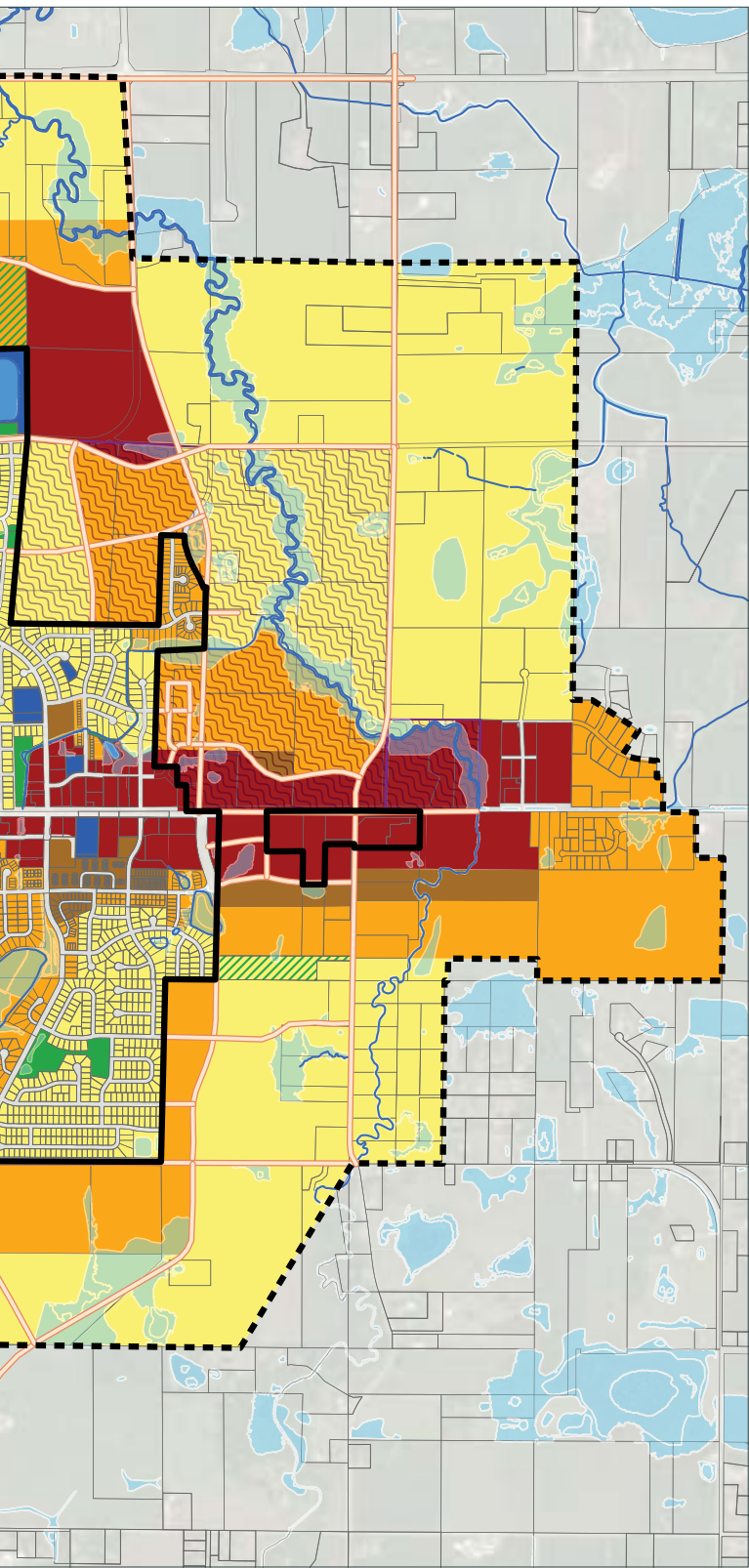
Figure 6: Estimates on Future Land Use Needs Based on Projected Population

*The future land use map, which uses the same boundary line as the 2024 Sanitary Sewer System Feasibility Study (see Appendix D), plans for more acreage than New Prague needs based on population projections alone. This is because the future land use map takes into account future population needs, planned infrastructure improvements, and uncertainty of which properties can/will be developed within the planning timeline. The table above documents this acreage discrepancy and provides multiple estimates for how New Prague should go in the next few decades to accommodate anticipated growth.

Using the projected 2030-2050 population for New Prague and number of acres per 100 people, the table above shows the projected additional acres that need to be considered for Single Family Residential, Medium Density Residential, High Density Residential, Commercial, and Industrial development through 2050. These calculations serve as a minimum for guiding future development. These estimates, and the projected acres needed by land use classification, should be reviewed annually to ensure they align with New Prague’s projected needs.

There are a number of land use categories not included in the above projections. The reason for their exclusion is that the amount of acres within each of these categories is not directly dependent on – and cannot be easily projected from – population growth.





FUTURE LAND USE

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

Future Land Use Categories

- Single Family Res
- Medium Density Res
- High Density Res
- Downtown Flex
- Business Flex
- Industrial
- Public
- Parks and Green Space
- Proposed Parks
- Future Road Corridors
- Wetlands
- Surface Water
- Helena Township OAA
- New Prague City Limits
- 2040 Comprehensive Plan Boundary
- New Prague Parcels

Data Sources:

Scott County, Le Sueur County, City of New Prague, FEMA



Using the Future Land Use Map

The future land use map on pages 41-42 identifies categories of similar use, character and density. This map and the corresponding text are to be consulted whenever development is proposed. Development shall be consistent with the land use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in use. Except in rare instances when the City may actively facilitate redevelopment of a priority site, the City's use of this map will be only reactive, guiding response to proposals submitted by property owners and petitioners.

Amending the Future Land Use Map

It may, from time to time, be appropriate to consider amendments to the future land use map. The following criteria should be considered before amending the map.

Agricultural

The total number of acres of agricultural land surrounding New Prague may continue to decrease. The City's population is projected to continue growing and additional property may be petitioned for rezoning to accommodate the development needed to support the growing population. This anticipated growth must be balanced against the goals of preserving agricultural land for the purposes of resource protection and maintaining agricultural contributions to the region.

Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect on adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner should indicate approaches that will minimize incompatibilities between uses.

Natural Resources

Proposed development should not have a negative or unmitigated impact on important natural features such as wetlands, floodplains, steep slopes, scenic vistas, or significant woodlands. The proposed building envelope is not located within the setback of floodplain zones (raised above regional flood line) or shoreland zones. The proposed development will not result in undue water, air, light, or noise pollution in order to complement the small town character. Petitioners shall indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Public Need

There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City.

Ability to Provide Services

Provision of public facilities and services for new development will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City or region, including but not limited to school capacity, transportation system capacity, emergency services (police, fire, EMS), parks and recreation, storm water, and potentially sewer services or water services, are adequate to serve the proposed use. Petitioners shall also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City and the goals and strategies of this Plan.

The Zoning Compatibility Matrix illustrates which land use categories (shown in the far left column) would align with each zoning district in New Prague's Code of Ordinances. This could include similarities in permitted uses, intended density, and suggested design standards.

Zoning Compatibility Matrix										
Land Use Categories C – Compatible PC – Partially Compatible	Zoning Districts									
	RL-90 Single-Family Residential	RL-84 Single-Family Residential	RL-70 Single-Family Residential	RM Medium Density Residential	RH High Density Residential	B-1 Central Business	B-2 Community Commercial	B-3 Highway Commercial	I-1 Light Industrial	
Single Family Residential	C	C	C	C	C					
Medium Density Residential	PC	PC	PC	C	C	PC				
High Density Residential	PC	PC	PC	PC	C	PC				
Downtown Flex						C	PC			
Business Flex						PC	C	C	C	
Industrial							PC	PC	C	
Parks and Green Space	C	C	C	C	C	PC	PC	PC	C	
Public Uses	C	C	C	C	C	C	C	C		

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts – they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make decisions during the development review process that are consistent with the intent of the land use category.

The categories designated on the future land use map are:

- **Single Family Residential**
- **Medium Density Residential**
- **High Density Residential**
- **Downtown Flex**
- **Business Flex**
- **Industrial**
- **Parks and Green Space**
- **Public Uses**



Single Family Residential

This land use designation encompasses most residential lots in New Prague, as most are intended for single-family detached housing units. As the City continues to grow, lots closer to downtown could be considered for conversion into multi-unit dwellings to increase density in core residential areas; accessory dwelling units (ADUs) could also be used in larger lots. The primary zoning districts for Single-Family Residential are RL-90, RL-84, and RL-70.



Medium Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 12 units per acre. The primary zoning district for Medium Density Residential is RM.



High Density Residential

This land use designation is intended for multi-dwelling housing units with a maximum density of 32 units per acre. The primary zoning district for High Density Residential is RH.



Downtown Flex

This category includes public, commercial, and residential properties that are currently in the downtown area, along Main St between MN 21 and Memorial Park. This land use category was created to preserve the area's existing infrastructure and allow for its variety of uses to continue to work cohesively together. The primary zoning district for Downtown Flex is B-1.



Business Flex

This category offers space for a variety of commercial, office, and light production uses, as well as complementary office and retail uses that support the adopted goals of the City. This encompasses commercial areas adjacent to major roadways on the outskirts of the City and serves as a transition from industrial uses to less intense residential or commercial uses. The primary zoning district for Business Flex is B-2 and B-3.



Industrial

This land use designation is intended for office, office-industrial, transportation, warehousing, storage, and other uses exhibiting industrial characteristics. The primary zoning district for Industrial is I-1.



Parks and Green Space

This land use category includes active or passive parks such as playing fields, playgrounds, golf courses, and other appropriate recreational uses as well as undeveloped lands, trails, water areas, and environmentally sensitive areas.



Public Uses

This land use designation includes public or semi-public facilities including but not limited to: governmental offices, police and fire facilities, clinics, educational institutions, and places of worship.

The purpose of land use planning is to safeguard and improve a community's quality of life, economic well-being, infrastructure, public safety, and environmental health over time. Creating goals and objectives is a critical step in the development of the future land use plan.

Goal 1: Encourage thoughtful development in strategic areas of New Prague.

Strategies:

- Discourage urban sprawl in New Prague, restrict leapfrog development, encourage systematic expansion within incorporated cities, and adhere to the future land use plan when assessing requests for rezoning.
- Encourage structured, sustainable expansion that corresponds with the vision and character of New Prague.
- Continue to work with the Counties and surrounding townships to limit large lot rural residential development around New Prague and in the townships.
- Promote lifecycle housing by allowing for a variety of housing types; specifically a mix of densities within New Prague's residential land.

Goal 2: Promote the preservation and conservation of environmental and historic land uses in New Prague.

Strategies:

- Protect and preserve ecologically sensitive land throughout the community.
- Protect and preserve historic sites and/or landforms throughout the community.
- Discourage development in or near environmentally sensitive land through the use of conservation easements/buffers, and avoiding development within the floodplain.
- Discourage greenfield development in ecologically sensitive areas.



05 Implementation

City Roles and Responsibilities

Responsibility for implementing and enforcing this plan lies primarily with the City Council, Planning Commission, and City staff.

City Council

The City Council sets priorities, approves budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each Council member should have a copy of this plan and be familiar with the major goals and objectives described herein. The City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan, or that the plan is amended as needed to fit changing conditions.

Planning Commission

Land use and development recommendations are a core component of this plan, and the Planning Commission has a major role in guiding those decisions. Planning Commission members shall each have a copy of this plan and shall be familiar with the content, especially Chapter 4: Future Land Use and Growth Management. It is generally the responsibility of the Planning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan.

In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in guiding City decision making.

City Staff

City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that staff support and actively work to implement the various strategies and actions in this plan.

Community Development, Economic Development, Public Works, and other City staff personnel should consult the Comprehensive Plan during goalsetting processes, annual budgeting, planning for major public and private projects, and communications with residents, business owners, and elected and appointed officials. All other staff members should be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions and decision making.

Education and Advocacy

Implementation of this plan also depends on the actions and decisions of entities other than City government. Some responsible, non-municipal parties that the City collaborates with include the New Prague Area School District, Scott and Le Sueur Counties, MNDOT, MN DNR, and surrounding communities such as Lanesburgh and Helena Townships. It is necessary to persuade these entities to be active partners in the implementation of the vision, goals, strategies of this plan.

The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- Take the lead role in establishing a collaboration for key or crucial initiatives of the City that require regional collaboration.
- Know and communicate the intent of relevant objectives and strategies—partner organizations need to understand and buy into the rationale before they will act.
- Utilize the goals and vision from the plan to support requests for monetary support for City efforts.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing City ordinances, regulations, and programs. The City's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Plan

Regulatory Tools

- Building and Housing Codes
- Zoning Ordinance
- Subdivision Regulations
- Scott and Le Sueur County Ordinances
- State and Federal Regulations



Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform the annual processes, City staff will prepare a concise Comprehensive Plan Annual Report for the City Council with input from the Planning Commission, including the following information.

- Action items in progress or completed during the prior 12 months (celebrate successes!)
- Staff recommendations for action items to pursue during the next 12 months, including removing or adding items.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions and decisions.

The Planning Commission should make formal recommendations for the Council's consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

The following process and schedule is recommended:

Step 1 - Staff completes the Comprehensive Plan Annual Report.

Step 2 - Planning Commission considers Annual Report and makes formal recommendation to Council regarding action items to pursue and Comprehensive Plan amendments.

Step 3 - Department Directors consider Annual Report and Planning Commission recommendations, complete goal-setting exercises. Council holds a public hearing and considers adoption of any Comprehensive Plan amendments.

Step 4 - City Council goal setting.

Step 5 - Budget preparation process.


Step 6 - Budget adopted.


The Action Plan detailed on the following pages is designed as a guide to help City officials, community leaders, and private investors prioritize opportunities and address issues with the City and the surrounding area. The desired vision for the City cannot be created overnight. However, by incrementally implemented the recommendations within this plan, the City can achieve the desired outcomes set forth in this Comprehensive Plan.


Potential Funding Sources


Below are several of the broad funding sources available to help offset costs to complete the projects listed in this plan.


- General City Funding: It is assumed that some general funds and/or general obligation bonds will be required to assist with the completion of projects or as matching sources for state or federal grants.
- Special Assessments: Particular projects that benefit individual properties (e.g. water, sewer, or sidewalk installations) could be funded through special assessments whereby the City recoups initial design and construction costs through increased property tax assessments on those properties for a set period of time.
- Revenues: Projects related to drinking water, sanitary sewer, and storm water could be funded using system revenues, bonds, or fees collected from system users across the community.
- Private: Some of the wayfinding projects could be partially or fully funded through private donations or public fundraising. Funding for other infrastructure projects can also be offset by using funds from impact fees the City collects as part of the approval of new development.
- State and Federal Grants and Programs: There are many different state or federal grants and programs that many be able to offset the costs of some of the identified projects. Only those programs most likely to award funding to are listed.
- Tax Increment Financing (TIF): A program where the additional taxes generated from a development in a TIF district would go towards specified public improvements in a community. This program helps amplify the impacts of new development on a community while improving the attractiveness of the City.


 Community Development & Amenities		Partners	Target Completion
Goal 1: Establish the City's role as a facilitator of all types of development throughout the community.			
1a	Utilize the future land use map to plan for new development of the area.	Planning Dept, Planning Commission	Ongoing
1b	Explore development incentives that prioritize infill development/redevelopment of blighted properties and utilize existing public infrastructure.	Planning Dept, EDA	Ongoing
1c	Utilize small area plans, when necessary, to generate implementation strategies for redevelopment of specific sites.	Planning Dept, Consultant	Short-Term (0-3 Years)
1d	Revise downtown design guidelines to support the mindful maintenance, renovation, and preservation of downtown's historical character.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1e	Revise zoning/subdivision ordinances to encourage the removal of barriers to development, such as minimum lot sizes.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1f	Support public-private partnerships and work proactively with private business and landowners to facilitate investment in the community's public amenities, economic resources, and built environment.	EDA, Chamber, Businesses, Landowners	Ongoing
Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.			
2a	Consider adopting City ordinances and regulations to preserve and protect natural resources during and after development (e.g. tree ordinance).	Planning Commission, City Council	Short-Term (0-3 Years)
2b	Continue to refer to and update the City's Wellhead Protection Plan to protect groundwater quality and resources.	Public Works Dept	Ongoing
2c	Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.	Park Board, City Council	Ongoing
2d	Use engagement feedback (Appendix B) to inform capital improvement planning, budgeting, and new project selection.	City Council, Dept Heads	Ongoing
2e	Use annual capital improvement planning and budget processes to secure funding for regular facility/infrastructure maintenance, replacement, and expansion.	City Council, Dept Heads	Ongoing
2f	Regularly engage with residents and businesses to ensure that services, facilities, and businesses meet the needs of the community.	Planning Dept, Chamber of Commerce	Ongoing


 Transportation		Partners	Target Completion
Goal 1: Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.			
1a	Utilize Complete Street principles when evaluating highway and road improvement projects.	City, Counties, MNDOT	Short-Term (0-3 Years)
1b	Consider requiring and/or incentivizing developers to include non-vehicular transportation facilities in their subdivisions and development plans – particularly trail opportunities.	City	Short-Term (0-3 Years)
1c	Reduce the amount and density of cul-de-sacs in development to improve connectivity among vehicular and non-vehicular transportation facilities.	City	Short-Term (0-3 Years)
1d	Continue to preserve right-of-way corridors and adhere to spacing guidelines based on each road’s functional classification.	City, County, MNDOT	Ongoing
1e	Ensure that City plans for vehicular and non-vehicular transportation align with each other for capital improvement planning and budgeting.	City	Ongoing
1f	Continue to promote and support local community-based transit services such as SmartLink, Hop Scott, and TRUE Transit.	City	Ongoing
Goal 2: Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.			
2a	Consider incentivizing sidewalk construction and maintenance to ensure a well-connected pedestrian network throughout the community, prioritizing separated or off-street paths where able.	City	Short-Term (0-3 Years)
2b	Identify gaps in ADA-compliant access by engaging the community and analyzing current conditions.	City, County, MNDOT	Short-Term (0-3 Years)
2c	Identify funding opportunities and partnerships to fix instances of ADA non-compliance throughout the community.	City, County, MNDOT	Short-Term (0-3 Years)
2d	Utilize Safe Routes to School programs to enhance physical pedestrian crossings and educate students on safe traveling strategies.	City, School District, Counties, MNDOT	Short-Term (0-3 Years)


 Parks and Recreation		Partners	Target Completion
Goal 1: Develop and support a comprehensive system of safe, aesthetically pleasing, and useful open spaces and trails that serve the entire community.			
1a	Use the 10-minute walk principle to identify and address coverage gaps in the park system as future development occurs.	Planning Dept, Park Board	Ongoing
1b	Continually plan for trail linkages to important community facilities, recreational assets, and neighborhoods.	Planning Dept, Park Board	Ongoing
1c	Through the development review process, encourage new development that preserves natural features, contributes new parkland, and extends the Greenway trail system (if applicable).	Planning Dept, Planning Commission, Park Board	Ongoing
1d	Complete an active mobility study to identify funding and implementation strategies for off-street trail network expansion.	Planning Dept, Consultant	Medium Term (3-6 Years)
1e	Update New Prague's Parks Master Plan to guide future development of the community's parks, trails, and green space.	Planning Dept, Consultant	Short-Term (0-3 Years)
1f	Consider rail-to-trail conversion opportunities if railroad tracks within New Prague's boundaries are abandoned.	Planning Dept, Planning Commission, Park Board	Long-Term (7+ Years)
Goal 2: Continue partnerships with Le Sueur and Scott Counties, the State of Minnesota, adjacent communities, New Prague Area Schools, regional agencies, and civic organizations to provide comprehensive recreation facilities and programs.			
2a	Collaborate with the school district to share facilities for recreation and sports programs serving all populations within the community.	Planning Dept, Park Board, School District	Ongoing
2b	Consider a public-private partnership to plan and build a multi-sport indoor athletic complex.	Planning Dept, Park Board, School District	Long-Term (7+ Years)
2c	Collaborate with local and regional entities to identify funding and land to develop an off-road trail connection between the City of New Prague and Cedar Lake Farm Regional Park.	Park Board, Scott County, MN DNR, Three Rivers Park District	Funding Medium-Term Development of Trail Long-Term (7+ Years)
2d	Complete a trail corridor identification plan for the Cedar Lake Trail Expansion project.	Park Board, Scott County, MN DNR, Three Rivers Park District	Medium-Term (3-6 Years)
2d	Create directional and/or informative signage about the community's recreational assets for visitors, employers, and potential residents.	Public Works, Park Board, Planning Dept	Medium-Term (3-6 Years)
2e	Gather community input and collaborate with local sports organizations to identify recreational amenities that should be expanded or enhanced.	Planning Dept, Park Board	In progress with Wold acting as consultant


 Agriculture & Natural Resources		Partners	Target Completion
Goal 1: Protect and enhance the natural settings unique to the character of New Prague.			
1a	Continue to require areas of green space in new developments to provide for preservation and aesthetics.	Planning Commission, Park Board	Ongoing
1b	Consider requiring conservation and/or comparable restoration of natural features during the development process – including preservation or replacement of trees and natural waterways.	Planning Dept, Planning Commission	Short-Term (0-3 Years)
1c	Prioritize infill development within the City over development on adjacent agricultural lands to maintain the rural charm surrounding the community.	Planning Commission	Ongoing
1d	Raise residents’ awareness of Minnesota’s Right to Farm law to mediate potential conflicts between residential and agricultural uses.	Planning Dept	Ongoing
Goal 2: Manage, enhance, and preserve unique land and water resources by avoiding development on high value wetlands, floodplains, or within close proximity to Phillips Creek.			
2a	Create a conservation overlay within New Prague’s zoning map that outlines specific development and conservation regulations for sensitive natural areas.	Planning Dept, Planning Commission, Parks Board	Short-Term (0-3 Years)
2b	Acquire and incorporate wetlands into New Prague’s park system as natural amenities.	Planning Dept, Planning Commission, Parks Board	Ongoing
2c	Support healthy ecosystems by minimizing polluted runoff, utilizing natural stormwater management techniques, remove invasive species, and engage in biodiversity conservation efforts.	Businesses, Landowners	Ongoing
2d	Preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.	City Council, Planning Commission, Park Board	Ongoing
2e	Support and encourage sustainable agricultural practices to protect watershed and water resource health.	City Council, Planning Commission	Ongoing
2f	Coordinate with Scott and Le Sueur Counties on water quality programs and long-range planning efforts.	City	Ongoing

 Housing		Partners	Target Completion
Goal 1: Attract and retain residents including young professionals, families, and retirees by supporting Life Cycle Housing throughout the community.			
1a	The City of New Prague should consider limiting residential development of large and/or prohibitively expensive lots through buying and subdividing processes, encouraging cluster developments where appropriate.	Planning Dept, Planning Commission	Ongoing
1b	Explore a variety of housing opportunities (not just single-family homes) to provide more affordable housing for a range of households of differing needs and incomes.	Planning Commission, HUD, Scott County CDA, City HRA/CDA	Ongoing
1c	Consider allowing the conversion of larger, centrally-located homes into two- or three-unit dwellings, as well as the installation of accessory dwelling units (ADUs) on smaller lots adjacent to downtown.	Planning Commission, City Council	Short-Term (0-3 Years)
1d	Utilize development and land use plans to guide development and placement of a variety of housing units – include single-family detached homes, townhomes, duplexes, multifamily apartment buildings, manufactured homes, and mixed-use buildings, and other forms of housing sought out by homebuyers and renters.	Planning Dept, Planning Commission, City Council	Ongoing
1e	Encourage and promote the development of independent adult/senior housing within the community as needed.	Planning Dept, Planning Commission, City Council	Ongoing
Goal 2: Complement New Prague’s housing policies with economic development goals, growing businesses and population in tandem.			
2a	Locate new housing in areas with adequate access to jobs, transportation, and other daily-need amenities.	Planning Dept, Developers	Ongoing
2b	Reduce barriers and provide targeted development incentives to attract developers for new housing or mixed-use projects.	Planning Dept, Planning Commission, City Council	Ongoing
2c	Encourage higher-density development in areas in and near downtown, and near other commercial areas to provide a diverse and balanced housing type in the City.	Planning Dept, Planning Commission	Ongoing
2d	Advocate for funding opportunities that are otherwise not accessible to fringe communities like New Prague (not currently eligible for most Metropolitan Council and rural funding).	Planning Dept, Minnesota Housing	Ongoing
2e	Revise density and parking requirements to support the feasible development of residential and mixed-use areas.	Planning Dept, Planning Commission	Short-Term (0-3 Years)

 Economy & Employment		Partners	Target Completion
Goal 1: Support strategic economic growth within the MN 19, MN 21, and TH 13 corridors and downtown area, to provide additional retailers, businesses, and services for the community.			
1a	Periodically re-evaluate the current mix of retail, restaurant, and service businesses to identify new businesses that will attract residents and regional customers to New Prague.	Planning Dept, Chamber, EDA	Ongoing
1b	Use capital improvement planning, development requirements, and development agreements to ensure that infrastructure is adequate immediately and in the future.	City Council, Public Works, Planning Dept	Ongoing
1c	Consider creating a corridor plan or concept with future development options for MN 19, MN 21, and/or TH 13.	Planning Dept, Consultant	Medium Term (3-6 Years)
1d	Utilize this Comprehensive Plan document to promote continued commercial development along MN 19 that is in character with the recommendations.	Planning Dept, EDA	Ongoing
1e	Regularly conduct “business retention visits” with existing business owners to evaluate current and future resource needs.	EDA, Chamber	Ongoing
Goal 2: Develop strategies to promote sustainable and holistic economic development.			
2a	Identify and address the complex network of needs that could deter employees from settling in New Prague, such as a lack of housing diversity, childcare, long-term job opportunities, entertainment, etc.	Planning Dept, Planning Commission, City Council, EDA	Ongoing
2b	Support the needs of the growing population by actively assisting new business opportunities via programs, space, and infrastructure.	Chamber, EDA	Ongoing
2c	Maintain an adequate supply of land for commercial and industrial development, either through annexation or redevelopment.	Planning Commission, City Council, Planning Dept, Surrounding Townships	Ongoing
2d	Facilitate partnerships between the school district and local businesses for the development of a “youth workforce development” program, in which high school students receive career guidance from tradespeople in the community.	MNDOT, Counties, Local Orgs., Developers, Surrounding Townships	Short-Term (0-3 Years)

 Intergovernmental Cooperation		Partners	Target Completion
Goal 1: Maintain mutually beneficial relationships and partnerships with neighboring counties and municipalities, as well as state and federal agencies.			
1a	Coordinate with Le Sueur and Scott Counties, the State of Minnesota, and surrounding communities to review proposed changes to land use, transportation system, and utilities that will have an impact on New Prague.	Planning Dept, Counties, State of Minnesota, Surrounding Communities and Townships	Ongoing
1b	Revisit orderly annexation agreements with neighboring townships and consider drafting a short annexation phasing prioritization plan, if needed.	City Council, Surrounding Townships	Short-Term (0-3 Years)
1c	Involve Rice County in any conversations concerning annexation of lands east of New Prague.	City Council, Rice County	Ongoing
1d	Support New Prague Area Schools in their growth, community engagement activities, and site improvement initiatives.	City Council, School District	Ongoing
1e	Partner with the school district on land use, utility, and transportation improvement planning.	City Council, School District	Ongoing
Goal 2: Enhance the efficiency and quality of public services by collaborating with other governmental entities in the region.			
2a	Coordinate with adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap. Work to avoid duplication of unique amenities.	Park Board, Surrounding Communities, School District	Ongoing
2b	Enforce, abide by, and maintain existing intergovernmental cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public services.	City Council, Surrounding Communities and Townships	Ongoing
2c	Collaborate with MNDOT; Le Sueur, Scott, and Rice Counties; and local organizations and developers to execute development priorities as outlined in City plans.	MNDOT, Counties, Businesses, Developers	Ongoing

Resilience 		Partners	Target Completion
Goal 1: Encourage sustainable practices throughout the community, including development and infrastructure practices.			
1a	Encourage energy efficiency in buildings, lighting, and infrastructure.	Public Works, Utilities	Ongoing
1b	Support development practices that allow for the capture and use of clean energy.	Planning Commission	Ongoing
1c	Utilize native and/or disease-resistant plants to maintain aesthetic and natural qualities of the community.	Public Works, Park Maintenance Dept	Ongoing
1d	Prioritize and protect vital natural resources from overconsumption and destruction.	Planning Commission, Park Board, Landowners	Ongoing
1e	Support the addition of charging stations for electric vehicles at public entities as well as with new commercial development.	Planning Commission, City Council, Utilities Commission	Ongoing
1f	Encourage the reduction of waste community-wide, while leveraging environmentally friendly disposal opportunities such as the existing community compost area.	Planning Commission, City Council, Utilities Commission	Ongoing
1g	Continue implementing GreenStep best practices to achieve community sustainability and quality-of-life goals.	Planning Commission, City Council	Ongoing
Goal 2: Encourage residents to build relationships within and across neighborhoods.			
2a	Collaborate with local leaders to improve residents' connections to City departments, local nonprofit organizations, and each other.	Dept Heads, Chamber, Residents, Police Dept	Ongoing
2b	Encourage interaction among residents through small-scale gatherings such as neighborhood block parties.	Chamber, City Council	Ongoing
2c	Continue to plan and support large-scale community gatherings and "legacy events" such as the New Prague Dožínky Festival.	Chamber, City Council	Ongoing
2d	Explore ways of supporting and promoting community gardens, farmers markets and other similar community-based food projects.	Park Board	Ongoing

	Land Use	Partners	Target Completion
Goal 1: Encourage thoughtful development in strategic areas of New Prague.			
1a	Discourage urban sprawl in New Prague, restrict leapfrog development, encourage systematic expansion within incorporated cities, and adhere to the future land use plan when assessing requests for rezoning.	City	Ongoing
1b	Encourage structured, sustainable expansion that corresponds with the vision and character of New Prague.	City	Short-Term (0-3 Years)
1c	Continue to work with the Counties and surrounding townships to limit new large lot rural residential development around New Prague and in the townships.	City, Surrounding Townships, Counties	Short-Term (0-3 Years)
1d	Promote lifecycle housing by allowing for a variety of housing types; specifically a mix of densities within New Prague's residential land.	City	Ongoing
Goal 2: Promote the preservation and conservation of environmental and historic land uses in New Prague.			
2a	Protect and preserve ecologically sensitive land throughout the community.	City	Ongoing
2b	Protect and preserve historic sites and/or landforms throughout the community.	City	Ongoing
2c	Discourage development in or near environmentally sensitive land through the use of conservation easements/buffers, and avoiding development within the floodplain.	City	Ongoing
2d	Discourage greenfield development in ecologically sensitive areas.	City	Ongoing

Appendix

A

Community Profile

This community profile utilizes a variety of data sources – including the Metropolitan Council, the U.S. Census Bureau and American Community Survey (ACS), and ESRI data – ranging between 2021 and 2024. The project team aimed to use the most up-to-date data available for each category; the year that the data was taken from is noted accordingly.

Historic Population Growth

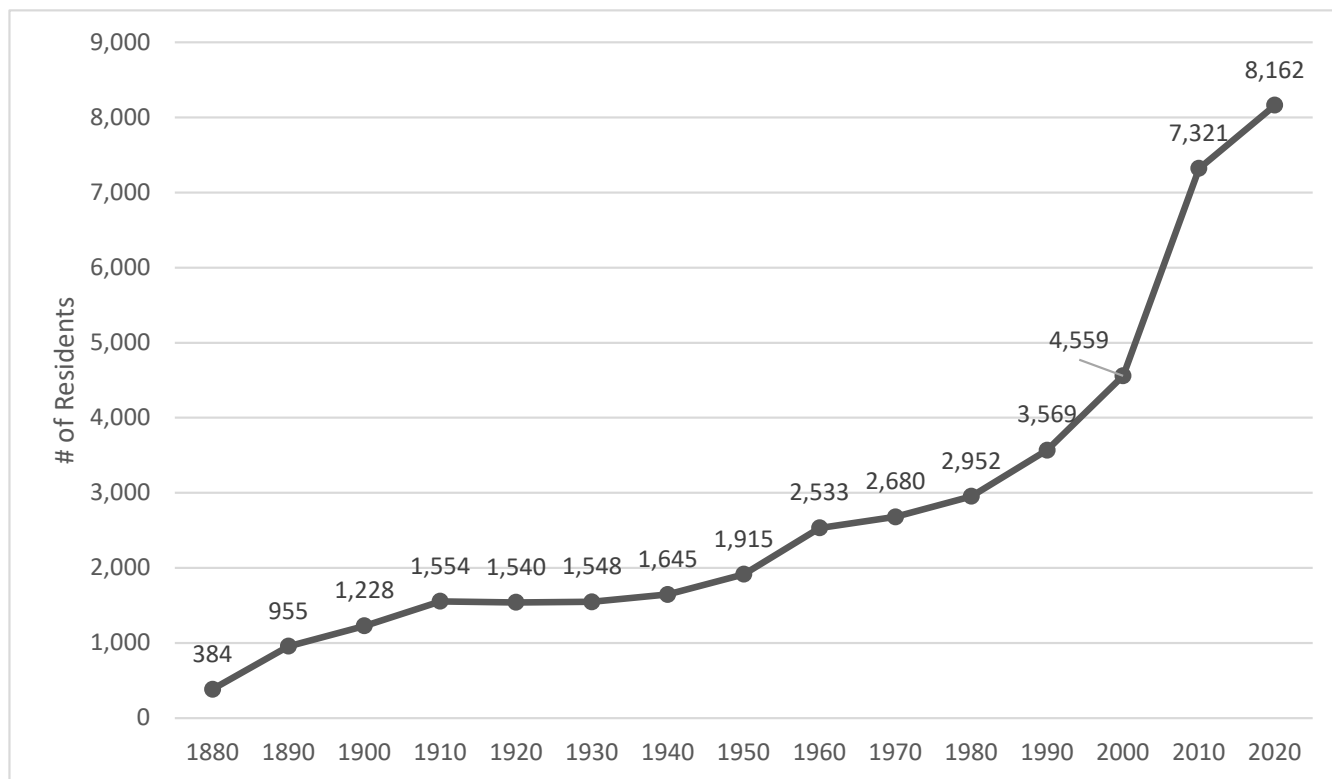
According to Metropolitan Council data, the 2023 population of New Prague was estimated to be 8,283 people. New Prague has experienced an overall increase in population over the last century, with a 60.6% jump in population between 2000 and 2010 alone. The population’s forecasted annual growth rate is calculated to be 1.38% and the household growth rate is 1.4% annually. The median household size in New Prague is 2.63, more than average for both the United States’ median (2.53) and the State of Minnesota (2.46); however, it is lower than Scott County’s median (2.83).

Average Household Size **2.63** which is more than the average for United States

Area	Value ▼	0.00	4.00
Scott County	2.83		
This area	2.63		
United States	2.53		
Le Sueur County	2.51		
Minnesota	2.46		

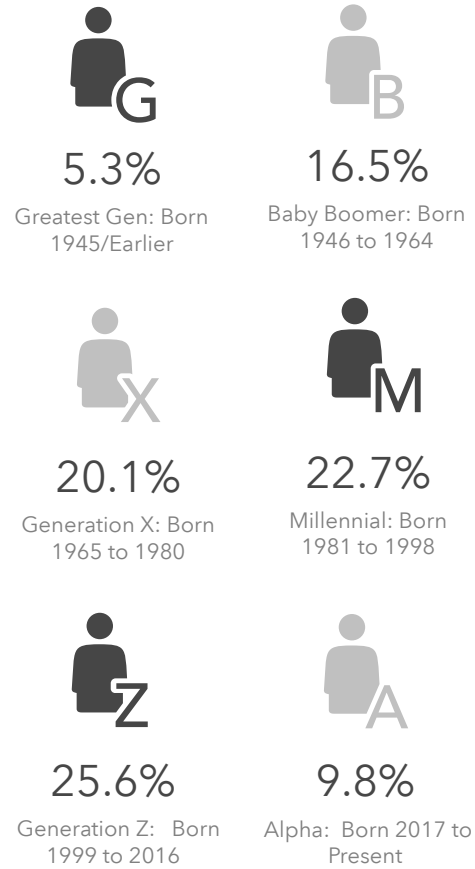
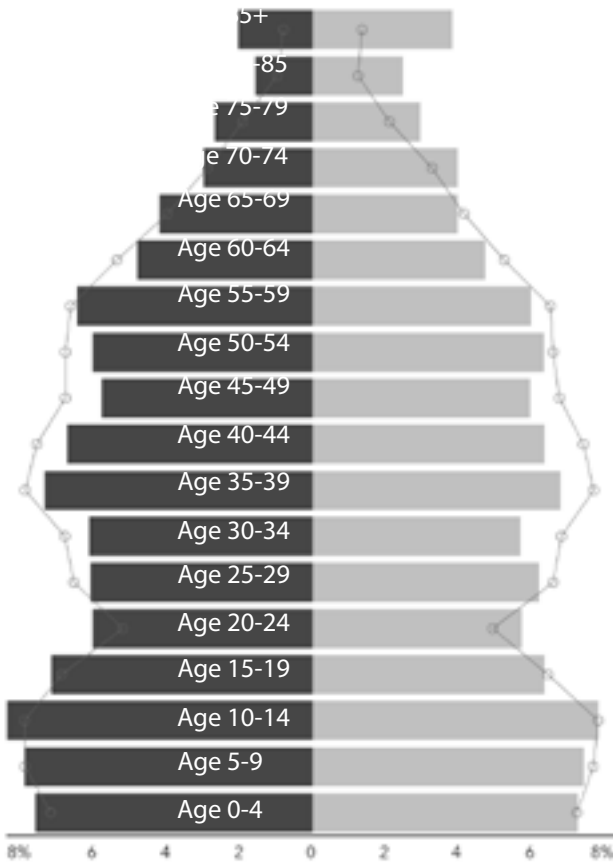
Historical Population Growth of New Prague, 1880-2020

Source: U.S. Census Bureau



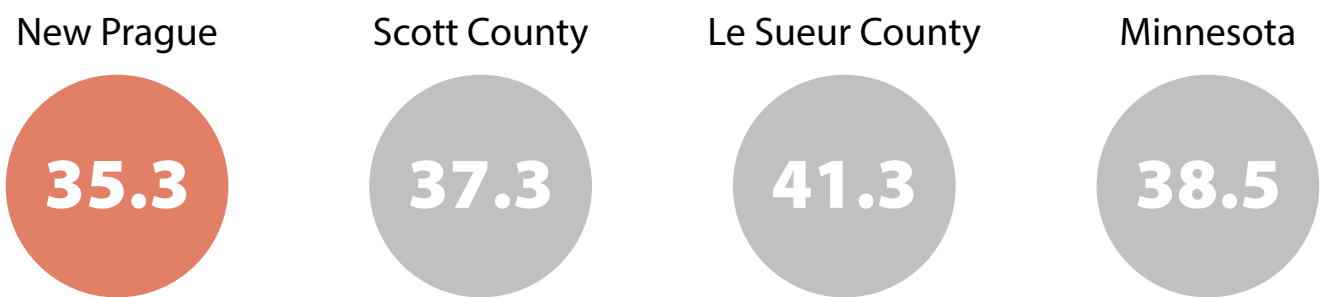
Population by Age and Generation

The following 2024 ESRI data shows the distribution New Prague’s population by age and generation. The chart on the left shows a healthy distribution across the age ranges and gender that includes working age adults and their families. The adjacent generation icons show that nearly half of New Prague’s population falls within the Millennial or Generation Z categorization. A solid distribution of both young and established families supports a community’s ability to continue supporting existing businesses, schools, and organizations.



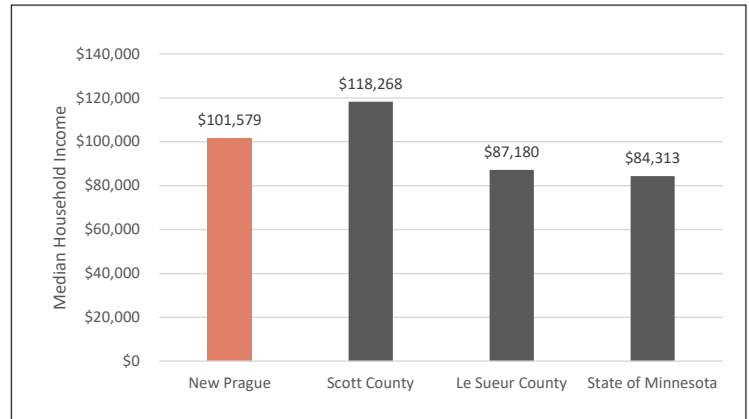
Median Age

According to ACS data, the 2022 median age of New Prague was 35.3, lower than both Scott County (37.3), Le Sueur County (41.3), and the State of Minnesota (38.5). New Prague is home to many young families and will continue to attract that demographic as its population increases.



Median Household Income

According to ACS data, New Prague's 2022 median household income was \$101,579, lower than Scott County (\$118,268) but higher than Le Sueur County (\$87,180) and the State of Minnesota (\$84,313). Compared to Scott County, New Prague has more households that make under \$50,000 and fewer households that make over \$100,000. The map below shows the median household income of surrounding block groups, with New Prague outlined in yellow.

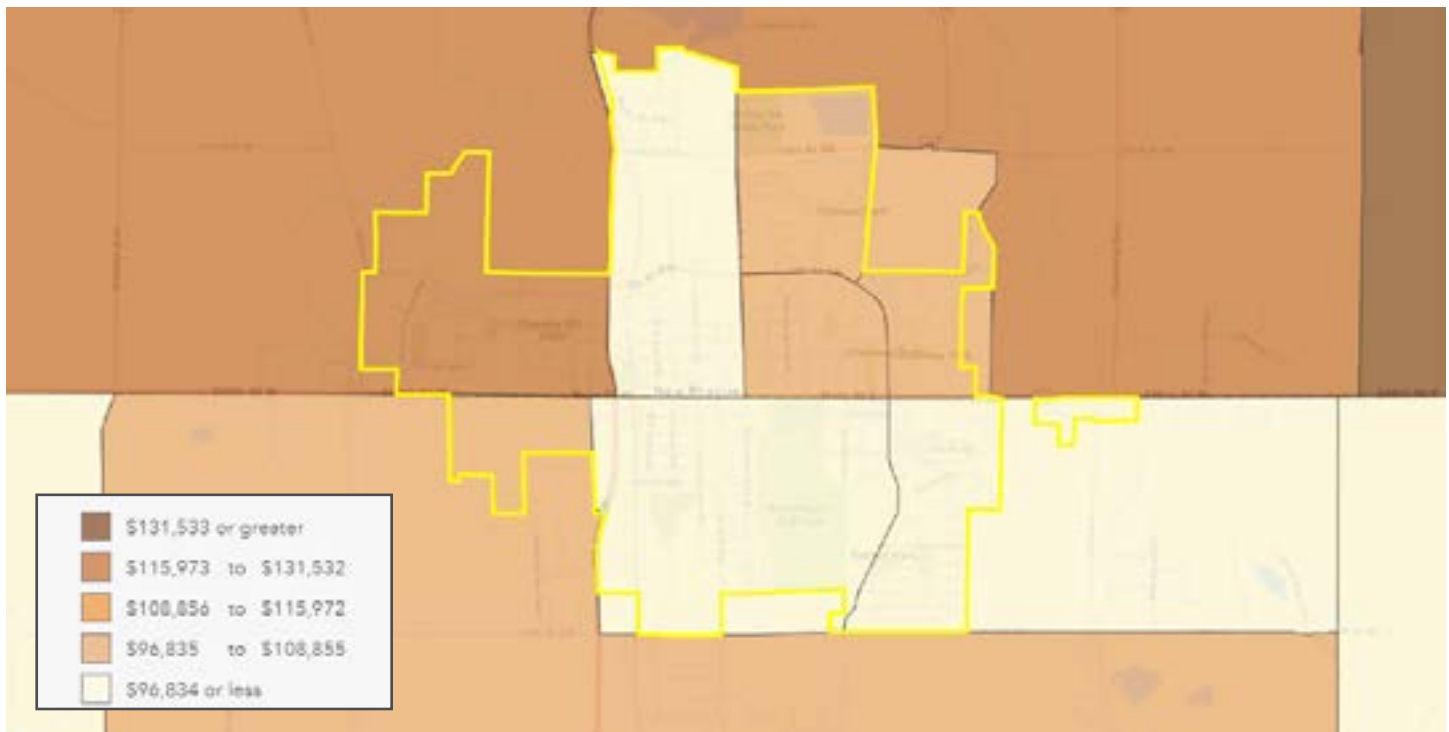


New Prague Median Income Comparison, 2024

Indicator ▲	Value	Diff
<\$15,000	8.1%	+4.2%
\$15,000 - \$24,999	4.6%	+1.3%
\$25,000 - \$34,999	4.0%	+0.3%
\$35,000 - \$49,999	8.2%	+1.8%
\$50,000 - \$74,999	12.2%	-0.2%
\$75,000 - \$99,999	11.5%	+0.4%
\$100,000 - \$149,999	18.4%	-5.6%
\$150,000 - \$199,999	16.4%	+0.9%
\$200,000+	16.5%	-3.2%

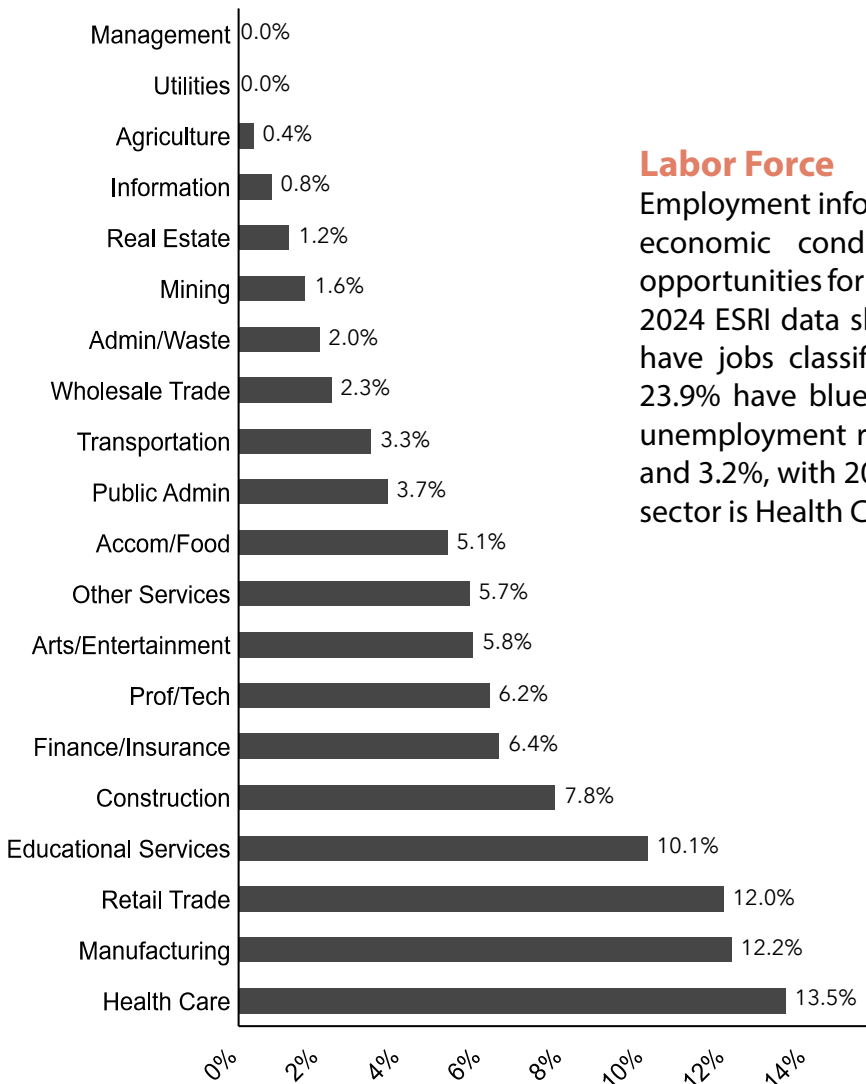
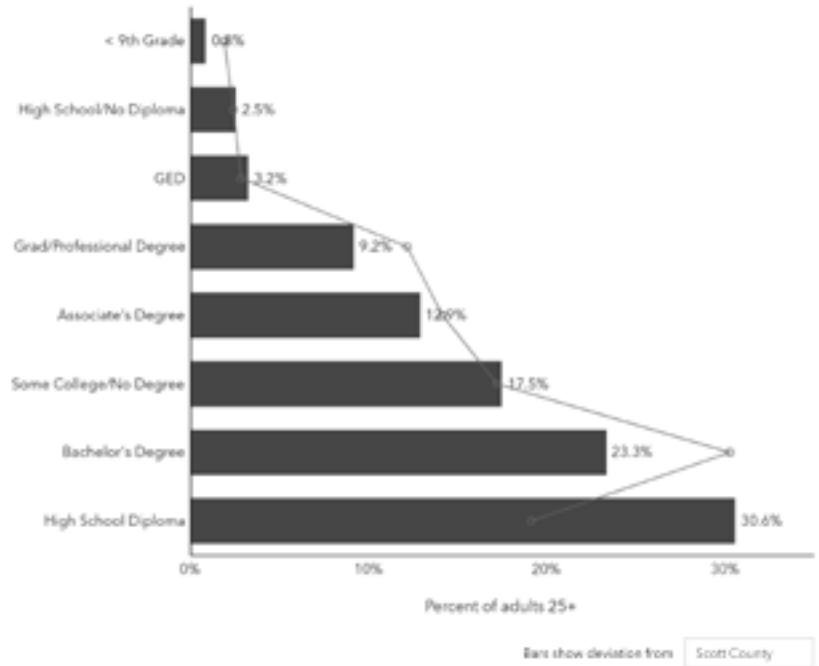
Bars show deviation from Scott County

Median Income per Block Group, 2022



Educational Attainment

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. 2022 ESRI data shows that the percentage of residents with a high school diploma (30.6%) is greater than Scott County (19.1%) and the State of Minnesota (23.3%). The percentage of residents with bachelor's degrees (23.3%) is less than Scott County (30.3%) and greater than Minnesota (25.5%).

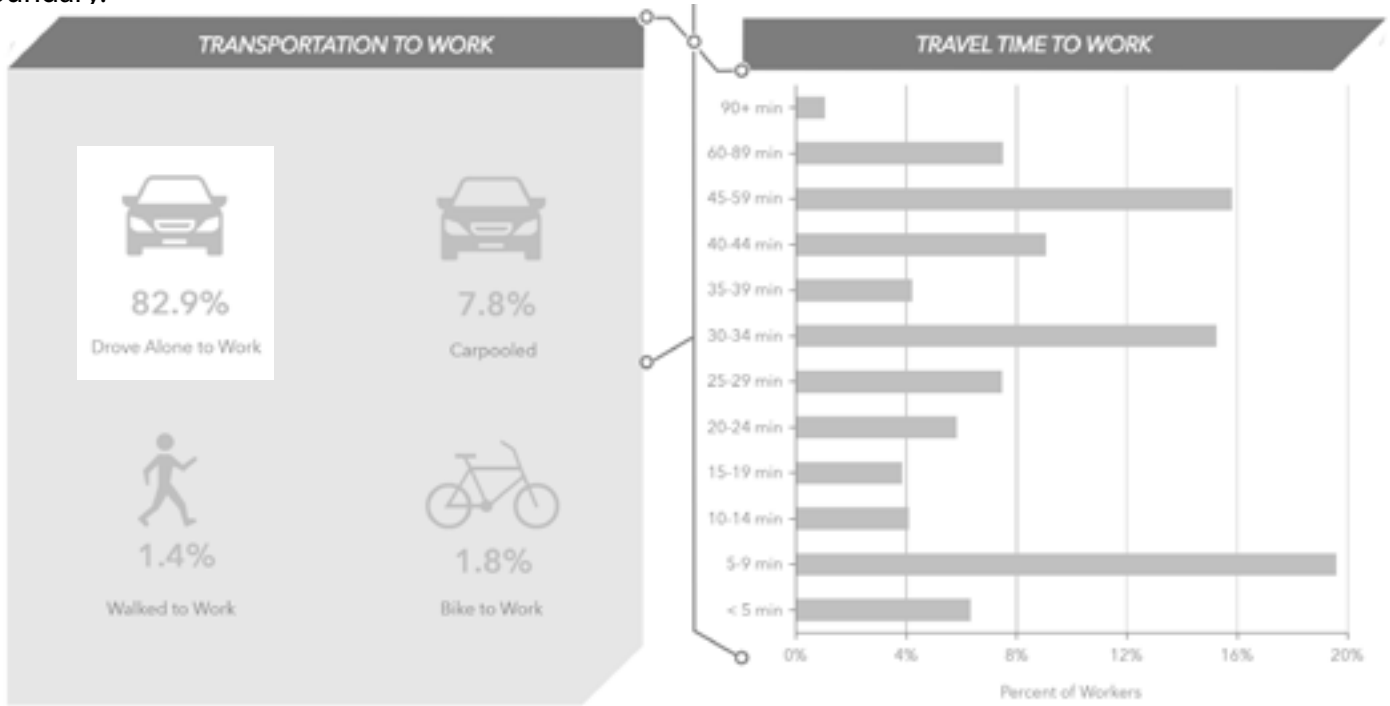


Labor Force

Employment information is an important indicator of current economic conditions and potential economic growth opportunities for the residents and businesses of New Prague. 2024 ESRI data shows that 61.0% of New Prague's residents have jobs classified as white collar positions and another 23.9% have blue collar roles. Between 2010 and 2024, the unemployment rate has generally fluctuated between 2.5% and 3.2%, with 2024's rate falling at around 2.4%. The largest sector is Health Care, Management, and Retail Trade.

Commuting

According to 2022 ACS data, many of New Prague’s residents that commute, age 16 and older, live between 5 and 10 minutes from their place of employment. A sizeable portion of commuters – almost 44.3% – live between 30 and 60 minutes from work. The map below shows the daily inflow/outflow of jobs within New Prague’s boundary; nearly twice as many people leave the City for work than commute to locations within the boundary.



This infographic contains data provided by American Community Survey (ACS). The vintage of the data is 2017-2021.

© 2023 Esri

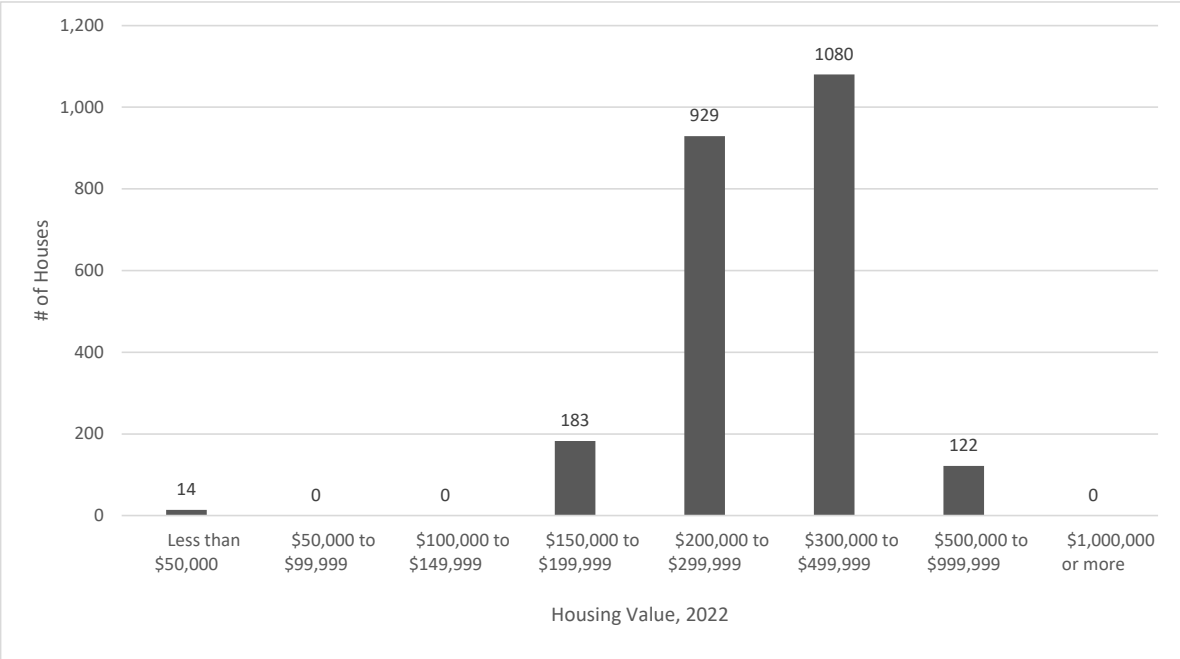
Inflow/Outflow

The U.S. Census Bureau’s OnTheMap tool illustrates the inflow and outflow of workers in New Prague. In 2021 – the most recent year in which this data was collected – 1,780 non-residents came into the City to work, 634 residents worked in the City, and 3,475 residents left the City to go to work. New Prague is therefore a “bedroom community”, in which the majority of residents commute elsewhere to work rather than stay within the City.



Median Housing Value

In 2022, ACS data shows that New Prague’s median housing value (\$305,800) was lower than Scott County (\$376,000) but higher than the State of Minnesota (\$286,800) and Le Sueur County (\$271,900). The graph below represents the percentage of homes within specific value ranges; most of New Prague’s owner-occupied housing units are valued between \$200,000 and \$500,000. In 2027, the most common value range is expected to be \$300,000-\$400,000.

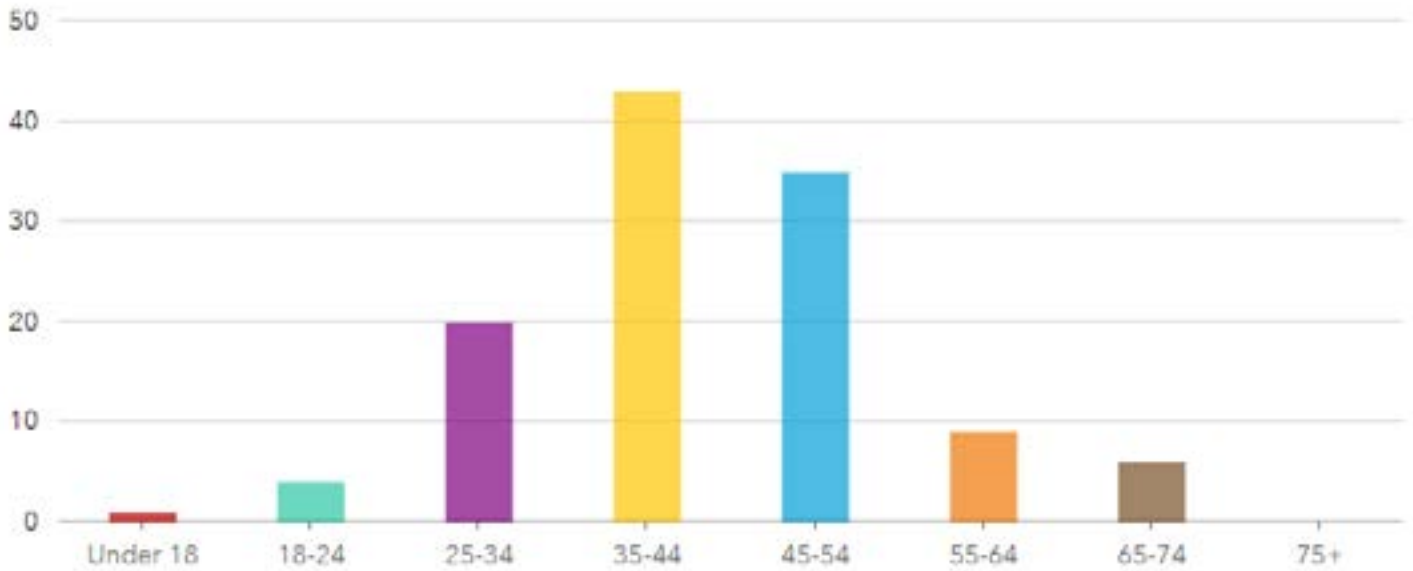


Appendix
B
Survey Results

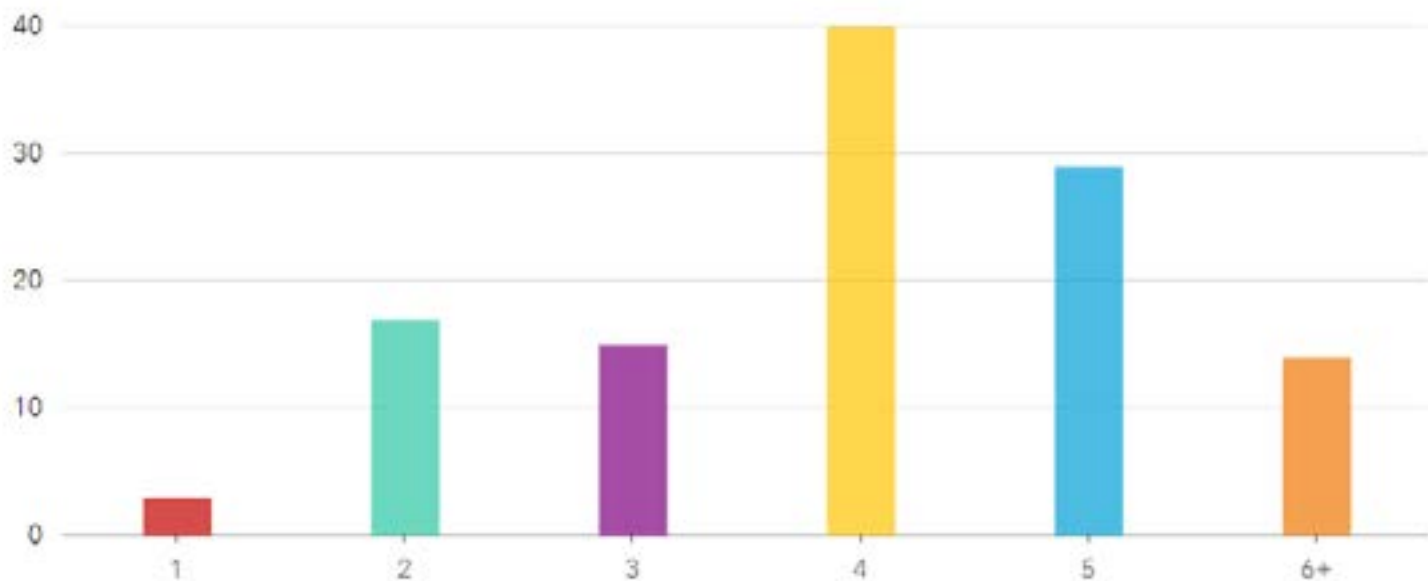
Introduction

This community-wide input survey was developed by the project team and Steering Committee, and hosted on the project website NewPraguePlan.com, where citizens could learn about the project, complete engagement activities, and review past meeting materials. The survey was open from April to July 2023 and collected a total of 118 responses.

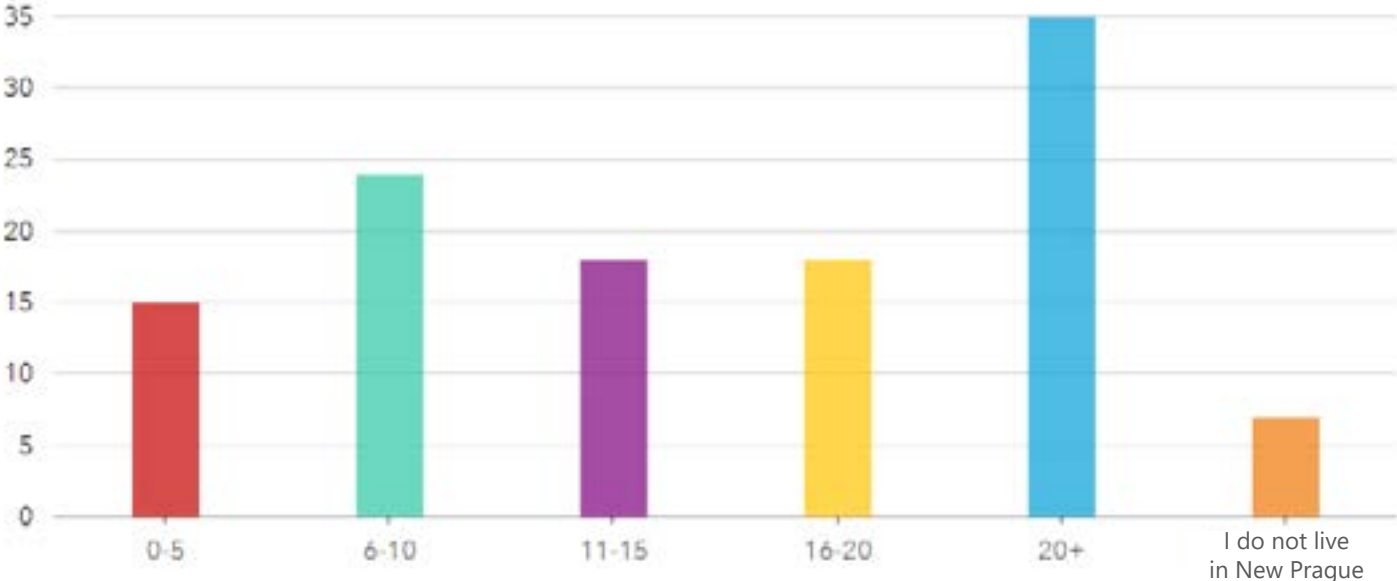
1) What is your age?



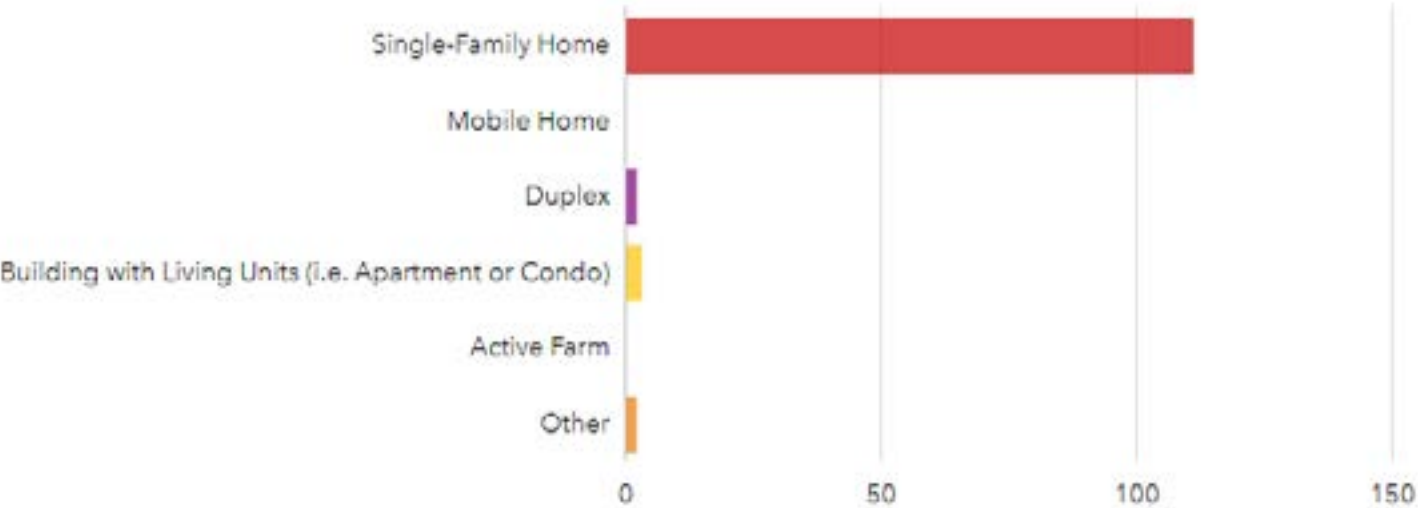
2) How many people are in your household?



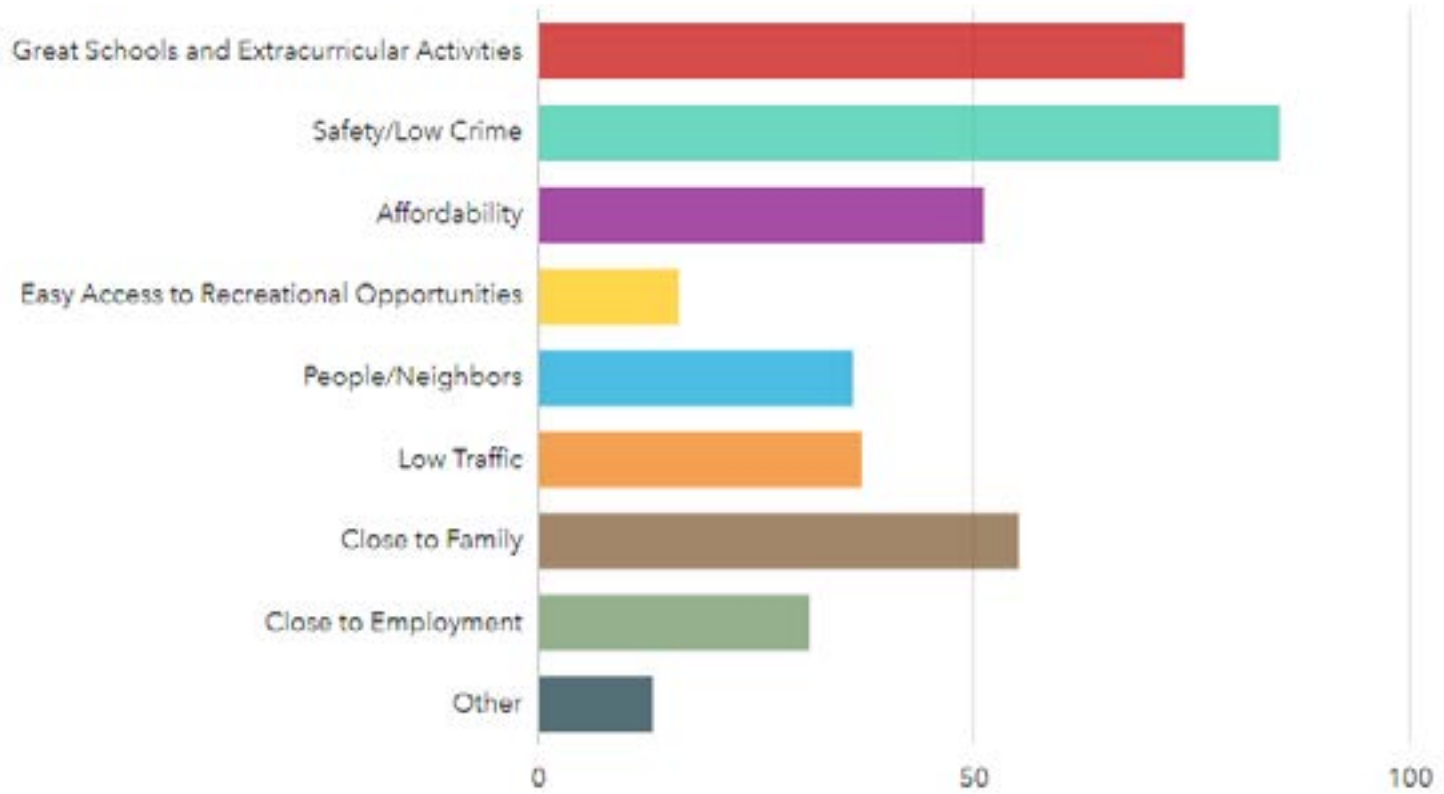
3) How many years have you lived in New Prague?



4) What type of dwelling do you live in?



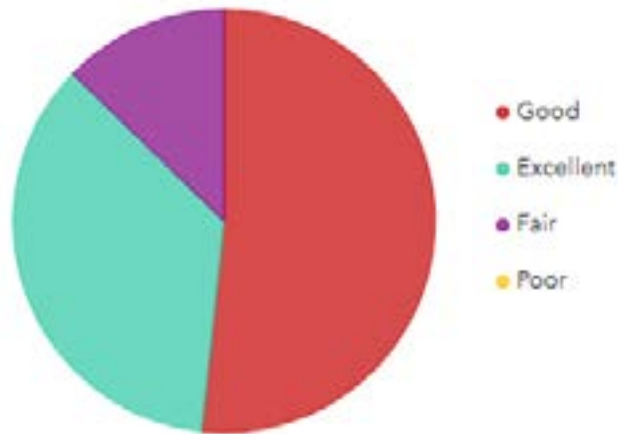
5) Please select up to four factors that influenced your decision to live in New Prague.



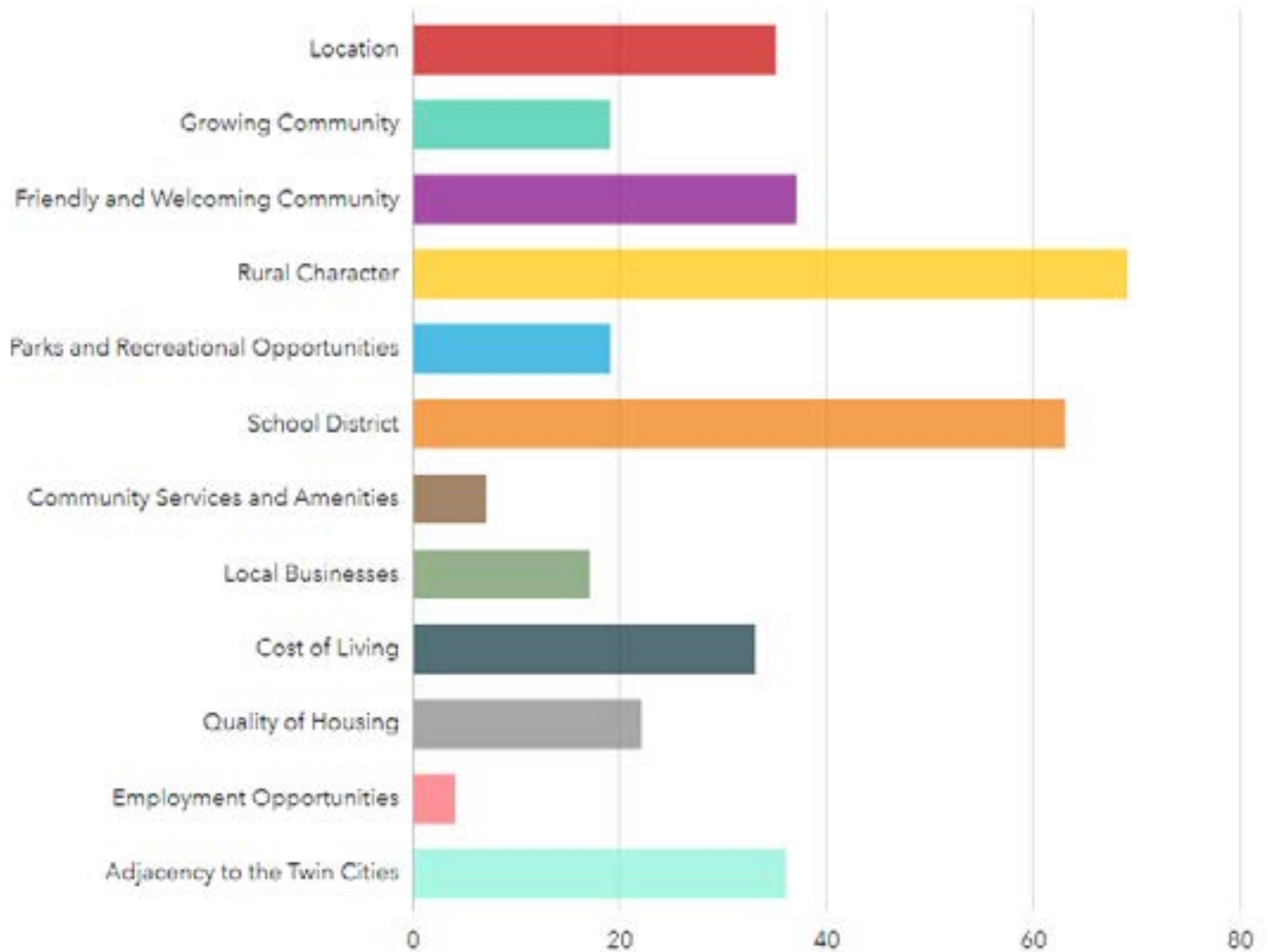
6) If you selected "other" in the previous question, please elaborate on influential factors for your current housing location.

- Rural location
- The town was upkept and had thriving business vs a town like Montgomery
- Small town community feeling for our kids going to school.
- Hate cities
- Land with opportunities for the future
- Further from cities, allowed for country living with city type amenities within reach.
- My parents
- Snow mobile trails being close
- Lived here most of my life and feel fortunate that is the case.
- Acreage

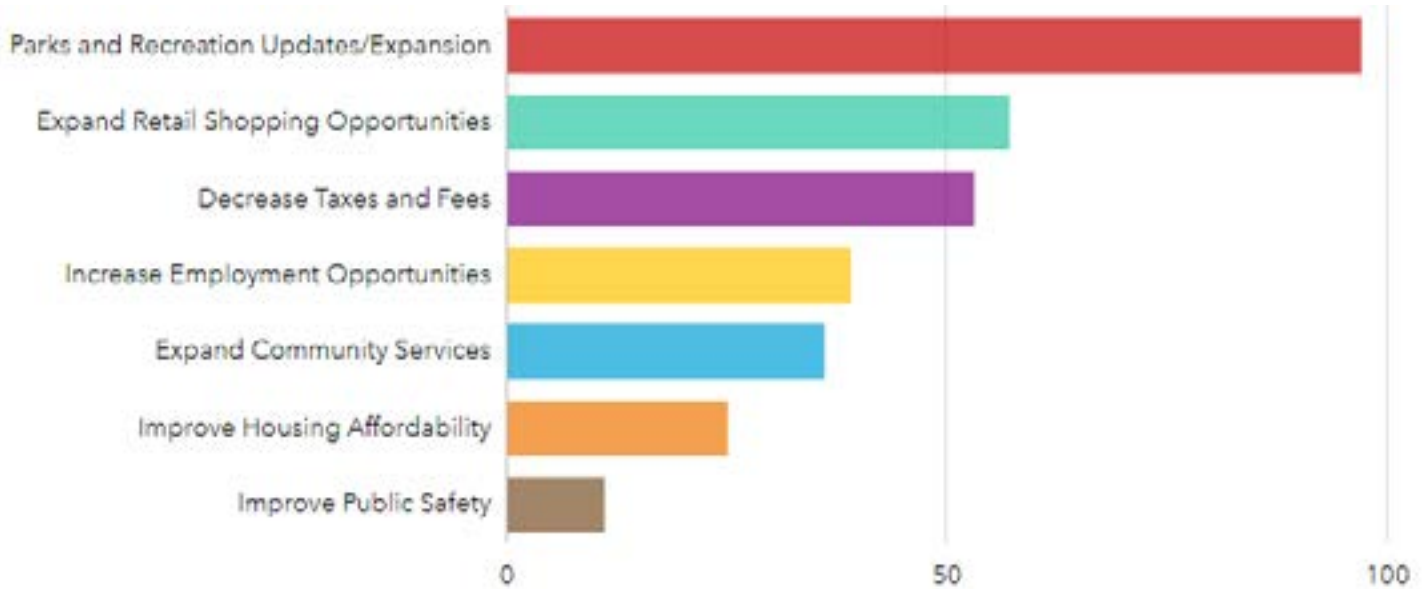
7) How would you rate New Prague's quality of life?



8) Please select the top three current qualities you believe most enhance New Prague's quality of life.



9) Please select the top three changes you think you would have the greatest impact on New Prague's quality of life.



10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life.

- A large community center housing government offices and area meeting rooms for all to use would be a benefit. An indoor walking area and more gym space plus a public library all together. More retail would keep people shopping locally. Outdoor music/entertainment spaces should be added. Any sports complexes should be outside of the main city. Parks and green spaces in the city should not have ball fields comprising most their space. Better downtown parking space is needed. Remove the corner juttred out walkways so roads can be plowed curb to curb in New Prague. Accessibility should be priority and not an after thought."
- More retail would help with lower taxes
- Need more restaurants and hotels to bring in larger sporting events/tournaments.
- New Prague is extremely short of proper "green" space for sport options for our youth. Short soccer, lacrosse, softball and baseball fields. For those who say each park has a baseball/softball field. Dirt and a backstop do not make a proper field. We need a spot that can accommodate all sports. A complex to allow kids to practice and host games and tournaments. Something not just ok but done large enough and with enough space to be expanded on as needed. This complex should include a dome to give or children winter training options.
- For the cost of living in the city there is litter we ad community members we benefit from. Little recreation, little to engage in. We are constantly driving out of our community for entertainment-including outdoor adventures-hiking biking dining and entertainment
- Increased support for the education referendum. If we cut financial support to our schools district, that will impact our ability to provide quality, inclusive education for families and children.
- I think this community is perfect the way it is. My greatest concern is that it will try to grow too fast and change the type of community we have with trying to bring in too many businesses & housing options. The people who live here chose it specifically because it is farther away from the suburbs & has a small town feel to it. If we wanted to have a many close retail and employment options, we would choose to live closer to the cities.

10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life (cont.)

- Please work on adding additional sidewalks to existing streets or remove them. In 18+ years of living here I've only seen one brand new side walk installed that wasn't part of a new development. That was along Columbus from the church/hospital out the schools. Sure we did add a some trails out to west but those aren't sidewalks and they only linked to the new development out there. We have many sidewalks that only run down a street for a maybe a one block like on Lincoln Ave N, and on the west side of Lincoln it doesn't even make it the whole block.
- Maintaining the rural and small town atmosphere. It would be disappointing to see New Prague try to grow itself out of what currently makes it such a great place to live.
- Would like to see more walking trails that don't require crossing busy streets. I also feel that the intersection of Hwy 21 and 7th St NW needs to be controlled better. I avoid trying to cross 21 here or turn left. Maybe a roundabout would help.
- With the growth of community and kids activities there isn't the space to accommodate those activities, between baseball, soccer, softball, etc. we want the kids to be outside and active however we can't accommodate the teams so they are going to other communities.
- We need more diverse businesses such as more industrial businesses because it not only increases the tax base of New Prague but also brings more employees to town. There aren't a lot of starter homes in the city and most are single family. We need more diverse types of housing and affordable homes to draw people to new prague.
- Growth in recreational opportunities consistent with similar suburban communities will allow us to maintain our regional leadership and encourage new residents.
- Create housing that is affordable for All. The community is lacking entry level homes or even a variety of homes of choose from, such as townhouses, apartments, senior living, etc. Our needs as a community are changing and it's very difficult for people to afford to live in this community. That needs to change.
- More restaurants needed..improve memorial park picnic areas. Expand restaurant at golf course...all on one level. Add another mid price apartments next to bowling alley. Cross country skiing at golf course.
- Need more restaurants in town.
- More sport fields for kids to practice on
- Make a multiuse path around the city 3 mile loop
- As a young resident, I would love to see New Prague expand its retail shopping. To do this, New Prague should consider making Main Street more walkable. This could be done by allocating part of the city budget to widening the sidewalk along the main street and removing street parking along the business area. Parking would still be available along adjacent streets and parking lots. Additionally, the city could plant trees native to MN along the sidewalk on Main Street. I would love to see lights strung up along the Main Street corridor and Memorial Park. These features would make the central business area much more inviting and add to the lovely cozy small-town feel of New Pague, especially in the wintertime. Lastly, I would love to see more bike lanes installed to make biking more approachable. These changes would invite people to enjoy New Prague which would also increase business revenue. New businesses would move in if Main Street was more walkable and there was more foot traffic.
- Build a lacrosse/football/ turf field that youth teams could use that would include a field with markings, nets that go around field to prevent balls from going all over the place, a cement tall wall to practice throwing and catching on, and small area for goalies ti practice on. Minnetonka has one that would be a good one to get ideas from. The armory area would be good location.

- I'd love more healthy fast casual options in New Prague as well as an outdoor pool option.
- I'd like to see some more restaurants and gift shops.
The paved walking trails are in much need of repair.
We're considering moving out of NP because the houses have become too expensive."
- Taxes and fees are fairly high compared to neighboring communities. Not a ton of options for housing especially to purchase low-mid tier single family homes. Too many neighborhoods in the heart of the city are all rental homes.
- Don't bring in big box retail. Keep population in check. Keep it a "small town".
- Why isn't return budget funding of schools to a level that provides adequate trade's opportunities & reinstatement of extracurriculars a town priority/ option?
- Biking trails to connect exiting systems+ new trails
- We are in need of a bike trail and dog park. Otherwise this town rocks!!!
- There are many young families that love to New Prague because it's a safe, small community close to the metro. We need more recreation options and especially biking trails for our kids to get around town and even a bit outside of town safely. Would love to see an outdoor pool. My kids hate the indoor pool.
- Connecting all of the city trails/greenways with a walking/bike trail would greatly increase the ease of use of these features. Also a mountain bike trail close to town would be amazing. New Prague has one of the largest and most active mountain bike clubs in the twin cities and they must travel a significant distance to practice or use mountain bike trails for fun or exercise.
- Maintain and expand walking trails in the community. Continue to have reasonable, common sense approach to education focused on preparing young people to be good citizens.
- A bike trail would be great. We have a growing mtb team and it would be nice not to have to drive 30 or more to a trail
- Having people work and shop in town keeps the dollars and purchasing here.
- More biffys in parks. No big box stores please. More walking trails.
- Better parks and biking opportunities.
Expand on outdoor activities."
- There are few places to work in New Prague outside of the service industry.
I'm an engineer, and the only place I could find work is at Chart.
My kids are on the mountain bike team and there is not a very good place to ride except on gravel roads. In the summer, there is no outside pool or swimming beach within the city.
- If you want this town yo continue to grow you need to get more athletic facilities. Our HS JV baseball team shouldn't have to go to union hill for a baseball game. Kids shouldn't have to leave town to play soccer.
- While the offerings for activities for youth are abundant there are not enough resources available for practices and games therefore forcing younger or less experienced players to have less time for practices. le: Soccer field availability.
- There needs to be more green space for youth athletics. The area has lots of land, yet the sports associations struggle for green space. Youth athletics is a great way to teach our young many lessons and most of all it keeps them busy and out of trouble. This is huge.
- We need more green space for youth athletics, i.e., soccer fields.
- Have more soccer fields. Make 21 safer for people walking. Like flashing crosswalk signs like main st or. Paint a crosse walk.
add more restaurants like sit down one and STOP WITH THE GAS STATION IN NEW PRAGUE WE HAVE ENOUGH!

10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life (cont.)

- Insufficient sports and green spaces for kids to play sports, scheduling is very difficult. Not enough variety of retail (restaurants, hotels and amenities like spas).
- As we grow, employment must increase, along with affordable and safe housing.
- Expand green space such as soccer fields and add a field house with basketball courts and a walking track.
- Additional green spaces would be very valuable considering it is already very hard to find fields to practice some sports on within the community.
- Recreational/parks
Soccer fields
A sports complex!!!!!!
Cross walk at the intersection by Praha Village.
- Since the community is growing, the city needs more green space for community sports. We also need more retail shops. I enjoyed Alco and Shopko when they were in town. It would be nice to get another store like that.
- I would like to see more dining options. When needing to run from activities with kids a quick meal other than mcdonald's and subway would be nice. A larger store such as target. More fields for sports as some teams are not able to practice as often because of field availability.
- More soccer fields, more indoor ice surfaces
- We have a lack of green space for sports. Nothing for soccer or lacrosse.
- The city is lacking opportunities for growth in the quantity and quality of practice and game facilities for certain sports. Specifically soccer and lacrosse. Both sports are frowning in popularity, yet struggle providing adequate facilities to flourish.
- The community needs to find ways to bring more business to the community. Business that will bring good paying jobs along with being a part of the community. I understand that we want to be a small community, but the burden of trying to grow falls on the homeowners and we cannot continue to raise tax rates on that base. We need leaders that are working to find those companies that looking to expand and show them what we have to offer. We are great community right in the middle of two major highway was I35 and 169 along with a rail line that can serve their needs. We also need to work on a sports complex that will support the diverse sports activities we have in the community. This needs to be located in area of which the town grows which would be on the northern side of the city. The location that was donated to the city was a great opportunity but is on the wrong side of town and the cost due to the terrain could be reduced with better location. Remove the good old boys club feel.
- The town needs more community fields for soccer and sports. Lakeville has free turf to use and we drive all the way to lakeville just to use that.
- Better field/gym space for our young children. We have growing clubs (soccer, lacrosse, basketball, baseball, etc) and our families are being forced to take their children to other communities because NP doesn't have enough facilities to provide quality practice/game times.
- Access to green spaces for youth club athletic teams. Would really love to see a warehouse or dome facility to access year round for club athletic teams.
A mountain bike park in the woods with hills, etc. would be amazing!
There's a real issue with enough fields for sports activities. Soccer
-

- There needs to be more public park space. The only playing fields for athletic activities is on school property and is overused
- With the increasing safety risks in the Twin Cities it would be nice to have more retail and restaurant opportunities here in town so we don't have to venture out.
With more people moving out here it would be nice to also have more affordable housing.
Finally when it comes to parks it would be nice to have a shooting range in town or at least close by"
- Would love to see more retail businesses in the area. Also, would love to have more soccer spaces. My kids playing time has been severely impacted due to the lack of field space in New Prague. Surrounding communities don't seem to have this issue.
- Please keep the rural feel of NP. Snowmobile trails. Ability to hunt etc. Do not turn this into another over populated suburb.
- I think NP would greatly benefit from more trails for biking and cross country skiing.
- More field space for sporting activities to support our kids
- We especially need a larger and more inclusive recreational/athletic facility to accommodate our growing community. We seemed to be stretched to the limit at this point in time.
- We frequently travel out of city limits for most of our shopping needs. It would be nice to have more affordable options locally. We would also LOVE LOVE LOVE if there was more dedicated space for athletics. We have been actively involved in New Prague Soccer Club and consistently struggle for green space for practices and games. We need an athletic complex for our growing community in order for sports to flourish.
- -More complete walking trails/bike paths
-Maintain access for UTV/Snowmobile/Golf Cart Use. Maintain snowmobile access to gas stations.
-Better recreational facilities (Youth Baseball, Hockey Rink, Golf Course Updates)
- More parks especially in the high school area. The subject's neighborhood has no park at all. Also more outdoor basketball space.
- There seems to be a lack of investment in new parks and recreation infrastructure by the City itself. The City Council should take a larger role in implementing and providing long term planning for parks and trail connectivity improvements as the community has expanded.
The City should take the lead in improving the required standards (inspections, aesthetics, etc.) for rental properties, commercial and residential and the downtown district primarily.
- NP's park system, it's facilities and amenities are a complete joke. The baseball fields are atrocious and there aren't enough of them. The hockey arena is old and outdated. When are you going to actually spend money on capital improvements?!?!? When are you going to invest money into athletics? We're a 4A school with 1A fields, that's factual. The local associations can only pick up a certain amount of your failure to improve things around the city.
- More healthy fast food options (chipotle, Panera). More weekend/three day events with food trucks, vendors and activities
- Additional parks and greenspace, specifically practice/game fields for soccer and lacrosse. Expand walking and bike paths.
- Lower taxes more fair when changes in neighborhoods not just a elected officials drinking buddy or who has money
- Stop using public money to expand the city. If I wanted to be like Shakopee, I wouldn't have moved. Repeal city ordinances. My goal is to move out of city limits because of the extra regulation and taxes. Make a traffic circle at CH 21/19. Reduce stop signs, yield signs work.
The police are not a revenue generator. Stop ticketing for victimless crimes. They should operate more

10) Please elaborate on your above answer(s) on what would positively improve New Prague's quality of life (cont.)

like a fire department than a tax man.

Repeal snow bird parking restrictions. If plowing is needed, declare snow emergency or something. A compromise would be alternate parking to one side of the street each day.

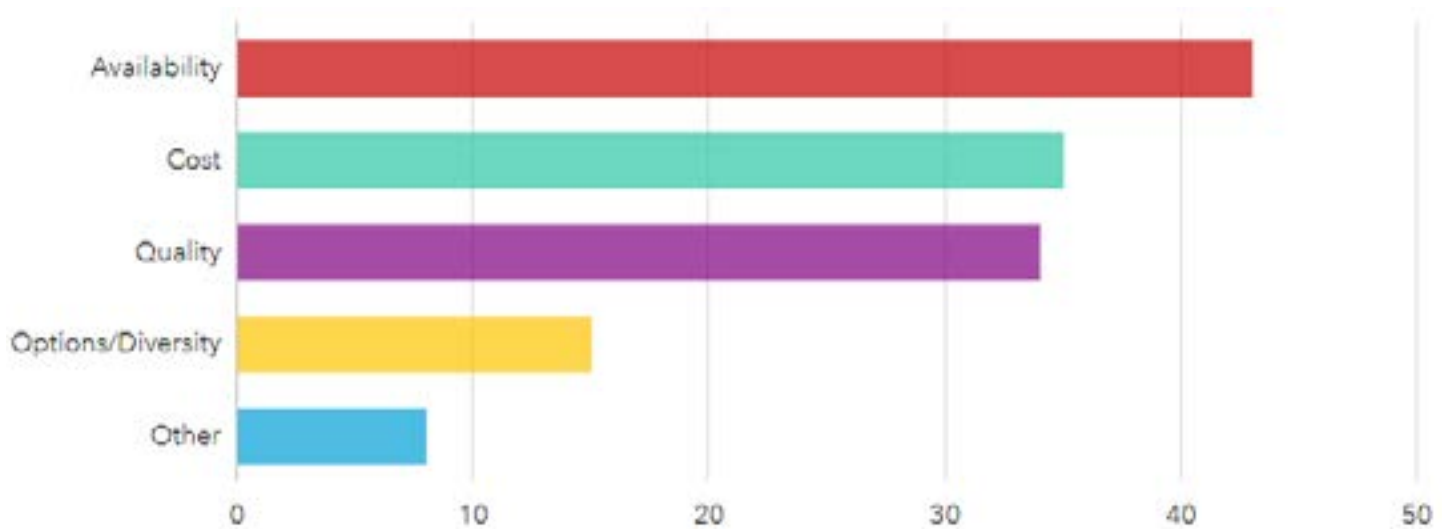
- If New Prague is to be more than a bedroom community for the Twin Cities, then it needs to offer things that are harder to find there in order to draw folks in.
 - To keep growing and continue drawing new residents, we need recreational facilities that rival competitive communities, as well as having city services that meet what other similar communities have. The closer someone is to work, the more likely people will want to live here as well.
 - New Prague needs better transportation for the elderly, as well as more first class senior housing similar to Praha Village. In addition, much stricter covenants are desperately needed to keep large ice houses, motor homes, junk cars, trailers, etc. OUT OF DRIVEWAYS AND OFF THE STREETS. New Prague is beginning to look very trashy and unkept. Neighbors who do keep their property looking nice are frequently forced to look at terrible junk everywhere. New Prague needs to implement and enforce much stricter codes!!! Slum landlords must not be allowed to continue their current practices.
 - More paved nature hikes, trails and walkways for families to enjoy. Most of the time we have to walk neighborhoods with sidewalks and not much of a nature view or walk on the road if we want more nature. Also expand the food options locally, enough pizza and burgers, how about some healthier options or even just more variety. Not much to choose from and we tend to have to drive to lakeville or shakopee for restaurants or take out. More food options would also allow more jobs and could bring in more surrounding people.
 - Need good quality designated field space for soccer. Limited space and poor quality fields really impacts the overall experience with NPSC, causing families to enroll in other clubs.
 - I would really like to see an outdoor pool/ water facility again. It is a shame that the pool was taken away completely and we have to go to other towns to enjoy relief from summer heat. I don't feel the indoor facility gets used as much as they thought, especially in the summer.
- Improve the parking situation near the hockey arena.. add street lights, people are risking their lives to park/ cross the street when it's dark.
- Broader entertainment options
 - Taxes taken and spent on feckless projects is exhausting. We are in hard times, being fiscally responsible is not only request but expected as a taxpayer in this city.
 - Additional sidewalks and walking paths. Snow removal throughout the city.
 - Increasing retail and business opportunities by increasing and supporting small, local businesses to open and stay in business in town is most ideal for our community and important. I would much prefer this over any big box or chain businesses coming into town. This opens up employment opportunities as well.

A thriving Main Street is key as it's the heart of the community and should be kept beating.

Our parks could use shade. They are so hot and have very little shaded play areas. Lagoon Park in Jordan has big trees around it, so the kids can play without being fully exposed to the hot sun. I have a newborn who cannot wear sunscreen, so being at the park with her and my 2 year old, is so hard and so warm/sunny. Fast growing shade trees would be a great investment into our current parks.

Additionally, we need to update our parks for the disabled members of our community. The adaptive swing in Memorial Park is broken. Maintaining these items is important and shows respect.

11) Please select an aspect of housing that you think is the most important to improve in New Prague.



12) If you answered “other” in the previous question, please elaborate on New Prague’s most important aspect of housing.

- Need more housing units for variety of incomes and some closer to stores and services.
- Any additional housing should be at or above the current median housing for the area.
- Any housing growth should be with single family dwellings, not apartments.
- There should be more high density housing as well as multi use buildings that could be business on the bottom but apartments on the top. These changes would make New Prague more communal and attract more young people who cannot afford single family homes.
- Inflation is killing ability for traditional nuclear families & don’t want to become another Elko New Market with bastions of new residents wanting city amenities to look like burnsville or prior lake. Let young adults from the community starter homes
- I don’t see a need for improvement.
- Housing isn’t an issue in NP.

13) What concerns or opportunities do you see for housing growth in New Prague over the next 50 years?

- We need more rental apartments at both market rate and subsidized. This is a tough market for those right out of college to find apartments to live in that are modern in town.
- Older people will be priced out of homes. There’s not enough tax base from industry to help support the need for aging population to thrive in New Prague. The infrastructure is in dire need or replacement but the cost is too high for the individual tax payer to bear.
- Minimal availability with more people moving down from the cities.
- Quality of housing
- Sports complex will bring in housing.
- Options for all!

13) What concerns or opportunities do you see for housing growth in New Prague over the next 50 years? (cont.)

- I am very concerned about over development of the city to where we lose the small-town charm & caving to pressure to bring in low-income housing.
- My concern is the current lack of open lots and the cost of them.
- I am concerned that New Prague will try to grow itself out of being the small town that has brought and kept so many of us here. I am also concerned that decision makers will cave to pressures to bring in low income housing. I sincerely hope this does not happen.
- No apartments
- I'm concerned that housing will remain stagnant if we don't expand our sewer and utility lines. Without that, the city can't expand. Developers need to buy large areas of land and construct units/mass housing. Due to the pandemic, developers are nervous and hesitant. Maybe provide incentives to developers to build here like maybe a tax break. We also need more diverse types of housing. There's only really large single family homes which isn't affordable to starter families or racial/cultural minorities.
- There is a serious lack of recreational amenities compared to other suburban communities. We need to invest in our kids recreational opportunities and school district offerings to compete for developers and new residents.
- I just want to make sure we are open to ALL economic levels of housing. Our town traditionally does not zone for low income housing in the way the neighboring communities have. As a result, we live in a bubble of wealth, which makes our town extremely hard for families to afford when it comes to a "starter home". I also see a huge need for more senior living options in the future, as our population continues to age and the waiting list at our current senior residential buildings grows. Multi-use apartments, such as the one which was planned to be built south of Walgreens by Deutsch Construction is a great idea. You see this type of development throughout the south metro. Businesses on street level and apartments above. Connected by bike paths, parks, etc. It sounds walkable and lovely to me!
- Improved public transportation to twins cities
- Affordable apartments for people in their 20s and thirties accessible to downtown healthy shopping area.
- Commit to path around community
- My biggest concern for housing growth in New Prague is that the city will focus heavily on creating car-centric and car-dependent neighborhoods. The American suburban style of housing is unsustainable and costs a lot of money. Instead, our town should create more high-density housing. This has massive benefits: It is more affordable for young people, it is cheaper to build, and it costs the taxpayers less because it requires less finances for roads, infrastructure, etc. This type of housing also makes communities tighter. Spread-out suburban housing is worse for people's mental health because it forces them to depend on cars which makes life mundane, causes obesity, and causes lower social functioning. Cars (even EV's) are bad for the environment. If New Prague wants to make valuable investments in the future it should look towards increasing public transportation and biking. This would set our town apart and push us into the future. After all, our motto is 'A Tradition of Progress'.
- We need more affordable and rambler style homes. As baby boomers are retiring there is not much to look at in regard to homes that fit their needs.
- A lot of houses toward the center of town/main street are deteriorating
- Again, keep population in check. Don't need to keep getting bigger. Bigger is not necessarily better. All developments should have a wooded green space/park.
- Morning traffic near the high school could get more difficult.

- More bike trails & diverse options for outdoors recreation
- Lower aquatic center costs
- Roads for increasing traffic
- Availability of senior living residences.
- No additional affordable housing. NP seems to have so many affordable housing options for its size and they don't seem to really add any benefit to the town. Often times it brings down house values of those around it and can be a revolving door of residents.
- Selfishly I would like growth to slow down.
- I would prefer not to see any additional low income housing.
- Ensuring housing developments are supported by adequate roads.
- This town isn't willing to grow. People aren't willing to allow new people in. Current admin is afraid of change.
- Taxes & property tax need to be lowered. The last 2 years there's been a hike that is getting way too high.
- Affordability, builders/remodelers and schools
- More growth equals increased traffic and crime. NP will lose its luster if it becomes another Burnsville.
- Those baby boomers are going to need to downsize.
- Taxes, school space,
- More house, not enough businesses, school class sizes, community green space,
- Good quality homes.
- Infrastructure to support the expansion.
- Lack of public space for people to use.
- We need to grow the city and not worry about the small-town vibes. We can have the small town downtown feel but still find way to grow the city. If we don't find ways to pull in business that bring high paying jobs to help reduce travel costs, we will not grow as we would like. Maybe the city should look at creating the next development and use the profits to fund items like a community sports complex, new parks, music pavilions, etc. Looking around the city the options for build a home are continually becoming less and less. We also need to ensure we don't bring in a large home builder that puts the basically the same house on tiny lots. We need to continue the custom house look and not turn into a Shakopee or Lakeville where you see rows and rows of the same looking house.
- I would like to see housing for those who are down and out and need help to get back on their feet. Maybe work with a church in town to get it going and keep it going.
- None
- promote home ownership and limit the volume of rental homes and apartment complexes.
- I prefer a rural small town feel; so my opinion would be to not expand housing opportunities.
- Lack of lots! No new neighborhoods being development
- We need to entice more businesses to provide more employment opportunities to the residence here to give more options
- My concern is the growing trend of low cost housing/apartments going up in every nearby suburb. I like the feel of NP with farms and single family homes
- taxes and permits are extensive. I think there are too many regulations on what a homeowner can do on their own property.
- Nothing to share at this time.
- I believe we need more choices, especially for our growing senior population. Our Praha Village is a great example of something we could use more of. I also often hear that there is no available housing for young singles moving to our community ie. affordable apartments.
- Haven't thought about it much. Our small town has a variety of options- single family homes, duplexes

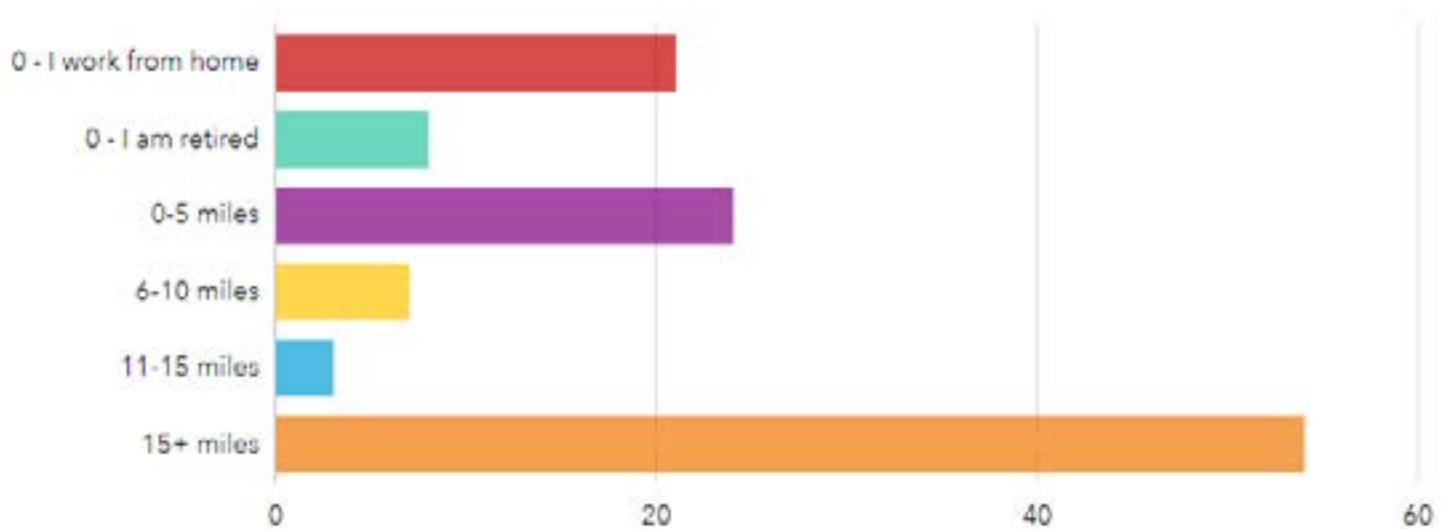
13) What concerns or opportunities do you see for housing growth in New Prague over the next 50 years? (cont.)

senior housing, apartments, etc. The apartment buildings seem to be older and outdated, so maybe more apartment options that are new/updated.

- We do not have enough executive type of residential lots. All of the lots in town are small. There are too many affordable homes that can be built next to Custom Homes.
I do not want to see national home builders in New Prague. Lets keep the small builders around.
- There is very little to no oversight by the City n the quality and conditions of rental units in New Prague. This allows landowners to have subpar rental conditions and not re-invest in properties until the point that they are falling down.
- Taxes, school
- As said above, housing isn't an issue. I'm assuming that you're asking about housing to increase your tax base, which means more money to cover idiotic expenditures.
- Concerns: Having regulations on taking care of yard/outside of house. Larger lots in growing housing developments.
- Availability and affordability.
- Cheaper taxes
- I'm hoping people stop moving here. I like the current size. I'm concerned building codes will continue to increase the cost of homes. Leaving development to large unaffordable entry level single family homes. I'm concerned the city will use tax breaks to entice development. Don't get a big box store here to make more people want to move here.
- I hope to see more dense housing options to help reduce the potential for sprawl.
- New prague is not growing as fast as other areas. Housing is extremely expensive for the area. Affordable housing is not an option.
- Plenty of available land nearby that is currently overpriced, and some current housing stock is old. We need to encourage redevelopment with townhomes and quality senior living and allow for a revitalization of homes that turn over to maintain an affordable housing stock.
- New Prague appears to be land locked for new housing areas. The city should annex additional land.
- Concerns would be just new homes that aren't affordable, too many times builders build these massive homes that most can't afford. I do like the more country feel too so allowing farms to keep their properties would be great instead of pushing them out.
- Concerns of huge apartment complexes being built in the name of social equity and under false pretenses of climate change.
- Building better quality houses with varied layouts may be important. We have a lot of houses that are exactly the same around town. When house searching with my sister last year, we noticed a lot of houses with split levels, smaller dining/kitchen/living room spaces, limited storage, but big bedrooms and closets. This layout was repeated in each new development and the quality of the house was low, but the price point was high. My siblings and I have all purchased old houses versus new homes in the new developments.

Adding homes with character and different layouts around the community would be nice. We don't need new neighborhoods built with more of the same houses. It looks boring and it's not attractive to buyers.

14) What is the approximate distance of your residence to work?



15) If you could open a new successful business in New Prague, what and where would it be?

- Taco Bell by Coborns.
- Dog daycare in a save open rural adjacent space accessible on roads traveled by local residents frequently.
Adding storage lots for people's trailers and other vehicles and other storage for belongings only junks up the landscape.
- I would open a children's play place with minimal snack and drink options near walgreens. Perfect for meeting other local moms and good for snow / rain days.
- Wellness studio or sports dome
- Sports dome. South West side of town.
- Additional dining options, retail - no more gas stations !
- I don't feel there is any lacking business currently. I am happy with the range of options.
- Since 65% of all businesses fail within 10 years it would have to be something unique that can't be found near by. Maybe a strip club.
- Small family owned restaurant
- We need more industry (maybe car repair) be ause industrial businesses being in the most workers, and contribute the most to the cities tax base. Industry should expand northwest of town.
- Casual and diverse food offerings! We lack fast casual opportunities that allow for interesting cuisines.
- I believe our town needs a store similar to what we had with Shopko/Alco. We need a place to buy a pair of socks, shoes, pants, or shirt. Somewhere to purchase household supplies besides Walgreens. Clothing that is not from a Boutique clothing store which many people cannot afford or fit into. Sporting Goods supplies as well such as a glove, bat, or ball. I know this town is fearful of a Target or Walmart coming in, however, they need to consider that people from neighboring communities would also come to NP to shop here as well, bringing their dollars into our community. More eat in restaurants as well. I'd be in favor of developing the west end of town more near Raven Stream and beyond.
- Restaurants
Support downtown growth. Move post office away from downtown. New basic clothing store needed

15) If you could open a new successful business in New Prague, what and where would it be? (cont.)

- Restaurant. Either side of town.
- Area for teens to hang out
- Oil change
- If I could open a new successful business in New Prague I would love to take one of the older buildings on Main Street and turn it into a cozy small-town cafe. As a young person myself, I would love if the town had a cafe like this. Patty's Place is pretty great but it feels like it is more for older people like my parents and grandparents. Since New Prague is home to the NP Highschool my cafe would attract plenty of young people and this would also help to make it more liveable for them. Since New Prague is aging, I believe the city should look to increase business opportunities for young people in the town. Having businesses that are targeted toward my generation will increase the livability of New Prague for young people and this would pay dividends in contributing to the future of the town. I would also love to buy a portion of the old Flour Mill and turn it into a trendy bar or possibly an office space. New Prague has a ton of potential if it makes the right investments now.
- A restaurant with a 50s theme that would have space to host a weekly or monthly car show. I feel town lacks restaurants that appeal to non locals. I Love my Ace hardware but there isn't much that gives New Prague access to things like a target/Walmart/TSC/
- A restaurant similar to a Crisp & Green,
- Sporting goods or fishing shop
- A popcorn cart that is set downtown.
- -Outdoor pool or splash pad
- No more gas stations. Unique ethnic restaurants. Although I don't want chains, Aldi's.
- I would open a bicycle sales and repair business. I would ideally locate it along a proposed greenway route and offer an outside "fix-it" station where people could make their own adjustments to their bikes along a ride or they could come in for parts or quick service. I would maintain the nearby MTB trails and organize a volunteer group to help out with trail maintenance. I would partner with the High School MTB team and also offer a course for electric bikes which would be one of few in the country and I think gather state-wide attention. The city compost area or east of there off of Hwy 15 comes to mind because I think that is a good prospect for a dirt surface trail.
- We need better restaurants...sit down and fast food. But I would open up a bike shop if I could.
- Plastics recycling in an existing industrial park.
- A sports complex similar to the National Sports Center in Blaine with green space fields for soccer and lacrosse, a dome, turf, and hockey rinks. When that was built it must have been in the middle of nowhere and now there are many business that draw support from the families that go there for tournaments, camps, etc. the place is BUSY! I believe the southern metro needs something like this and it would help the community. Plus, we are tired of driving to Blaine constantly for sports. Maybe Elko New Market would be better though due to the proximity to I35.
- An open recreational center. Open to kids for something else to do. Have the business on the west or east side of town.
- Bike shop/downtown
- More restaurants. We need better parking options downtown.
- Southeast side of town, salad and soup lunch and dinner option. Quick but not garbage food option.
- Manufacturing, in the industrial business park

- I generally try to shop in New Prague as often as possible. However, New Prague could benefit from the following businesses:
 - A department store
 - A bike shop
 - A place to buy animal feed (like for chickens or sheep)
- Dome to rent out in the winter.
- Indoor/outdoor family activity center with miniature golf, laser tag, arcade, rock climbing, ropes course, go-kart, indoor playground, food.
- A holistic massage and spa concept, or healthy restaurant option.
- Sporting goods.
- We need more and better restaurants.
- Starbucks, anywhere in new prague.
- Target
- Another small store like Alco or Shopko, dollar store or another restaurant
- Burger, fri, shake shop. Take out only, no dine in option. Outdoor dining avail. Next to bowling alley. West side of town.
- Taco Bell on out lot of Coborns, Fleet Farm at edge of town, demo old silos and make a city park with splash pads, a Cosco in town would be awesome.
- Chipotle or similar option
- Some type of indoor recreation for the winter. There is nothing for kids to do in town when it gets cold.
- Outdoor community fitness and water park.
- A factory that has employees from all salary ranges that encourages its employees to live in the community. Encourages new and existing business to expand in New Prague, why not have them all in one location.
- Some type of clothing and accessories that are more affordable.
- Better class of restaurant. The restaurants we have are fine, but it would be nice to have a higher end restaurant that serves the community but also draws in folks from surrounding communities. I would also consider having a movie cinema in town.
- I would love to open up a warehouse with tall ceilings (such as the midwest volleyball warehouse) to offer a space for volleyball clubs, offer pickleball year round, and soccer club space. The space could be used for birthday parties, nerf wars, etc. The possibilities of community use for this facility are wide! If I had the funding and the land, I would most certainly open and manage this space ;) The where would it be: wherever I could afford the land. If there is ever an opportunity for support with this idea, please reach out! -Sheunna Jabs 952.201.1185.

The other business that I think would be successful, would be an additional fast food opportunity such as a Culvers. Location: near Coborns.
- Outside of town a dome for indoor sports in the winter
- I already do it's 2 If By Sea Tactical. We would like to expand to an indoor shooting range here within the city limits
- We can always use more restaurants (non fast food).
- More places to eat out!!! Not franchise owned fast food. Nice dine in places like fishtale
- Fast food chicken place or more permanent fresh produce/ craft market
- Retail store similar to Target
- We plan to relocate a business to the NP area within the next few years. It would likely require an industrial type building/warehouse with office space.
- Kids basic clothing (target, Walmart etc), home improvement (Home Depot, Menards)

15) If you could open a new successful business in New Prague, what and where would it be? (cont.)

- New Prague's biggest asset is the historic downtown and reinvestment should be made in that area to promote people to both work and recreate and eat/drink in downtown New Prague.
- Not sure
- Healthy fast food, filling in and around coburns.
- Manufacturing or distribution business.
- A Arby's and west side of town
- Private school
- A games Cafe on main street.
- East side of town by car dealerships
- Would like to see more retail and restaurants downtown, which adds to character for visitors to spend time here.
- Additional high quality fast food restaurants such as Arby's. These should be opened in NON RESIDENTIAL areas.
- Nautica bowl (end of strip mall by coburns and papa Murphy's), Panera bread and chipotle (anywhere you could fit them).
- Main street area-
Additional fast food or restaurant
Target or other multipurpose store
- Another store like Shopko/ Alco.. where you could truly grab anything you needed last minute.
- A movie theater
- I would open either a boutique/farm stand type business. I would sell handmade items, clothing, etc. and locally sourced items from farms within 30 miles of town. There would be watercolor paintings and products sold, painted by me. It would be upscale and have high quality products. The vibe would cater to those shifting away from commercialized businesses and towards self-sufficiency. It would be on Main Street or out of my home in a farm stand/pop up shop type business.

16) Please list your thoughts on beautification in New Prague.

- Outdoor pool, dog park
- Buildings in downtown could use some rehab in areas. Trails could be expanded along waterways.
- Any additions to park space should include perennial gardens with native flowers and plants. We need more and better surviving tree-scapes.
- Too few parks and rec spaces for sports
- Wash the outside of historic buildings on main
- Trails! We as a rural community should have trails to enjoy or at the very least sidewalks maintained to use! We have very few natural resources for our community to enjoy.
- Strength: small town feel, community involvement, existing businesses serve critical needs, keeping character of downtown with historical buildings, maintenance of sidewalks and parks.
Threat: Growth of low income housing
- Many residents have complained that the mill is an eyesore. Maybe we should repurpose the building. There were talks of turning it into a brewery.
- Parks need more open space, playing fields, and flexible wilderness. We could use a contiguous trail system!
We should also capitalize on our Czech heritage to encourage tourism!

- We need to connect the Greenway paths. I enjoy using the paths, but they do not connect well. Let's get the entire thing connected and then finish it off by putting a paved path from New Prague out to Cedar Lake Regional Park. A safe pathway for kids in the community to use in the summer to bike out to the lake. Perhaps putting a tunnel underneath County Road 2, so kids aren't crossing the traffic. We have this amazing resource located so close to town. The park should be accessible to every resident and a biking path would get that accomplished. We NEED to get a path from our town out to Cedar Lake and it needs to be done SAFELY.

I would be in favor of a safe bike path from my neighborhood to downtown NP without having to bike along Highway 21. Yes, we could go in front of Falcon Ridge, but it is not directly nor safe. Also, a park at the corner of English Ave/Music St. on the open lot that is small and awkward in shape. A basketball/pickleball court would fit nicely!

- More activities in central park for other ages than kids. Pickleball courts somewhere near town.
- Loop around city
- I want New Prague to be more walkable. Multiple studies on city planning have shown the massive positive impact that walkability can have on residents. From mental health to physical health, to social functioning, etc. I think New Prague could turn Main Street into sort of a town square. A third place in between home and work, where the community can come together and shop, walk around, meet, drink a coffee or eat at a restaurant. If the sidewalks were widened, tables and chairs could be placed to usher in a more relaxed environment. During weekends Main Street could be closed to cars so that there is a place to walk around. Farmers and vendors from the area could also come in on weekends and sell their products. All these moves would make the town a better place to live, increase business revenue, and invite young people to make NP their home. Walkable communities are of high value to my generation. These changes would help to make life less mundane and bring life to the community.
- Tear down the mill and put some new old looking buildings up that could attract new business opportunities.

Paint a new mural instead of the band members on the brick wall across from Laus Bakery.

Do something with the Broz hotel.

- I'd love more bike/walking paths, specifically one that runs to Cedar Lake Farms.
- The walking trails are starting to look and feel run down.
I do like the small area across from the chamber.
- Lost a lot of ash trees, need to replant with new trees. Restoring old murals and buildings downtown keeps the small town feel.
- When entering town from any direction, there is no welcoming, pleasant signage or park space, just industrial and commercial
- Keep it natural and simple. Plants, trees. Seasonal, fall, winter or Christmas, spring/summer reusable decorations.
- I would like to see the greenway plans advance. I think biking and low powered vehicle commuting is important now and in the future.
- We need mt bike trails
- It's quite pretty already.
- More green space that could support outdoor sport and family activities like soccer, mountain biking, frisbee golf, a dog park, walking trails, etc. I sit on the New Prague Soccer board and we will serve 400+ kids this year in the club and we continue to grow. We have great difficulty scheduling field space for practices and matches currently and with any growth the challenge will be that much greater. Having a tournament is absolutely out of the question because of inadequate green space resources. Drawing families in for sporting events like a tournament weekend would be great for the area businesses. Ple

16) Please list your thoughts on beautification in New Prague (cont.)

look forward to what could be possible rather than what the needs are at the moment.

- Our family would love a bike trail that is close to town and a dog park that is also close to town.
- I would like to make sure the historical features of the downtown area remain as they are. One of the greater threats that I see would be housing and industrial sprawl. It would be nice if the city could acquire some larger tracts of land to maintain as parks and green areas. The current park areas are either too small, or only serve athletic purposes such as golf, hockey, baseball. Having a larger park that is kept mostly natural aside from walking or mountain bike trails would be very beneficial, and wouldn't cost much to maintain.
- The weather fences that are put around the landscaping on the sidewalks downtown are a complete eyesore.
- Bike trails, walking trails, ponds/lakes for paddling, fishing, and canoeing.
- Maintaining what we currently have should come first. Our roadways and parks have grown yet what we have is very beat up. If we've invested the time in adding these things, let's keep them looking nice. Fix the potholes, maintain even sidewalks, plant trees in parks and by walking paths, get rid of weeds. We do a good job making Main Street look nice with flags and flowers, let's expand that to all areas of town.
- Repave walking paths. Add a Buffy or two.
- Restoration of old buildings on main Street to keep the small town feel.
- We need more soccer field space for practices.
We need better quality sand at the sand volleyball courts and more of them added to city parks.
- Green space for youth sports! Especially the growing youth soccer program!
- More green space!!
- Insufficient green spaces for kids to play, parks during the evening are always full with sports leaving no where for children to play. Insufficient field space and competing priorities with school on scheduling using the same shared spaces between community ed, baseball/softball, soccer, lacrosse and football.
- Less gas stations and churches. More community green space.
- Parks and trails that connect to other areas, ie Jordan, Prior Lake, Montgomery.
- More green space for sports teams to practice on. Sports are a big deal out this way so would love to keep our children active.
- Green spaces for soccer!
- Additional soccer fields
- New well on the golf course, quit charging the course money, that's the biggest joke ever that you charge them and expect them to have a chemical budget at all
- Outside water park.
- We utilize all of the parks in NP and enjoy them all. It would be pretty cool to have a trail system built from town to Cedar Lake Farm too. (But would impact private land owners...so not likely.) The plantings along main street are a nice new touch!
- I believe a weakness to the beautification to NP was adding the "parking lot" for trucks and trailers north on 21.
- Honestly this is a beautiful city
- Great job already. Preserve downtown and get the deadbeat landlords to fix the windows in the buildings. Nothing trashes downtown like boards over broken historic windows. Make sure the historic buildings are preserved as best they can be. Offer opportunities to explore them or learn the history.
- more ornamental trees or flowers in parks. Maybe a scenic bridge or arch for pictures.
- Nothing to share at this time.

- We do have many beautiful parks in our community. Our parkway path systems could be upgraded and expanded to accommodate the many walkers we have now.
- I like what we did with main street, though its sometimes hard to turn on to it from side streets because of blocked view from parked cars. I enjoy Cedar Lake Farm and the trail system. Not sure what the threats are.
- Roundabouts landscaping is not very attractive. How about some more trees along HWY 19 at the area of Napa, Parkview Medical, Giesen Brau, Minnwest Bank.
- Parks are getting old- Falcon ridges playground looks old and sad. Broken pieces.
- Historic downtown is a strength, historic buildings. Opportunities for reinvestment and beautification of signage and building fronts, and backs. Weakness and threat is so much of the downtown owned by one or two slumlords who do not reinvest in the downtown and their properties until their hands are forced.
- Parks and walking path are great. Could use a dog park.
- Vastly, it's a waste of money. Whoever thought planting, maintaining and watering hanging plants on Main Street was a good idea should have their head examined. How much does it cost for it all? Something that no one sees! The planter areas on the Main Street sidewalk that you have to pay someone to fence over every winter? Cover it all with concrete and quit wasting tax payer money!!
- More paved walking paths. More trees!!!!
- Wider roads less roundabouts
- Accept donations for money to use on beautification.
- More public spaces for people of all ages that are easy to get between.
- Need a more consistent trail system that connects existing sidewalks with parks. We should look to strategically acquire parkland that will provide barriers to transportation corridors from residential sections.
- As stated above, implement and enforce strict covenants to remove ice houses, campers, trailers and other large objects from driveways, yards and streets!!! This would make a significant difference in the class and character of the city immediately. NO FUNDS NEEDED TO DO THIS!!!
- I think it is a cute town already, maybe just working on more accessible parks that you can walk to and keeping the current ones clean and safe.
- It would really be nice if the walking trails actually linked... they all lead to nowhere
- Beautification yes, but please don't make it more like Mpls - I moved away from there for a reason - as an example, we don't need more sidewalks in the residential areas
- More walking paths that extend throughout new prague would be appreciated. As well as a dog park which I have heard is in the works.
- -Maintaining business and buildings on Main Street to assure they all look fresh, but with a maintained historical look. (No broken windows or huge tobacco signs)
- -Limit amount of vehicles and stuff that can be all of your yard or parked on grass in your yard.
- -Have a program for helping with outdoor home maintenance for those who are not able to maintain their homes for whatever reason (ability, time, money, knowledge).
- -Utilize state grants for historical preservation of buildings.
- -New builds for commercial businesses should have standards to look more historic and not so commercialized.

17) Please list your thoughts on development in New Prague.

- Need more rental housing including market rate modern units. Despite the proximity to larger cities, New Prague does act as a mini-regional hub for many things including school, medical and shopping.
- For too long New Prague has used central city space for a golf course or let it sit empty. It should be developed for housing or leisure activities.
- Cost and taxes seem really high for average property value
- Dome/ sports complex and adjacent housing development would play for sewage pump station.
- We could use more affordable housing for low income families
- Same as above:
I think this community is perfect the way it is. My greatest concern is that it will try to grow too fast and change the type of community we have with trying to bring in too many businesses & housing options. The people who live here chose it specifically because it is farther away from the suburbs & has a small town feel to it. If we wanted to have a many close retail and employment options, we would choose to live closer to the cities.
- To provide more affordable housing, we could build apartments to the east side of town across Jeff Belzer Ford. Maybe more duplexes, townhouses could be built neat Raven Stream. These are great locations due to business and road access on Main St/ TH 19. In general it might be beneficial to annex more land in scott county (whether for residnetial or commerical) as I believe there are less wetlands (more places to build with less limitations) and more financial benefits in Scott County.
- We should encourage more sidewalk restaurants and downtown small businesses catering to tourism and unique shops. We do a poor job of encouraging tourism based on a Czech culture - there is a market to be another New Ulm!
- Lack of housing for young people that are affordable. More pportunities to help keep people physically active.
- Loop around city
- The most exciting event in New Prague annually is the Dozinky Parade. I believe it is so popular because its a time when the streets are closed to cars and everyone is able to come out and enjoy the community. I think it would be very beneficial to close the streets more regularly and create this type of communal environment. It would also be beneficial if the city created tax cuts for young people coming in to open businesses. We need more businesses that will add character to NP. It would be really great if our town could find ways to utilize the railroad that runs through the town. Investments in public transportation would be amazing. Maybe someday passenger travel by train from New Prague into the cities could be a reality. If our town started investing in these projects now we would become a model for other towns around the nation and it would put New Prague on the map. Not only would our community thrive but many positive stories in the media would be made about New Prague.
- We need more homes that are mid priced. Meaning, not section 8 but good quality mid priced homes.
- Need additional townhomes or apartment buildings. Zimmerman, MN is a good example of additional housing being added along 169.
- I think there's a good mix of housing options
- Again keep it a "small town".
- The town has done a good job of balancing business and industrial uses with residential communities and green spaces but this will be something that always takes work. Attracting the right kind of businesses will be important in the future.
- We would like to see more biking options, particularly mountain biking. We currently commute to Prior Lake, Lakeville, or Shakopee at the closest for trails. It would be very beneficial to have a mountain bike

trail that would connect to city ways in order for youth to gain more access. We are part of team that would help build and maintain the trail.

- Mountain bike trails?
- Low or no interest loans to small tech companies
- The biggest threat that I see to development is over-taxation and high utility costs. It's extremely difficult for younger families to purchase a home these days, and with school districts continually asking for more funding, city's over-building in anticipation of growth, and the constant need to compare our city to surrounding (larger) communities, these higher costs limit any growth potential and drive residents away.
- If executed properly, growth and development can be good. Making sure we have the adequate utilities, drainage, water, sewage, etc in place beforehand is key. Planning for proper roadways and accessibility for future growth to prevent bottlenecks of traffic or unsafe areas. Incentivizing those that can remodel or reuse current vacant property vs building new.
- Don't become Prior Lake. Keep the rural small town feel.
- Small Businesses leaving.
- Houses look very similar, need some differentiation
- I think the c & i lots are about used up.
- Larger plots of land so homes aren't so close together.
- More fields and parking for sporting events.
- Solar power like Jordan to reduce electricity bills would be nice.
- Green space for kids and families should be added
- Need to have more area available to business that would like to be in the New Prague community.
- I don't want it to get big and lose the small town feel, but a couple more food and retail options would be nice
- I think I like NP just the way it is!
I wouldn't want a big box store; prefer to keep it small town.
- Need more green space for kids sports
- A new subdivision needs to be developed ASAP
- I think development if done properly will only strengthen the city. We could use a few more restaurants here and maybe a Dollar General for retail.
- My concern is the growing trend of low cost housing/apartments going up in every nearby suburb. I like the feel of NP with farms and single family homes.
- More fields for kids sporting events
- Apparently we don't have enough "industry" to help create the taxes we need to expand all of the wishes and wants on our growing list. Not sure how to attract industry to our town, but that might help.
- Housing costs are quite high for the average income of our community.
- A strength is there seems to be quite a few rental apartments and multifamily units throughout the City. Weakness may be lack of ordinance/regulatory oversight on these units to maintain quality. Additional single family homes seem to be lacking. Would like to see the City take the lead on purchasing and splitting up larger tracts to make them attractive for developers for single family homes. This also allows the City to have the control to plan and require the type of trails and parks we most want to see and preserve natural areas within City developing areas vs. allowing them to all be privately owned.
- Single family homes and nothing more
- More trees!
- The city should not be enticing or blocking development.
- Maintaining New Pragues character is important, but should not stifle the town's growth.

17) Please list your thoughts on development in New Prague (cont.)

- We have room to grow and strategic redevelopment parcels (old mill site). At the same time, we risk turning into a bedroom community and yielding skilled jobs to other communities in Scott/Dakota Counties because we don't have an infrastructure or investment to help them get started here. A community college or tech school would encourage local students and hire faculty to live nearby to enhance quality of life and support local innovation in a manufacturing sector. We need to expand recreational opportunities to encourage young families to move and stay here. Communities with strong recreational facilities encourage outside people to come and spend time here, and if there is a solid retail or cultural draw, we can export community costs on the tourism trade (which is currently minimal despite our unique Czech heritage).
- Development in New Prague should NEVER harm homeowners. Business development should be located in newly annexed land.
- Please do not allow the state to force New Prague to make planning and zoning changes based in ESG standards. Have a backbone and stand up to the radical left in this state govt.
- I don't have many thoughts on this, but prefer growth to be based on need and always with the rural, small town vibe in mind as that is what allows us to be unique.

18) Please list your thoughts on mobility in New Prague.

- Continued expansion of the trail system and sidewalk network is needed. The county line is an issue for mobility transit services between Scott County and LeSueur County unfortunately.
- Our sidewalks are not adequately cleared in winter. I don't even know if the intersections are compliant to ADA. The city hall and post office and most schools are not easy to access.
- Not enough safe biking trails for kids to ride to school or owls, crossing very busy intersections
- How do we not have a trails that connects New Prague to Cedar Lake? This would be amazing!
- I think the town has nice walkability and trails. We would always love more areas to bike and hike but I feel we have quite a few already.
- More walking trails would be nice, as well as safer crossing at Hwy 21.
- Maybe less roundabouts in the industrial district as it's difficult for large trucks to move through circular intersections. Perhaps a traffic sign should be installed at 21, 6th st nw and 7th st nw due to congestion.
- Our trail system and sidewalk system is lacking and non-contiguous. Some areas don't have off street walking access leading to parks- meaning children are forced to walk or ride bikes in traffic to access parks.
- I touched on this above. Finishing off the Greenway Pathway and creating even more walking paths for residents. Connect to Cedar Lake Park.
Also, another north/south route to connect to County Road 2, perhaps extending English Avenue or Columbus Ave north. It would be nice to have one more connection to county road 2 from town, especially when the High School releases. There are so many students who need to drive on 2 and opening up one additional thoroughfare heading north on Columbus would help to alleviate the congestion by the high school.
- Too tight on main street when parking.
- Adequate
- Firstly, I think it is excellent that the town added the roundabouts. Roundabouts are proven to increase traffic safety and they also make the NP intersections look nicer. I think an excellent move New Prague could make in mobility would be to make car-less transportation more approachable. Already, New

Prague has a great network of bike paths. However, if there were protected bike paths added between the town's business, residential, and commercial areas, it would increase bike transportation in the city. I bike from my house to the Coborn's but I either have to bike on the road that is mainly for cars or on the sidewalk that is mainly for pedestrians. Some people say bike lanes would not be used in the winter. But people in bikeable communities in places like Finland, Toronto, or Norway choose to bike in the cold when they are provided with good bike lanes that get plowed. If New Prague decided to create bike lanes like this, the town could be a beacon of progress for Minnesota.

- Trails need to be improved and expanded
- Need to improve intersection of CR37 and 21. Cars slowing down coming into town, cars speeding up going out of town, and continuous increased traffic to new business park is a recipe for disaster.
- I wish the trails all connected. More sidewalks on residential streets. A trail partially around cedar lake would be wonderful
- I would like to advocate for a mountain bike trail and skills park. The areas around the sledding hill, skate park and waste water treatment plant have opportunities for this. Southside park may as well. There may be other locations. Other town in the area such as Shakopee and Lakeville have added these offerings.
- We need more paved bike trails but we would really benefit from a good mt bike trail system. I have a son that would love to help design, build and maintain
- More biking options.
- Hwy 19 could use a pedestrian / bike overpass & a trail/bike lane to connect newer construction to middle & high school at roundabout near hyvee
- More walking and biking trails needed. We drive away from New Prague for anything like that.
- Within the city itself, mobility seems to have improved over the last few years with all the infrastructure updates.

I would like to see a regional multi-use trail built that connects the town to other nearby regional parks like cedar lake farms. I know this is in the works, but it needs to move faster.

The biggest transportation weakness our area has, is the greater connecting roads to the southern metro. With New Prague being equidistant east and west to major highways and interstates (US169/I-35), most residents are forced to use either state highways (MN-13) or county roads, which eventually become congested once you hit the south suburbs/exurbs. We need to advocate for MNDOT to construct an interchange at I-35 and CR 86. This would allow NP and it's greater rural residents the ability to have direct access to an interstate, without having to pass directly through Elko/New Market, Lonsdale, or try to circumnavigate it.

- We need more trails. And not just in town. Scenic walking/biking trails would be great. Mountain biking trails too.
- It's impossible to have too many good trails. Especially those with accessibility to wheelchairs.
- Uneven sidewalks and walkways, crumbling curbs all need to be properly maintained. Sidewalks should lead people to park areas vs busy roadways. 12th ave SE has no sidewalk and is often filled with cars for baseball spectators yet is the major roadway to Settler's Park. Provide a safe sidewalk for residents to get to the park without the threat of traffic.
- What we have is great, more is better.
- I would like to see the bike ways connected throughout town.
- It would be an improvement if there were more bike trails in and or around the city.
- We need a paved trail system that connects in a loop around/through the town, highlighting the streams and countryside of our town.
- Need more trails outside the city.

18) Please list your thoughts on mobility in New Prague (cont.)

- No bike paths, crossing major roads to get to convenience, schools or grocery stores. Traffic doesn't usually stop when children are crossing 19.
- If we could bus to the connection in Shakopee, that would be great.
- More bike trails are needed, but that is more of a Scott county issue.
- More bike trails. Bike trail from lonsdale to New prague, New prague to Jordan, Montgomery, ectt
- Intersection by Chart is bad and dangerous
- There is a bit more opportunity for safety improvement for the intersections near the car dealerships and Redwing Ave on CTY RD 19. If this was a safer area, we would love to bike from our home to town.
- The roads are good wish there were a dog park though
- The county is going nuts with roundabouts. I'm fine with them, but we don't need one at every intersection.
- Need more downtown parking
- Trails for biking, walking, running, skiing are always a bonus but it would be great if one were near town but not in it - like Cedar Lake Farm. It is nice but there is not a designated walking path like at Cleary or a mountain bike trail like Murphy-Hannerhan.
- Nothing to share at this time.
- I like the trail expansion that is planned by Cedar Lake Farm. We live outside of city limits, so I don't have much insight concerning sidewalks in town, etc.
- Can we get a trail network going that actually connects? All the trails end and don't go anywhere. Even sidewalks just end like on 1st Ave. Many of the current trails are in need of resurfacing.
- There is a lack of connectivity and planning for a comprehensive trail system and lack of City Council investment in trails as opposed to roads.
- Good ... main street parking is not the best. Parking lots?
- More paved walking paths
- More bike trails
- Not all streets need sidewalks.
- Most of New Prague is disconnected by and mode other than car, with safe walk8ng paths limited to specific areas.
- Bike path to lake and a dog park
- Trail system, where it exists, is well done. Sidewalks are very well maintained overall. But the system is disjointed and does not connect obvious places (Heritage Park and trail is not connected to the 7th St NE sidewalk, causing kids/bikers/walkers to go into narrow street simply to access obvious recreational opportunities.
Would be great to think big on a trail system and connect to Jordan/Shakopee/Prior Lake/Lakeville to enhance recreational tourism.
- New Prague needs public transportation for the elderly and handicapped.
- Barely any trails that I can find. Plenary of sidewalks but we like more nature hikes and there aren't many of those unless we want to drive to cedar lake farm...
- More trails or bike paths. It would be nice for those of us outside of the main town area to have a safe way to get into town on a bike without having to ride on main county roads with no sidewalks or bike lanes.
- We need a true walking trail that connects all around the town
- There is one main sidewalk loop in new Prague. Sidewalks should be everywhere and additional walking

paths. Also snow removal during the winter is lacking.

- We live in the county, on 290th street. This is a busy road and since 2020, we've seen an increase in walkers and bikers passing our house. It would be so, so nice if we had bike trails outside of the city limits. Our community members are being active outside of the city limits, and allowing for a safe place to do so would be amazing.
Our sidewalks and trails within our city limits are great.

19) Please list your thoughts on access to and connection with natural resources in New Prague.

- Philipps Creek is an underutilized water amenity through the west end of downtown and carrying through a large portion of the city.
- Need a bike trail access or more walkable and year round maintained trails
- Limited access at cedar lake
- I think new prague would benefit from larger parkland not designated for sport fields but as a play to enjoy the nature much like Greenway Park. A dog park would also allow residents to connect with nature.
- We need a focal body of water to develop around, and use the mill or mill pond to creatively connect for day-tourism from the Twin Cities!
- Loop around city would be cool
- I think New Prague is doing a great job in is connection with natural resources. I am really impressed when I look at the infrastructure and budget sheets for the city. Of course, I know our city budget is tight so many of the things I wish for would take time but I do not stop to dream for our small town. I think some things New Prague could do to access natural resources would be to collect rainwater throughout the city to use for irrigation and other purposes. Additionally, New Prague could provide subsidies for residents who choose to install rainwater collection equipment on their property. Another idea is for the town to install solar panels to help power public infrastructure such as street lamps. Again, I know we have a tight budget so these are just wishes and ideas. I would love to see some of these things be a reality someday.
- Again, more trails that connect
- There are many small pockets of parks and green spaces, connecting them would make the current offerings feel a lot more extensive.
- We need mt bike park/trails
- More camping options for family when they visit.
- More is better!
- As mentioned earlier, the city needs to put more emphasis into the ""natural"" aspect of their planning when it comes to parks. Not everyone who visits a city park is there to play a sport that necessitates an open field, a structure, or otherwise costly infrastructure that requires constant maintenance. Instead, consider developing larger green areas with mature forestry, that can include trails for year-round use of activities such as hiking, walking, biking, XC skiing, and snowshoeing. Activities like these can be enjoyed by all residents, not just those involved in school athletics or golf.
- We really don't have much in the way of access to forestry and waterways in New Prague. Cedar Farms is good but I have to drive my child there. Would be great if there was a trail from town there so he could safely ride his bike.
- If we are removing trees and shrubs from these areas, we should be planting new elsewhere. So many trees were removed near Settler's park but nothing added in their place. It was so beautiful along the walking path before and now all you see is sawed off trees stumps. Yet next to it is sitting water that

19) Please list your thoughts on access to and connection with natural resources in New Prague (cont.)

looks absolutely disgusting. Let's fix that problem and keep the beautiful trees. I'd rather see trees and plants than gross sitting water.

- There are not many opportunities, but I don't have great ideas
- Limited access to Cedar Lake
- Pretty much need a vehicle to get to them; perhaps another trail connection.
- Solar power like Jordan would be nice.
- I love that we have the learning lab area between Falcon Ridge and the Middle School!
- Good access for the geography
- Good.
- I don't think there is any focus on waterways except maybe Cedar Lake. I wonder if there could be more parks or trails near a creek or pond.
- Nothing to share at this time.
- I live near one of our city's "holding ponds" and I notice that the nearby business does not seem to realize (or care) that their flyaway garbage finds its way into that pond. I think there should be strong encouragement for these businesses to contain or pickup their garbage around their places of business on a regular basis. Perhaps someone could check these pond on occasion to make sure they are being kept maintained and free of manmade debris. Just a thought..
- Would love to keep all trees possible at Cedar Lake Farm and its trail system. The lake is managed well by the Cedar Lake Improvement District Board but community support is vital.
- I feel promotion and maintaining access to the local snowmobile trails should be promoted. Provide access from the trails to our restaurants this will encourage people from outside of our community to visit.
- Preservation of existing fringe natural areas that are expected to be developed in the next 20 years. This could be through purchasing or incentives to developers.
- New Prague should work to maintain aspects of its natural landscape, especially parts that are distinct from the surrounding countryside.
- A bike path to the lake would be a great improvement. Np needs a dog park
- We have no large natural body of water within the city; we do have several nice streams that we tend to culvert or ignore instead of enhancing or exploiting. We should connect parkland to those bodies of water or streams and make those connections unique.
We need to use parkland to give a recognizable connection to Prague, Czechia to enhance tourism. Forests/trees/water greatly enhances surrounding property values and livability. Continued forests and open space should be strongly encouraged in any future development."
- No current opinion.
- Needs work, not much forest to connect to but would be nice to walk through parks and more nature rather than school parking lots or neighborhood
- I don't have a lot of knowledge in this area to make a solid comment.
Planting trees, prairies, and maintaining water systems are important to keeping our eco systems and community healthy.
One weakness could be light pollution—the car dealerships' new lights are insanely bright. There is no reason they need to be lit at such a bright level in the middle of the night. When they added to their parking lot and got new lights, the light pollution in our area increased.

Appendix

C

City Center Small Area Plan

CITY CENTER SMALL AREA PLAN



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PLAN PURPOSE

Small area plans outline a vision for redevelopment within a specific site or small area of a community, often supplementing Comprehensive Plans and other long-range guiding documents. Developing small area plans enables community decision-makers, residents, and stakeholders to focus on the unique conditions and needs of each site. This results in specific policies and action items that encourage development in line with a collective vision.

New Prague’s City Center Small Area Plan arose out of the Comprehensive Plan development process in late 2023, as City decision-makers identified the underutilized former creamery site as a prime opportunity to address community needs. The former creamery site, a large plot of land located on the west side of downtown New Prague, offers a central location for additional housing, civic spaces, recreational opportunities, and parking.

Goals of this small area plan include:

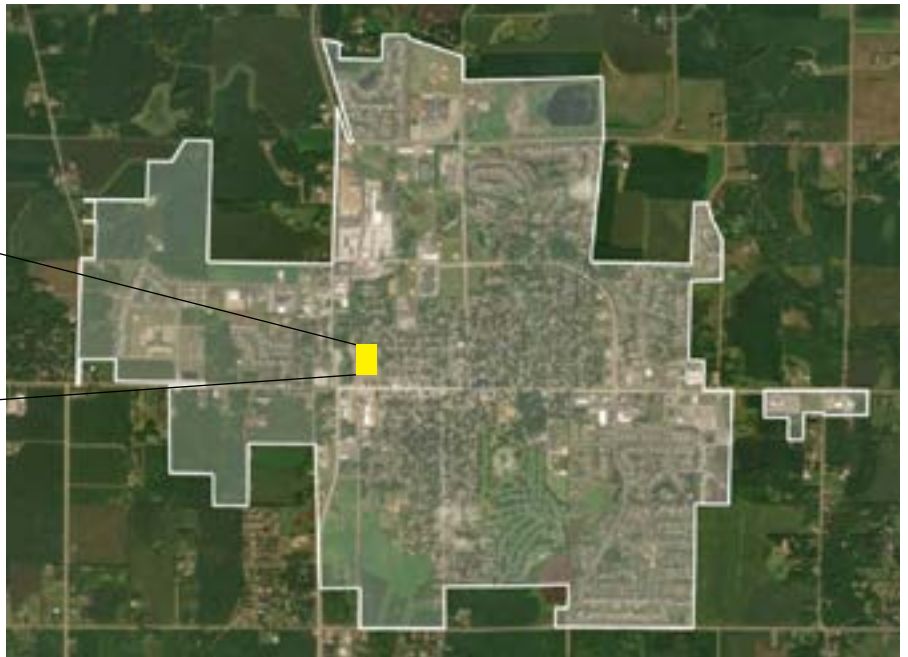
- Analyze the site’s existing conditions, challenges, and opportunities;
- Identify priority programmatic elements and layout options within the site;
- Complete and summarize engagement feedback;
- Develop a vision for the site that aligns with New Prague’s Comprehensive Plan and Code of Ordinances;
- Provide a “road map” to help City decision-makers guide development on the site.

SITE LOCATION

This 4.3-acre site, currently owned by the City of New Prague, is located just east of Phillips Park and north of the old flour mill site. It is bounded by 2nd Street NW to the north, 2nd Avenue NW to the east, Main Street W to the south, and 3rd Avenue NW to the west.



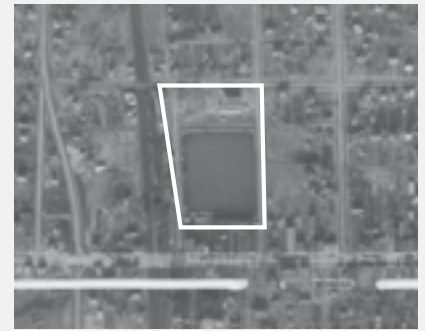
Creamery site location



Location within New Prague

SITE HISTORY

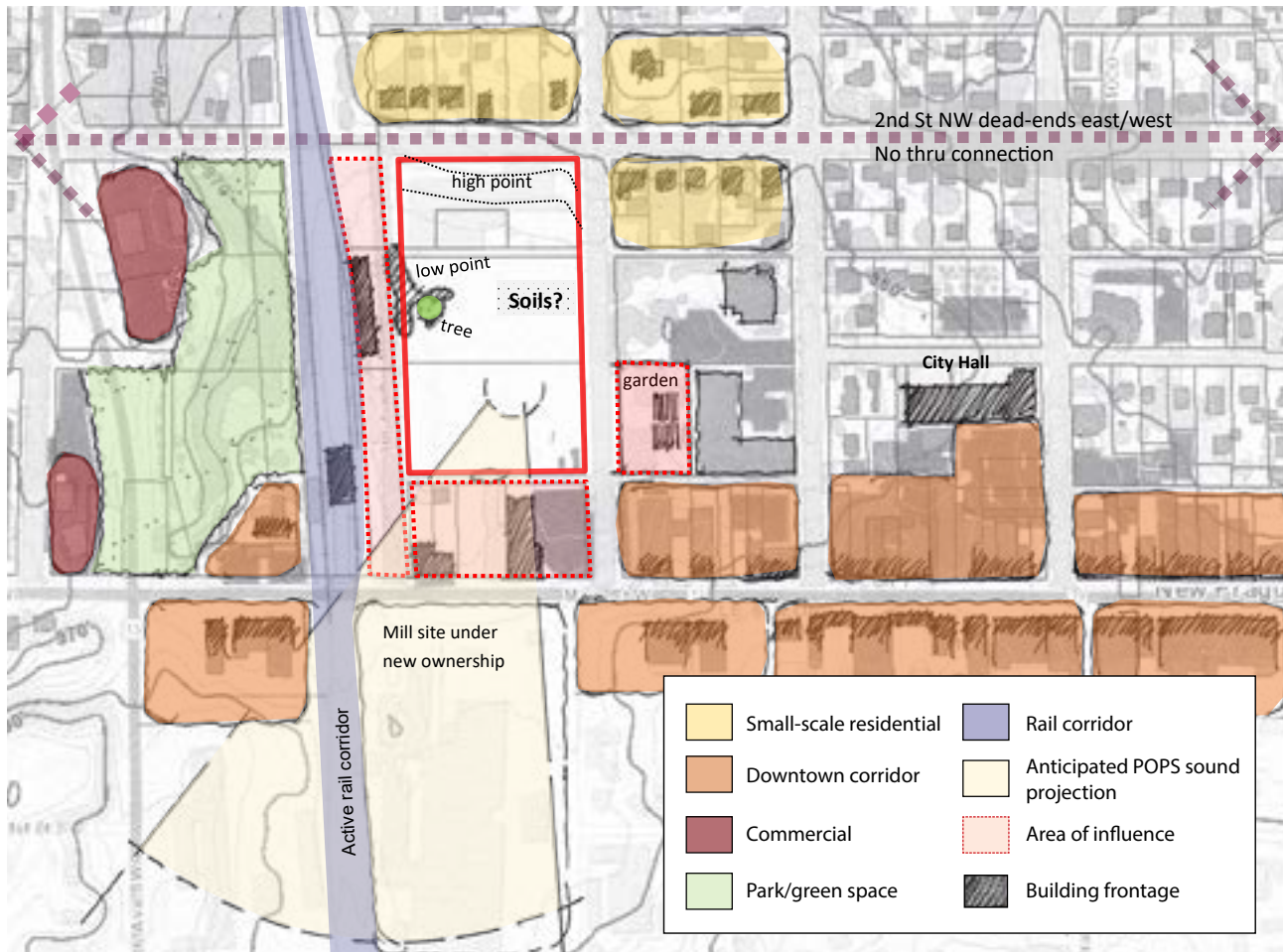
Throughout the planning process, this site was referred to as the “former creamery site” as it held the New Prague Creamery Association factory in the early 20th century. The land contained a small manufacturing building and a large rectangular pond for discharged water, as shown in the aerial image. Due to the soil composition and placement of this former pond, the new development’s retention pond follows a similar footprint.



Source: University of Minnesota Libraries

SITE ANALYSIS

The former creamery site has a unique position within New Prague, bounded by single-family residential uses, the downtown corridor, and an active railroad line. Its prime location makes it easily accessible to pedestrians on Main Street and its large size can be utilized for many different uses; however, there is limited public parking, narrow streets around the perimeter, and the close proximity to neighboring homes may present noise conflicts during events. Structure placement on the property is also limited due to the soil composition resulting from the previous pond location.



STEERING COMMITTEE MEETINGS

The Steering Committee, consisting of representatives from New Prague’s City Council, Planning Commission, Economic Development Authority, School Board, Chamber of Commerce, City departments, and other stakeholders, met multiple times over the course of the project. This group helped the project team brainstorm programmatic elements, narrow down site layout options, and prepare materials to be presented to City decision-makers and the public. These meetings were also instrumental in building consensus across the community groups that will ultimately be responsible for the site’s redevelopment.

COMMUNITY OPEN HOUSE

On May 8th, an open house was held to meet with residents and collect community input on the project. Two preliminary site designs were presented that grouped potential amenities into thematic concepts: “Civic Commons” contained several public amenities such as a community room/garden and art park, whereas “In-Town Living” offered diverse housing options.

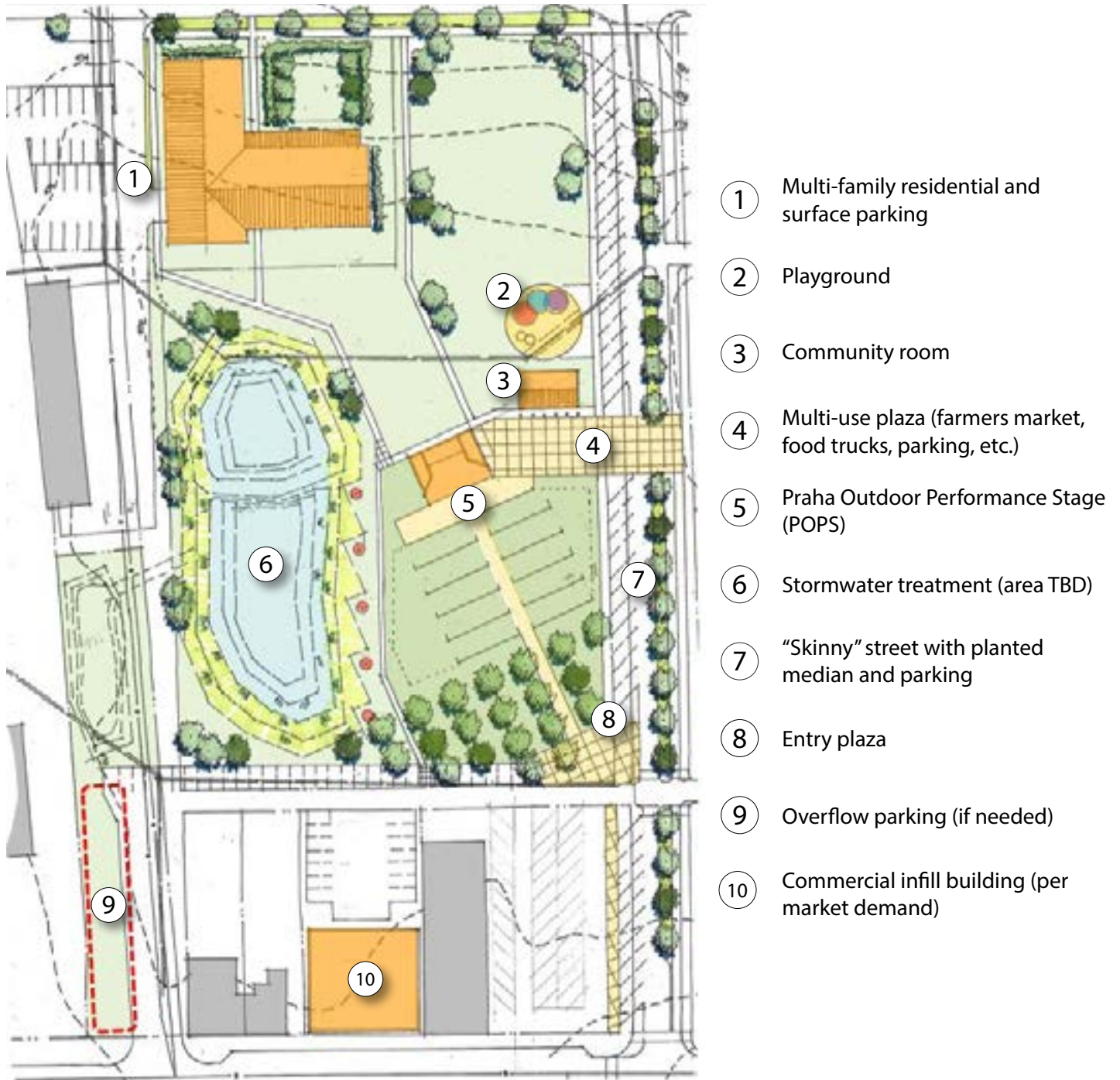
A survey was distributed to attendees to gauge their preferences and concerns, resulting in feedback spanning from specific design preferences/amenities to broader goals for the project. The key takeaways were as follows:

- Ensure that the Praha Outdoor Performance Stage has a proper noise buffer from surrounding residential areas.
- Prioritize adequate on-site and off-site parking to prevent congestion on surrounding residential roads.
- Consider utilizing the stormwater pond and open park spaces for winter activities, such as ice skating.
- General interest in the proposed farmers market promenade and “front porch” style community room.



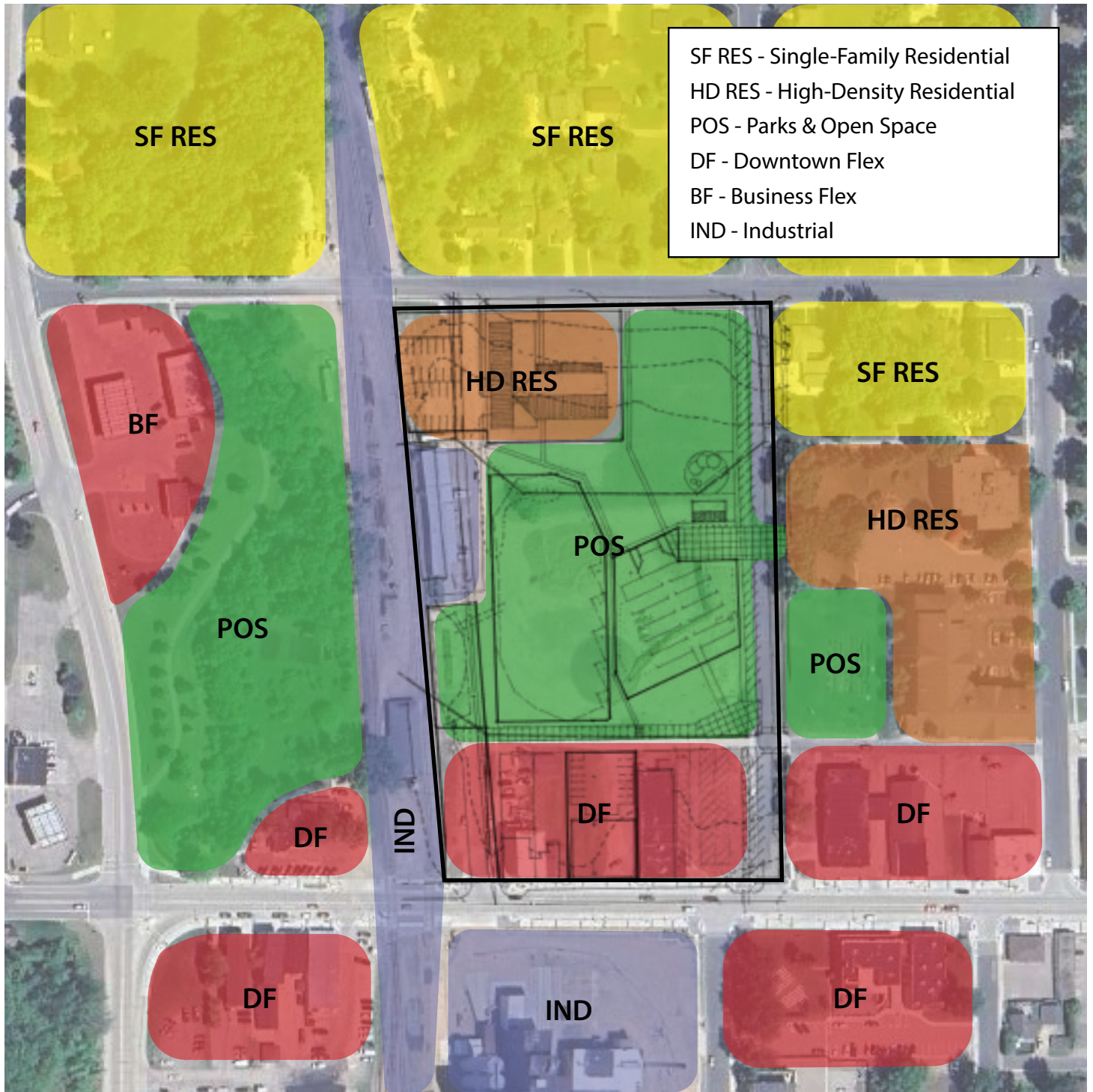
SITE CONCEPT

The primary land use and urban design goals of this project included creating additional civic spaces, residential opportunities, stormwater management elements, and a designated location for the Praha Outdoor Performance Stage (POPS). To address the identified goals, this concept imagines multiple gathering spaces for visitors of all ages, locations for new residential structures, and new layouts for pedestrian and vehicular facilities to increase safety and circulation. Each facet of this design is further explained on the following pages.



LAND USE

This vision incorporates land uses found directly adjacent to the parcel, including multi-family residential, public green/civic space, and commercial. This generally aligns with the Comprehensive Plan's Future Land Use map, which designates the site as "downtown flex", "high-density residential", and "parks and open space".



MULTI-FAMILY HOUSING

The Comprehensive Plan development process accentuated the need for a larger variety of housing options within the City of New Prague, including multi-family rental and ownership opportunities. While the developed result may differ from this vision, the following design guidelines will help ensure that the building complements the scale and architectural character of the surrounding residential neighborhood.

Design Guidelines

- Buildings should be no more than 2.5 stories tall for the main facade fronting 2nd Street NW. Ideally, the building should be arranged in an “L-shaped” plan to create a front courtyard and set back the structure from the street.
- Principal elevations should include entries, porches, balconies, and windows to regulate scale and character.
- Roof forms should be pitched with gables and dormers facing the main street.
- Window proportions should be vertical rather than horizontal.
- Exterior finishes can include a variety of materials but should be applied in smaller increments/sizes to maintain scale on the principle building elevations.
- No more than two main exterior building materials should be used, with one (considered the primary material) to be used on at least 70% of the exposed exterior.
- Colors should be softer shades of gray, green, yellow, or brown with complementary trim colors; avoid strong or saturated main body colors.
- Parking should not be allowed in a front yard; parking should be located along the side, back, or under the building envelope.



Example of small-scale multi-family housing that incorporates architectural elements from surrounding homes.

PRAHA OUTDOOR PERFORMANCE STAGE (POPS)



Prior to the drafting of this plan, the POPS Committee and the New Prague City Council selected the former creamery site as the location for a proposed outdoor performance venue. As planned in this vision, the venue would have capacity for approximately 720 seats (10,000 ft² of sitting room) and the stage would measure 40'x50'. The bandshell could also incorporate small dressing rooms and storage areas behind the stage.

The seating area would be directly accessible from Main Street through a small plaza, connecting the space visually and functionally to New Prague's downtown core. The sound from the stage would also project southeast into the commercial corridor, away from abutting residential properties.



Sturges Park Bandshell in Buffalo, Minnesota



Sesquicentennial Bandshell at Pennoyer Park in Kenosha, Wisconsin



STORMWATER POND

On-site stormwater treatment was identified as a crucial component of this property’s redevelopment. While the specific area and footprint of the stormwater pond has yet to be finalized, this vision identifies a potential pond location (located just south of the multi-family building) and contingency areas for overflow (south and west of the initial pond).

In addition to stormwater collection, the project team envisioned other engaging functions of the pond, such as conversion of the pond into an ice rink in the winter and the incorporation of a paved path/sculpture walk around the perimeter.



Retaining Pond at MD Anderson Cancer Center in Houston, Texas



Preservation Pond in Champaign, Illinois

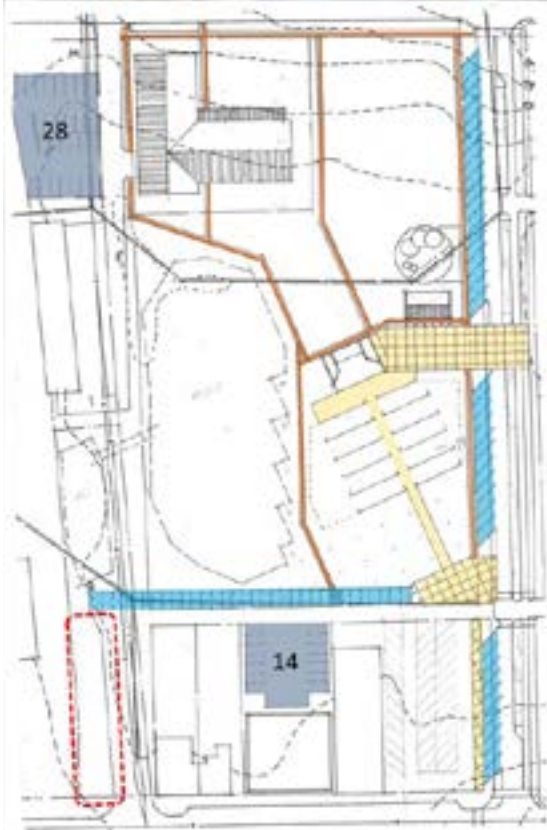


COMMUNITY ROOM & EVENTS PLAZA

In tandem with POPS, a community room and events plaza offer a destination for community events in downtown New Prague. As proposed, the structure would measure approximately 13,000 ft² and could be rented for various public and private events. The events plaza – a large, multi-use paved area just outside of the community room – could be utilized for farmers markets, food truck festivals, POPS-related events, informal outdoor seating, and other outdoor functions.








Events plaza (named "Praha Porch" in this illustration) could be a feature of the community room and host complementary activities to outdoor civic events.

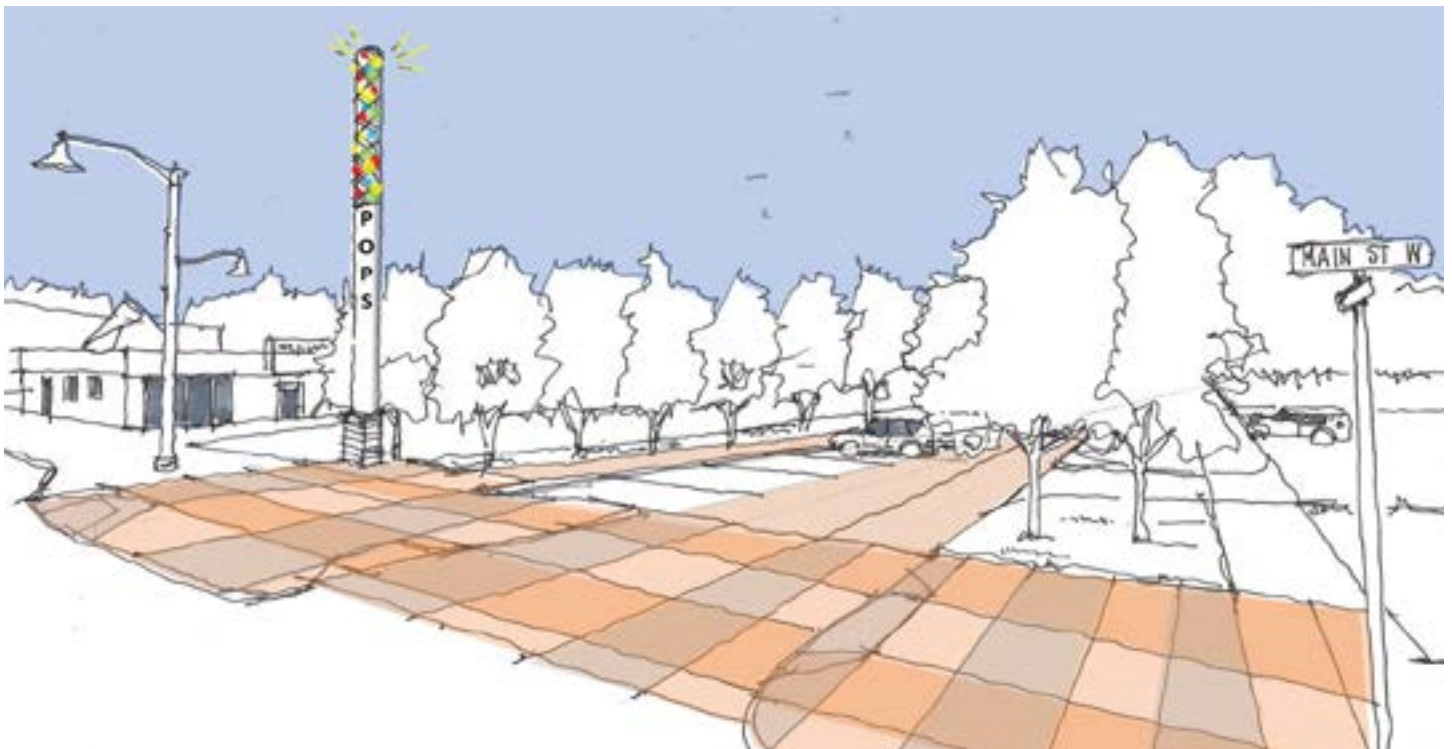


CIRCULATION & PARKING

This vision proposes the conversion of 2nd Avenue NW into a one-lane street with angled parking on one side. This “skinny street” would restrict through-traffic, especially during events, and prioritize parking and safe pedestrian crossings.

This vision also provides ample opportunities for pedestrian circulation and parking, accommodating the anticipated increase of visitors to the site during events.

-  Sidewalk network
-  “Skinny street” and alley parking (94 spaces total)
-  Plaza parking (8 spaces)
-  Private off-street parking (42 spaces total)
-  Overflow parking area, if needed



Gateway “beacon” (modeled after the nearby mill stack) could promote events and signify entrance into the site. Decorative pavers or similar treatment could define the intersection at 2nd Ave NW.

ANTICIPATED PROJECT PHASING

Due to the scale and cost of the proposed site improvements, the project team has broken the site redevelopment into multiple component-specific phases. While the specific events within each phase may change as the City of New Prague moves forward with implementation, the following provides a starting point for site considerations and project planning.



- Phase 1 (Stage Area)**
- 0.6 Acres
 - Remove/replace topsoil, haul in 0.5' of topsoil borrow
 - Added 1' of embankment in area (could do from pond excavation if done jointly)
 - Hydroseed

- Phase 2 (Stormwater Pond)**
- 1 Acre
 - Grading & Dirtwork - excavation, embankment, topsoil/clay borrow, erosion control, hydroseed
 - Removal of existing storm pipe
 - Reconnect to existing storm sewer
 - Construct drainage structure within pond

- Phase 3 (Community Room, Playground, Angled Parking)**

- Phase 4 (Private Development)**
- Work with private developers to implement multi-family housing and infill development along Main Street

Appendix
D

**Sanitary Sewer System
Feasibility Study**



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
PLANNING COMMISSION

CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR

FROM: KEN ONDICH, PLANNING /COMMUNITY DEVELOPMENT DIRECTOR
MATT RYNDA, PUBLIC WORKS DIRECTOR

SUBJECT: PRESENTATION OF SANITARY SEWER SYSTEM FEASIBILITY STUDY –
BOLTON & MENK

DATE: OCTOBER 14, 2024

As a reminder, the City received a Scott County CDA “Economic Development Assistance Program (EDAP)” grant in the fall of 2023 which provided the City \$19,975.50 (which was 50% of the cost of the study) to complete a Sanitary Sewer Feasibility Study to help the city plan for sewer infrastructure as new developments are proposed and to provide for high level cost estimates for the systems buildout.

The City hired Bolton & Menk to complete the study and it was recently completed so it could be incorporated into the City’s new Comprehensive Plan.

At tonight’s meeting, Tim Olson from Bolton & Menk will provide an overview of the study and answer any questions the Council might have.

Attached to the packet is the full study and Bolton & Menk’s powerpoint presentation for your review.

Staff Recommendation

Motion to accept the Bolton & Menk Sanitary Sewer Feasibility Study.



Sanitary Sewer System Feasibility Study



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001

Phone: (507) 625-4171
Bolton-M.com

Overview

- Background and Goals
- Land Use Updates
- Study Results
 - Lift Stations
 - Gravity Sewer
- Next Steps & Funding Opportunities



Section 10, Item a.

Sanitary Sewer System Feasibility Study

City of New Prague, MN
August 21, 2024



Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177
BMI No. 0M1.131949

Background

- Comprehensive Plan (2005-2015, Amendments 2022)
 - Leveraging land use and utility plans
- Sanitary Sewer Comprehensive Plan (2018)
 - Sewer hydraulic modeling
 - Future lift station planning
- Coordination with City Staff
 - Ken Ondich
 - Matt Rynda
- Numerous coordination meetings throughout.

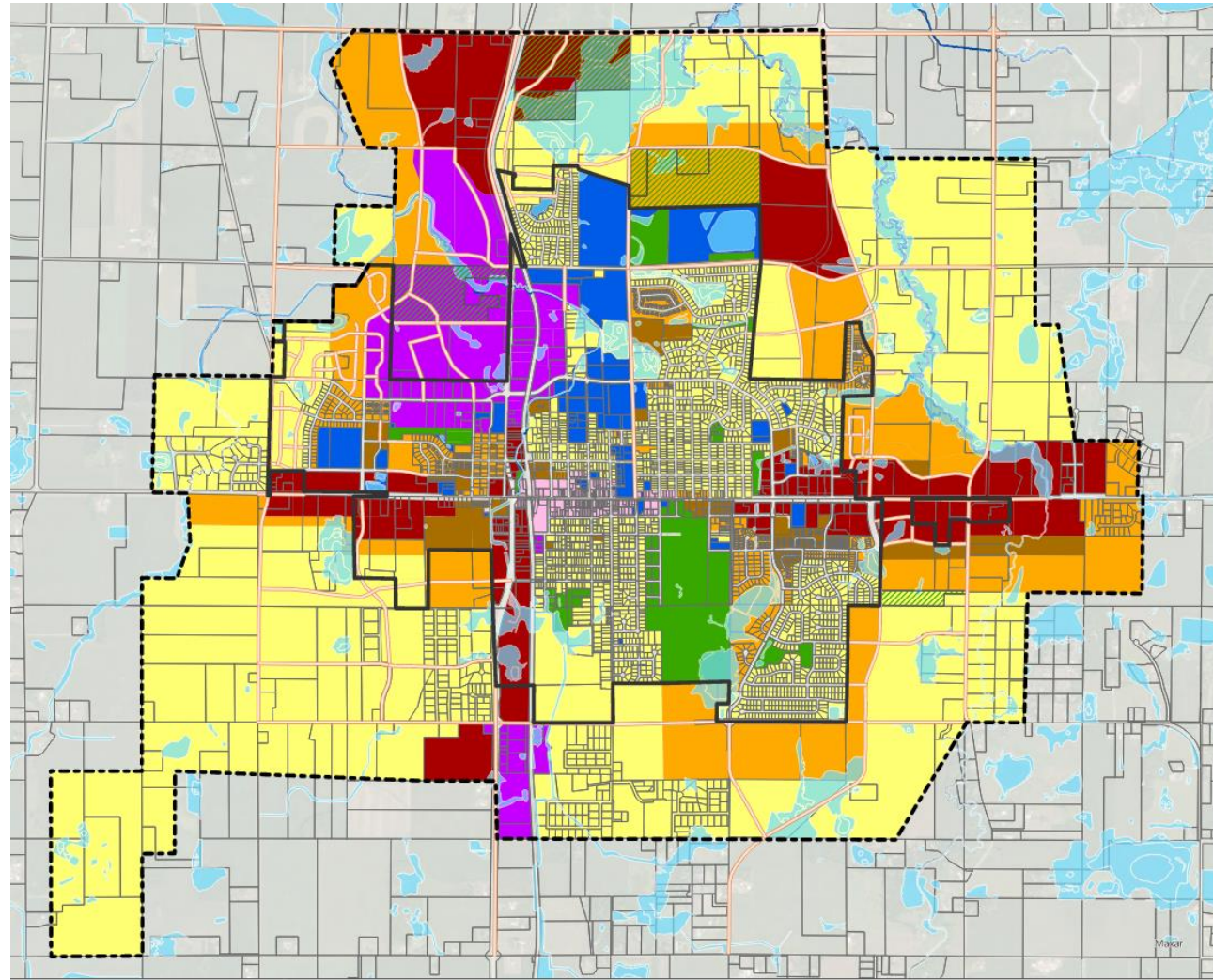
Goals

- Update future land use
- Expand hydraulic modeling
- Identify pipe routes along future road networks
- Provide gravity capacity for future growth
- Establish preliminary lift station depths and sizes

Land Use Updates

- 2024 updates
- Land use impacts expected sanitary sewer discharge

Land Use Code	Sanitary Loading Rate (Gal/Acre/Day)	Land Use Description
AG_VAC	2	Agricultural / Vacant
COM	1020	Commercial
GOLF	4	Golf Course
INDUSTRIAL	933	Industrial
PARK	4	Park
PUBLIC	310	Public
RED_MED	990	Medium Density Residential
RESINGLE	512	Low Density Residential
RESMULTI	1350	High Density Residential
ROW	0	Right-of-way



DRAFT FUTURE LAND USE

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

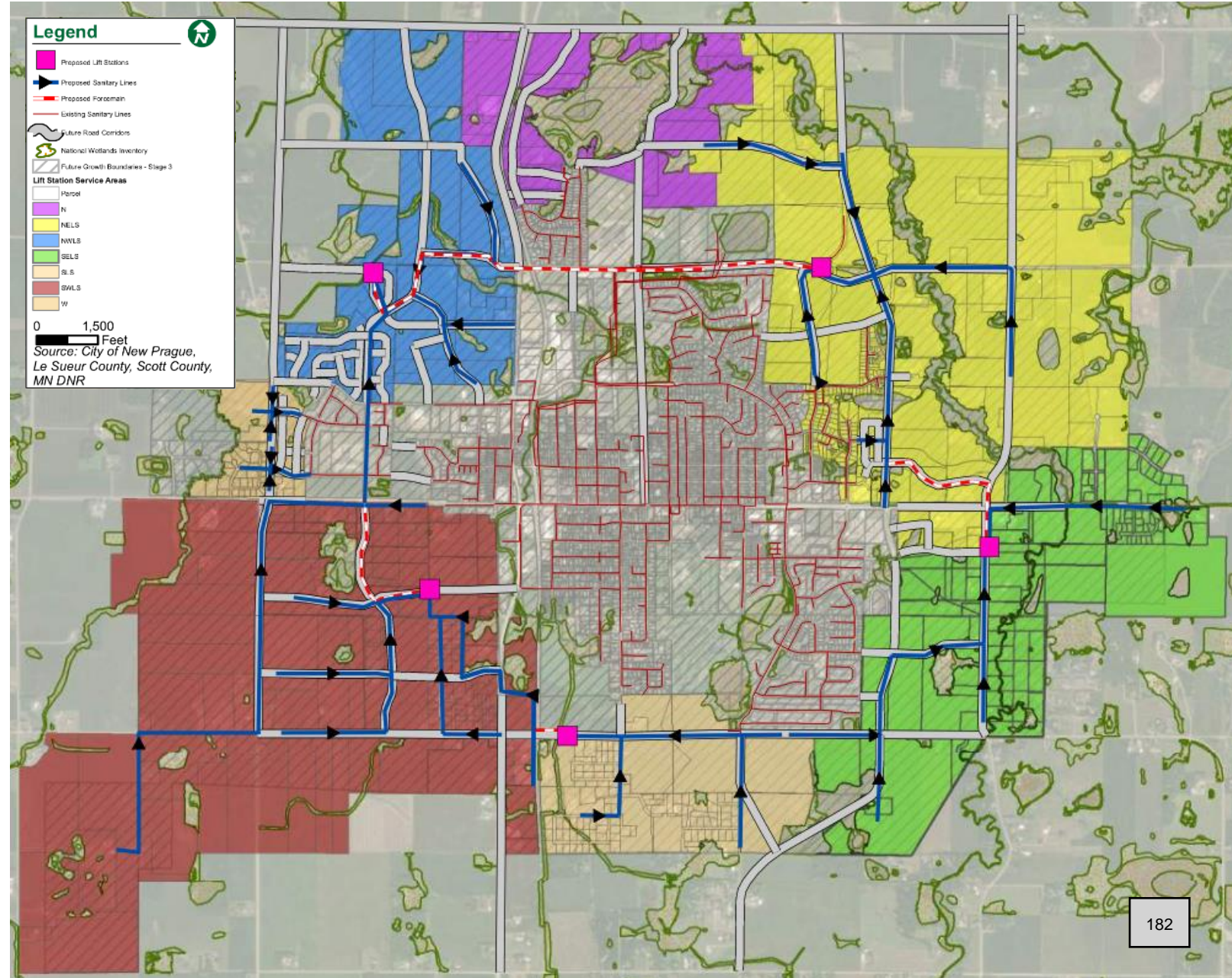
CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

Future Land Use Categories

- Single Family Res
- Medium Density Res
- High Density Res
- Downtown Flex
- Business Flex
- Industrial
- Public
- Parks and Green Space
- New Prague City Limits
- Comprehensive Plan Boundary
- New Prague Parcels
- Future Road Corridors
- Wetlands

Study Results

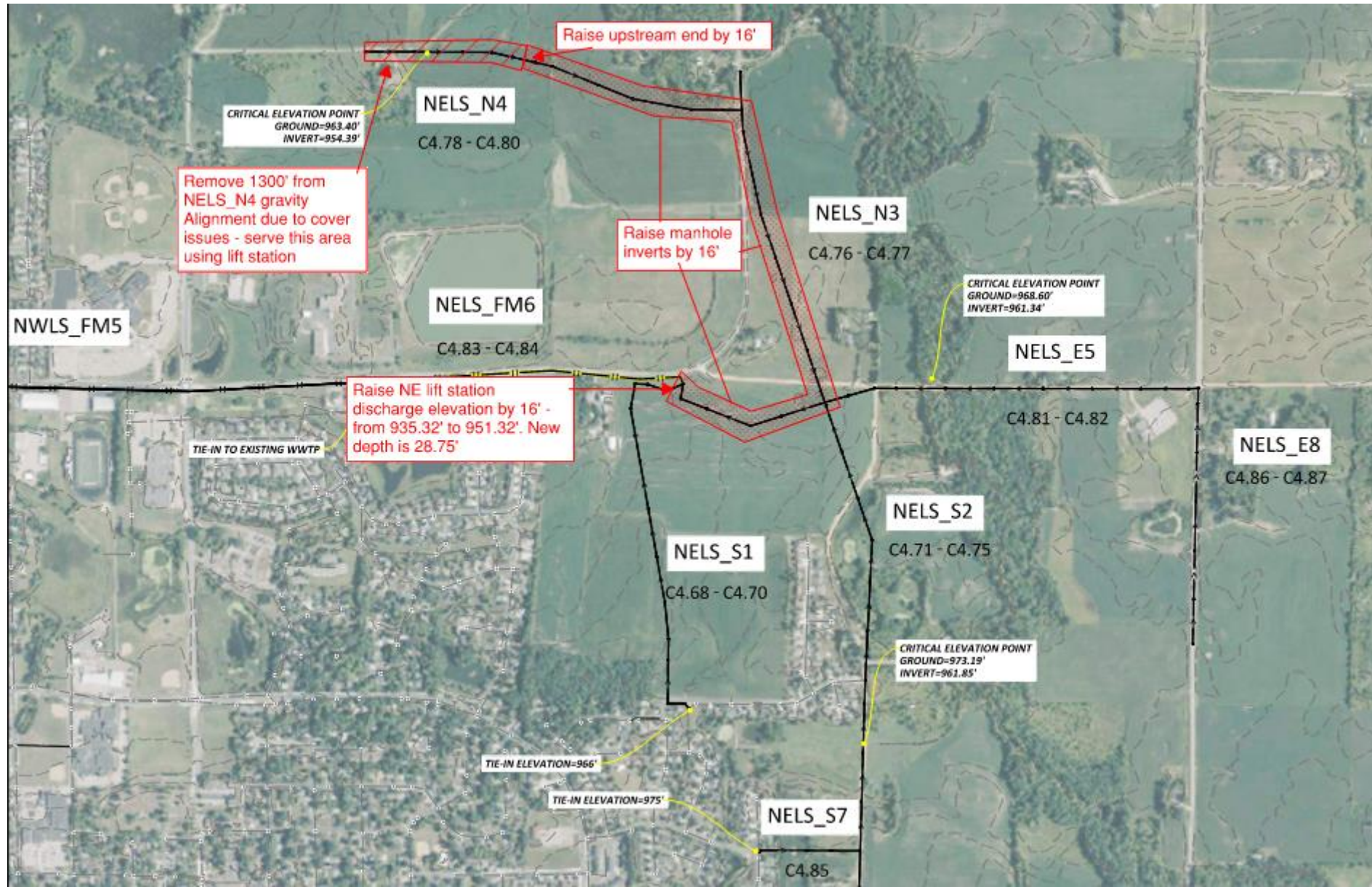
- Model expansion
 - Future growth areas
 - Extend service
- Gravity sewer, lift station, and force main locations
- Develop preliminary pipe grades



Study Results – Pipe Profile



Study Results – Understand Elevation Issues



Study Results – Lift Stations

- Identified critical elevations
 - Depth and constructability
- Preliminary cost estimates
 - Backup power, supervisory controls, pumps, piping and wet/dry well structures

Table 4: Summary of Proposed Lifts Stations and Force Mains				
Lift Station Area	Design Pumping Capacity (GPM)	Force Main Size (inches)	Number of Pumps	Estimated Construction Cost
Southwest Lift Station (SWLS)	2,393	10	2	\$1,080,000
South Lift Station (SLS)	587	6	2	\$570,000
Southeast Lift Station (SELS)	1,363	8	2	\$1,075,000
Northeast Lift Station (NELS)	2,816	12	2	\$1,060,000
Northwest Lift Station (NWLS)	4,290	14	3	\$1,340,000

Study Results – Preliminary Costs

- Broken down by major sewershed area
- Includes gravity pipe, manholes, lift station, and force main
- Estimated construction costs include 20% contingency.

TOTAL ESTIMATED CONSTRUCTION COST: \$31,220,880

DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING: \$4,683,130

TOTAL ESTIMATED PROJECT COST: \$35,904,010

Next Steps

- Evolve modeling/study with:
 - Changes to land use planning
 - Changes to transportation network planning
 - Proposed property acquisition and development scenarios
- Explore/evaluate funding mechanisms

Funding Opportunities

- Local Wastewater Rates and Sewer Access Charges
 - Offset cost of implementing comprehensive sewer collection system costs
 - Need a comprehensive fee and rate study
- Bonding
 - sell general obligation, local improvement, or revenue bonds in order to raise the capital costs for the sanitary sewer improvements
- Assessments
 - portion of the capital costs of the sanitary sewer improvements can be assessed to local property owners under Minnesota Statute 429
- State Revolving Fund Loan
 - Clean Water Revolving Fund (CWRF) loan program to provide financial assistance for water pollution control projects

Funding Opportunities

- Small Cities Development Program
 - Benefit to low and moderate low-income persons
 - Additional documentation needed
- PFA Wastewater Infrastructure Funding (WIF) Program
 - Supplemental assistance, zero percent loans that may be forgiven
- Economic Development Administration (EDA)
 - Grants to help communities develop infrastructure to attract or maintain business/industry
- League of Minnesota Cities
 - Grant Navigator program to help members assess grant programs and local needs



Thank You
Questions?

Tim Olson, PE

Principal Water Resources Engineer
timothy.olson@bolton-menk.com



Sanitary Sewer System Feasibility Study

City of New Prague, MN
September 9, 2024



Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001
P: 507-625-4171
F: 507-625-4177
BMI No. 0M1.131949

Certification

Feasibility Study

For

Sanitary Sewer System

City of New Prague, Minnesota
0M1.131949

September 9, 2024

PROFESSIONAL ENGINEER

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.


Signature: 
Typed or Printed Name: Timothy J. Olson, P.E. (MN, IA, ND, WI), C.F.M.
Date: Sept. 9, 2024 License Number: 49129

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- Appendix A: Proposed Lift Station Service Area Extents GIS Figure
- Appendix B: Southeast and Northeast Lift Station Depth Analyses
- Appendix C: Proposed Trunk Line Plan & Profile Sheets
- Appendix D: Summary of Lift Station Sizing Calculations and Costs

I. Project Background

Bolton & Menk has assisted the City of New Prague in understanding the impacts of future development on current and future sanitary sewer infrastructure. Five future lift stations will serve the area surrounding the City within their anticipated future growth boundary. Four of these were previously proposed in the City’s Sanitary Sewer Comprehensive Plan (SEH, 2018).

SEH, Inc. has modeled the City’s sanitary network in an InfoSWMM model which is used to evaluate the existing pipe capacities where future lift stations will tie in. Future trunk sanitary pipes and trunk force mains will be routed under future road corridors and be conveyed, generally, from the south to the north and to the existing wastewater treatment plant (WWTP). These future pipes were not included in the InfoSWMM modeling provided by the City. The City is interested in developing pipe routes and sizes, lift station requirements, service area extents, and associated costs to enable future development within the City’s growth boundary. Bolton & Menk has assessed these pipe routes and sized them for future development potential. The goals of the project include the following.

- Preliminarily identify the pipe routes that match future transportation networks and previously identified lift station locations.
- Provide as much gravity service as possible based on the City’s future growth boundary, understanding critical elevation points like low areas or creek crossings.
- Establish design discharge rates to size pipe and assume they will be constructed at minimum grade.
- Establish preliminary pipe layouts and lift station depths to maximize sewer service areas.

II. Service Discharge Estimates

The City’s land use-based sanitary loading rates from the 2018 Comp Plan (**Appendix A**) provide the basis for determining the expected average daily flow per acre of developable land. These rates are shown in **Table 1** below.

Table 1: Land Use Based Sanitary Loading Rates (SEH Inc., 2018)

Land Use Code	Sanitary Loading Rate (Gal/Acre/Day)	Land Use Description
AG_VAC	2	Agricultural / Vacant
COM	1020	Commercial
GOLF	4	Golf Course
INDUSTRIAL	933	Industrial
PARK	4	Park
PUBLIC	310	Public
RED_MED	990	Medium Density Residential
RESINGLE	512	Low Density Residential
RESMULTI	1350	High Density Residential
ROW	0	Right-of-way

Undevelopable areas include 60’ wide future road corridors and wetlands accessed from the National Wetlands Inventory (NWI) and were excluded from the summation of flows. See the attached lift station service area figure in **Appendix C** for the extents each lift station is expected to service.

Table 2: Summary of Service Areas and Average Daily Flow (ADF).				
Lift Station Area	Total Service Area (acres)	Land-Use Based Average Daily Flow (MGD)	Additional Upstream ADF (MGD)	Total ADF to Forcemain (MGD)
Southwest Lift Station (SWLS)	1617	0.958	0.240 from SLS	1.198
South Lift Station (SLS)	366	0.240	None	0.240
Southeast Lift Station (SELS)	760	0.622	None	0.622
Northeast Lift Station (NELS)	1262	0.830	0.622 from SELS	1.452
Northwest Lift Station (NWLS)	513	0.494	1.248 from GRAV_W, SWLS, and SLS, and 0.419 MGD additional flow from current areas	2.161
Gravity-West (GRAV_W)	97	0.050	None	N/A

III. Proposed Network

The proposed future sanitary network was laid out based on Figures 18 and 19 in the City of New Prague Sanitary Sewer Comprehensive Plan (SEH Inc., 2018). The network was then adjusted to align with future road corridors. The project team completed a capacity analysis of this proposed network in Autodesk Storm and Sanitary Analysis (SSA) using a steady-state approach. This resulted in the pipe sizes found in the plan set in **Appendix C**. The pipe layout was built into Autodesk Civil 3D to represent the plan and profile using these pipe sizes along with minimum grades from Chapter 30 of the 10 States Standards. **Appendix A** shows the proposed lift station service areas and related trunk sanitary network.

IV. Summary of Proposed Lift Stations, Depths, and Force Mains

The proposed lift station locations are limited to depths based on critical elevations within their sewersheds. These include streams, ditches, and low-lying areas that restrict proposed sanitary sewer depths to 7' below them. As such, the downstream alignment of these low areas even at minimum grade results in excessive lift station build heights, defined as 30' or deeper at the gravity tie-in elevation. To assess the impact of reducing the depths to 30' or less for two lift station service areas, a depth analysis confirms the possibility of reducing the depths with the impact of reducing the service area flowing to the Northeast and Southeast lift stations. **Appendix B** shows the impact of reducing the lift station depths. **Table 3** shows the lift station LiDAR elevation, gravity tie-in shown on plans, and the elevation after completing the depth analysis.

Table 3: Summary of Lift Station Elevations and Depth Analysis					
Lift Station	LiDAR Ground Elev.(ft)	Gravity Lines Elev. in Profiles (ft)	Gravity Lines Depth in Profiles (ft)	Gravity Line Discharge Elev. After Depth Analysis (ft)	Gravity Lines Depth After Depth Analysis (ft)
Southwest	992.04	962.55	29.49	-	-
South	994.98	986.61	8.37	-	-
Southeast	1014.97	979.75	35.22	984.75	30.22
Northeast	980.07	935.32	44.75	951.32	28.75
Northwest	955.50	927.59	27.91	-	-

In the Northeast area, the lift station depth shown in the profile sheets is 44.75'. To reduce the depth to 28.75' and be above the 30' preference set by the City, the lift station and upstream manhole inverts can be raised by 16' through the N4 alignment. This will exclude 1300' of 8" sanitary line long the NELS N4 alignment, which would have cover issues after raising the pipes- pipe sections would be above ground or less than 7' deep. The now-excluded area could be served with its own lift station as an alternative but the rest of the NELS gravity network can remain unchanged. This is shown in **Appendix B**.

In the Southeast area, the lift station depth shown in the profile sheets is 35.22' and could be raised by 5' to 30.22' while part of the SELS S2 alignment will then have pipe with less than 7' of cover. This area could be served with their own lift station, while the gravity network upstream of the meeting of the SELS S1 and S2 alignments besides a couple of manholes can remain unchanged along with the N alignments in the SE area.

An important factor to weigh in this depth analysis is cost. The difference between having a deeper lift station vs adding another lift station includes such factors as maintenance cost, construction cost, pump cost, build height, acquiring additional right of way, and the additional excavation cost in construction of trunk pipes and service connections.

Given the proposed future lift stations serve new gravity distribution systems and do not tie into the existing sanitary sewer system, it should be noted that many of these proposed lift stations run in series. In other words, the South Lift Station flows through the Northwest Lift Station, and ultimately the Northeast Lift Station before discharging to the WWTP. If the South Lift Station is constructed first, temporary gravity connections would need to be analyzed, or the entire gravity main connection and lift station network constructed. The same can be said for the Southeast Lift station and subsequent infrastructure to the north.

Based on the service areas and Average Daily Flows noted in Table 2, Design Peak Hourly Flows (DPHF) were projected for each lift station. Lift Stations need to be able to pump the DPHF with one pump out of service. The peaking factors were developed for each service area utilizing criteria from the Recommended Standards for Wastewater Facilities. Force main sizes were then determined based on the pumping capacity of each lift station and pipeline velocity.

Cost estimates were developed for each of the proposed lift stations. Costs include backup power for each location, Supervisory Controls, pumps, piping and wet well/dry well structures. In all cases a submersible style lift station was utilized as the basis for the estimate. **Table 4** summarizes the lift station design and estimated costs. **Appendix D** contains additional assumptions, lift station sizing information, and force main assessments.

Table 4: Summary of Proposed Lifts Stations and Force Mains				
Lift Station Area	Design Pumping Capacity (GPM)	Force Main Size (inches)	Number of Pumps	Estimated Construction Cost
Southwest Lift Station (SWLS)	2,393	10	2	\$1,080,000
South Lift Station (SLS)	587	6	2	\$570,000
Southeast Lift Station (SELS)	1,363	8	2	\$1,075,000
Northeast Lift Station (NELS)	2,816	12	2	\$1,060,000
Northwest Lift Station (NWLS)	4,290	14	3	\$1,340,000

V. Existing Sewer System Capacity

The existing sewer capacity was also evaluated with inclusion of the proposed network. The proposed network meets the existing sewer system at the following locations.

- 11th Avenue NW Trunk Sanitary Sewer Main
 - An existing 30" pipe along 11th Avenue is currently routed into a 12" pipe along 6th St heading east. Future buildout will include extending the 30" pipe all the way to the NWLS and plugging the upstream end of the 12" on 6th St.
 - This pipe is expected to carry sufficient capacity in the future buildout scenario.
- Southwest Trunk Sanitary Sewer Main
 - An existing 21' deep 30" trunk main is stubbed to the south at 11th Avenue SW (SEH Inc., 2018)
 - This pipe is expected to carry sufficient capacity in the future buildout scenario.
- Chalupsky Lift Station
 - The proposed network will carry existing flow via gravity from the Chalupsky Lift Station to the Alton Trunk Sewer and north to the Northeast Lift Station.
- Lady Slipper Lift Station
 - The proposed network will carry existing flow via gravity from the Lady Slipper Lift Station to the Alton Trunk Sewer and north to the Northeast Lift Station.
- Wastewater Treatment Plant
 - Proposed forcemain routes serving the Northwest Lift Station and Northeast Lift Station will carry flow directly to the wastewater treatment plant, the connection of which is to be determined.
- Possible Connections
 - Additional existing lift stations were discussed throughout the project process for evaluation, including Homefield Lift Station, Central South Lift Station, and CR 37 Lift Station.

VI. Recommendations

This assessment has determined preliminary pipe alignments and sizes to maximize service to the City's future growth limits. We have the following recommendations as the City evaluates future development scenarios and buildout of sewer service.

- Critical elevation points have been noted in the attached Proposed Trunk Lines sheets, C4.00 to C4.05, where pipe cover has reached a depth of 9 feet or less. These locations have largely dictated the ultimate lift station depth, which should be evaluated further for constructability. For the purpose of this study, it was assumed that all service is gravity to the lift station. Additional assessment may be needed to determine:
 - Locations of additional upstream lift stations.
 - Reduced service areas to keep all future service as gravity.
- As development proposals are presented to the City, modeling should be updated for actual anticipated service flows and ultimate pipe alignment. The model is dynamic and can be

managed concurrently with development scenarios.

A. Preliminary Cost Estimate

The total system buildout will include extra costs not covered by this feasibility study and so a 30% contingency is added to the current estimate based on 2023 construction costs and an estimated 20% engineering and management cost. The quantities and cost estimate in **Table 5** are reflective of the quantities of the attached plan set. These costs include only items related to the sanitary sewer collection and distribution system and lift stations. They do not include costs associated with roadway improvements, major grading, permitting, or other minor associated construction and surface restoration items. Additional detailed information regarding lift station sizing and cost estimates is located in the Appendix.

Table 5: Preliminary Cost Estimate					
Item No.	Item	Estimated Quantity	Unit	Unit Price*	Total Amount
GRAV_W	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	290	LF	\$766	\$222,500
	CONNECT TO EXISTING SANITARY SEWER	2	EA	\$2,615	\$5,200
	8" PVC PIPE SEWER	4444	LF	\$97	\$429,900
GRAV W SUBTOTAL:					\$657,600
SWLS	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	1691	LF	\$766	\$1,295,500
	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$2,615	\$2,600
	CONNECT TO EXISTING MANHOLES (SAN)	1	EA	\$1,690	\$1,700
	8" PVC PIPE SEWER	17536	LF	\$97	\$1,696,500
	10" PVC PIPE SEWER	5920	LF	\$141	\$834,700
	12" PVC PIPE SEWER	5705	LF	\$143	\$817,400
	15" PVC PIPE SEWER	4753	LF	\$144	\$684,500
	18" PVC PIPE SEWER	2300	LF	\$186	\$428,700
	10" FORCEMAIN HDPE PIPE SEWER	3572	LF	\$180	\$643,000
	CONSTRUCT LIFT STATION	1	EA	\$1,080,000	\$1,080,000
SWLS SUBTOTAL:					\$7,484,600
SLS	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	520	LF	\$766	\$398,800
	CONNECT TO EXISTING MANHOLES (SAN)	1	EA	\$1,690	\$1,700
	8" PVC PIPE SEWER	8669	LF	\$97	\$838,700
	10" PVC PIPE SEWER	1177	LF	\$141	\$166,000
	8" FORCEMAIN HDPE PIPE SEWER	763	LF	\$160	\$122,000
	CONSTRUCT LIFT STATION	1	EA	\$570,000	\$570,000
SLS SUBTOTAL:					\$2,097,200
SELS	CONNECT TO EXISTING MANHOLES (SAN)	1	EA	\$1,690	\$1,700
	8" PVC PIPE SEWER	9736	LF	\$97	\$941,800
	10" PVC PIPE SEWER	1148	LF	\$141	\$161,800
	12" PVC PIPE SEWER	6186	LF	\$143	\$886,400
	10" FORCEMAIN HDPE PIPE SEWER	3932	LF	\$180	\$707,700
	CONSTRUCT LIFT STATION	1	EA	\$1,075,000	\$1,075,000
SELS SUBTOTAL:					\$3,774,400
NELS	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	2059	LF	\$766	\$1,577,900
	CONNECT TO EXISTING SANITARY SEWER	2	EA	\$2,615	\$5,200
	CONNECT TO EXISTING MANHOLES (SAN)	1	EA	\$1,690	\$1,700
	CONNECT TO EXISTING FORCE MAIN	1	EA	\$8,371	\$8,400

Table 5: Preliminary Cost Estimate					
Item No.	Item	Estimated Quantity	Unit	Unit Price*	Total Amount
	8" PVC PIPE SEWER	10733	LF	\$97	\$1,038,300
	10" PVC PIPE SEWER	5481	LF	\$141	\$772,700
	18" PVC PIPE SEWER	1289	LF	\$186	\$240,200
	21" PVC PIPE SEWER	2929	LF	\$203	\$595,500
	24" RC PIPE SEWER CLASS V	1371	LF	\$115	\$157,100
	10" FORCEMAIN HDPE PIPE SEWER	2354	LF	\$180	\$423,700
	REMOVE LIFT STATION	2	EA	\$30,000	\$60,000
	CONSTRUCT LIFT STATION	1	EA	\$1,060,000	\$1,060,000
NELS SUBTOTAL:					\$5,940,700
NWLS	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	1027	LF	\$766	\$787,000
	CONNECT TO EXISTING SANITARY SEWER	1	EA	\$2,615	\$2,600
	CONNECT TO EXISTING MANHOLES (SAN)	1	EA	\$1,690	\$1,700
	CONNECT TO EXISTING FORCE MAIN	1	EA	\$8,371	\$8,400
	PLUG AND ABANDON PIPE SEWER	1	EA	\$1,750	\$1,800
	8" PVC PIPE SEWER	6313	LF	\$97	\$610,800
	10" PVC PIPE SEWER	2612	LF	\$141	\$368,200
	15" PVC PIPE SEWER	733	LF	\$144	\$105,600
	36" RC PIPE SEWER CLASS V	3040	LF	\$335	\$1,018,400
	12" FORCEMAIN HDPE PIPE SEWER	9092	LF	\$200	\$1,818,400
	CONSTRUCT LIFT STATION	1	EA	\$1,340,000	\$1,340,000
NWLS SUBTOTAL:					\$6,062,900
ESTIMATED SUBTOTAL:					\$26,017,400.00
SUBTOTAL:					\$26,017,400
20% CONTINGENCY:					\$5,203,480
TOTAL ESTIMATED CONSTRUCTION COST:					\$31,220,880
DESIGN, ADMINISTRATION AND CONSTRUCTION ENGINEERING:					\$4,683,130
TOTAL ESTIMATED PROJECT COST:					\$35,904,010

B. Project Funding Opportunities

There are several funding options the city can explore to help finance the recommended sanitary sewer improvements. Any costs cited in the recommendations below are associated with the items contained in this report only. These are described in the following sections.

1. Local Wastewater Rates and Sewer Access Charges - The City can enact wastewater rate and sewer access charges to offset the cost of implementing comprehensive sewer collection system costs. The current rate system includes a \$7,150 charge per Residential Equivalent Unit (REU). Trunk Sewer fund charges represent 17% of this charge, or \$1,215.50. In order to appropriately address the allocation of cost between current trunk charges and cost of development to proposed new areas, a comprehensive fee and rate study should be undertaken.

Table 6 is a summary of potential area charges. Area charges can be specific to each lift station and its service area. This option isolates the costs to the service area which results in variable per acre costs. If the city would prefer to normalize the total system sewer service and lift station cost, the cost per acre would be evenly distributed across the development area.

Table 6: Summary of Per Acre Costs			
Lift Station Area	Total Service Area (acres)	Infrastructure & LS Costs (w/ Contingency)	Cost per Acre
Southwest Lift Station (SWLS)	1617	\$9,860,265	\$6,100
South Lift Station (SLS)	366	\$2,696,220	\$7,400
Southeast Lift Station (SELS)	760	\$5,768,955	\$7,600
Northeast Lift Station (NELS)	1262	\$7,777,890	\$6,200
Northwest Lift Station (NWLS)	513	\$7,878,330	\$15,400
Gravity-West (GRAV_W)	97	\$887,760	\$9,200
TOTALS	4615	\$34,869,420	\$7,600

2. Bonding - The City could sell general obligation, local improvement, or revenue bonds in order to raise the capital costs for the sanitary sewer improvements. The proceeds of the bonds would need to be repaid, either through property taxes, assessments, user charges or availability charges.
3. Assessment - A portion of the capital costs of the sanitary sewer improvements can be assessed to local property owners under Minnesota Statute 429. Using this method, a one-time assessment could be levied and repaid over a period of 10 to 20 years. This cost could help offset some monthly increases in user fees and permit use of general obligation bonding.
4. State Revolving Fund Loan - The Clean Water Revolving Fund (CWRP) loan program was created under the State Revolving Fund (SRF) provisions in the Federal Clean Water Act to provide financial assistance for water pollution control projects. Minnesota’s revolving loan program provides loans to municipalities for planning, design, and construction of wastewater treatment projects. The loans are typically for a 20-year period at an interest rate of two to four percent (one to two percentage points below market). The loan monies are administered through the Public Facilities

Authority (PFA). To be eligible for PFA funding, the City must submit this Facility Plan for review and approval by the Minnesota Pollution Control Agency.

Revenue for loan repayment is typically generated by user rates, availability charges, or assessment. In recent years, interest rates have been approximately one percent, and this has proven to be an excellent funding source for these types of projects.

- 5. Small Cities Development Program - The Small Cities Development Program provides federal grants from the US Department of Housing and Urban Development to local units of the government on a competitive basis for a variety of community development projects. Eligible applicants include cities and townships with populations under 50,000 and counties with populations under 200,000.

The proposed project must meet one of the three national objectives:

- Benefit to low and moderate low-income persons.
- Elimination of slum and blight conditions.
- Elimination of an urgent threat to public health or safety.

In addition, the proposed activities must be eligible for funding, project needs must be documented, and the general public must be involved in the application preparation.

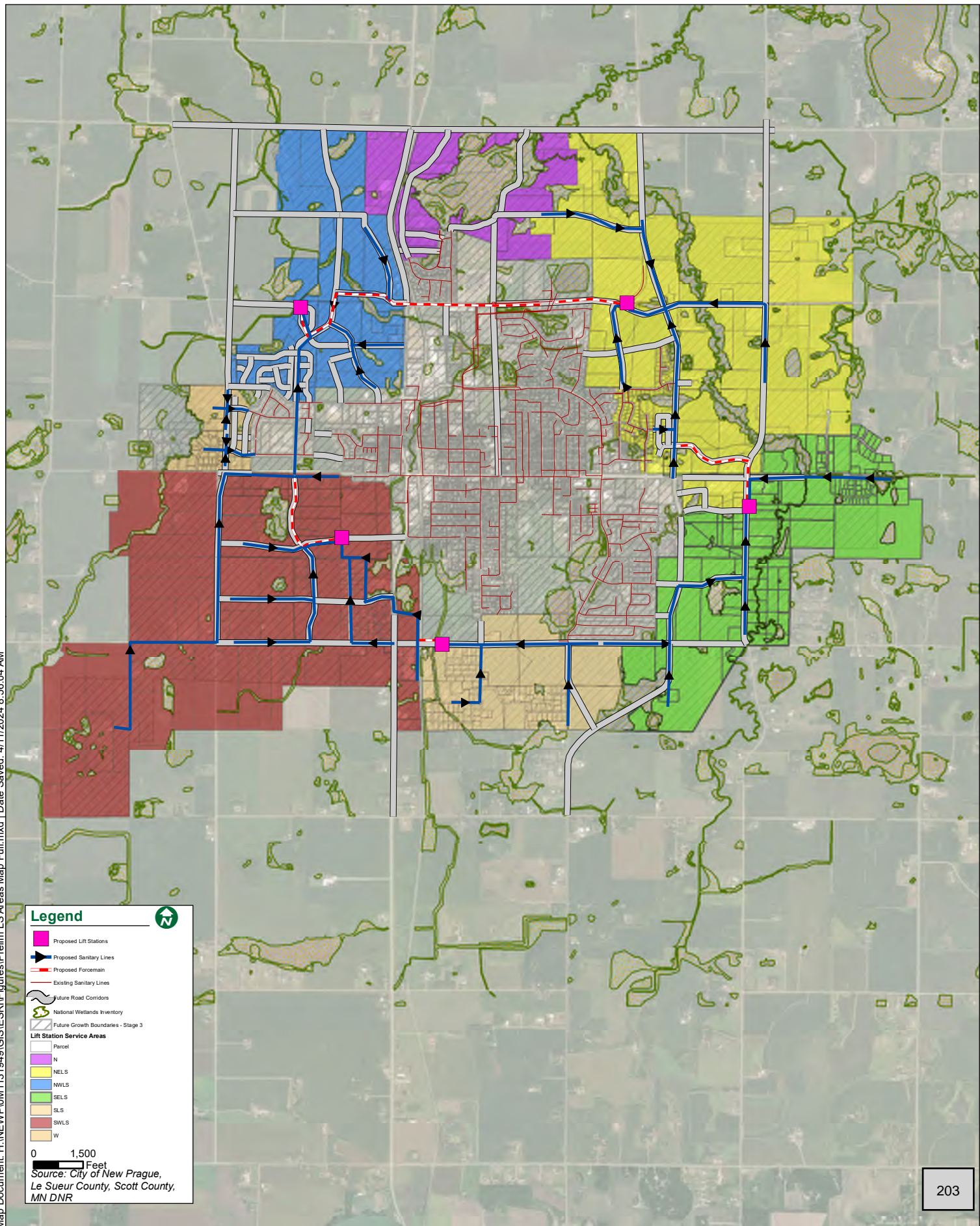
Under this program, Small Cities Development Public Facility grants are available for wastewater treatment facility projects. The maximum grant award for a public facility project is \$600,000.

- 6. Wastewater Infrastructure Funding Program - Supplemental assistance to municipalities is currently available through the Water Infrastructure Fund (WIF) program. PFA administers the WIF program to communities that apply for funding under the CWRP loan program or the United States Department of Agriculture Rural Economic and Community Development's (USDA/RECD) Water and Waste Disposal Loans and Grants Program.

Assistance is in the form of zero percent loans, which may be forgiven upon receipt of the notice from MPCA that the project operational performance standards have been met.

- 7. Economic Development Administration - The Economic Development Administration (EDA) has a grant program, which is used to help communities develop the infrastructure required to attract or maintain businesses or industries. Grant sizes vary depending upon the community's need and the impact the project would have on the community. To qualify for this funding source, it would need to be determined how the improvement would spur economic growth.
- 8. League of Minnesota Cities - The League of Minnesota Cities has a Grant Navigator program that to help members assess government grant programs and local needs. The program will help city leaders understand, identify, and apply for grant funding for city projects. The city could apply for a grant from the League to explore funding options for specific projects.

Appendix A: Proposed Lift Station Service Area Extents GIS Figure



Legend

- Proposed Lift Stations
- Proposed Sanitary Lines
- Proposed Force Main
- Existing Sanitary Lines
- Future Road Corridors
- National Wetlands Inventory
- Future Growth Boundaries - Stage 3

Lift Station Service Areas

- Parcel
- N
- NEL
- NWL
- SEL
- SLS
- SWL
- W

0 1,500 Feet

Source: City of New Prague,
Le Sueur County, Scott County,
MN DNR

Map Document: H:\NEW\WP0M1131949\GIS\ESRI\Figures\Prelim_LS_Areas_Map_Full.mxd | Date Saved: 4/11/2024 8:56:04 AM

Appendix B: Southeast and Northeast Lift Station Depth Analyses



Raise upstream end by 16'

CRITICAL ELEVATION POINT
GROUND=963.40'
INVERT=954.39'

Remove 1300' from
NELS_N4 gravity
Alignment due to cover
issues - serve this area
using lift station

Raise manhole
inverts by 16'

CRITICAL ELEVATION POINT
GROUND=968.60'
INVERT=961.34'

Raise NE lift station
discharge elevation by 16' -
from 935.32' to 951.32'. New
depth is 28.75'

CRITICAL ELEVATION POINT
GROUND=973.19'
INVERT=961.85'

CRITICAL ELEVATION POINT
GROUND=998.64'

NWLS_FM5

NELS_N4
C4.78 - C4.80

NELS_N3
C4.76 - C4.77

NELS_FM6
C4.83 - C4.84

NELS_E5
C4.81 - C4.82

NELS_E8
C4.86 - C4.87

TIE-IN TO EXISTING WWTP

NELS_S2
C4.71 - C4.75

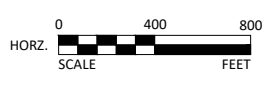
NELS_S1
C4.68 - C4.70

TIE-IN ELEVATION=966'

TIE-IN ELEVATION=975'

NELS_S7
C4.85

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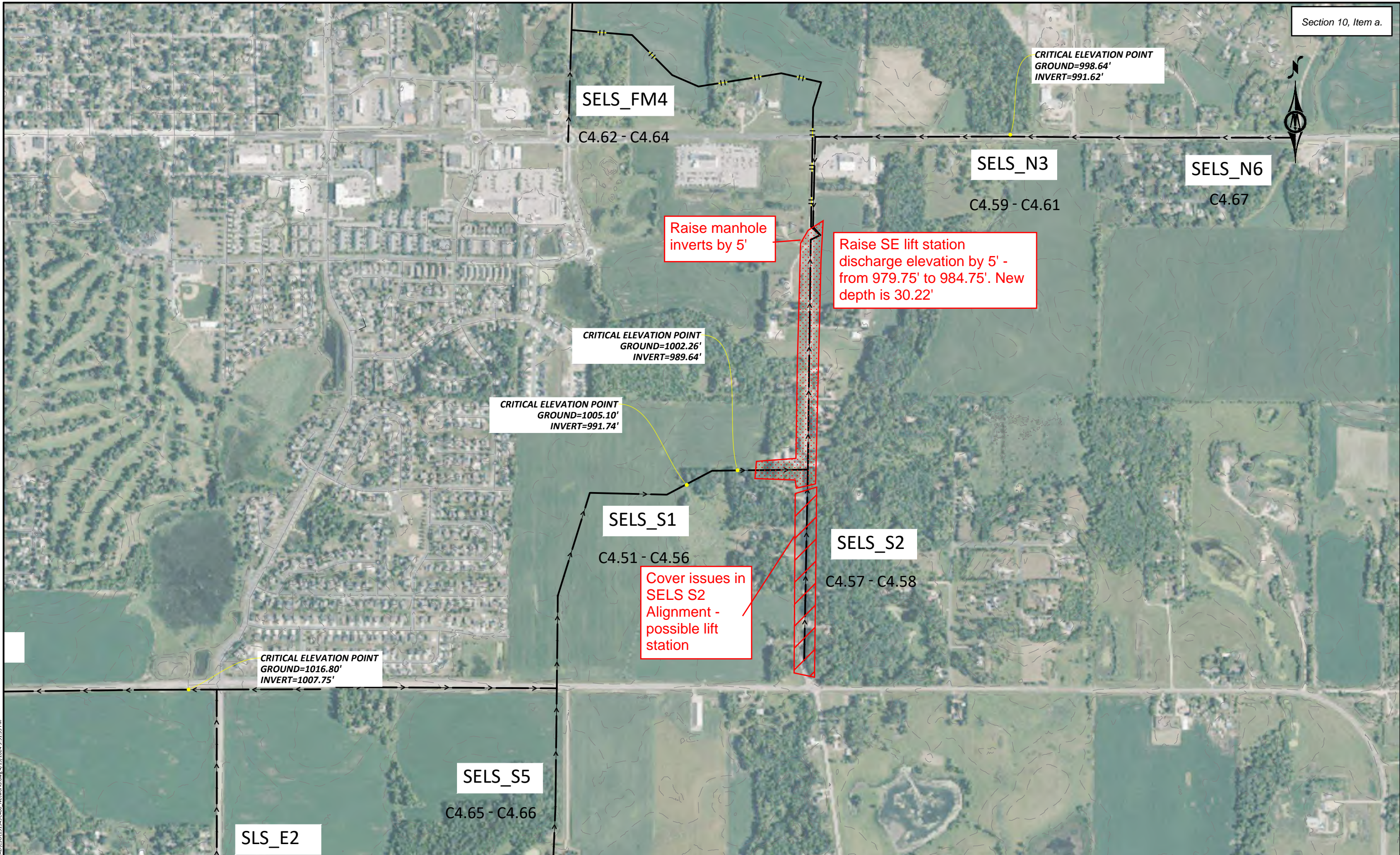


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PROPOSED TRUNK LINES
NELS - ALL ALIGNMENTS



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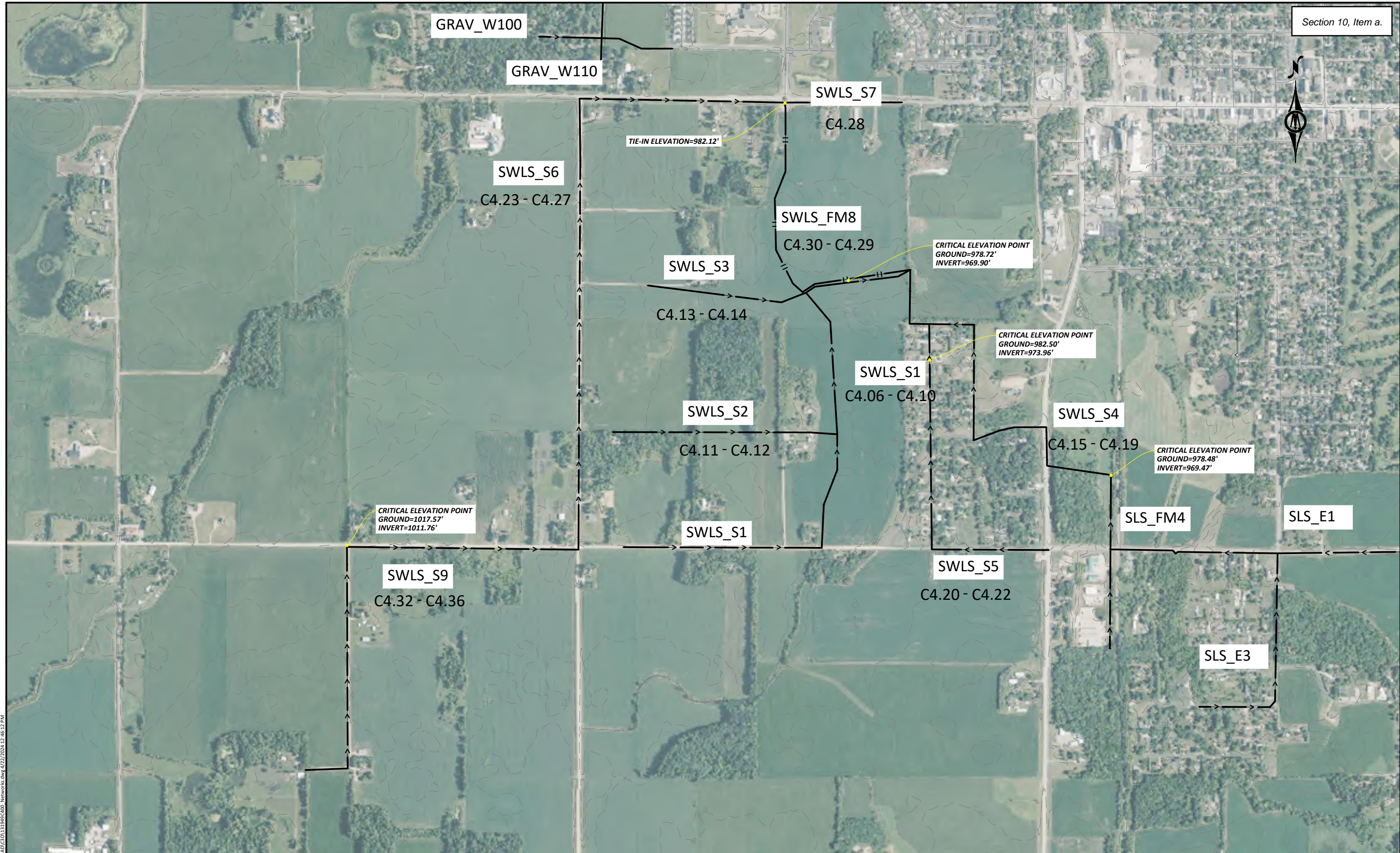


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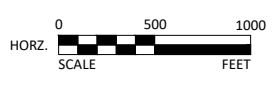
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Appendix C: Proposed Trunk Line Plan & Profile Sheets



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Section 10, Item a.

NWLS_N2

CRITICAL ELEVATION POINT
GROUND=71.46'
INVERT=968.41'

NWLS_N3

NWLS_S4

GRAV_W95

TIE-IN ELEVATION=977'

C4.38

GRAV_W90

C4.37

GRAV_W100

C4.39 - C4.40

GRAV_W110

C4.41

SWLS_S7

TIE-IN ELEVATION=982.12'

SWLS_S6

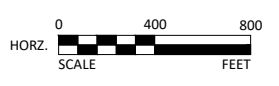
SWLS_FM8

CRITICAL ELEVATION POINT
GROUND=978.72'
INVERT=969.90'

SWLS_S3

CRITICAL ELEVATION POINT
GROUND=982.50'
INVERT=973.96'

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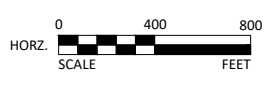
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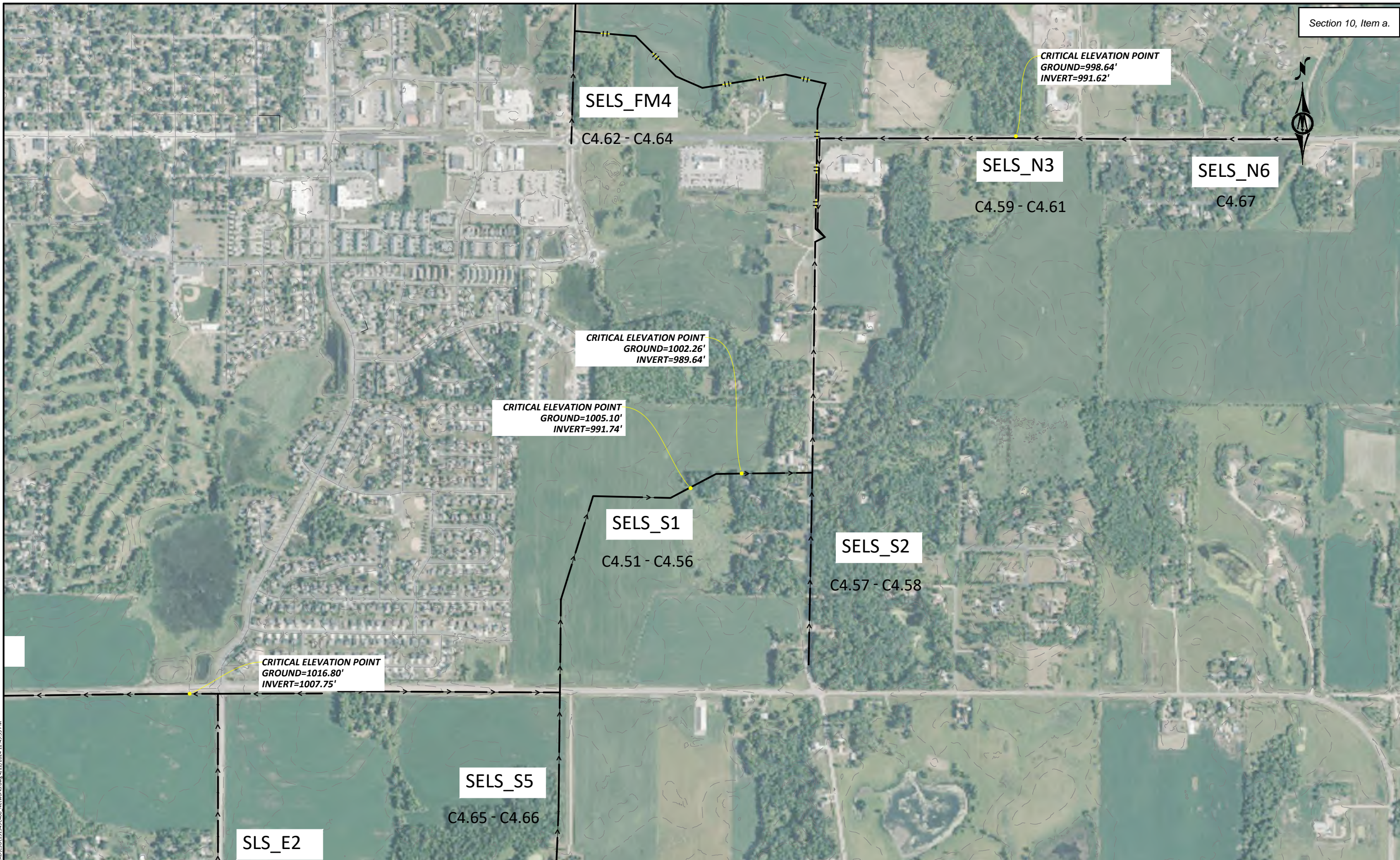


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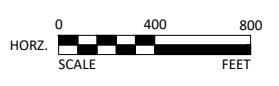


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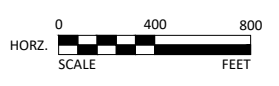
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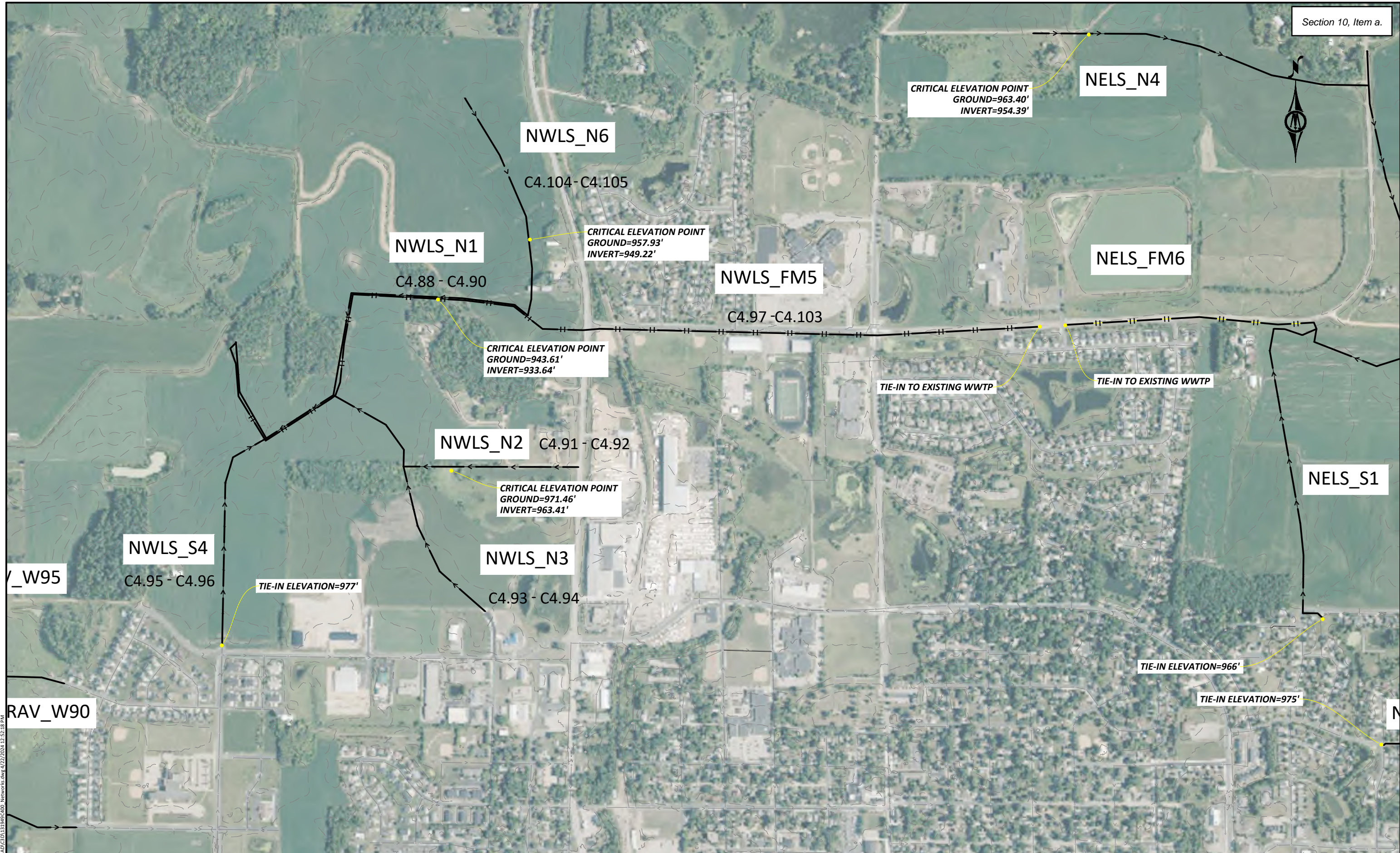
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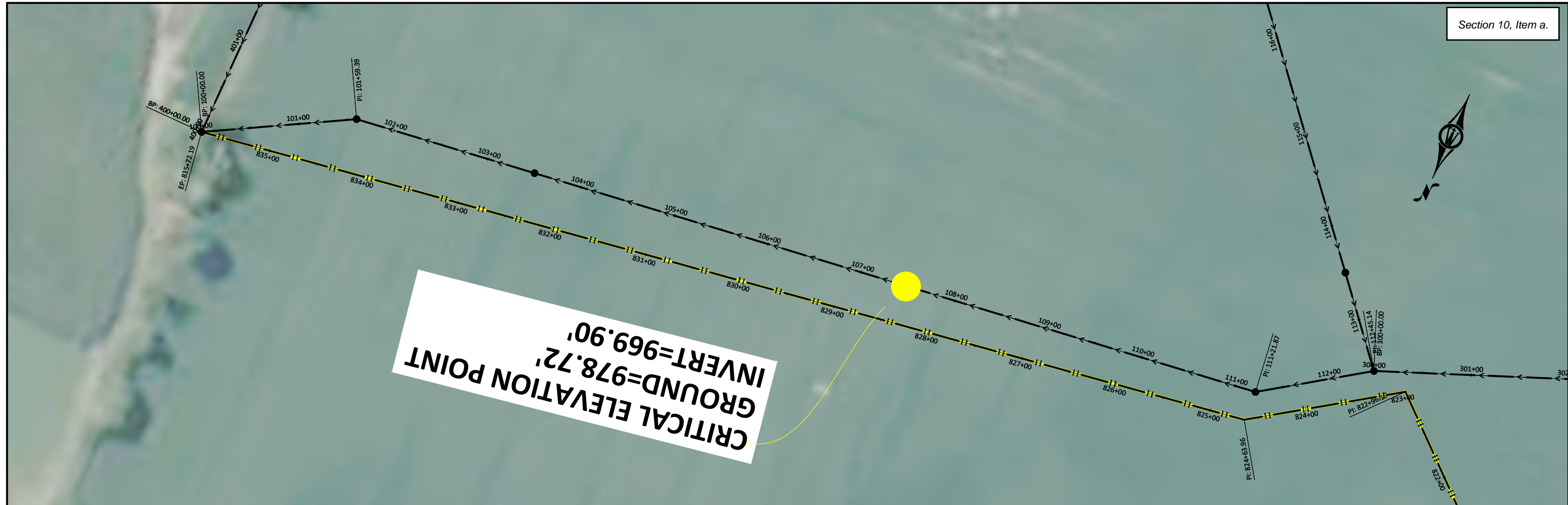


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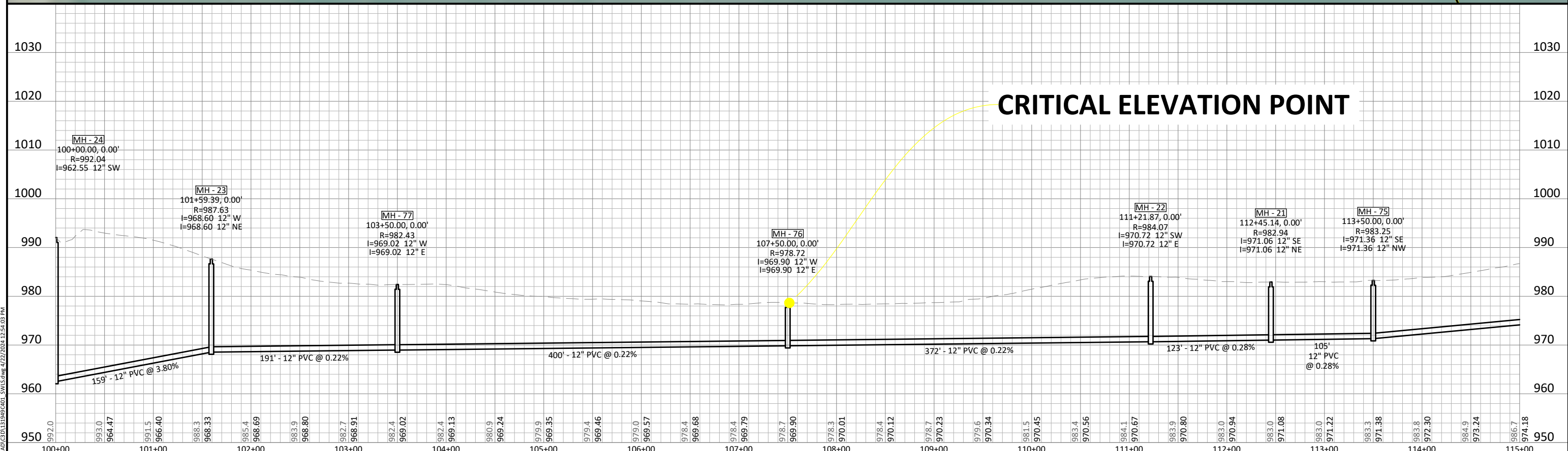


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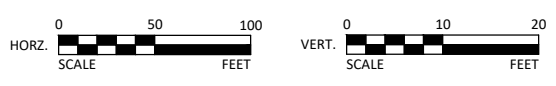


**CRITICAL ELEVATION POINT
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INVERT=969.90'**



CRITICAL ELEVATION POINT

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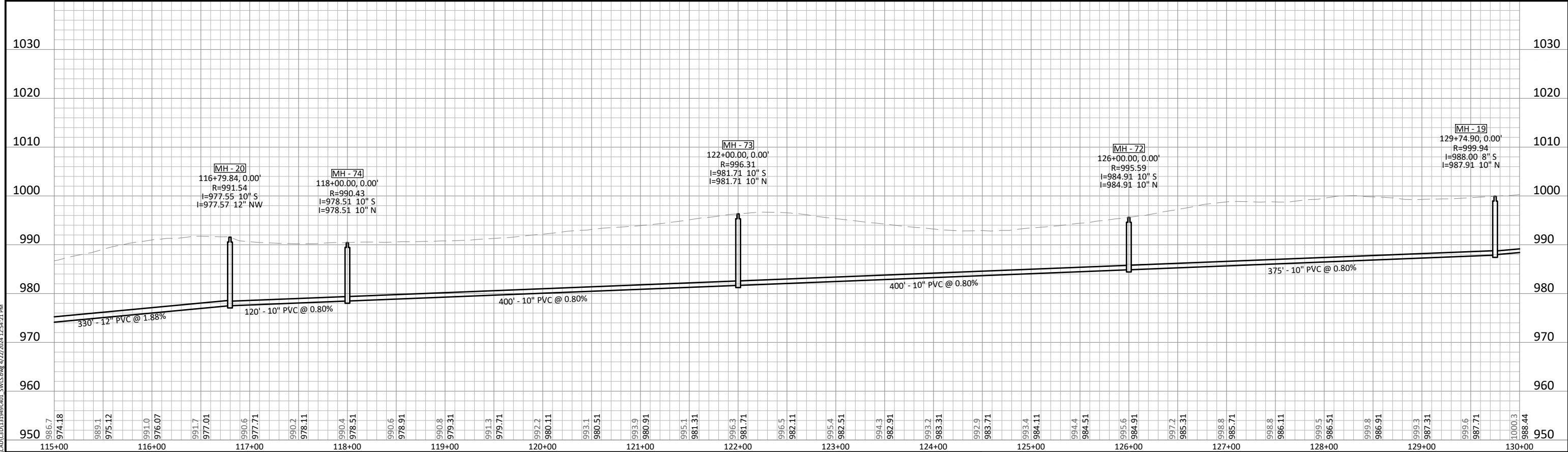
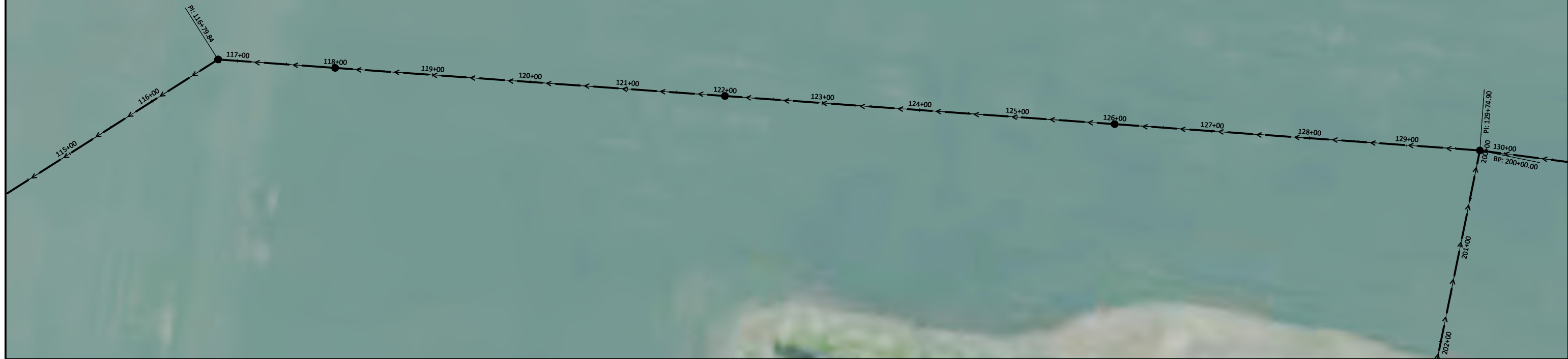


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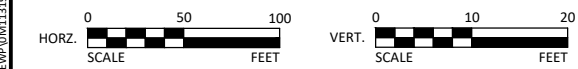


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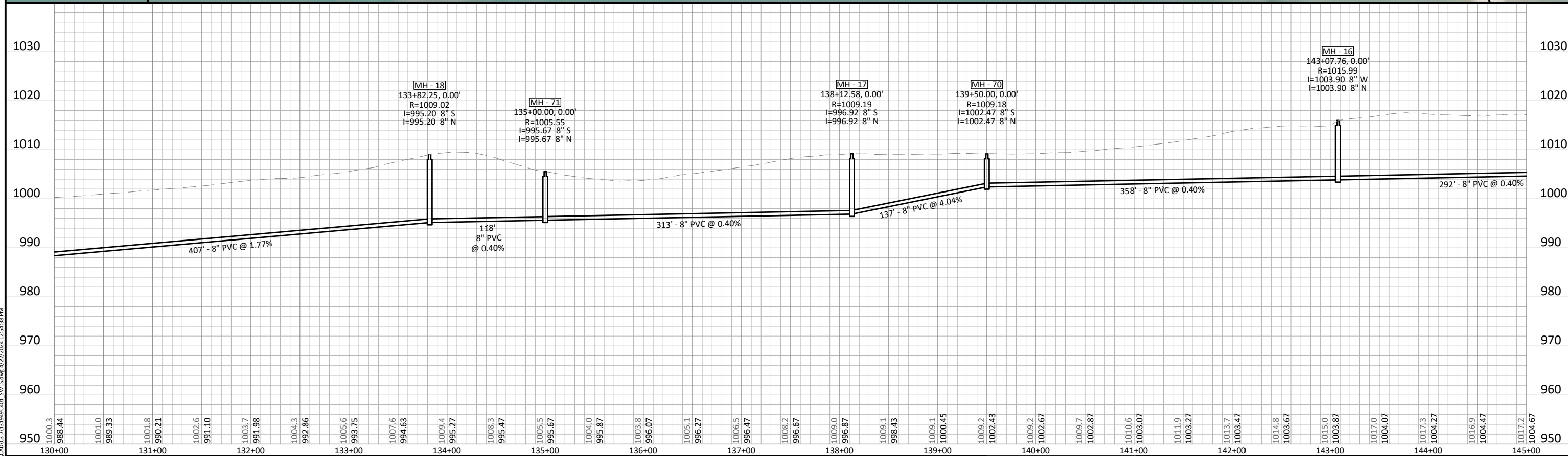
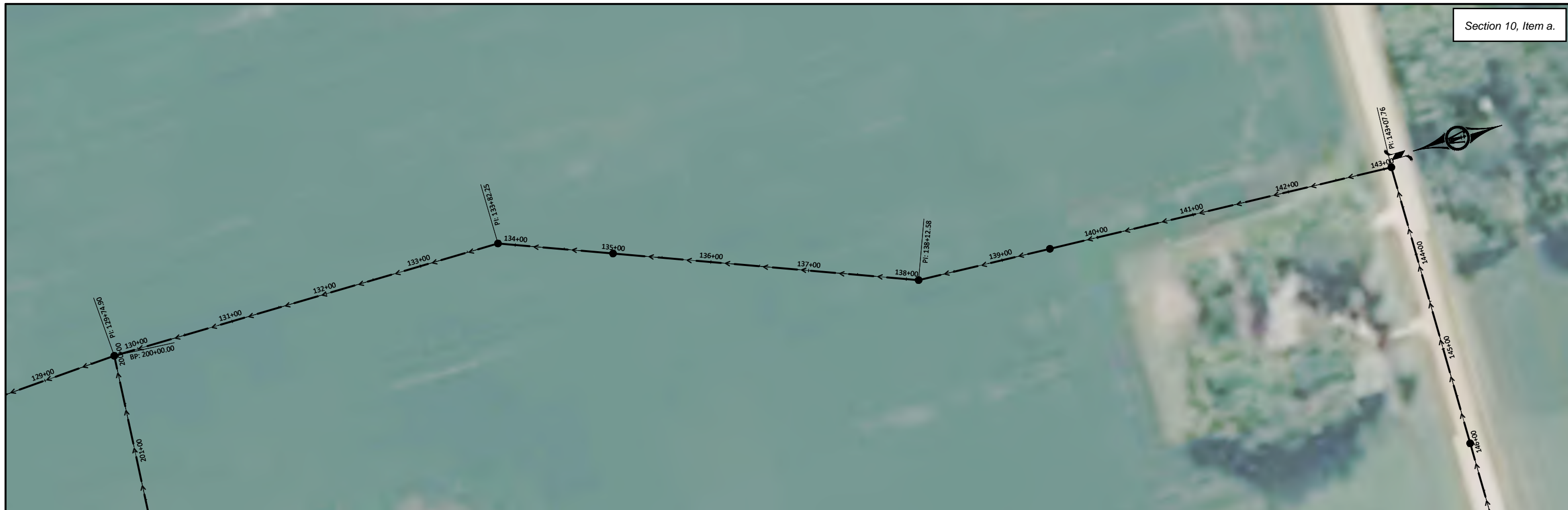
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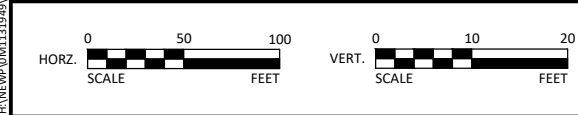
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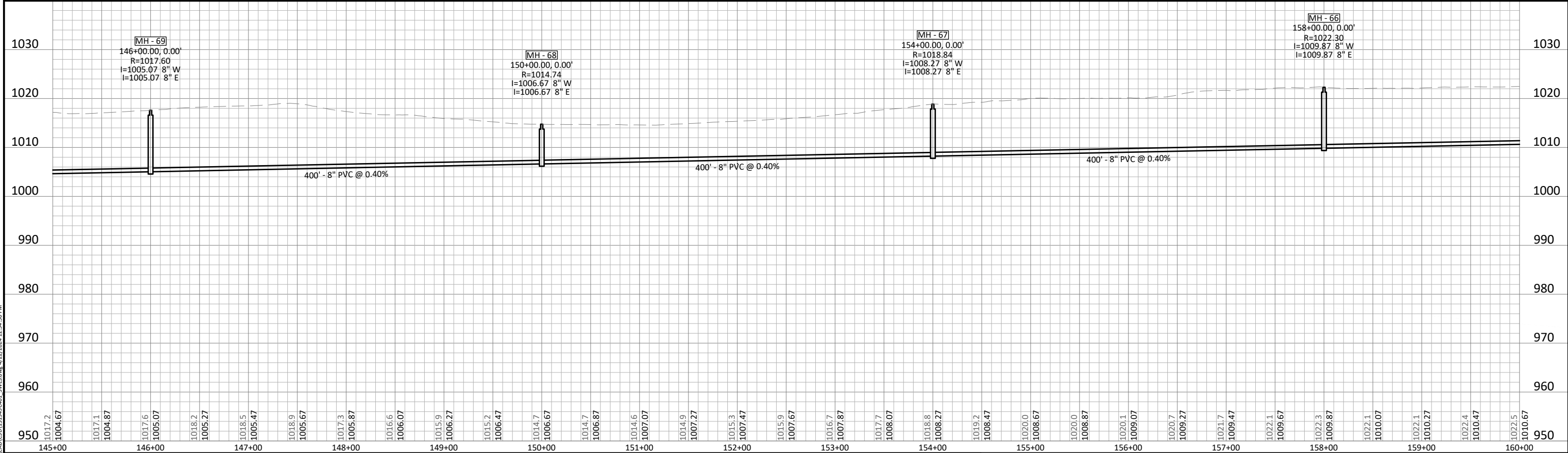
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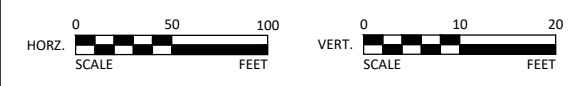
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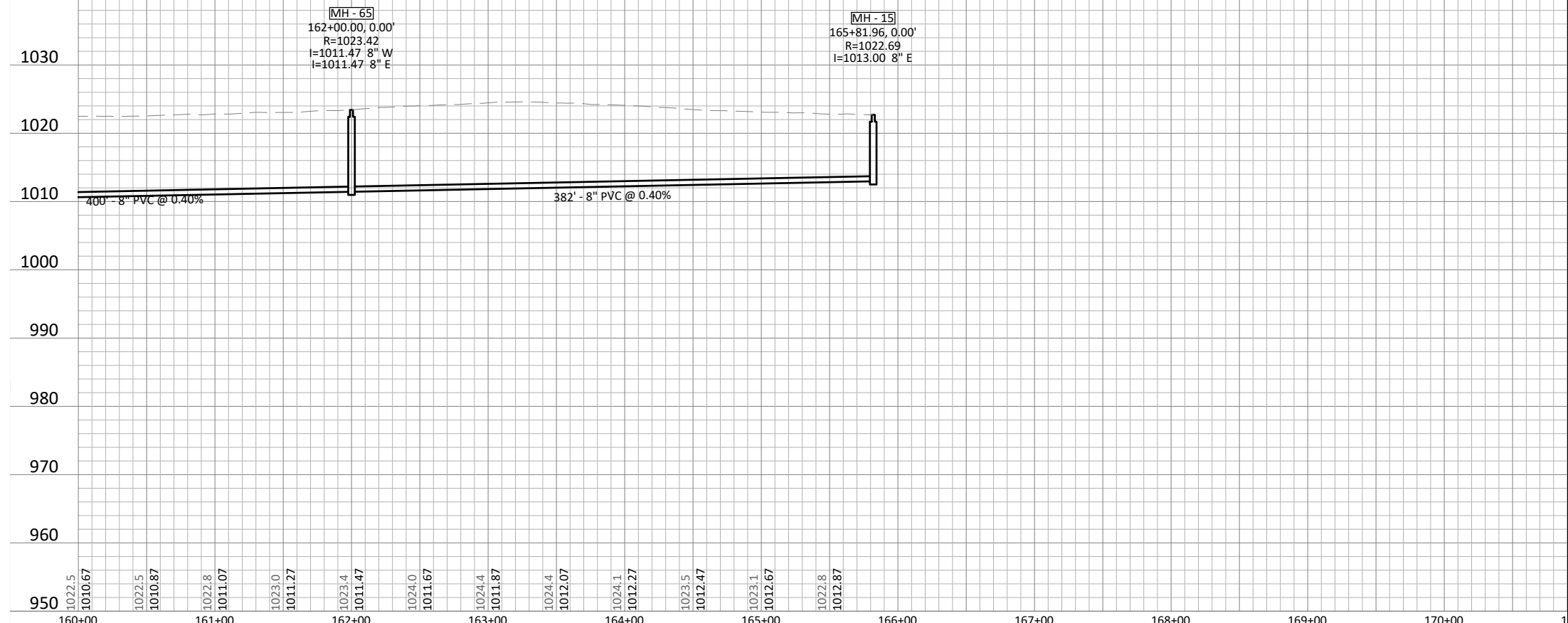


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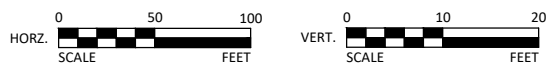
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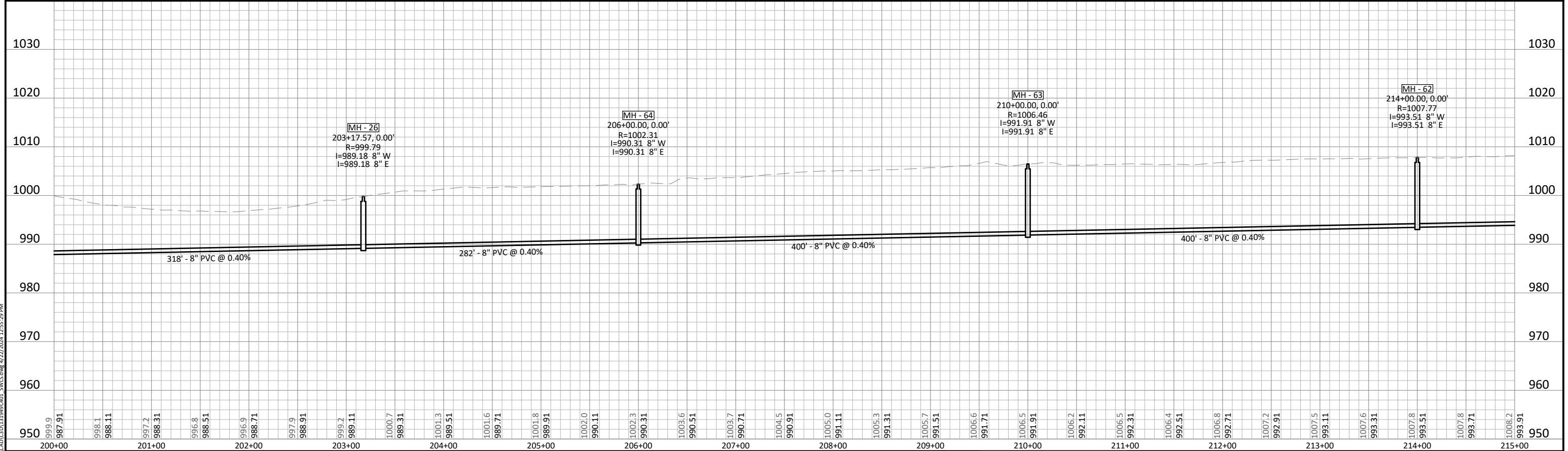
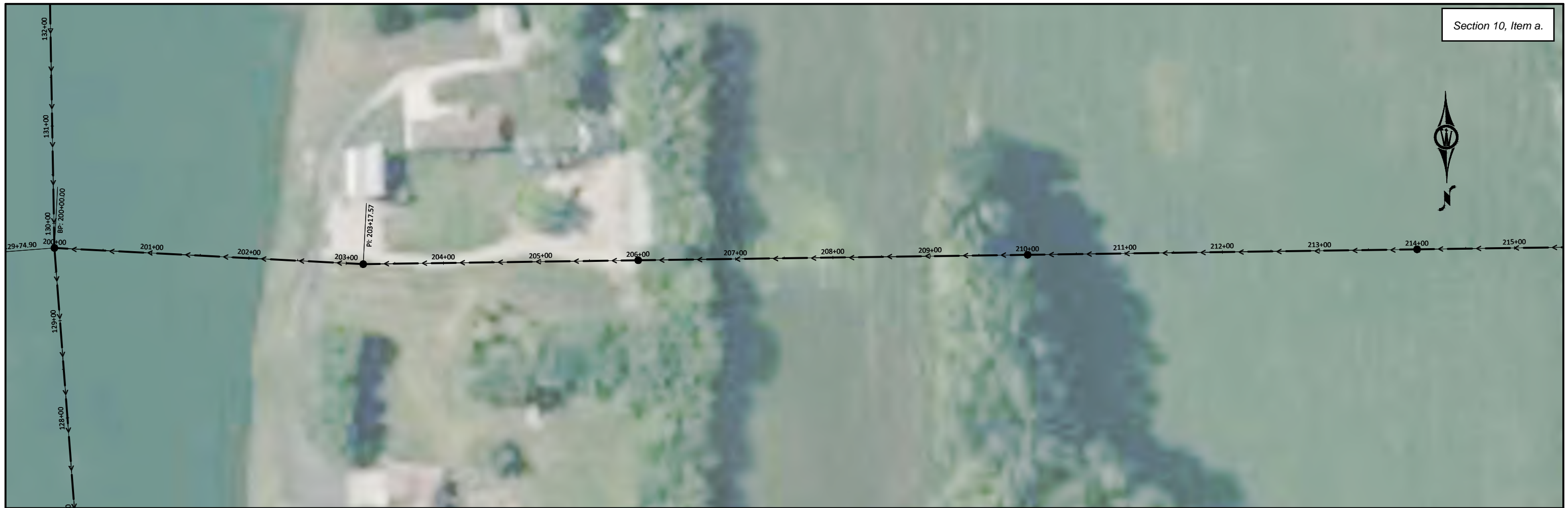


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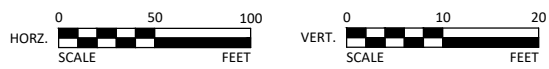


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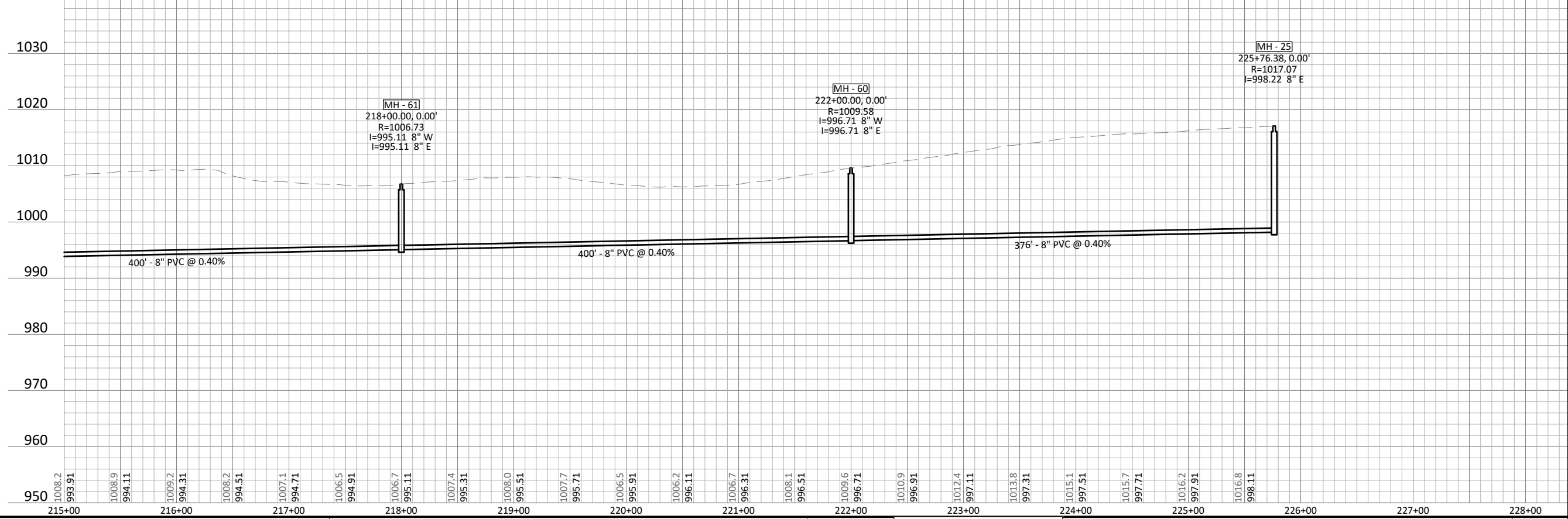
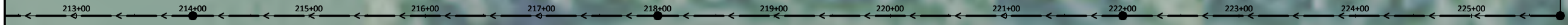
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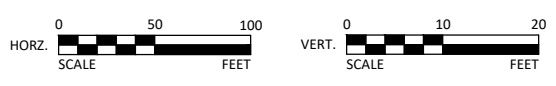
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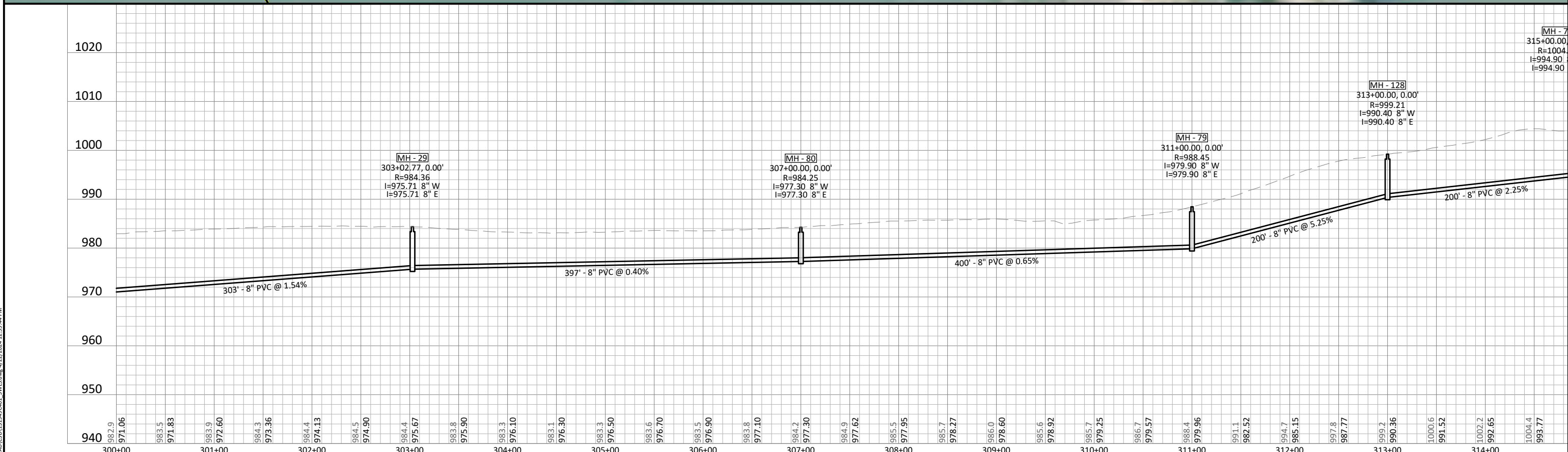
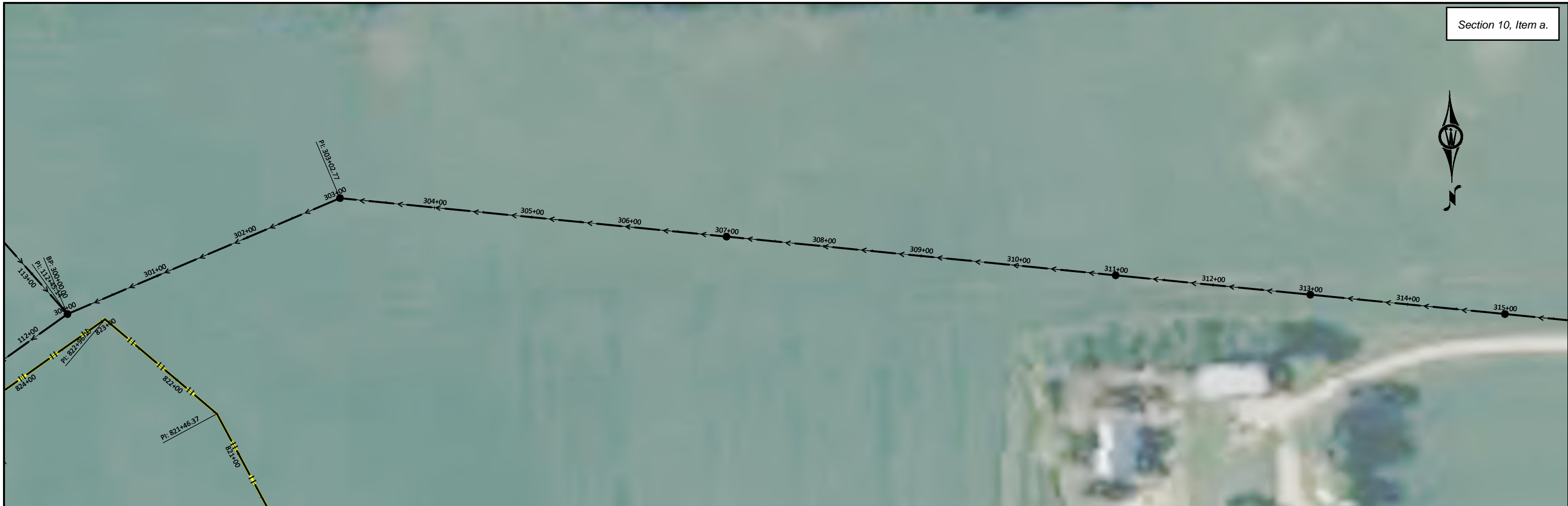


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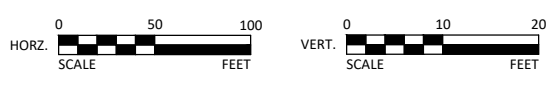


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0M1.131949

CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		220
PROPOSED SANITARY SEWER PLAN AND PROFILE		
SWLS - S2 ALIGNMENT		



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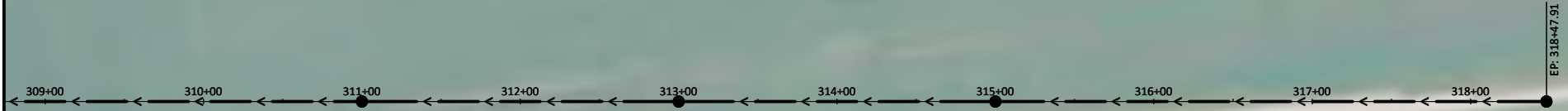


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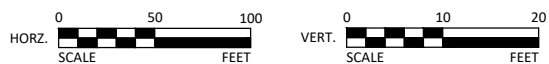


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		221
PROPOSED SANITARY SEWER PLAN AND PROFILE		
SWLS - S3 ALIGNMENT		



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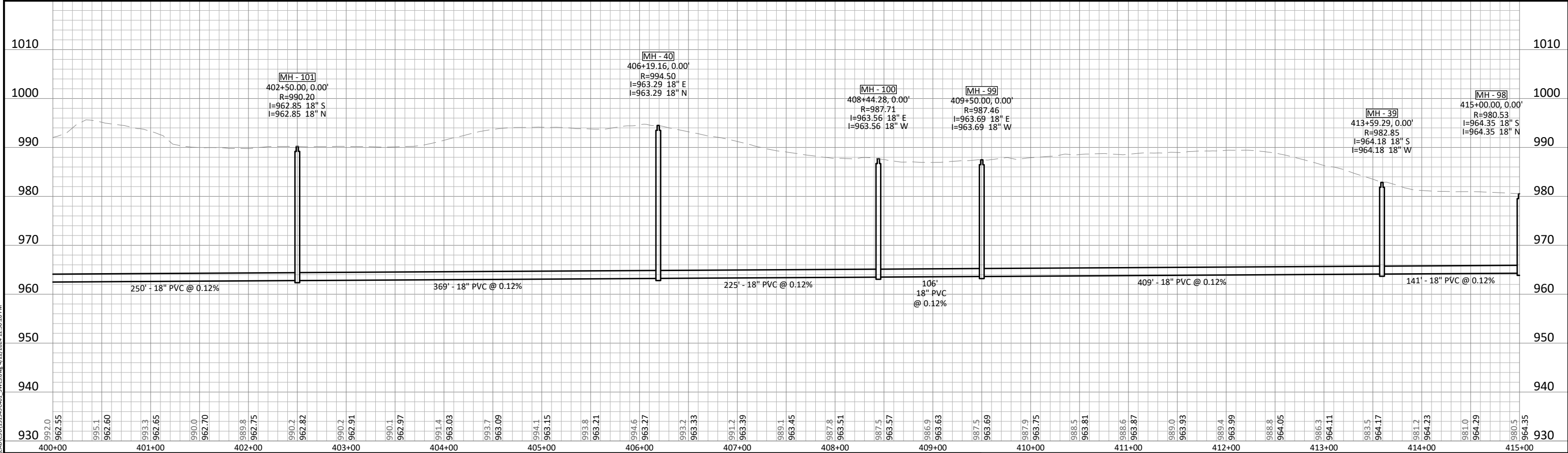


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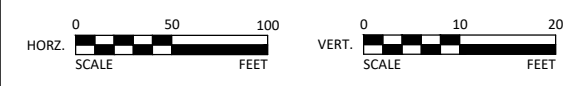


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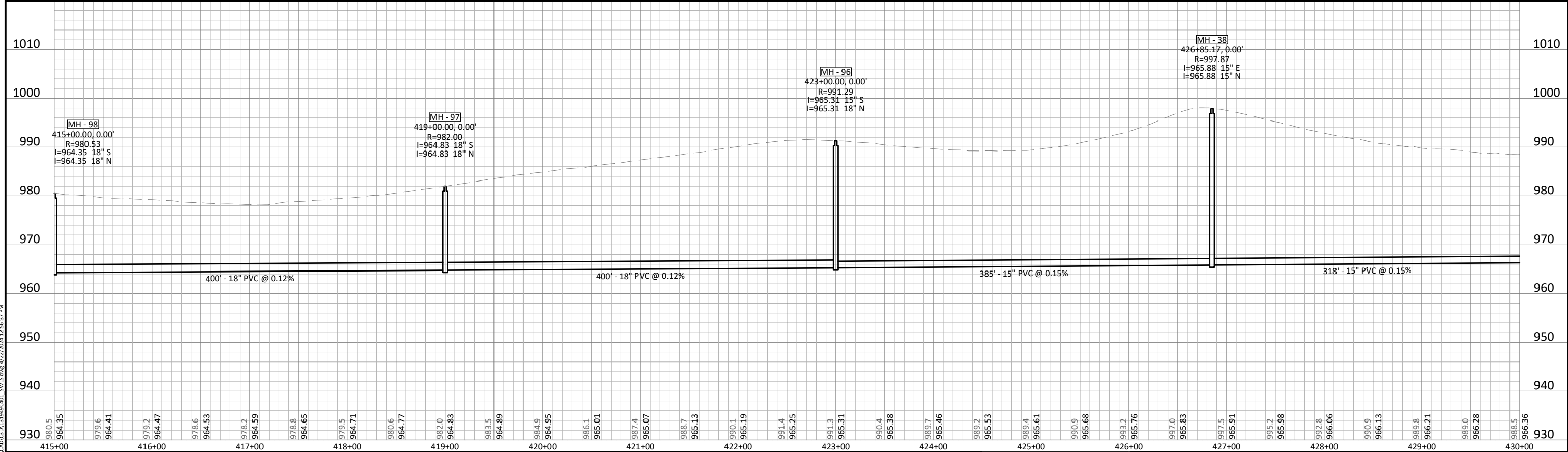


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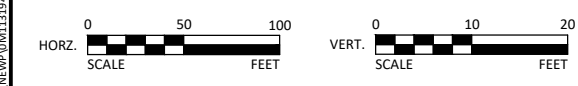


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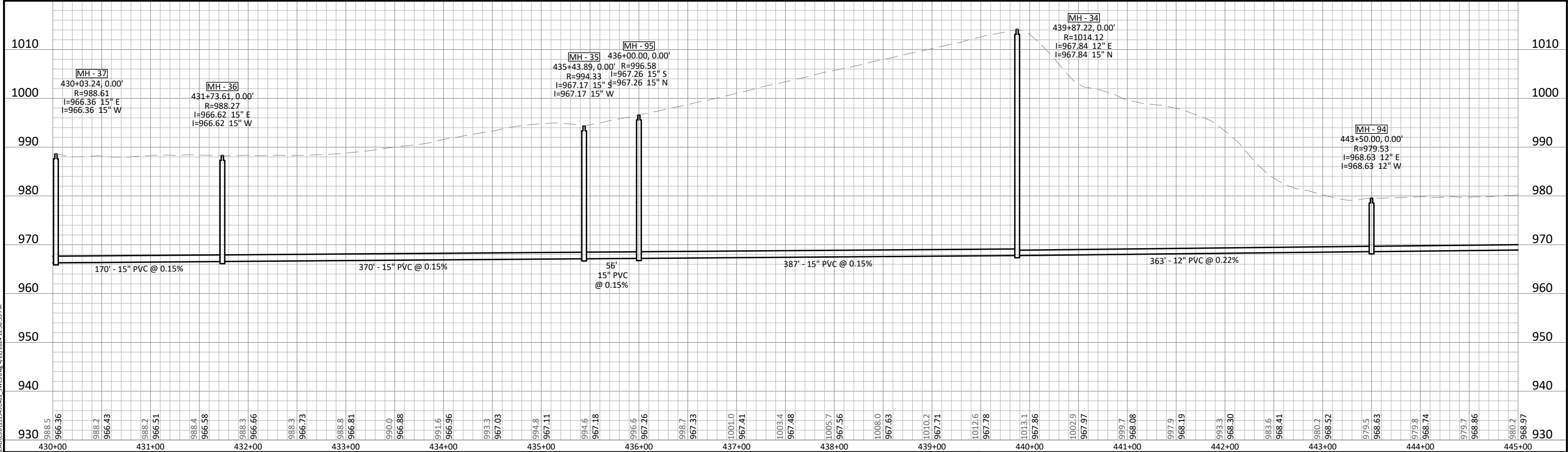


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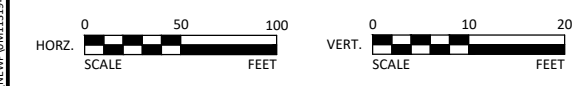


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PROPOSED SANITARY SEWER PLAN AND PROFILE		
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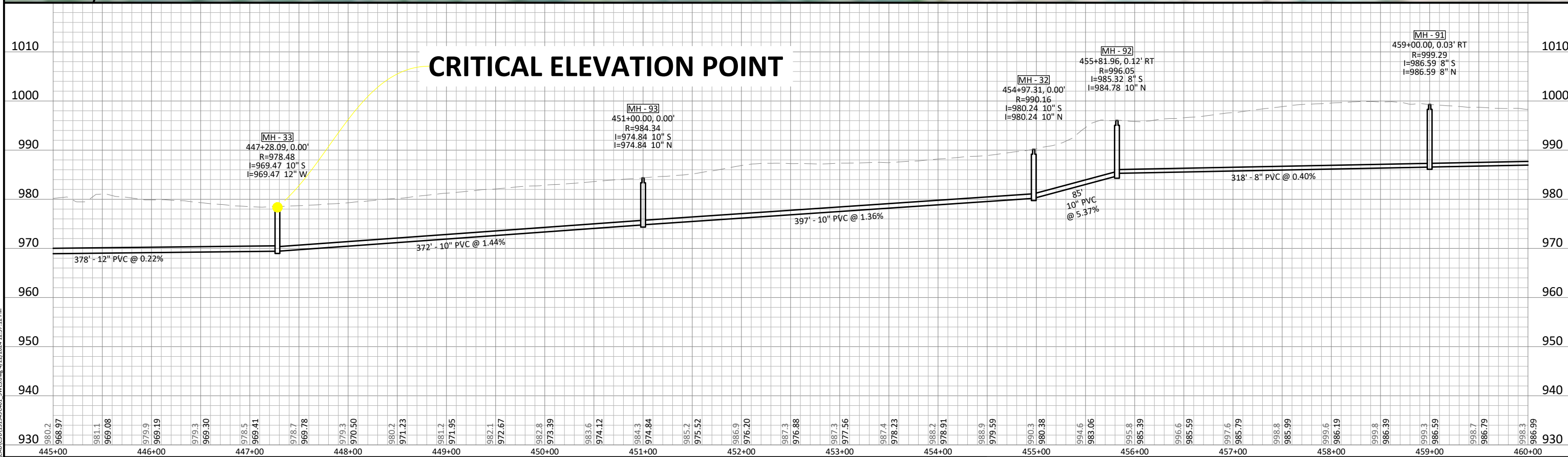
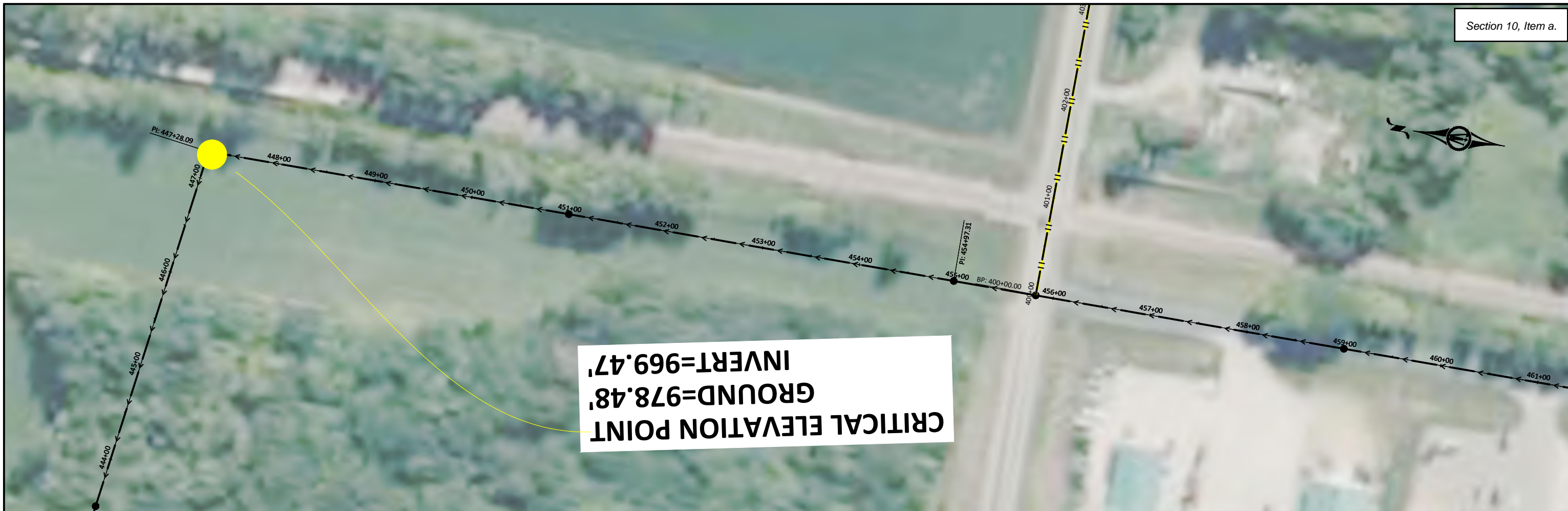


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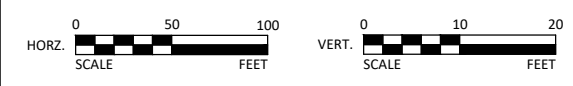


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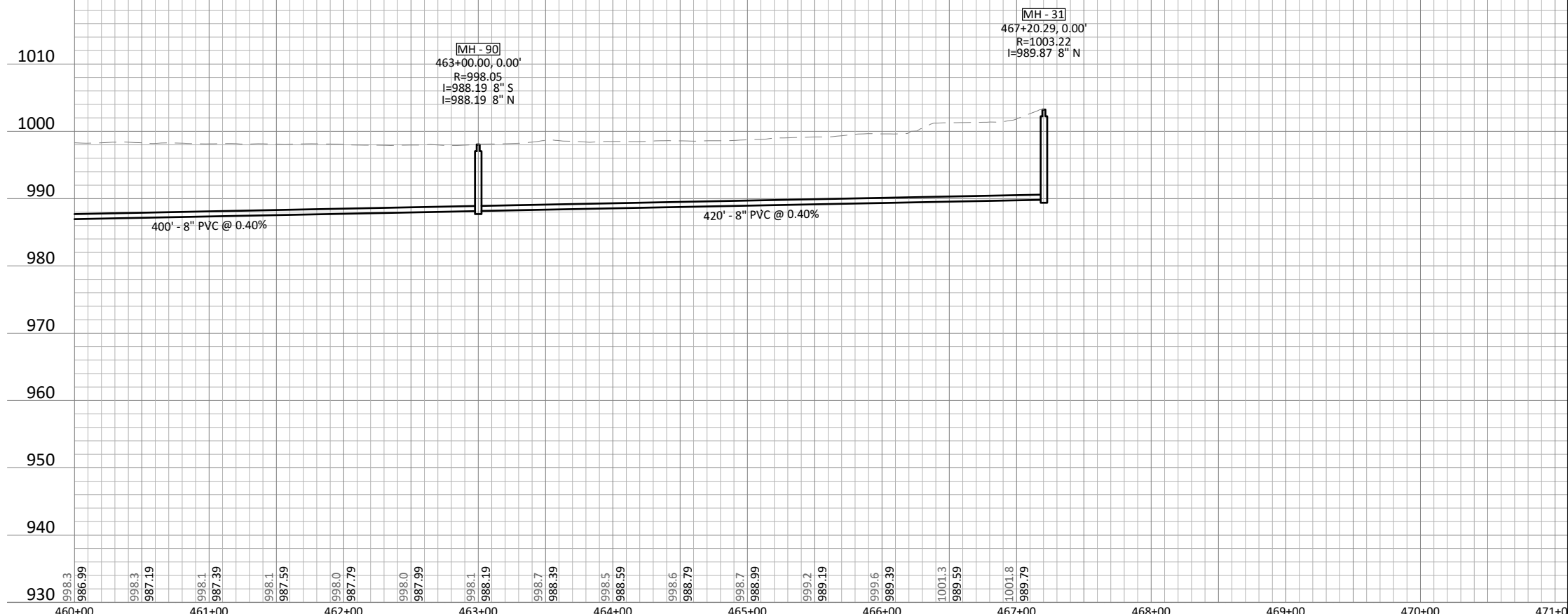


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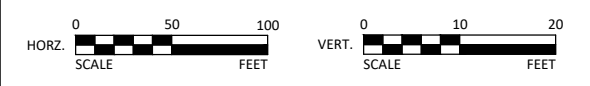


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PROPOSED SANITARY SEWER PLAN AND PROFILE		
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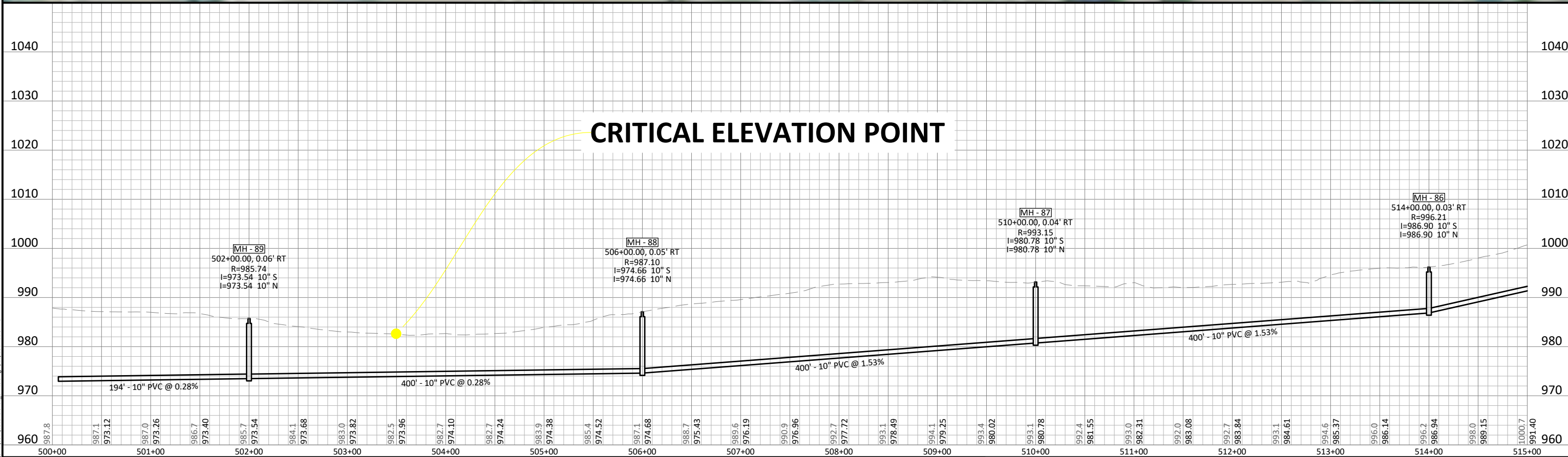


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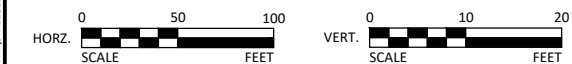


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		227
PROPOSED SANITARY SEWER PLAN AND PROFILE		
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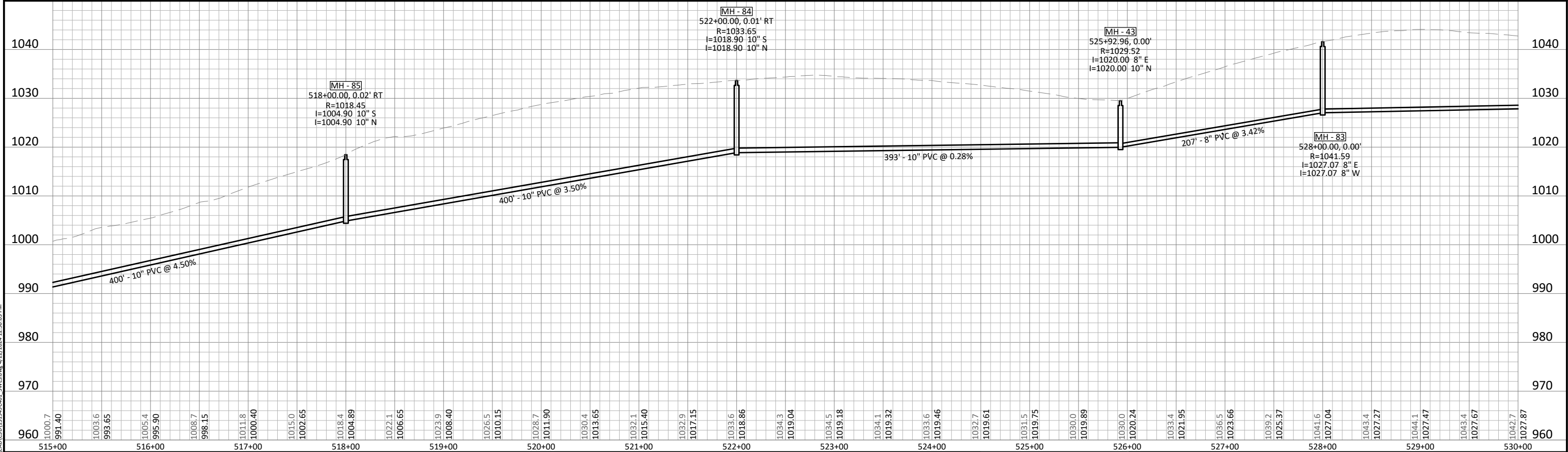
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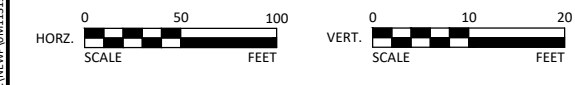
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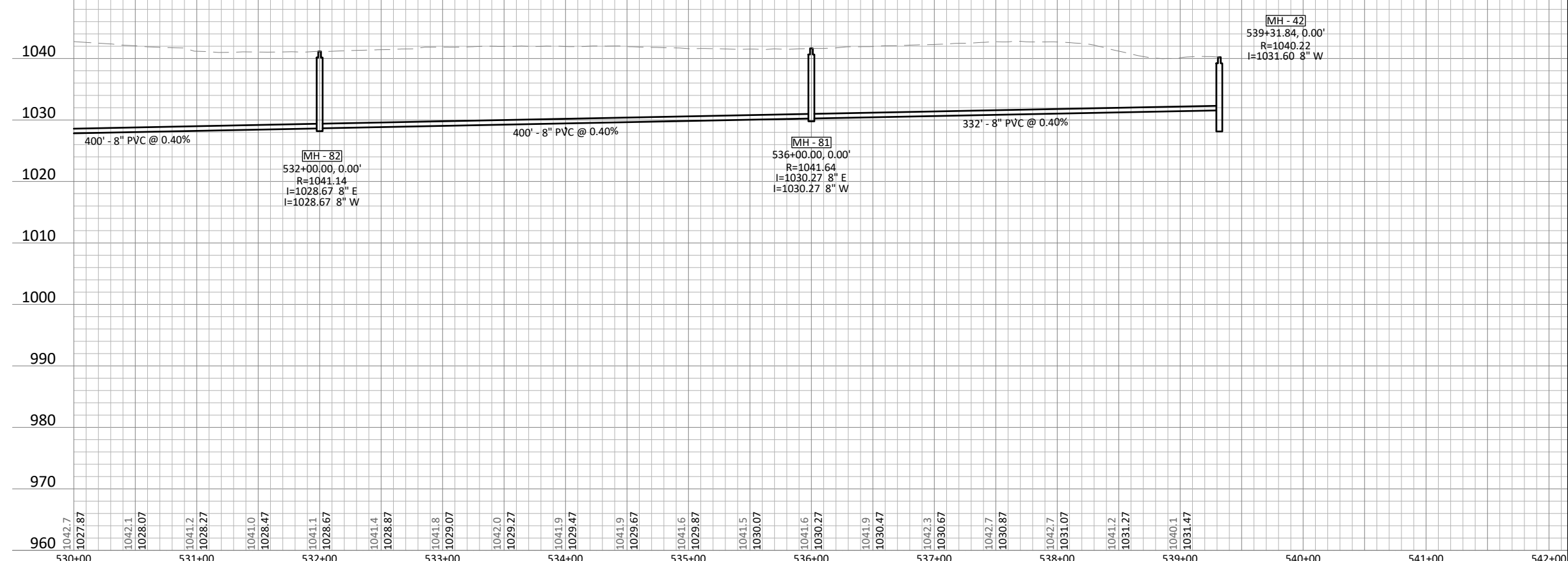
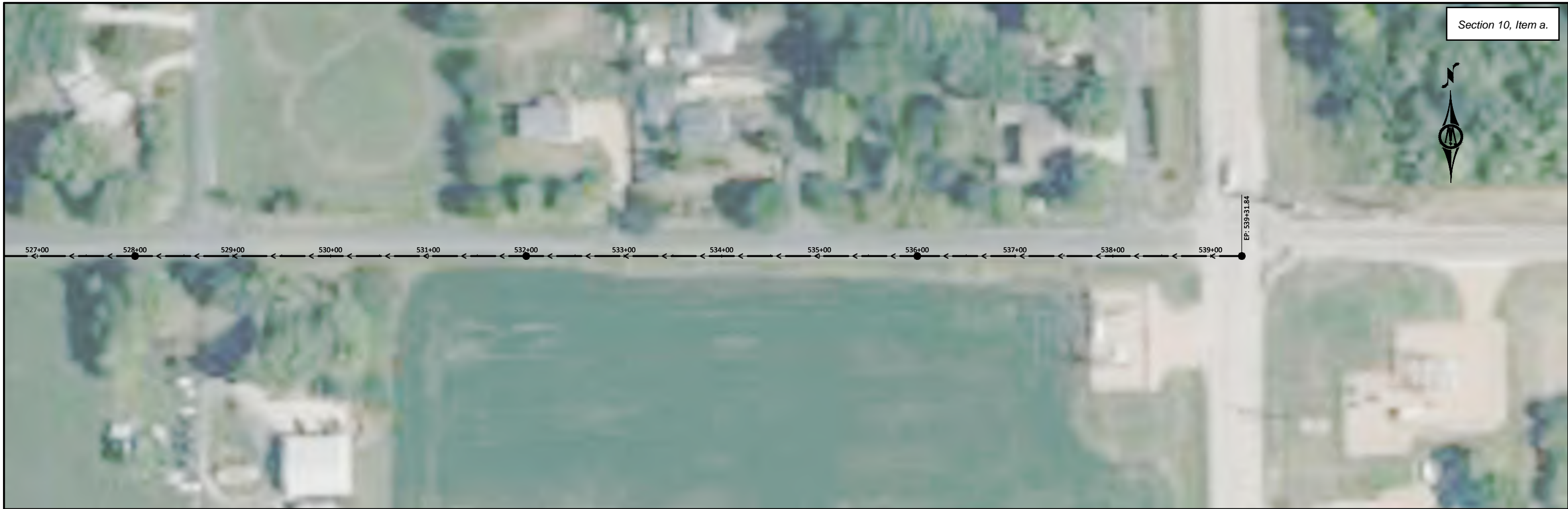
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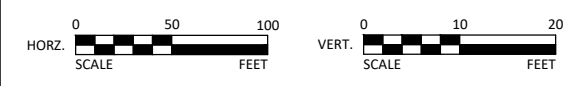
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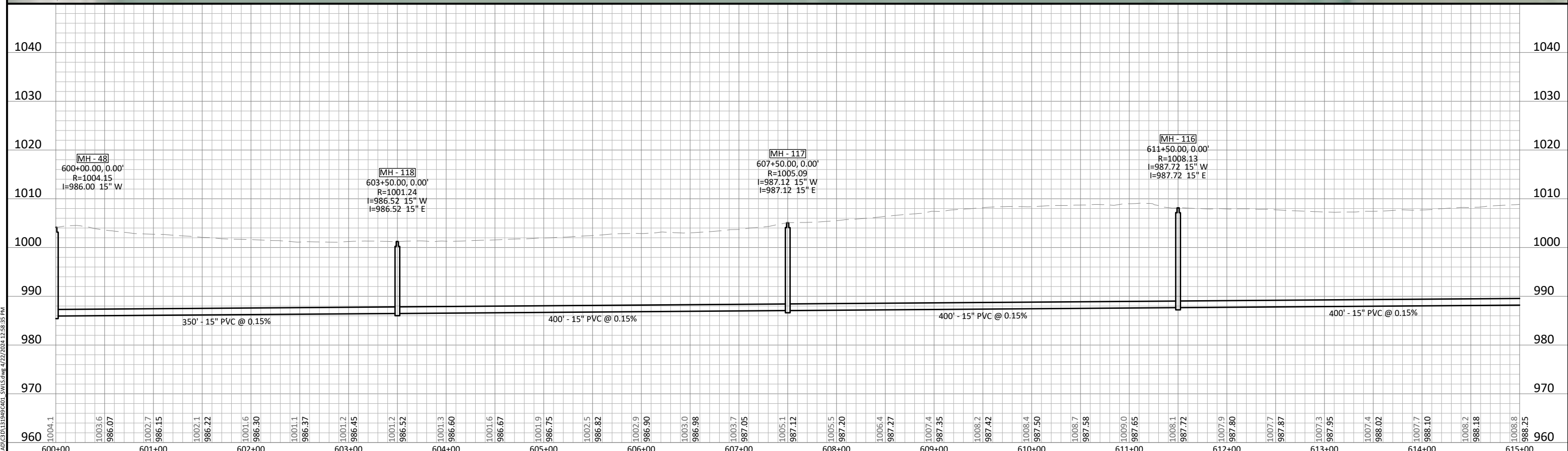
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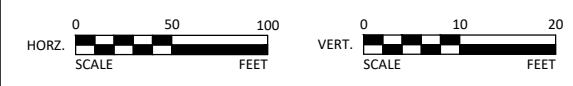
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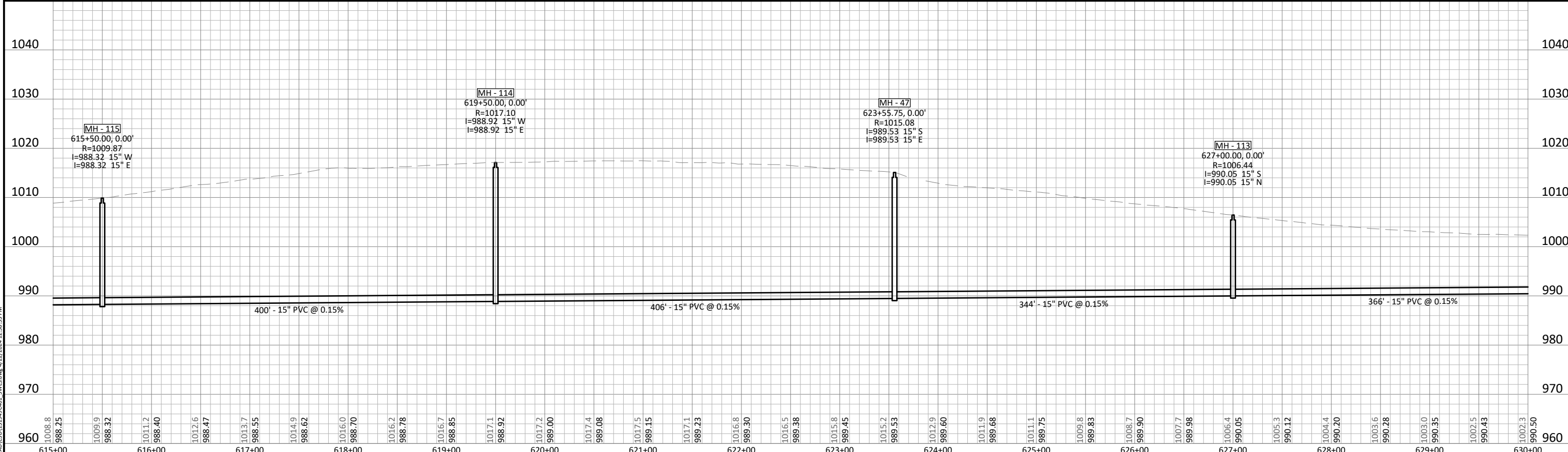


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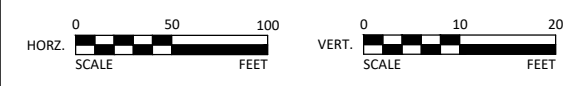


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		
SWLS - S6 ALIGNMENT		



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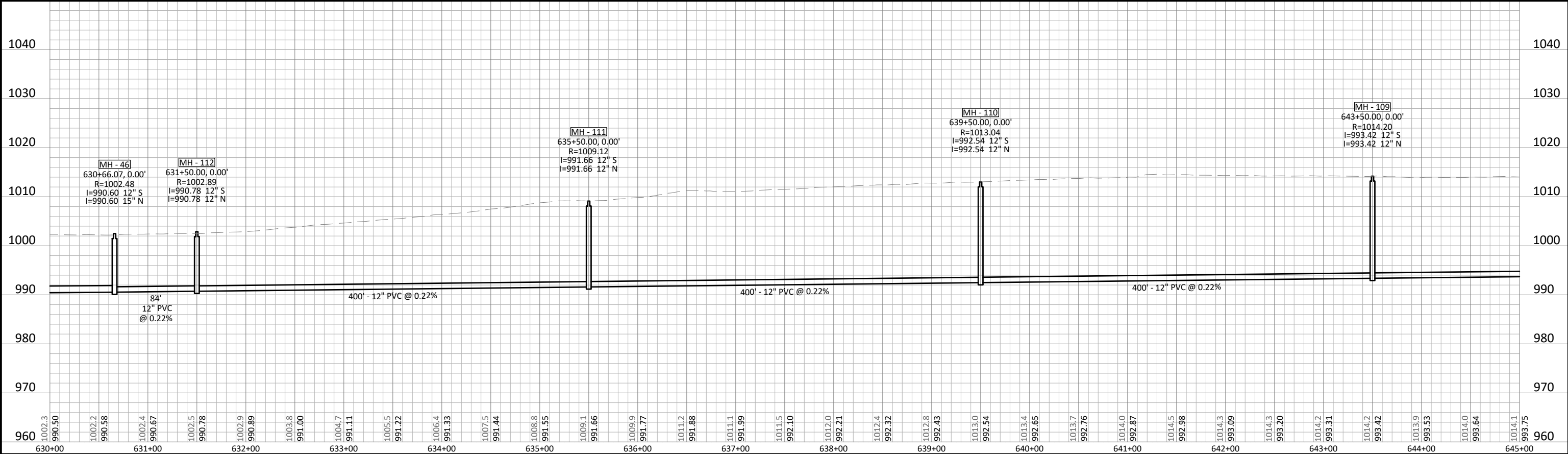
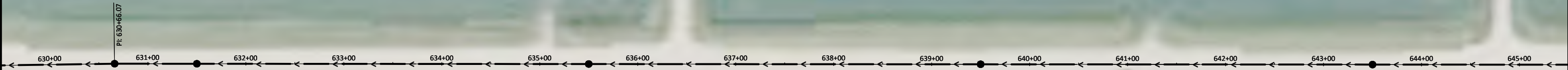


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CITY OF NEW PRAGUE, MINNESOTA	SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE	4
SWLS - S6 ALIGNMENT	



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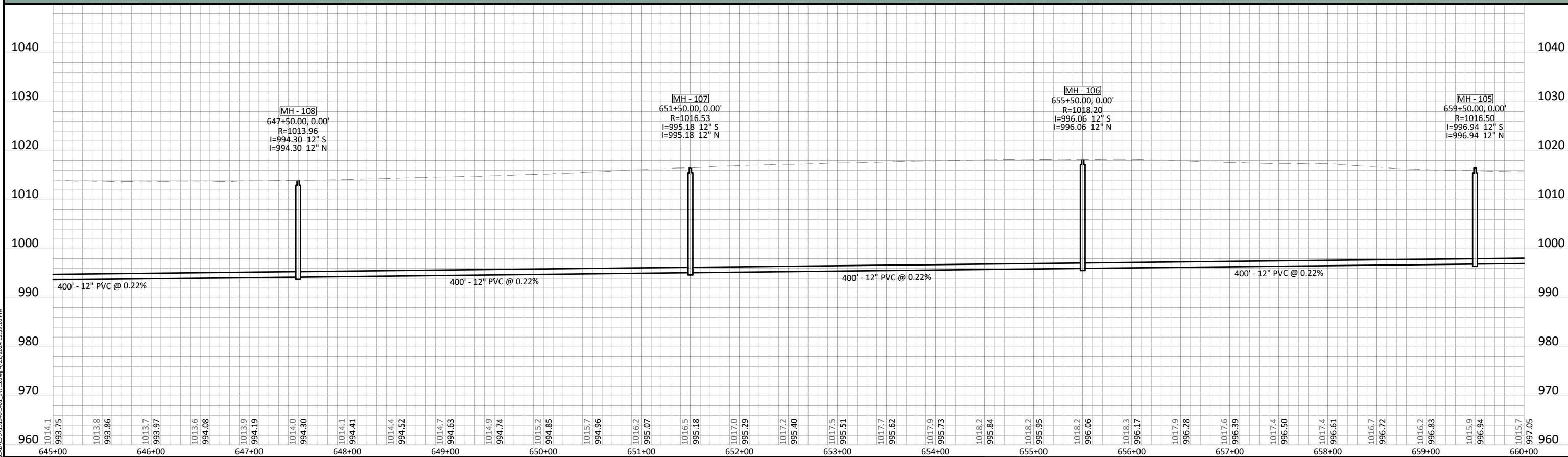
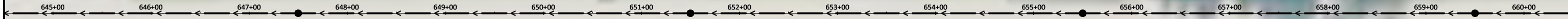
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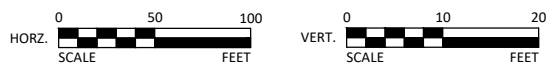
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CITY OF NEW PRAGUE, MINNESOTA
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SHEET
233



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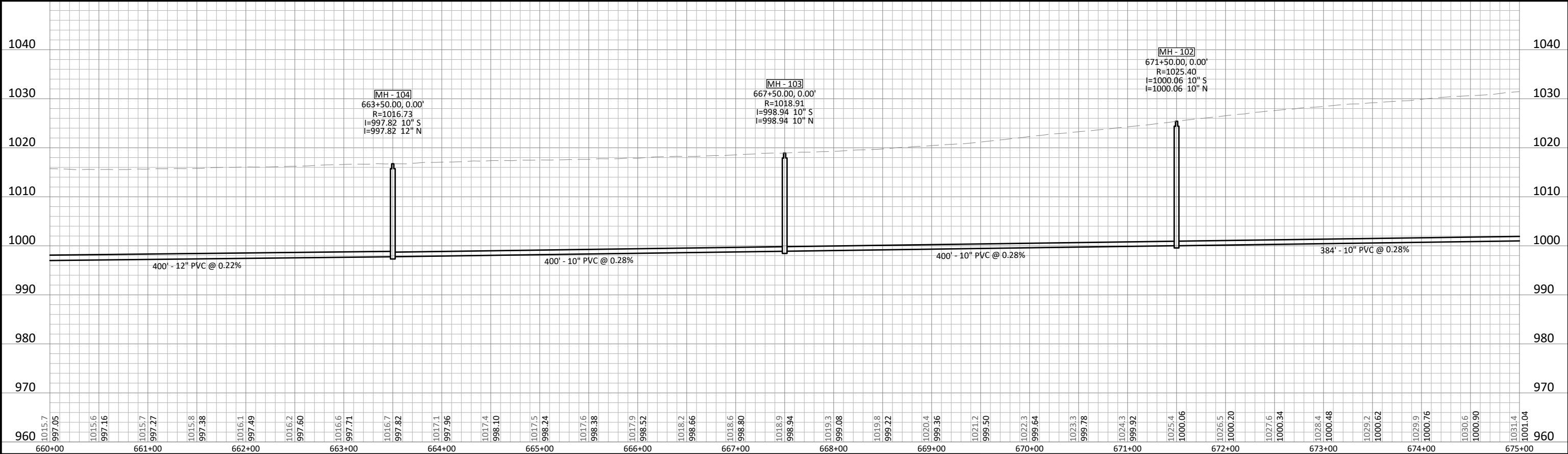
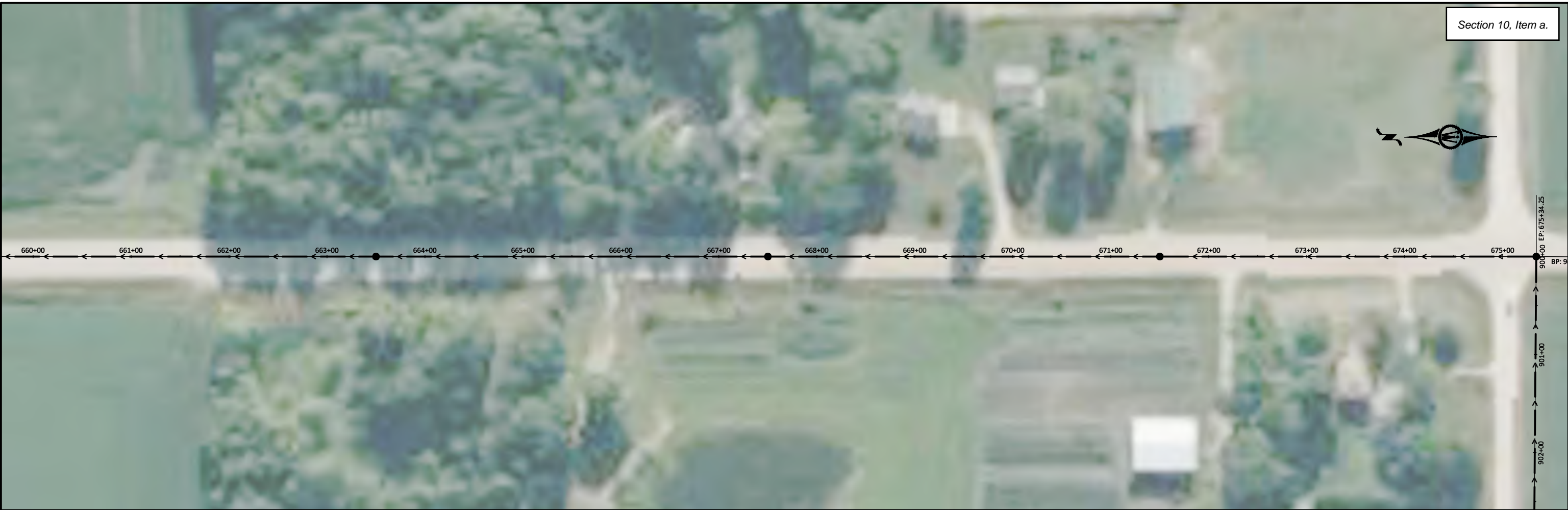
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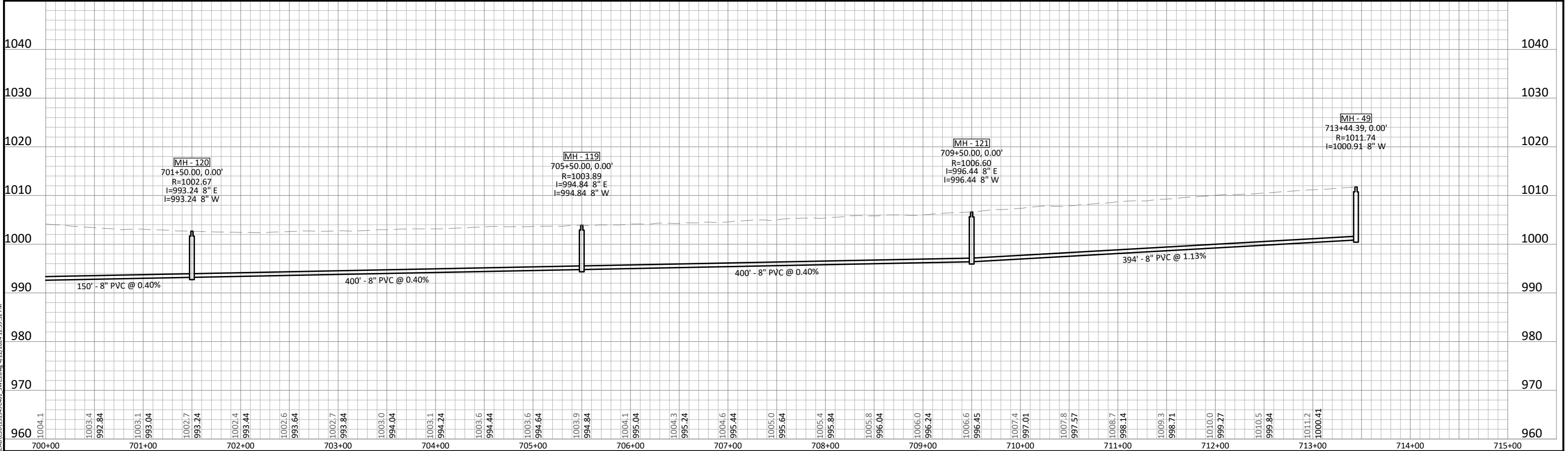
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SWLS - S6 ALIGNMENT

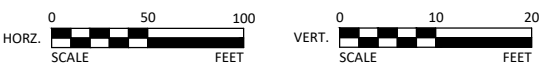
SHEET
235



TIE-IN ELEVATION=982.12'



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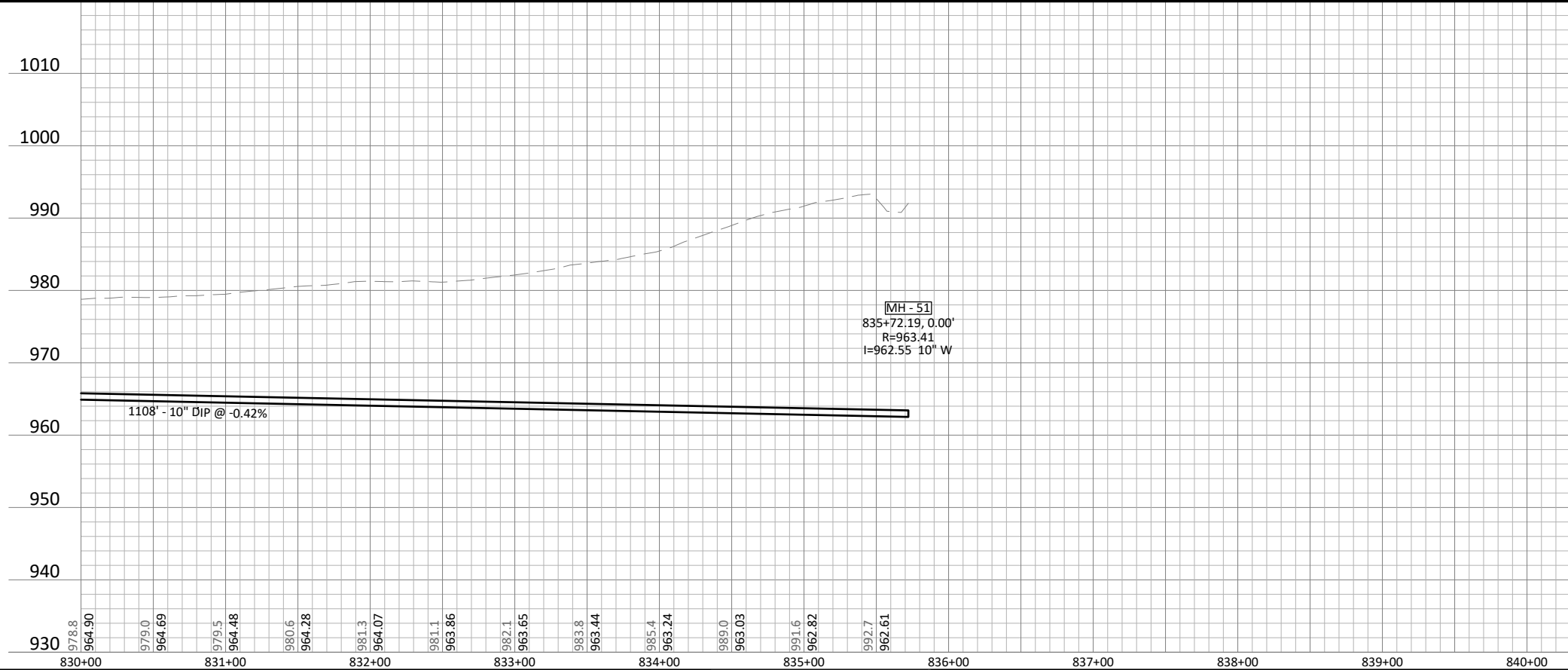
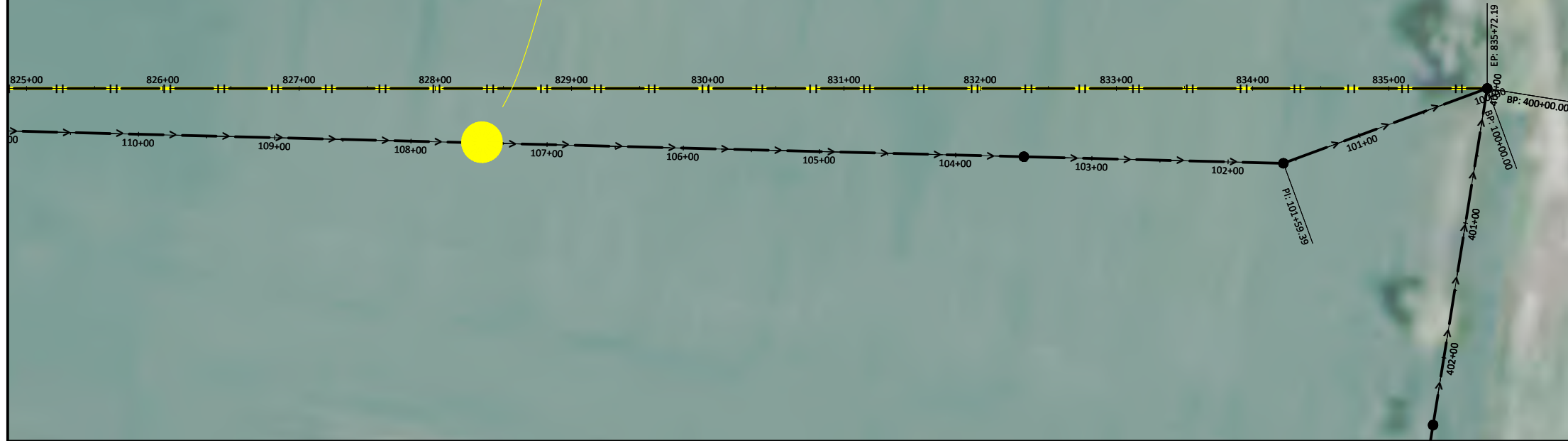


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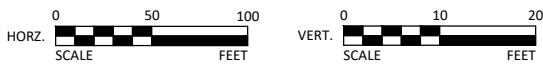
CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		236
SWLS - S7 ALIGNMENT		



CRITICAL ELEVATION POINT
GROUND=978.72'
INVERT=969.90'



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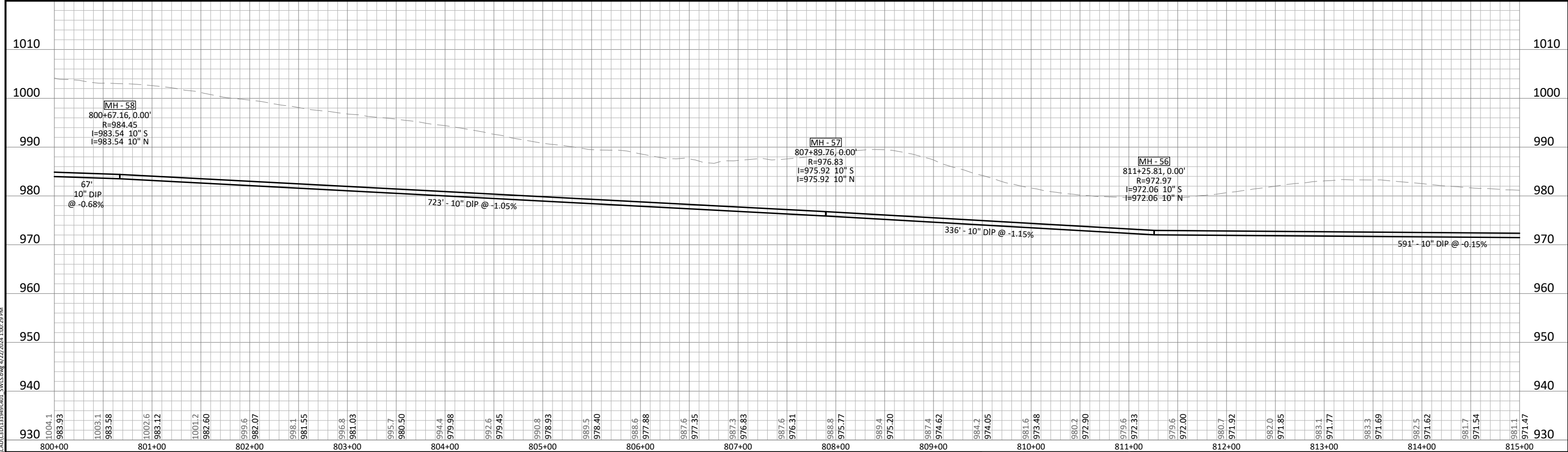
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CITY OF NEW PRAGUE, MINNESOTA
SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
SWLS - FM8 ALIGNMENT

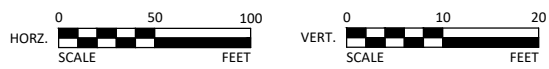
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237

TIE-IN ELEVATION=982.12'



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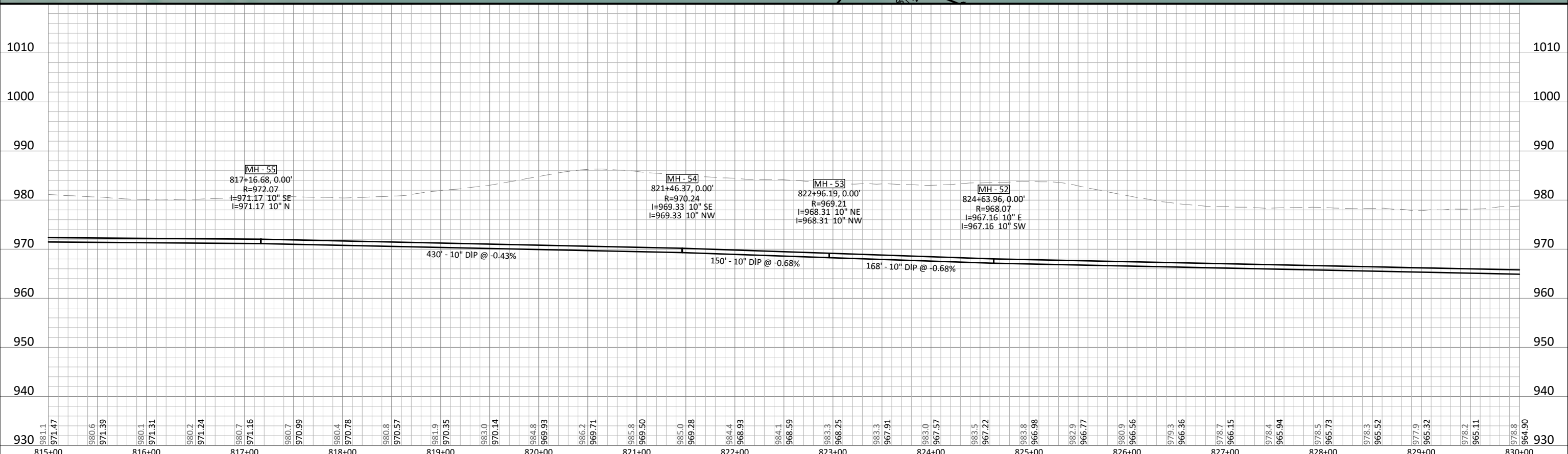
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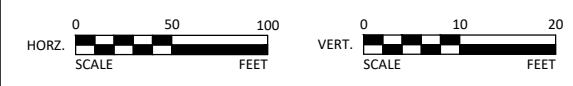
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SHEET
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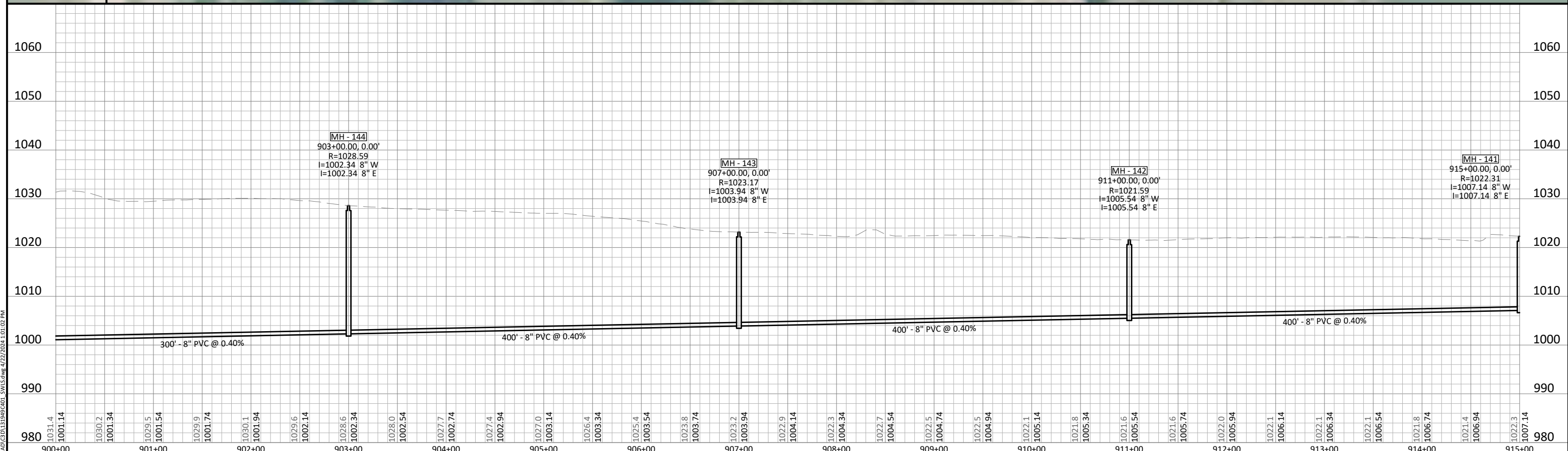


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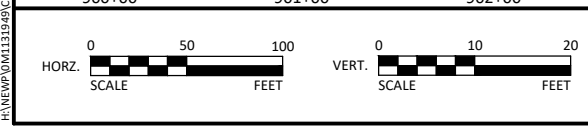


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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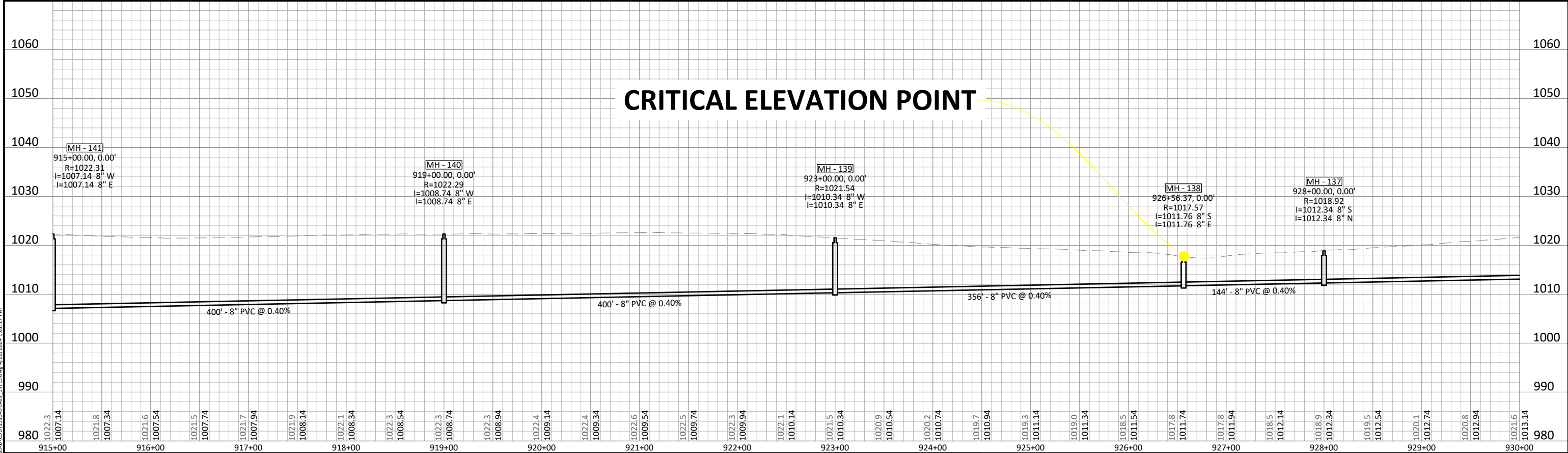


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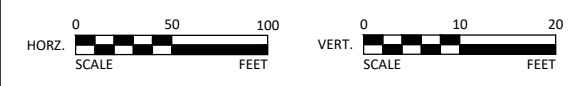
CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		240
SWLS - S9 ALIGNMENT		



CRITICAL ELEVATION POINT



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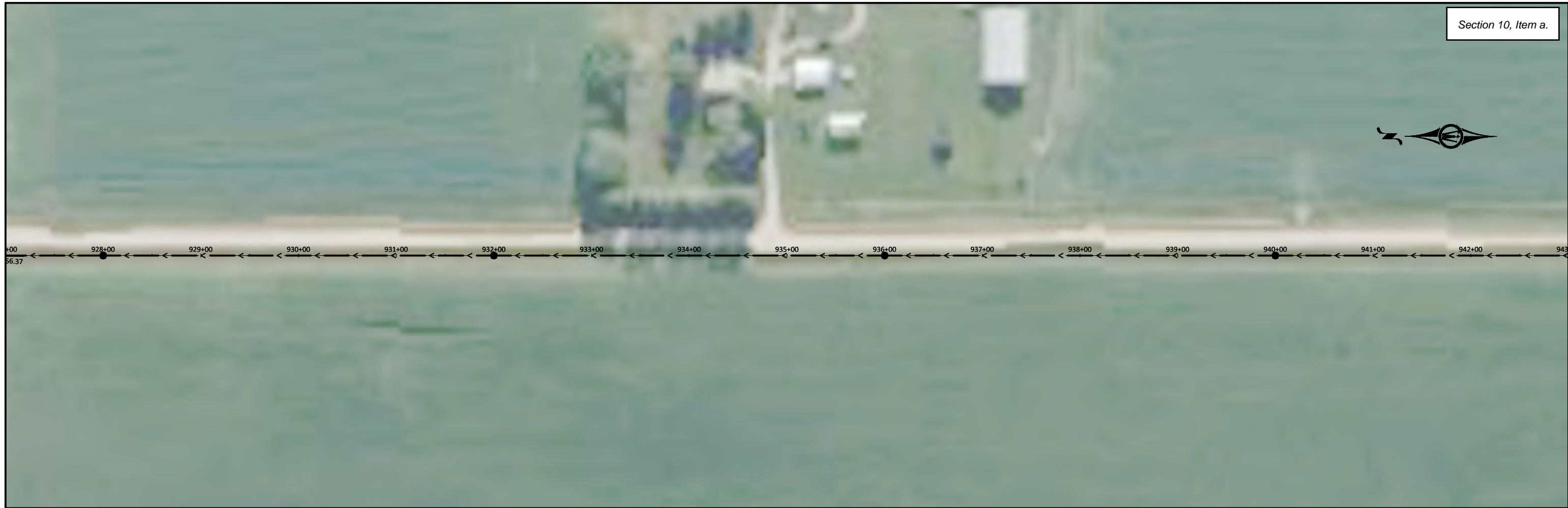


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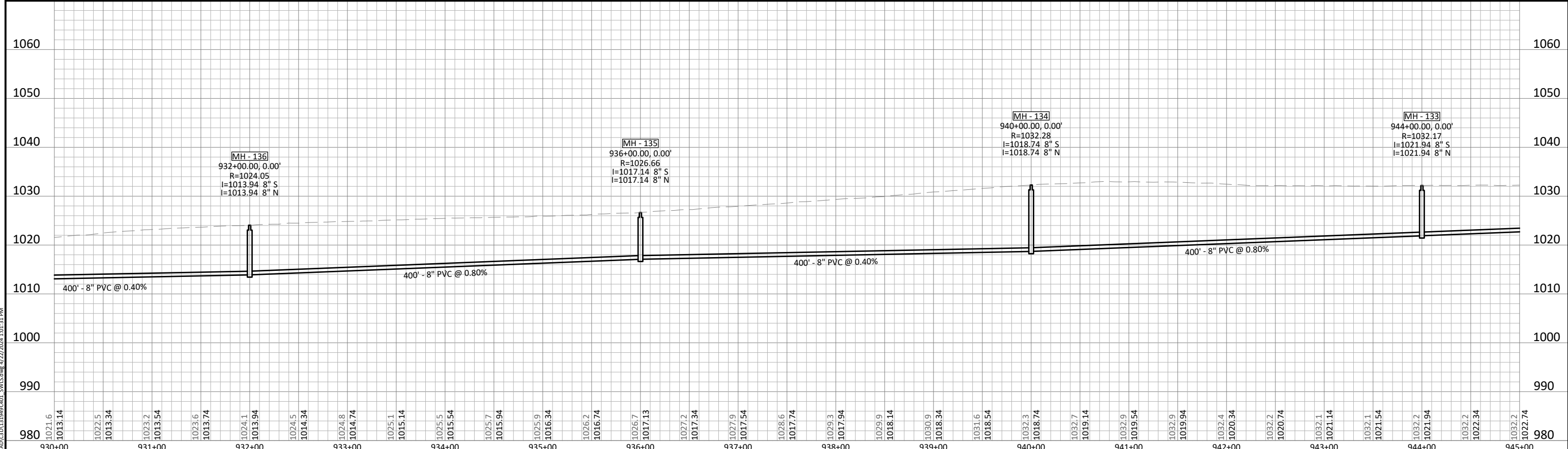


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SANITARY SEWER FEASIBILITY STUDY		
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SWLS - S9 ALIGNMENT		

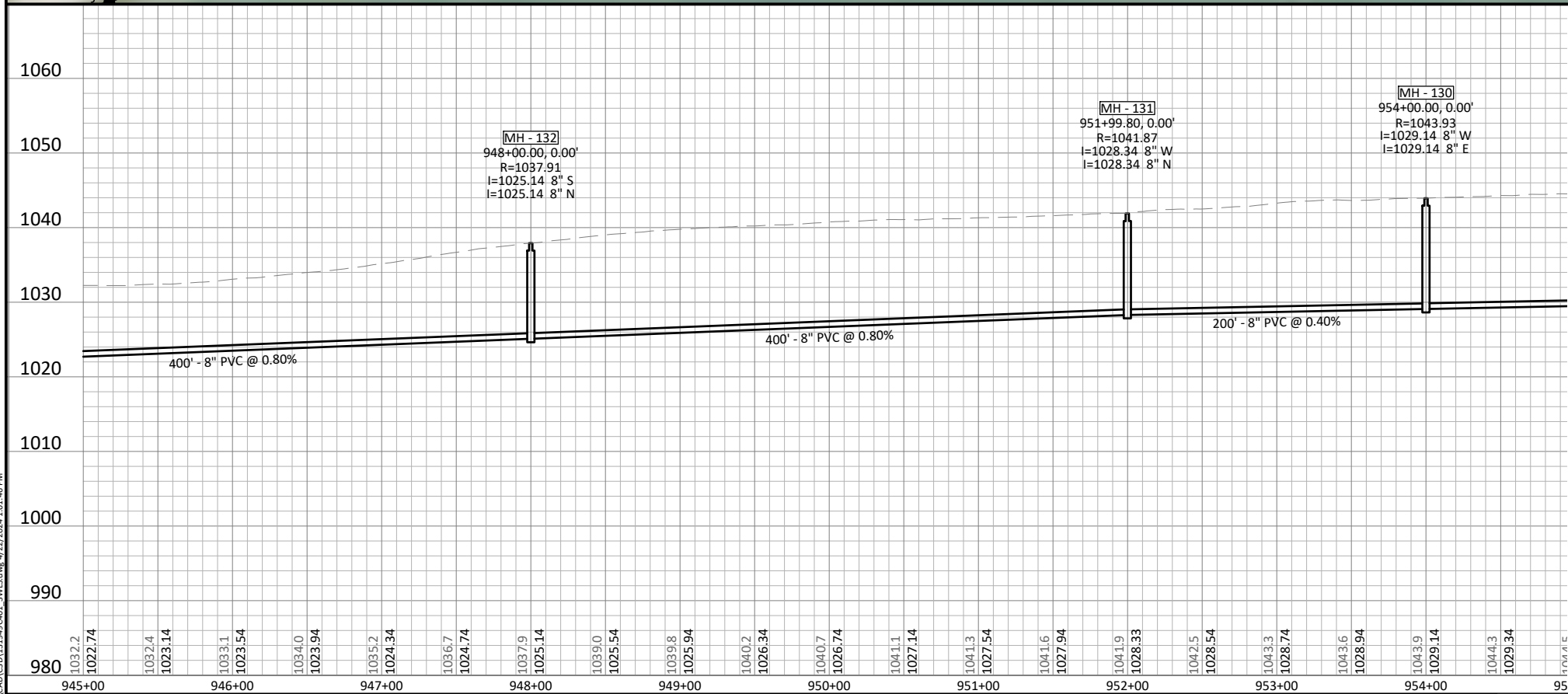


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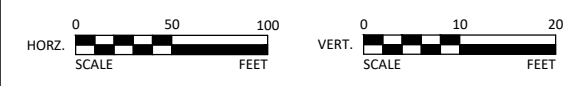


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<p>0 50 100 SCALE FEET</p> <p>0 10 20 SCALE FEET</p>	<p>BOLTON & MENK</p> <p>1960 PREMIER DRIVE MANKATO, MN 56001 Phone: (507) 625-4171 Email: Mankato@bolton-menk.com www.bolton-menk.com</p>	<p>NEW PRAGUE</p> <p>MINNESOTA</p>	<p>CITY OF NEW PRAGUE, MINNESOTA</p> <p>SANITARY SEWER FEASIBILITY STUDY</p> <p>PROPOSED SANITARY SEWER PLAN AND PROFILE</p> <p>SWLS - S9 ALIGNMENT</p>	<p>SHEET</p> <p>242</p>
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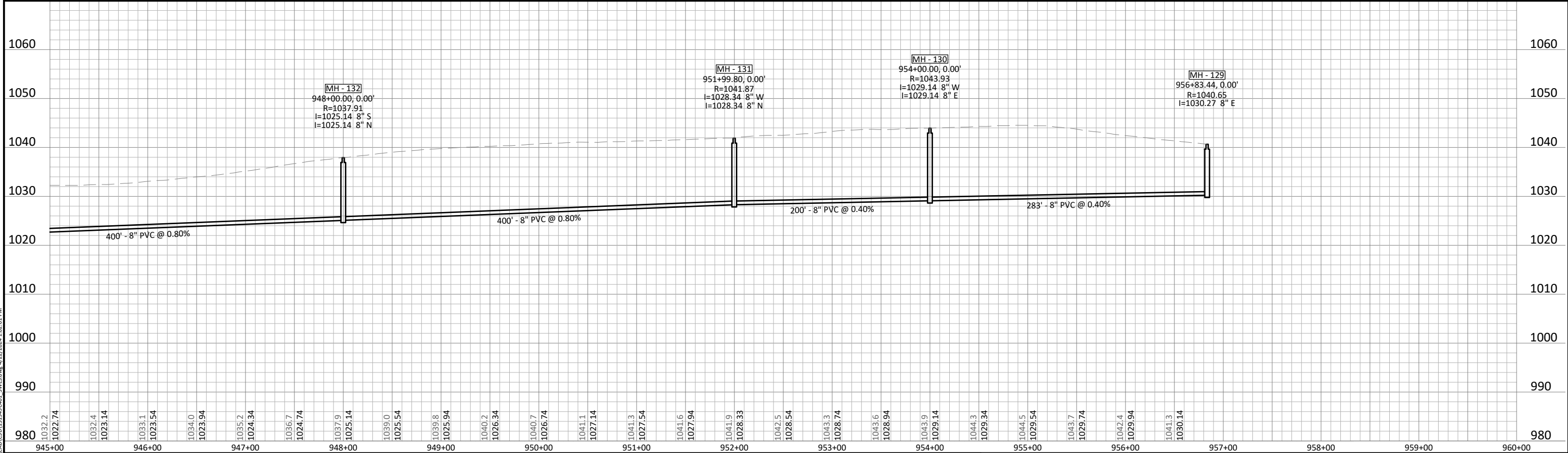


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		243
SWLS - S9 ALIGNMENT		



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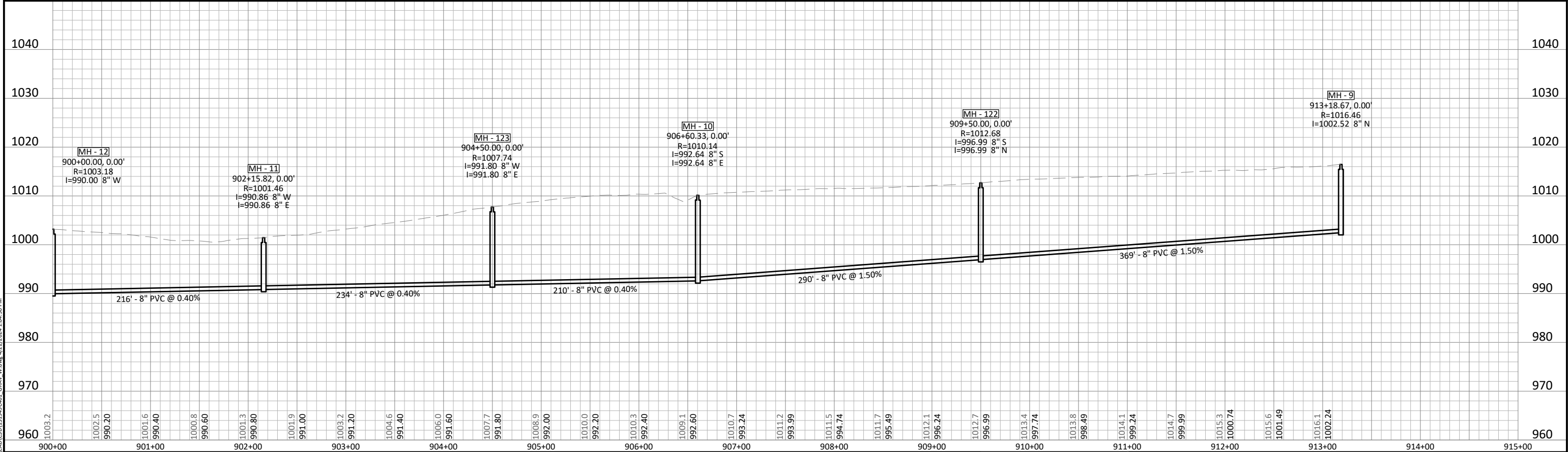
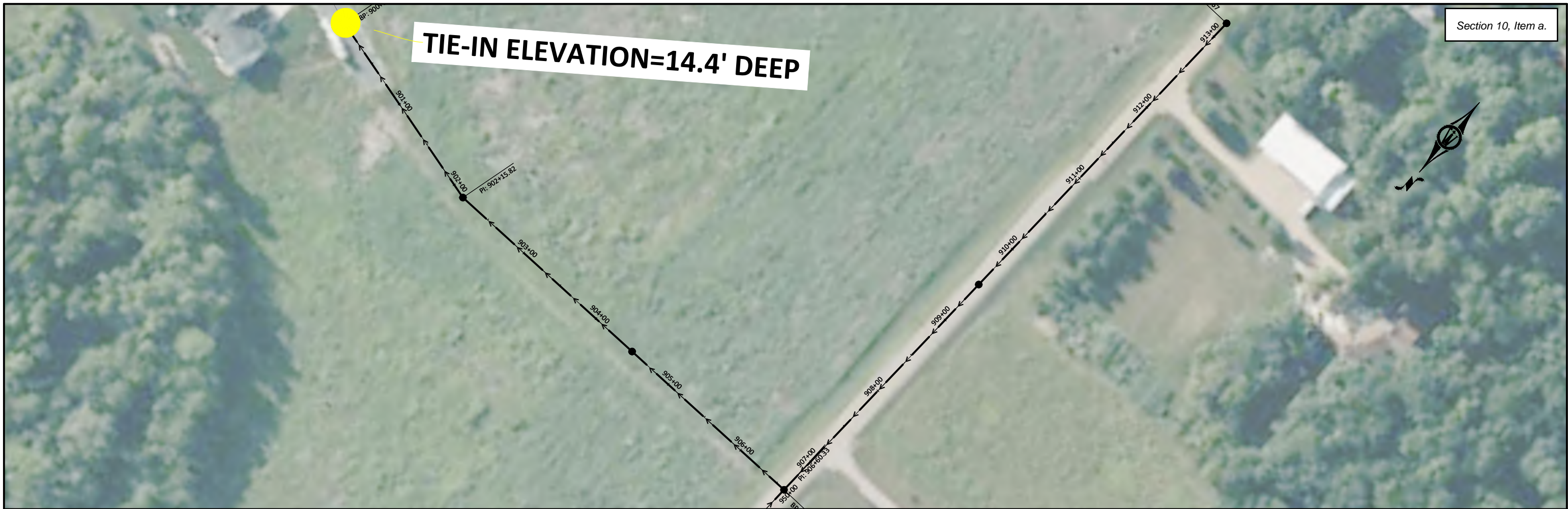
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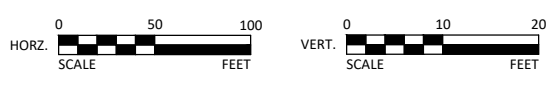
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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		244
SWLS - S9 ALIGNMENT		

TIE-IN ELEVATION=14.4' DEEP



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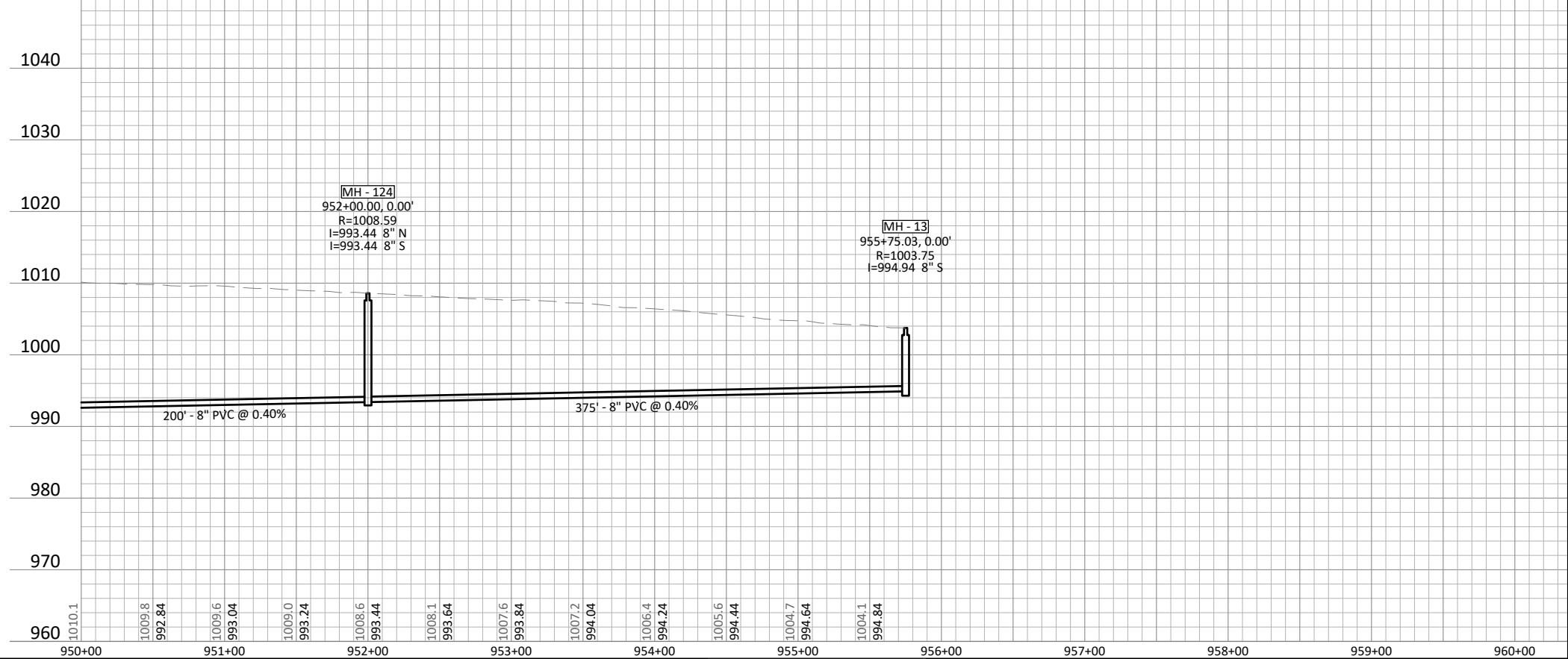


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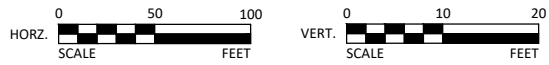


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		245
GRAV - W90 ALIGNMENT		



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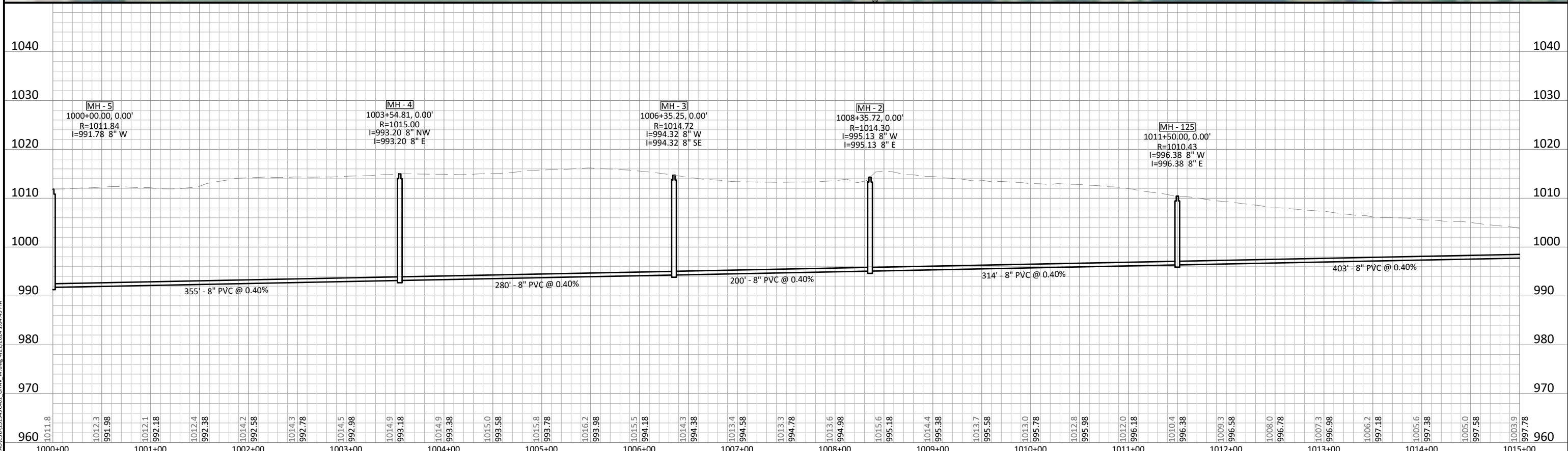
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SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
GRAV - W95 ALIGNMENT

SHEET

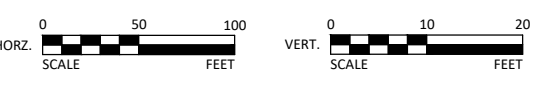
246



TIE-IN ELEVATION=22.1' DEEP



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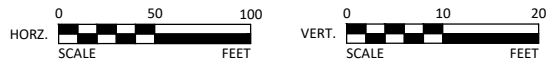


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		247
PROPOSED SANITARY SEWER PLAN AND PROFILE		
GRAV - W100 ALIGNMENT		



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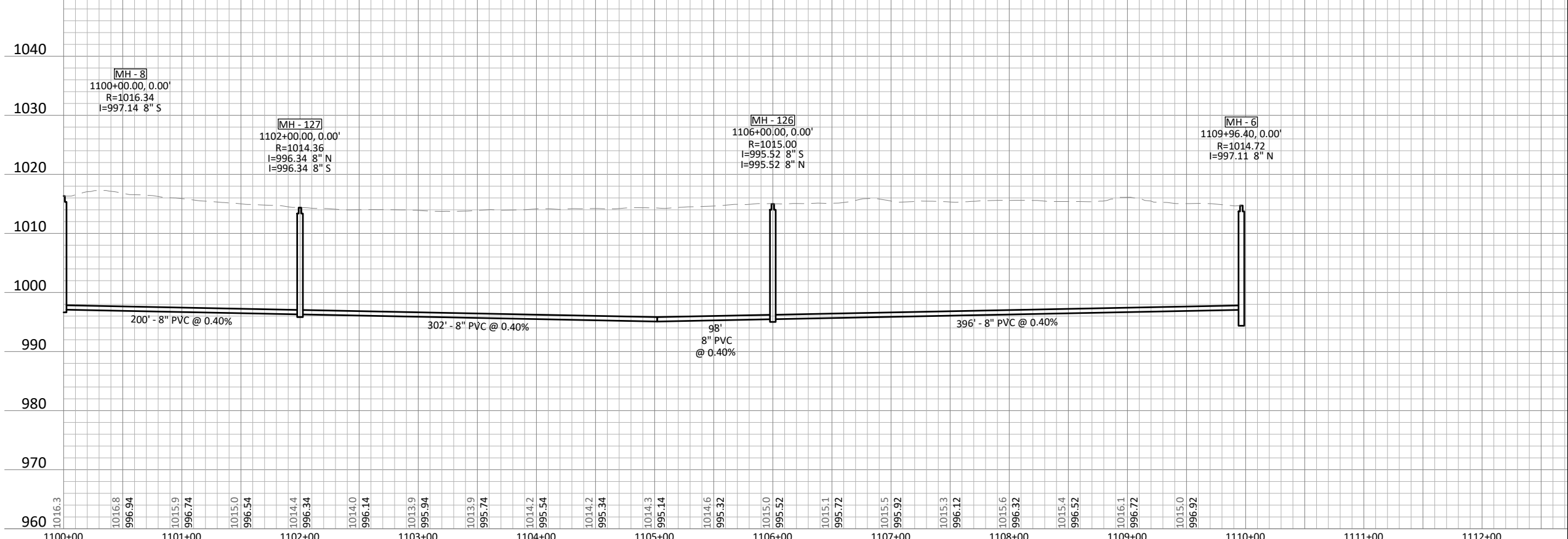


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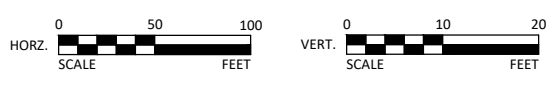


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PROPOSED SANITARY SEWER PLAN AND PROFILE
GRAV - W100 ALIGNMENT



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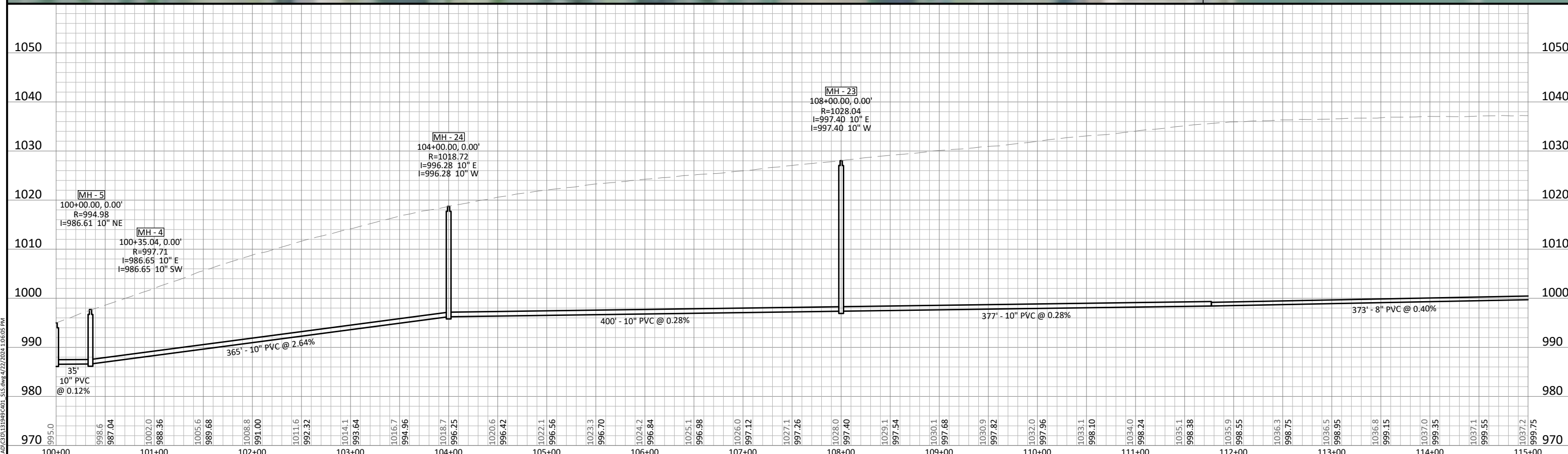


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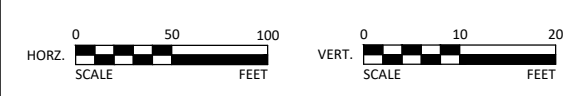


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011-131949

CITY OF NEW PRAGUE, MINNESOTA SANITARY SEWER FEASIBILITY STUDY PROPOSED SANITARY SEWER PLAN AND PROFILE GRAV - W110 ALIGNMENT	SHEET <div style="border: 1px solid black; padding: 5px; width: 30px; text-align: center;">249</div>
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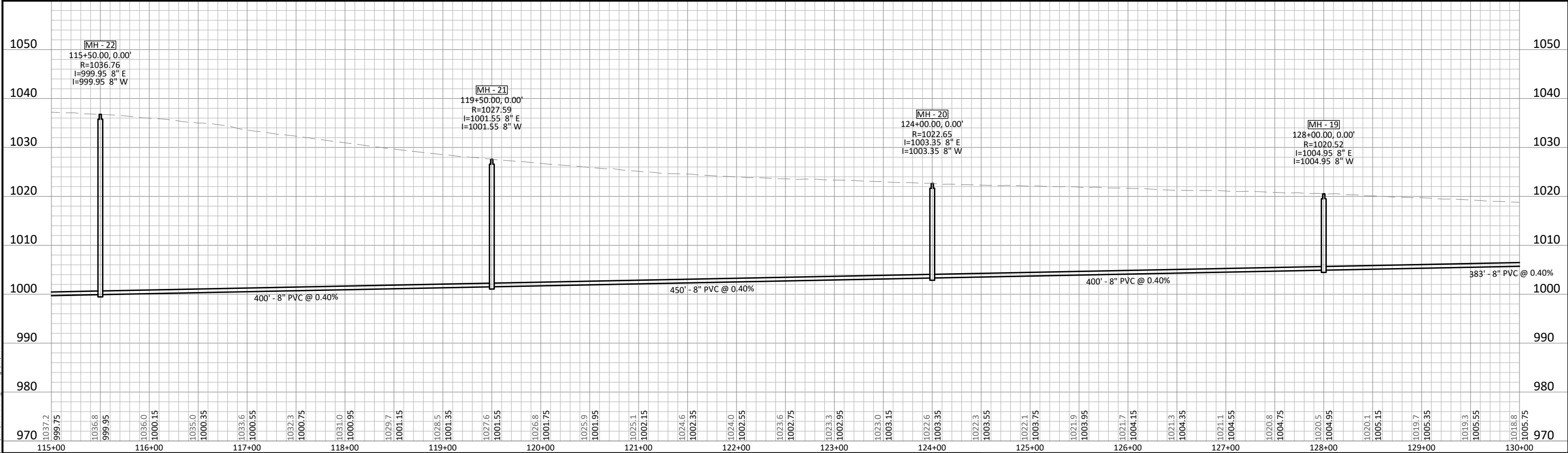


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SLS - E1 ALIGNMENT



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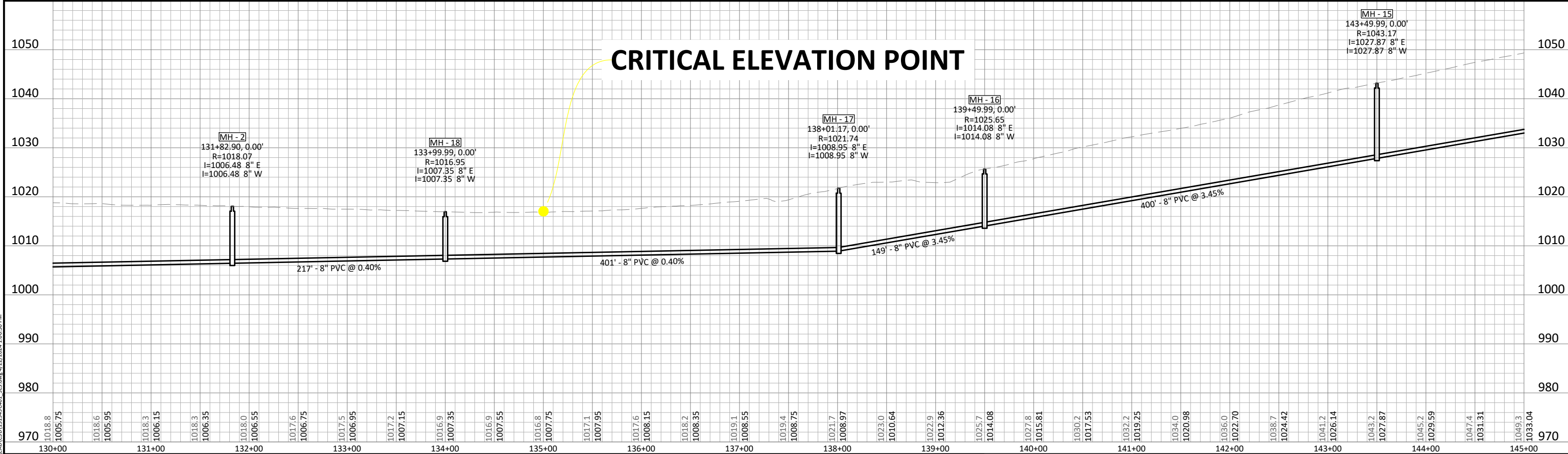
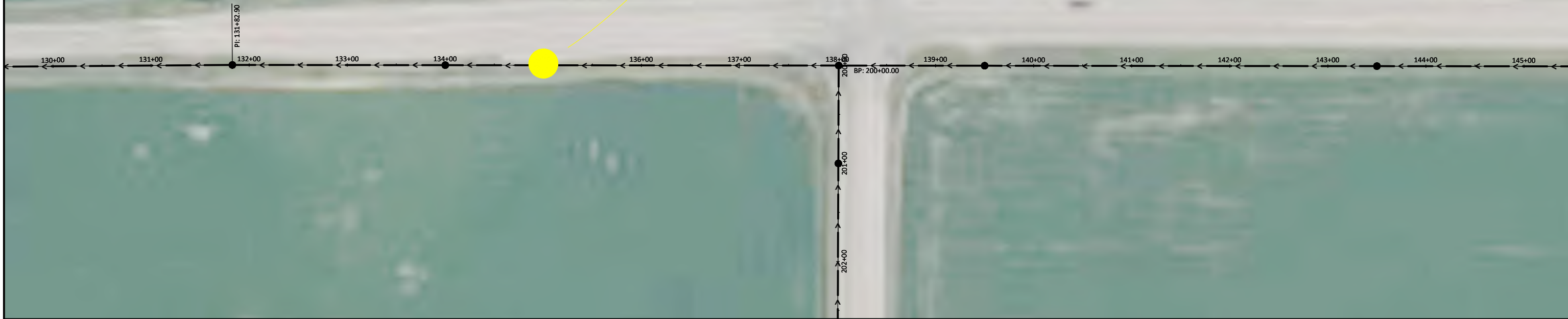
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SANITARY SEWER FEASIBILITY STUDY
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SLS - E1 ALIGNMENT

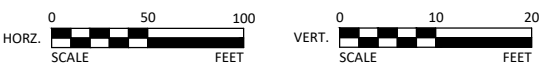
SHEET
251



**CRITICAL ELEVATION POINT
GROUND=1016.80'
INVERT=1007.75'**



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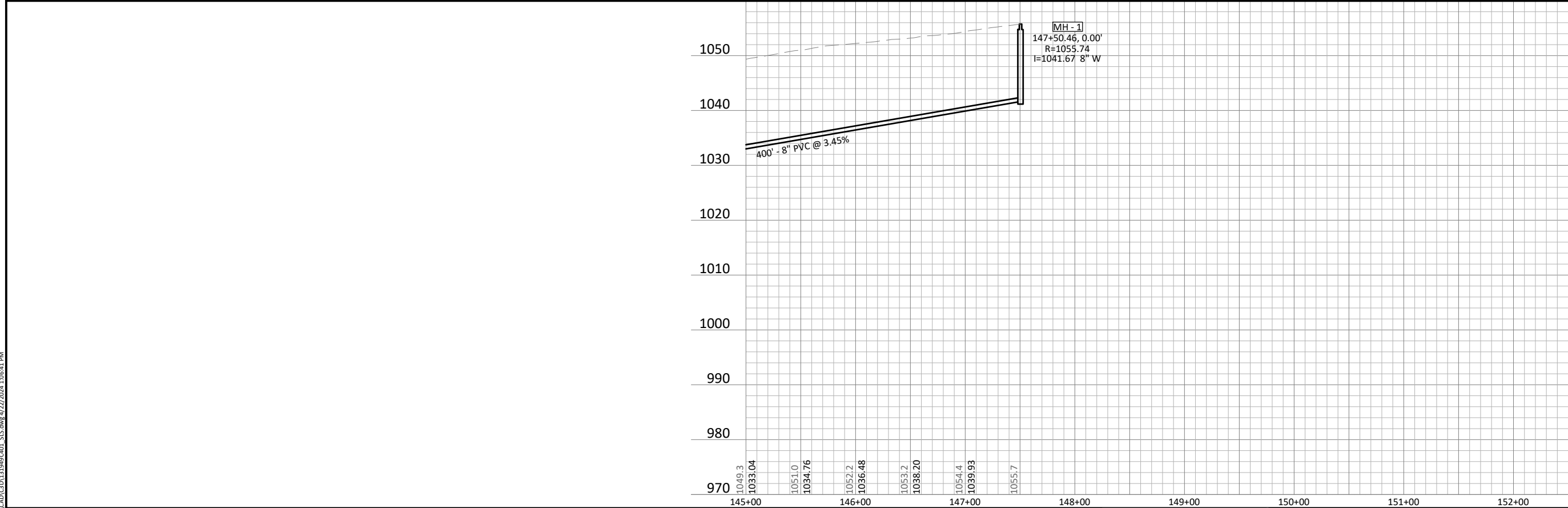
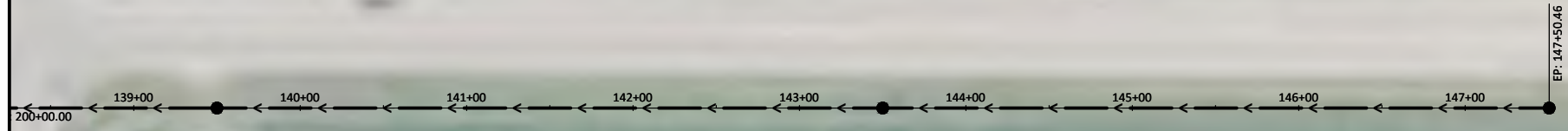


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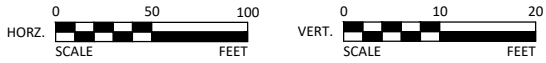
CITY OF NEW PRAGUE, MINNESOTA
SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
SLS - E1 ALIGNMENT

SHEET
252

ICAL ELEVATION POINT
UND=1016.80'
RT=1007.75'



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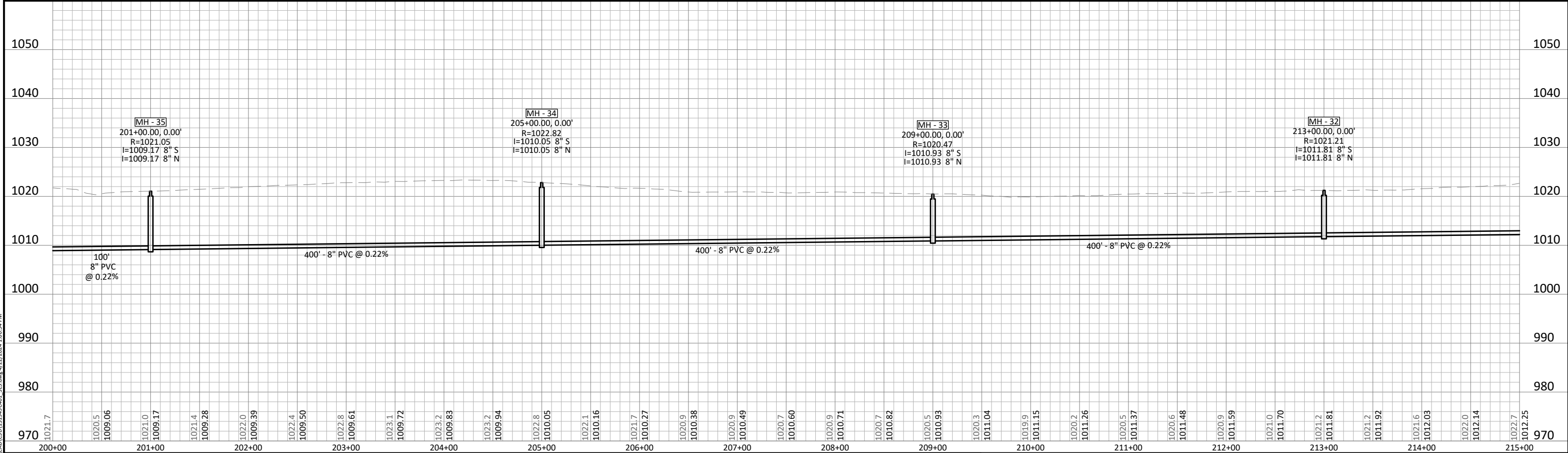
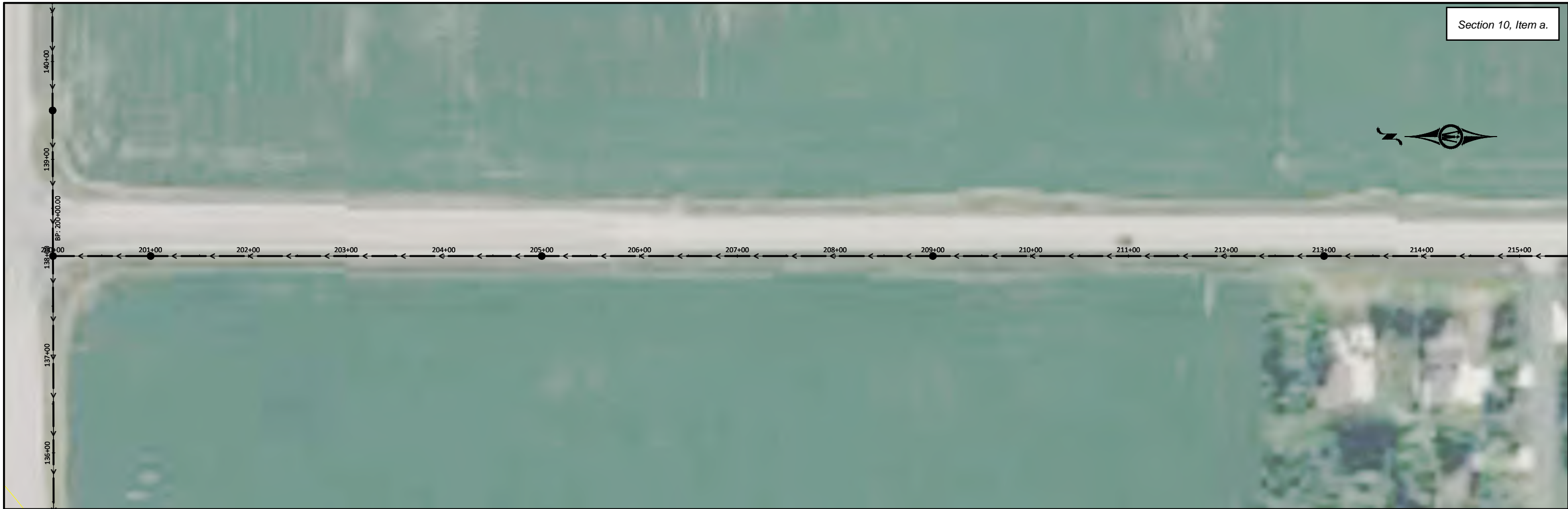


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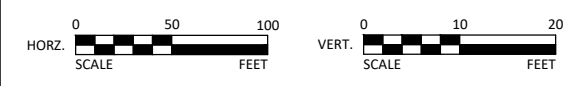
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PROPOSED SANITARY SEWER PLAN AND PROFILE
SLS - E1 ALIGNMENT

SHEET

253



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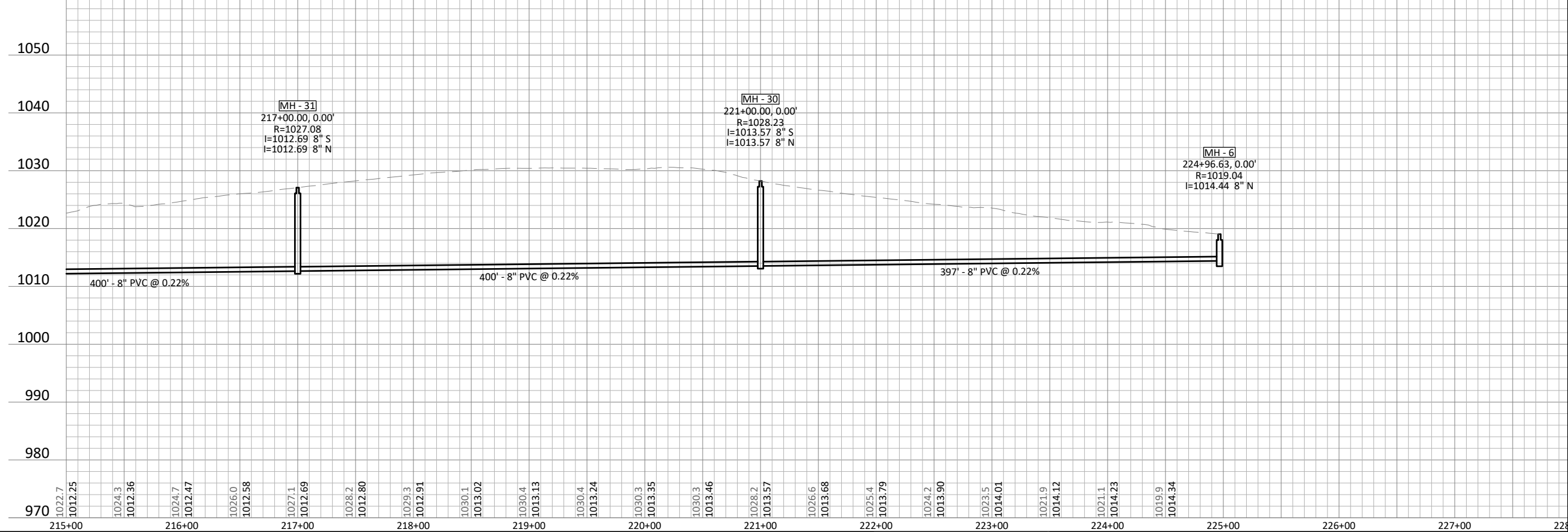


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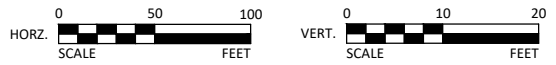


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CITY OF NEW PRAGUE, MINNESOTA	SHEET
SANITARY SEWER FEASIBILITY STUDY	CA-46
PROPOSED SANITARY SEWER PLAN AND PROFILE	254
SLS - E2 ALIGNMENT	



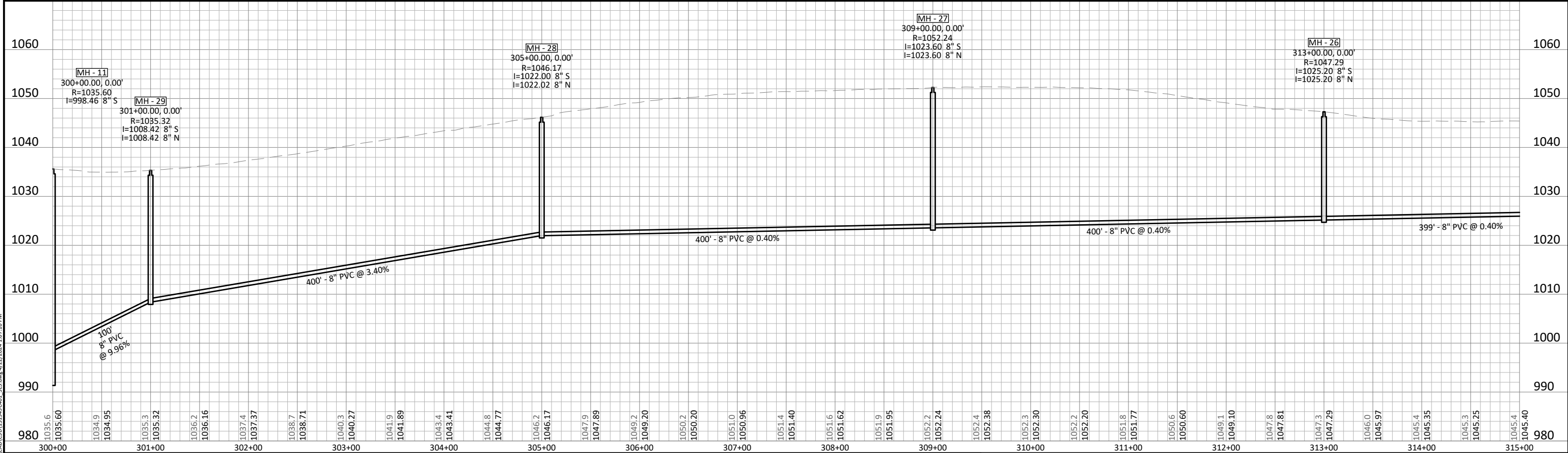
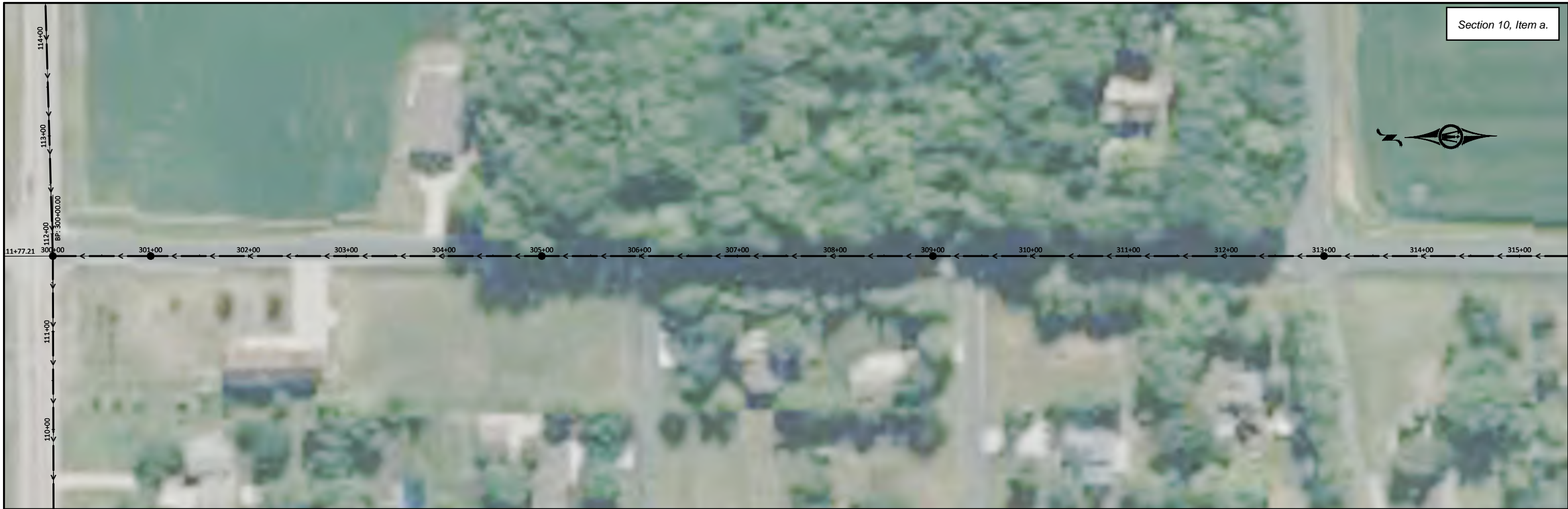
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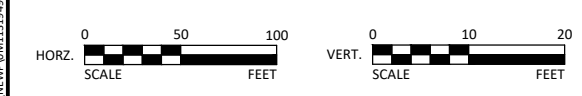
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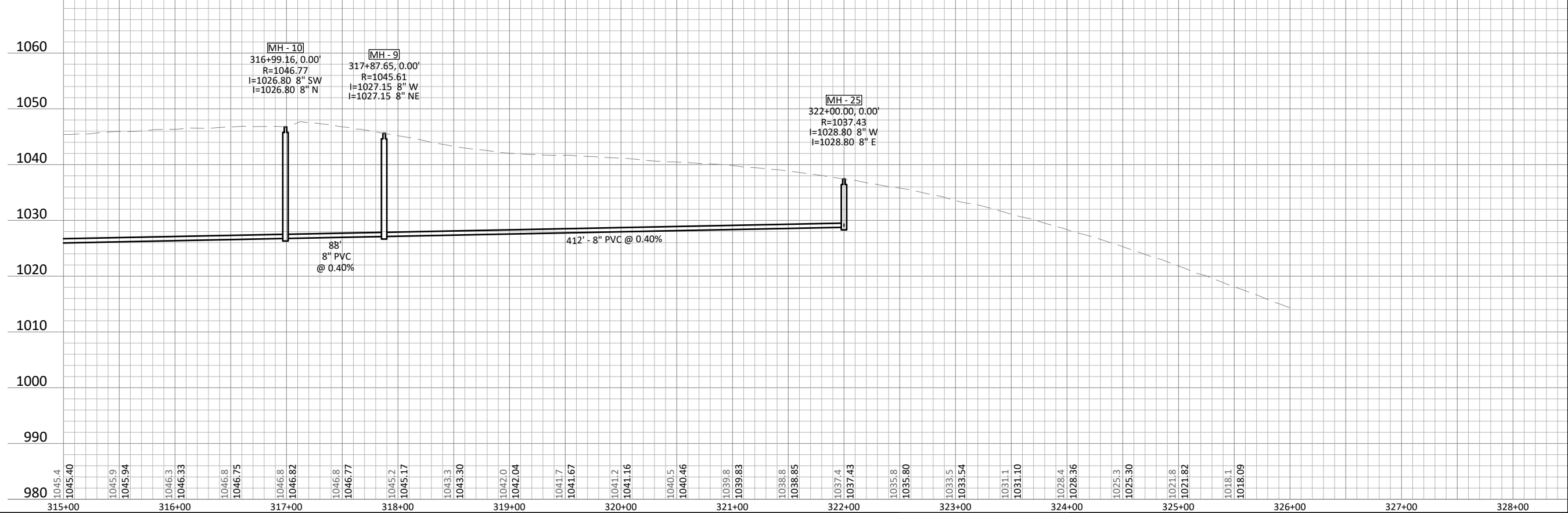
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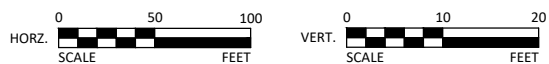
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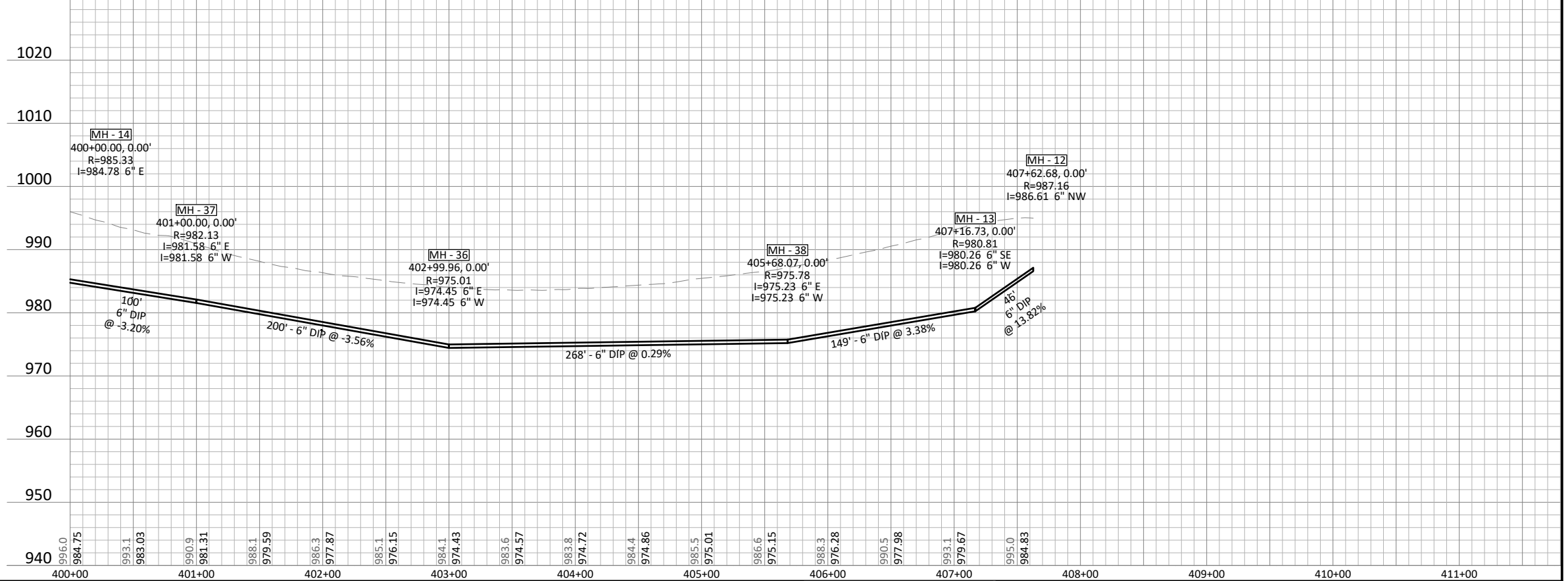


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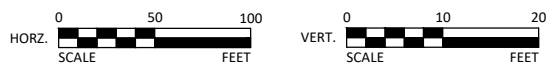


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SLS - E3 ALIGNMENT



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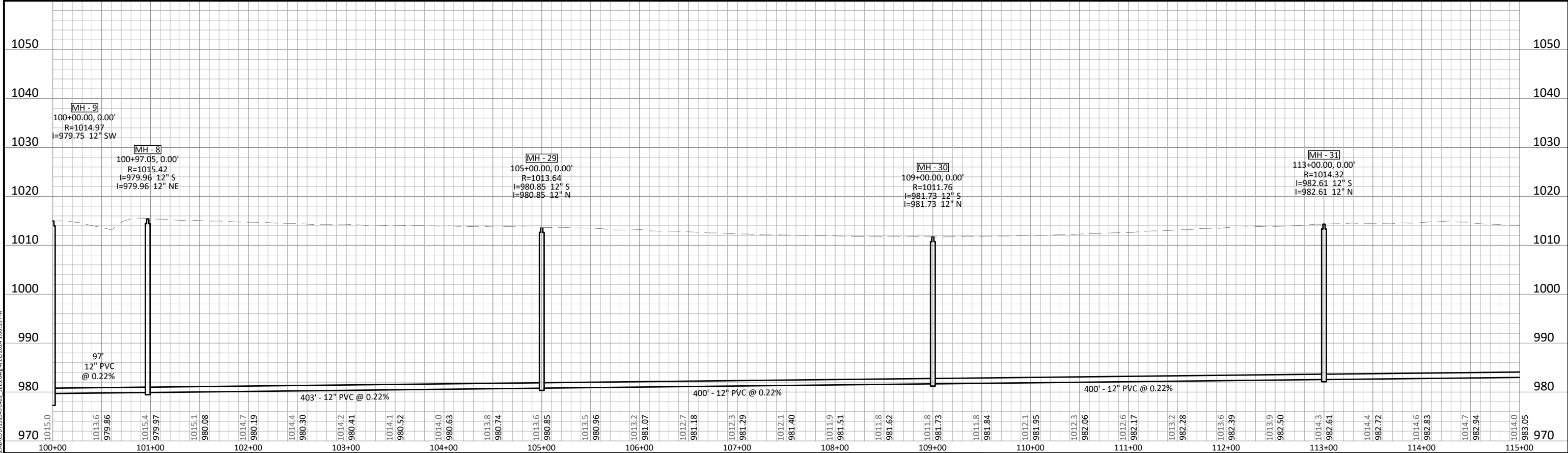


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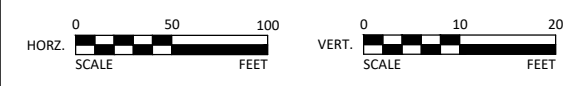
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SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
SLS - FM4 ALIGNMENT

SHEET

258



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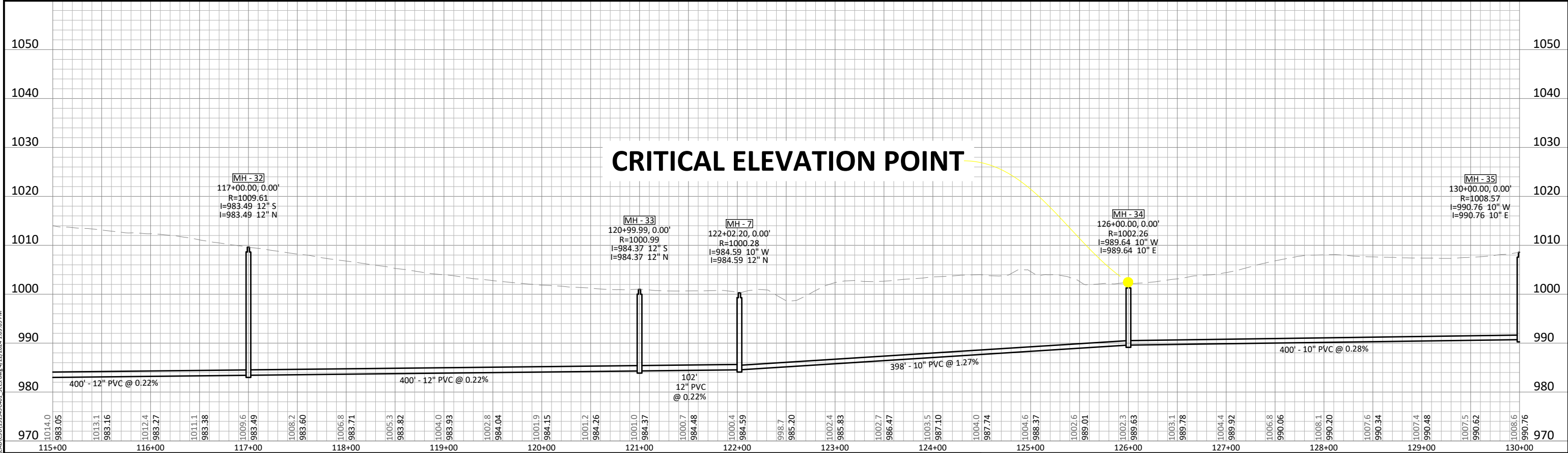


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		259
SELS - S1 ALIGNMENT		



CRITICAL ELEVATION POINT
GROUND=1002.26'
INVERT=989.64'



CRITICAL ELEVATION POINT

MH - 32
 117+00.00, 0.00'
 R=1009.61
 I=983.49 12" S
 I=983.49 12" N

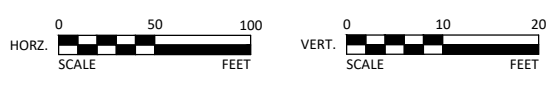
MH - 33
 120+99.99, 0.00'
 R=1000.99
 I=984.37 12" S
 I=984.37 12" N

MH - 7
 122+02.20, 0.00'
 R=1000.28
 I=984.59 10" W
 I=984.59 12" N

MH - 34
 126+00.00, 0.00'
 R=1002.26
 I=989.64 10" W
 I=989.64 10" E

MH - 35
 130+00.00, 0.00'
 R=1008.57
 I=990.76 10" W
 I=990.76 10" E

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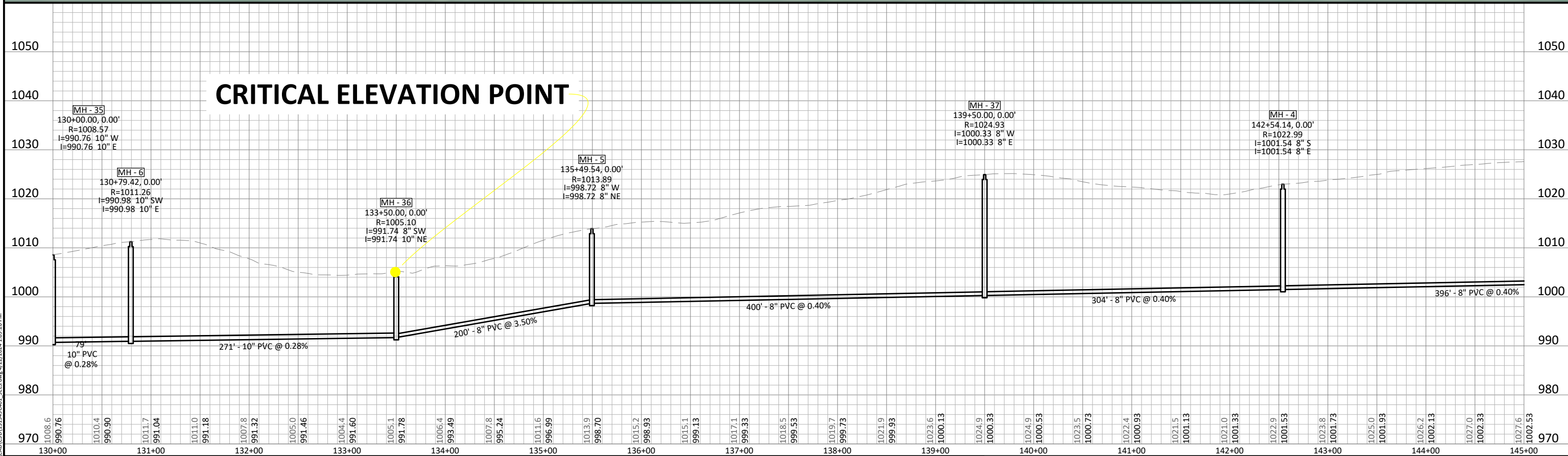
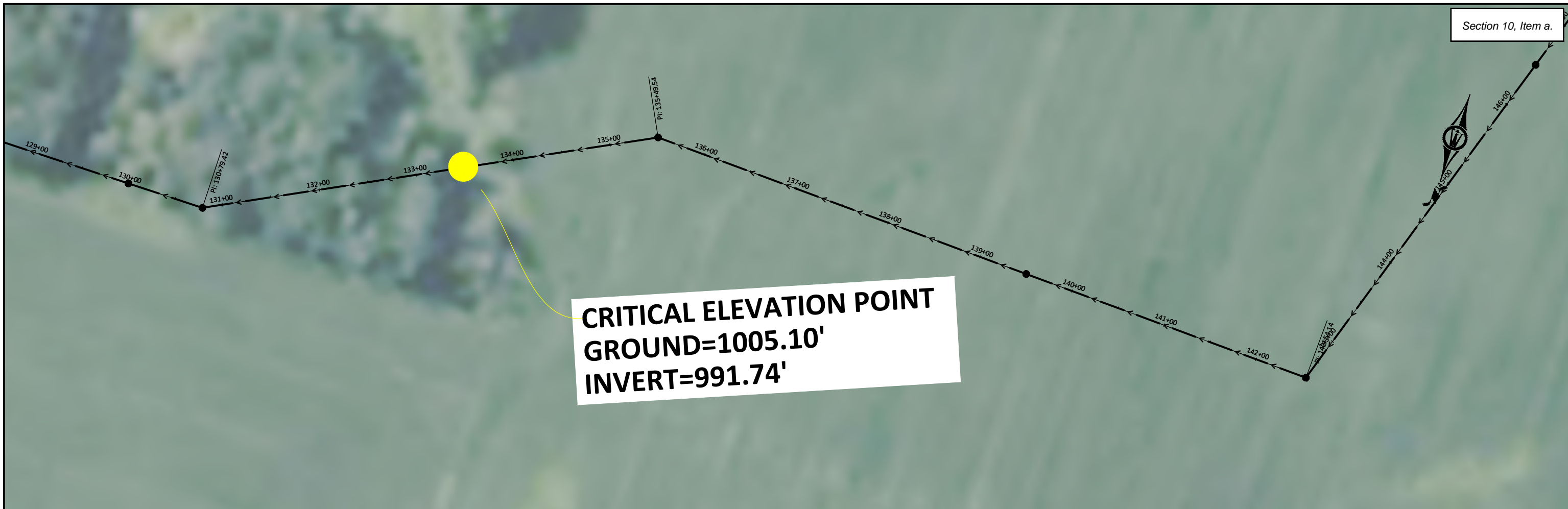
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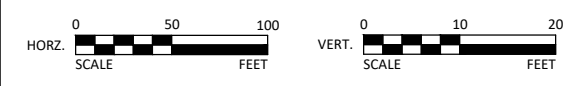
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 SANITARY SEWER FEASIBILITY STUDY
 PROPOSED SANITARY SEWER PLAN AND PROFILE
 SELS - S1 ALIGNMENT

SHEET
 260



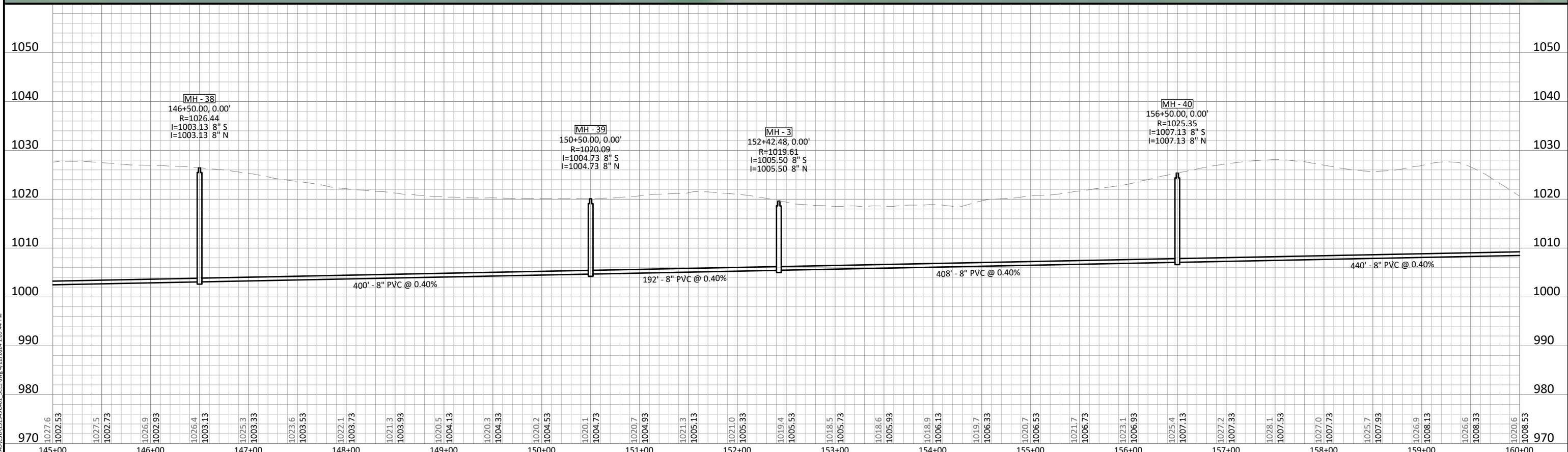
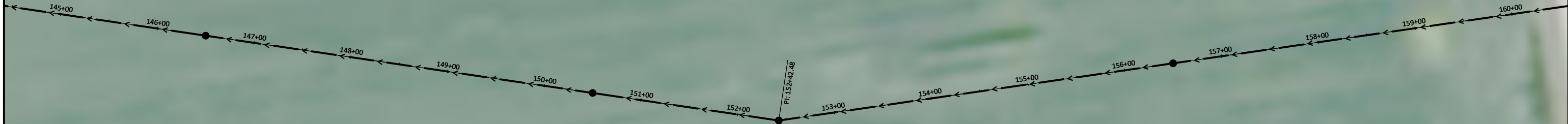
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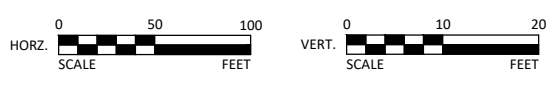
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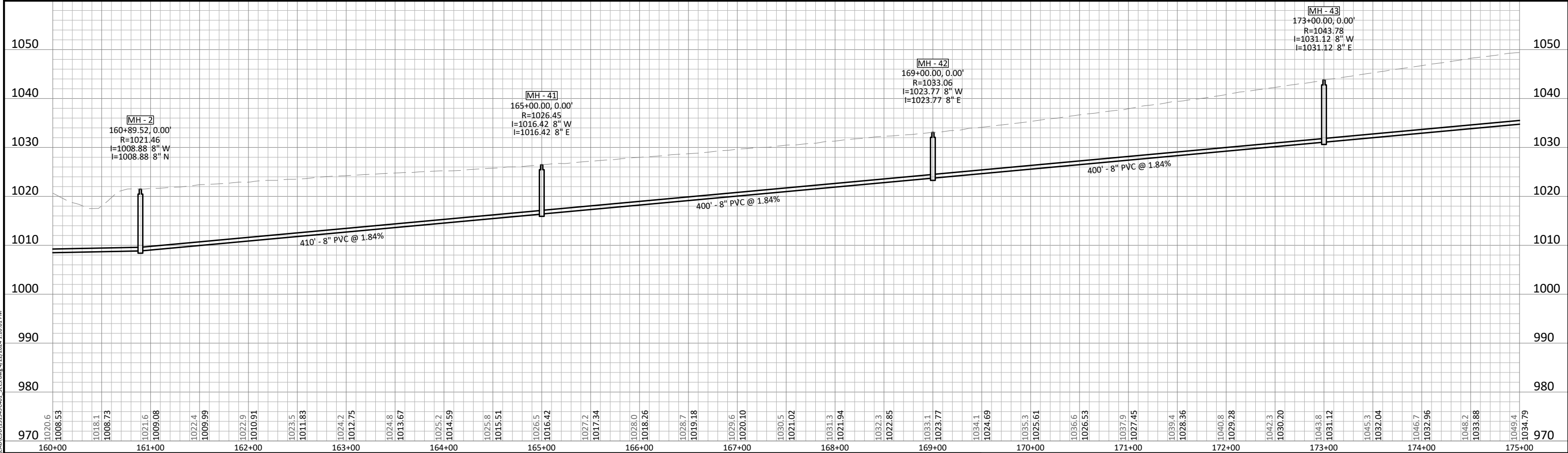


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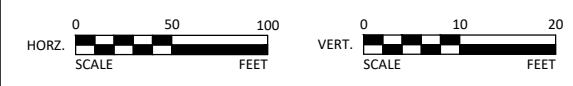


CLIENT PROJ. NO.
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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		262
SELS - S1 ALIGNMENT		4



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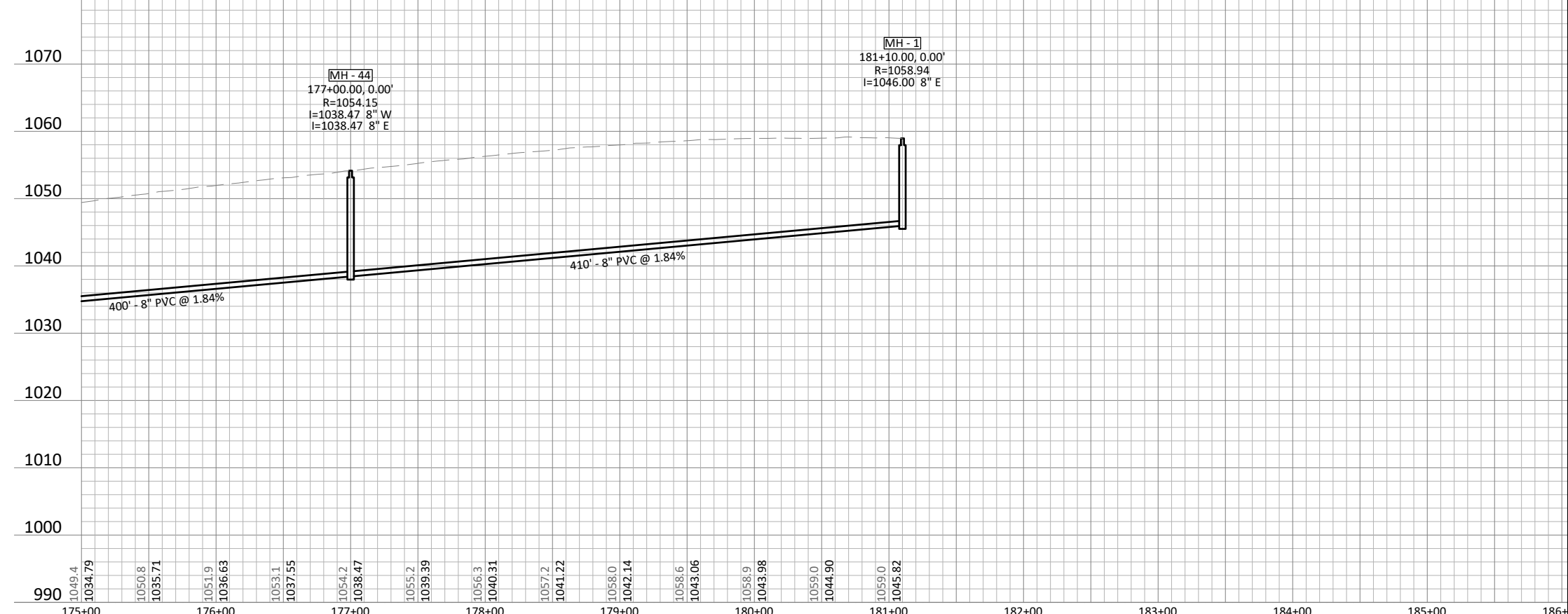
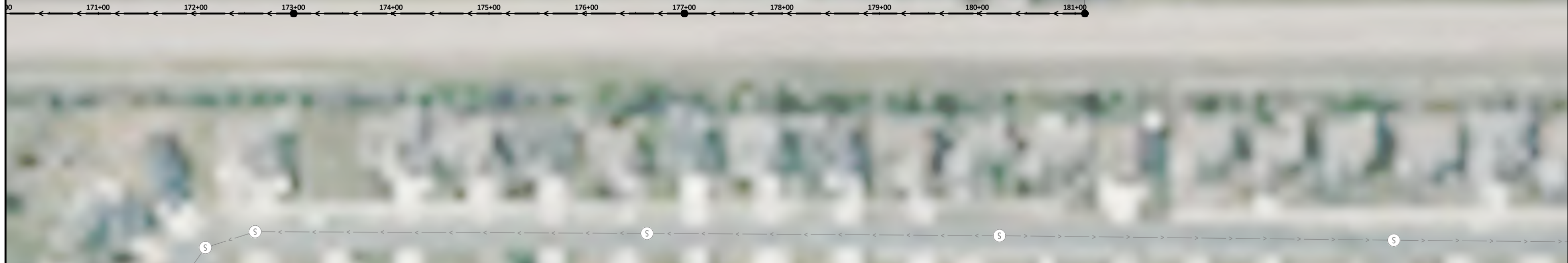


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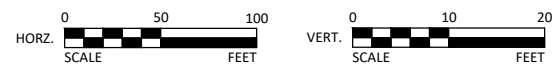


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		263
SELS - S1 ALIGNMENT		



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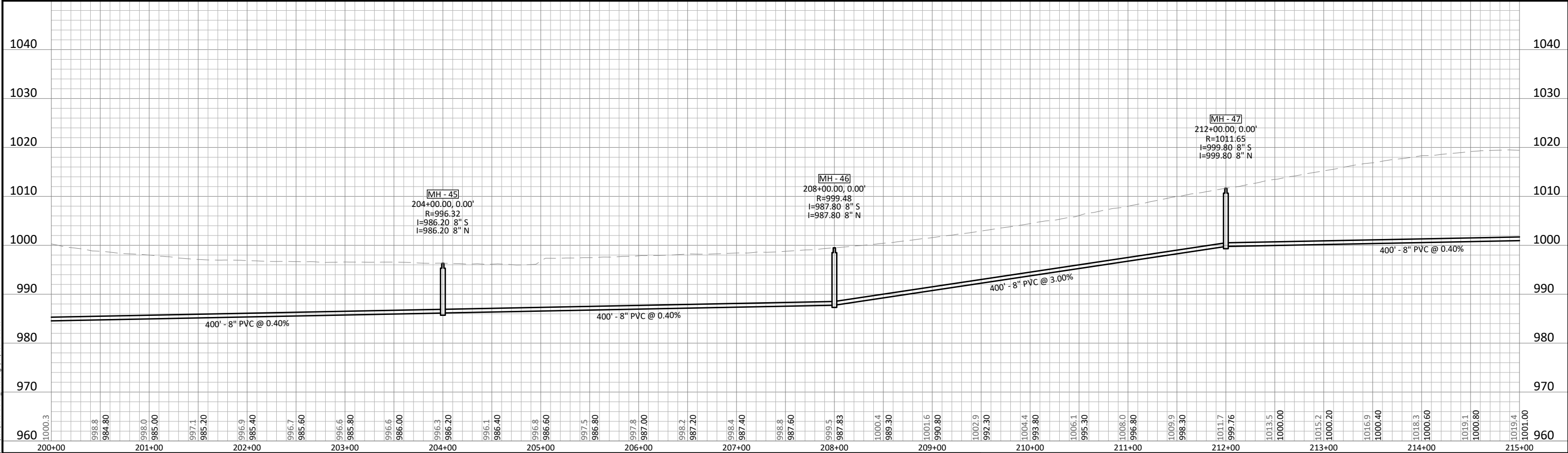


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CITY OF NEW PRAGUE, MINNESOTA
SANITARY SEWER FEASIBILITY STUDY
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SELS - S1 ALIGNMENT

SHEET

264



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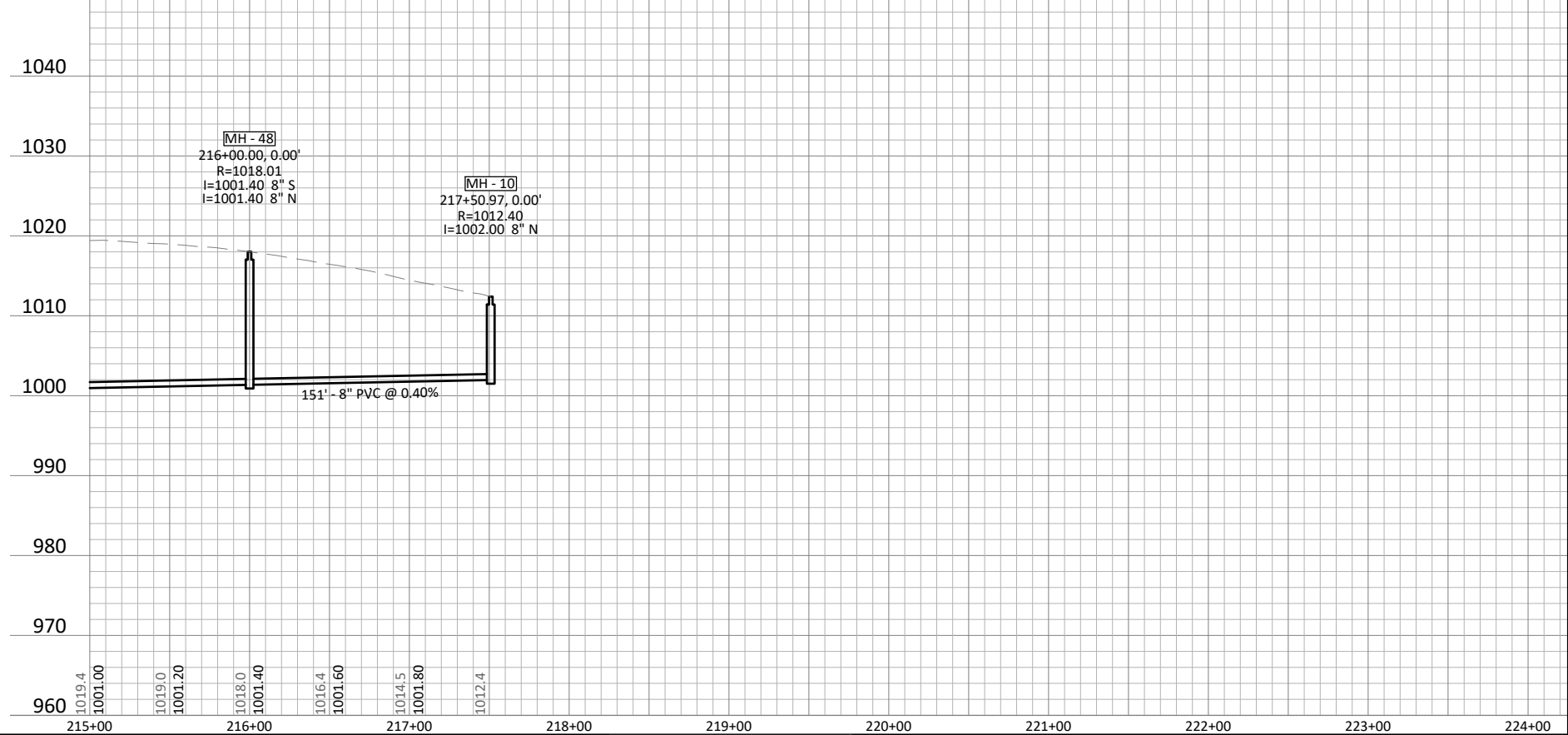
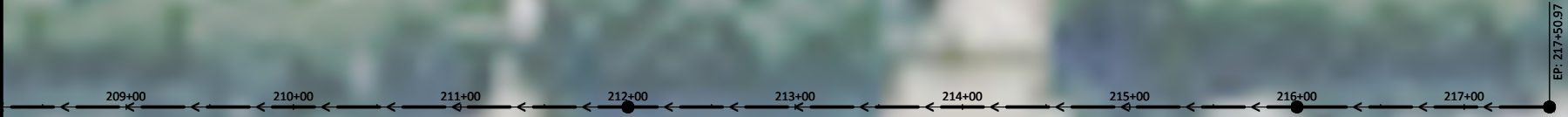
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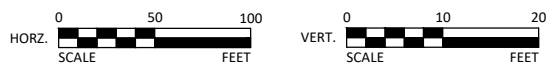
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CITY OF NEW PRAGUE, MINNESOTA
SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
SELS - S2 ALIGNMENT

SHEET
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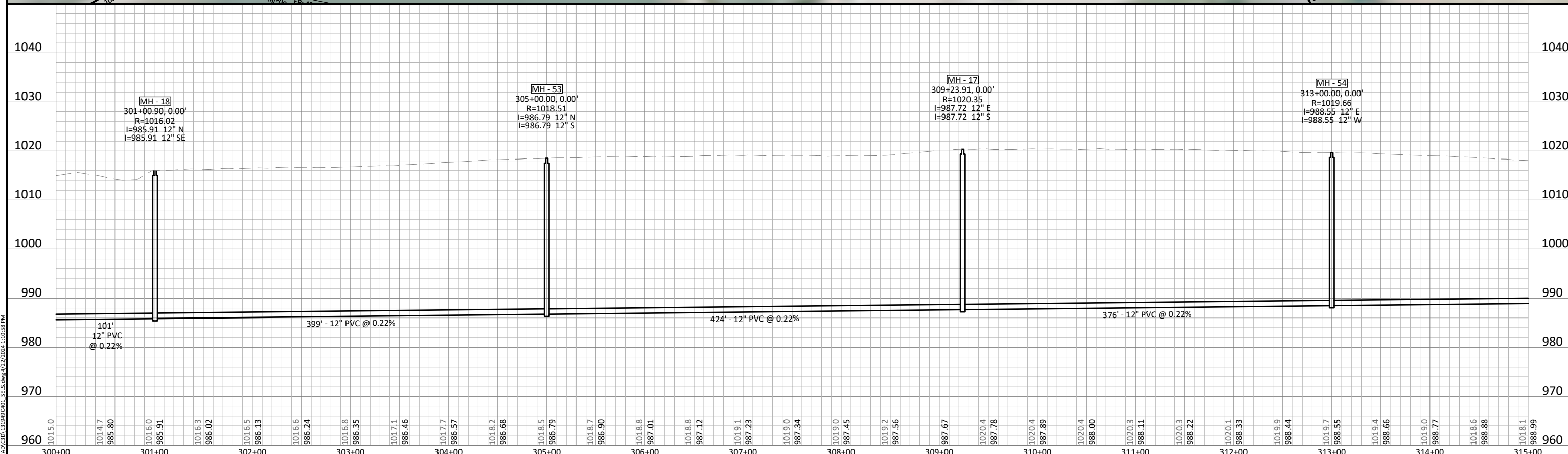
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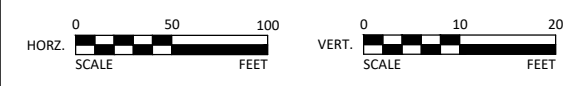
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266



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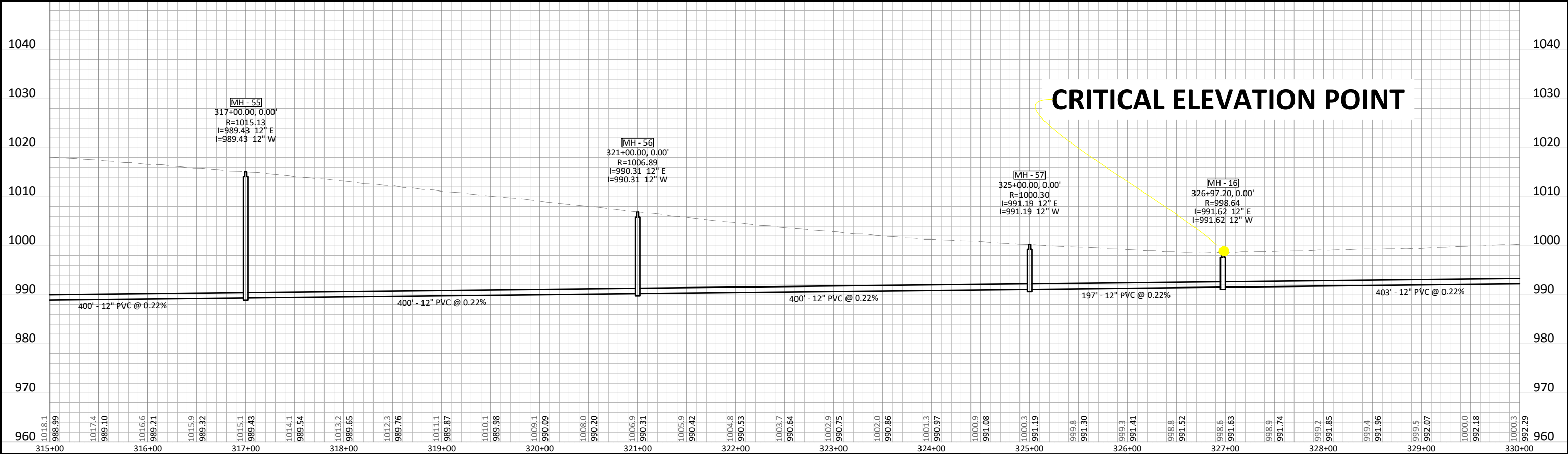
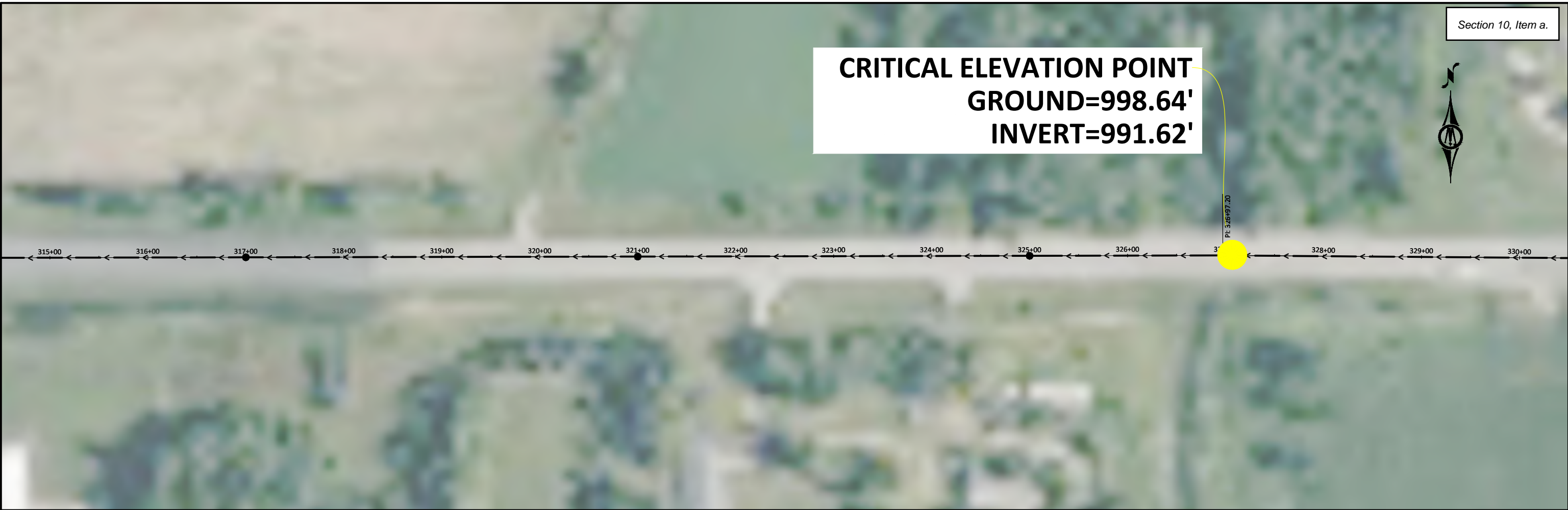
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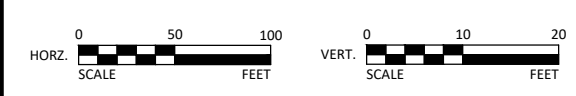
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CITY OF NEW PRAGUE, MINNESOTA SANITARY SEWER FEASIBILITY STUDY PROPOSED SANITARY SEWER PLAN AND PROFILE SELS - N3 ALIGNMENT	SHEET <div style="border: 1px solid black; padding: 2px; display: inline-block;">267</div>
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CRITICAL ELEVATION POINT
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INVERT=991.62'



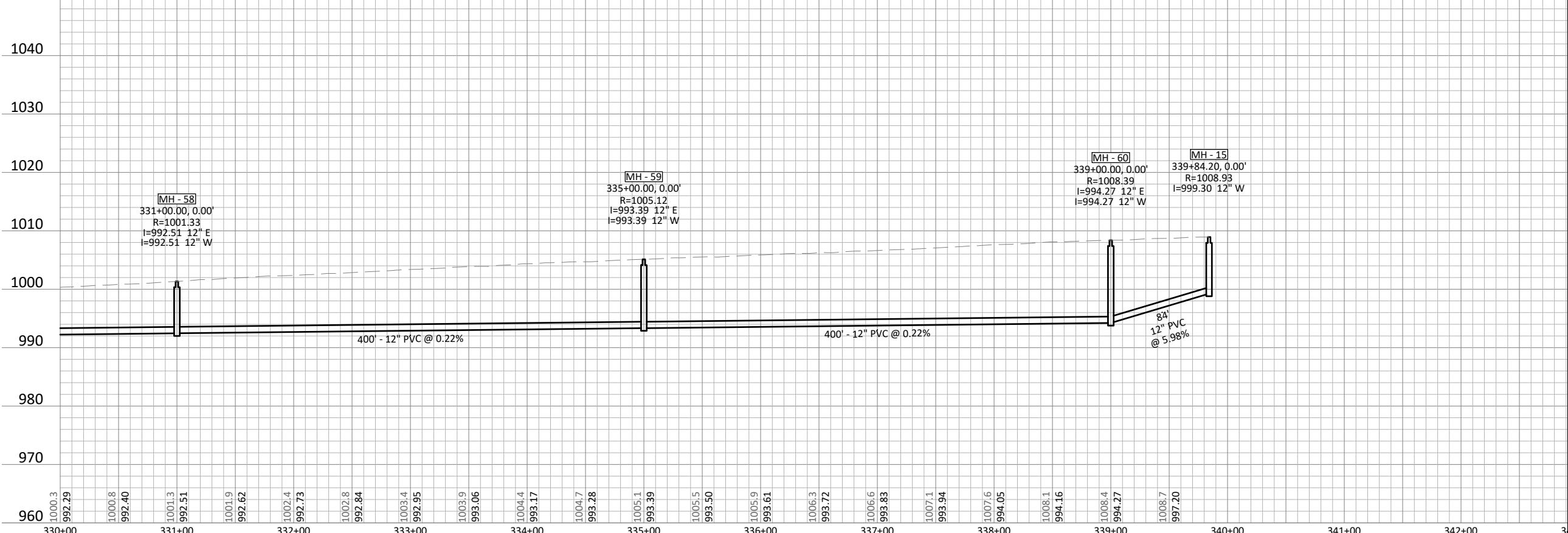
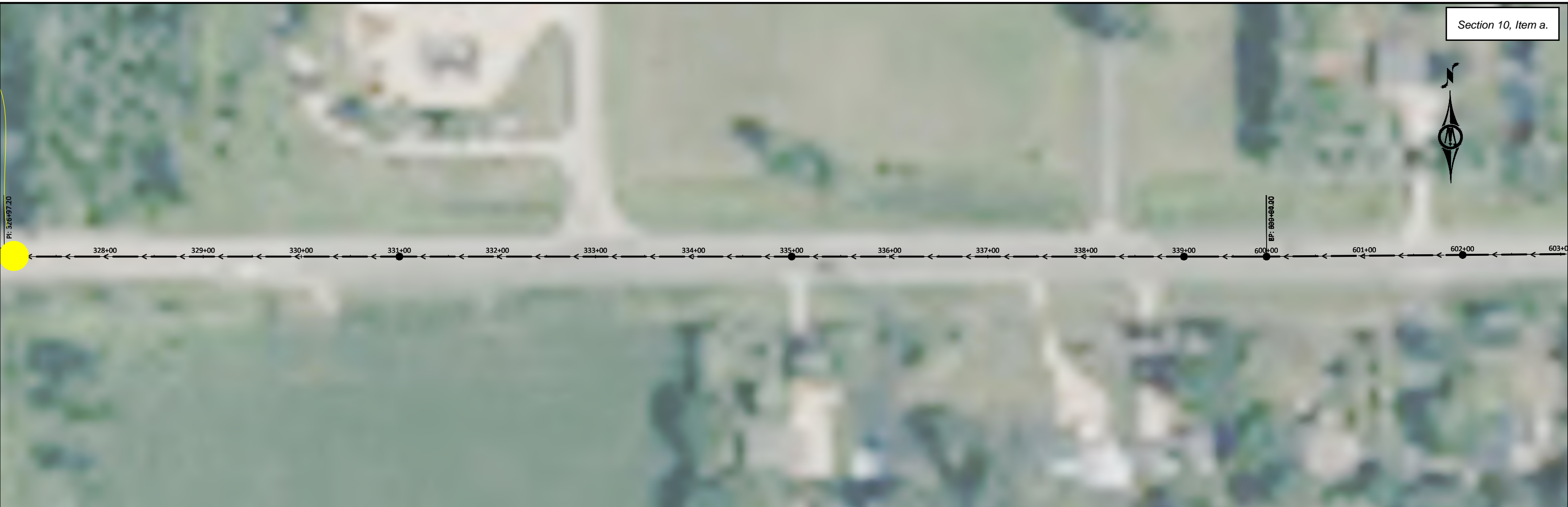
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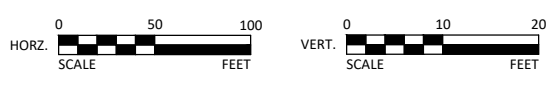
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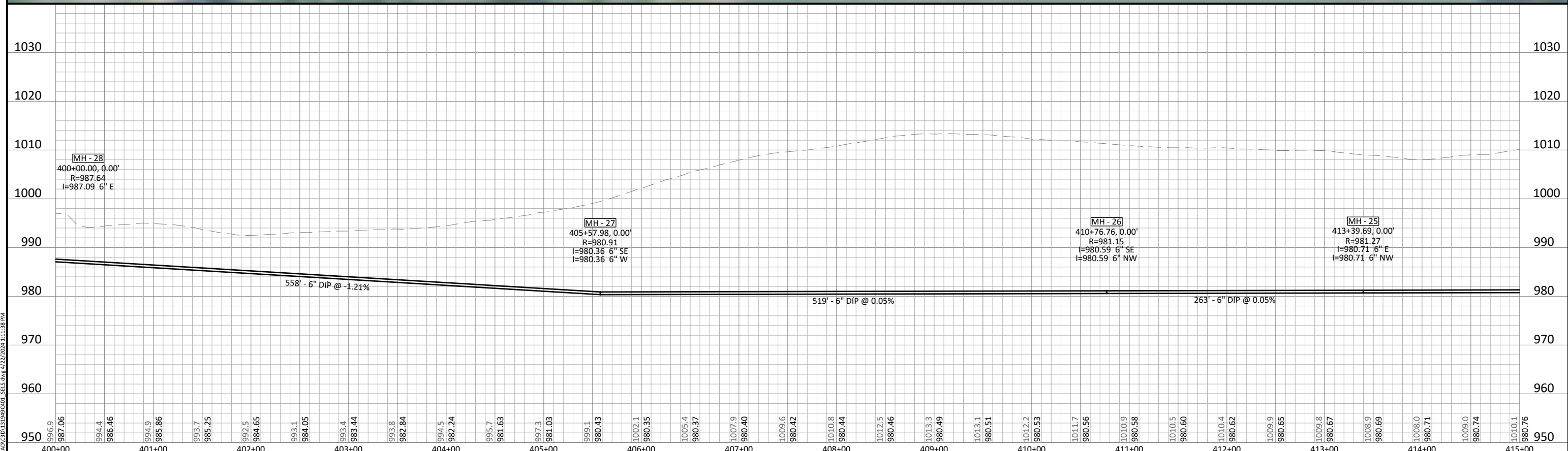


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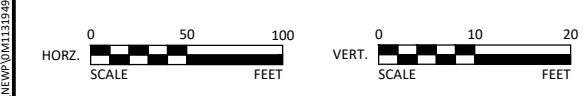


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CITY OF NEW PRAGUE, MINNESOTA SANITARY SEWER FEASIBILITY STUDY PROPOSED SANITARY SEWER PLAN AND PROFILE SELS - N3 ALIGNMENT	SHEET <div style="border: 1px solid black; padding: 5px; display: inline-block;">269</div>
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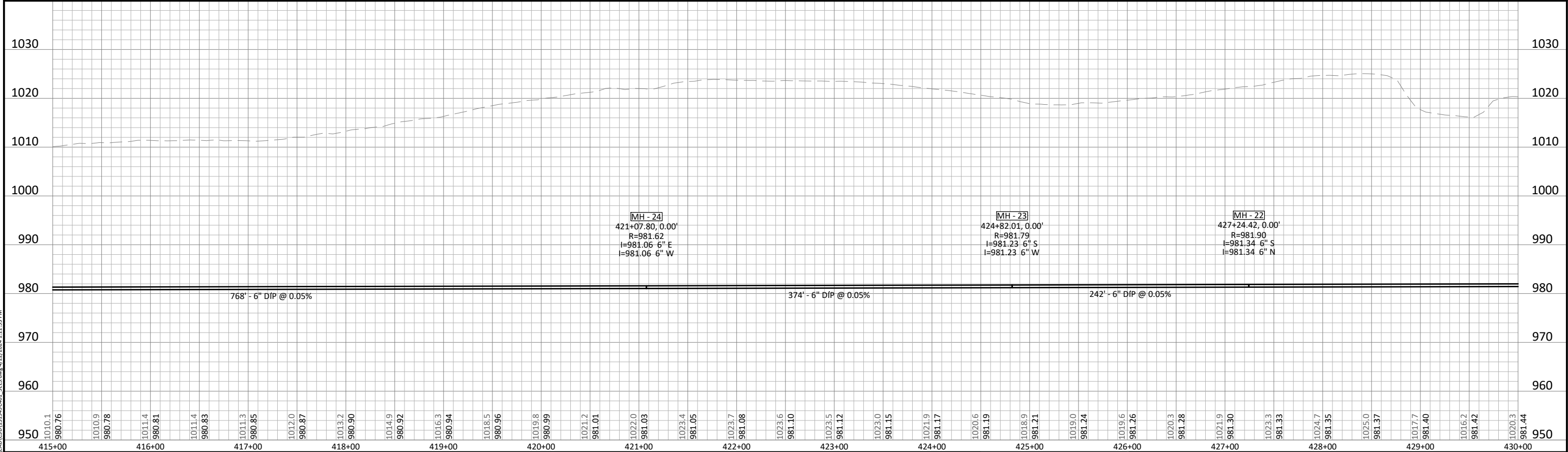


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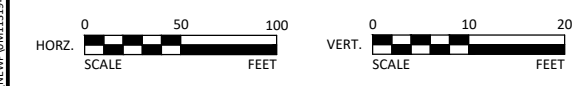


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CITY OF NEW PRAGUE, MINNESOTA	SHEET
SANITARY SEWER FEASIBILITY STUDY	270
PROPOSED SANITARY SEWER PLAN AND PROFILE	
SELS - FM4 ALIGNMENT	



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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		B
SELS - FM4 ALIGNMENT		



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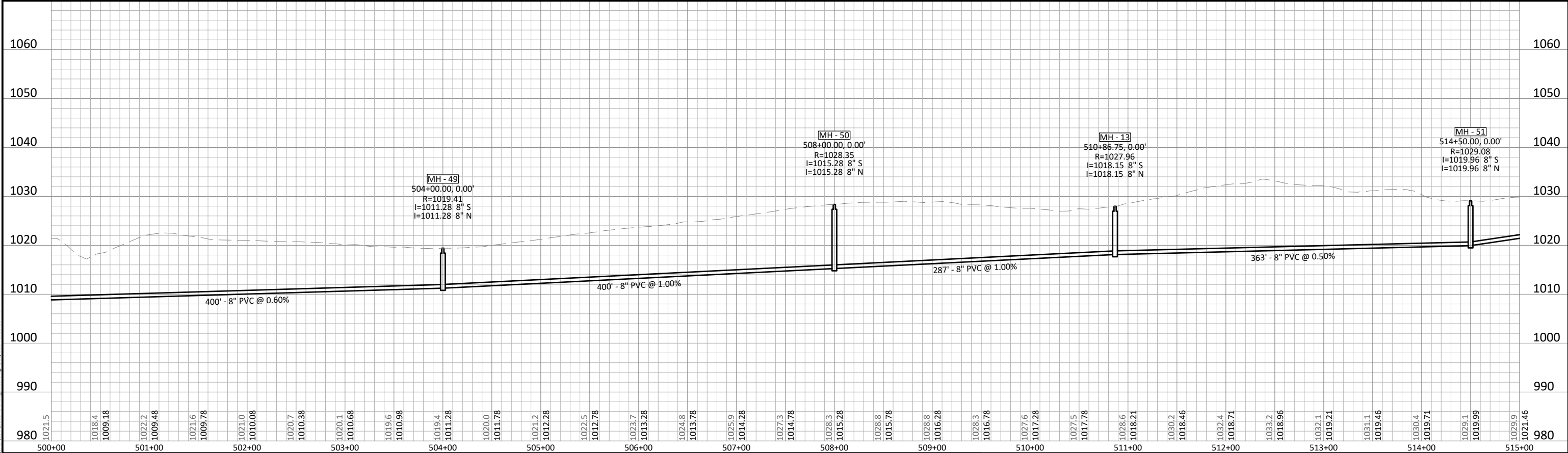


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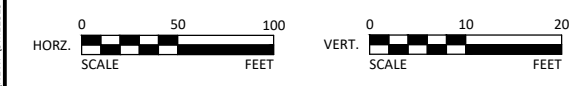
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SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
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SHEET

272



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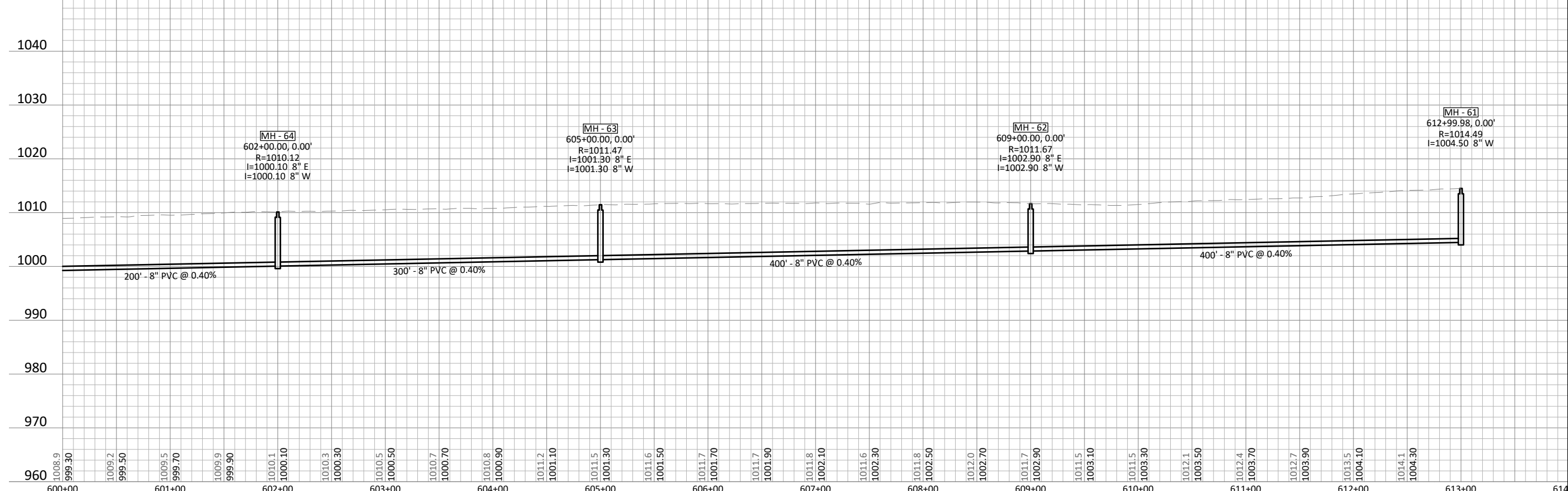
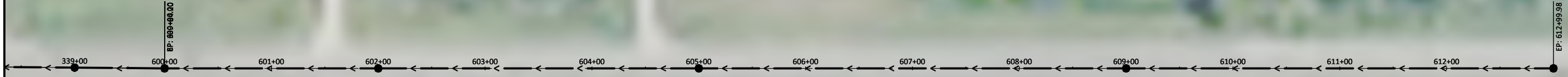


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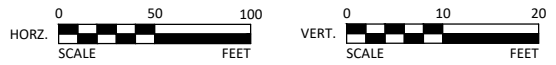


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01-131949

CITY OF NEW PRAGUE, MINNESOTA	SHEET
SANITARY SEWER FEASIBILITY STUDY	273
PROPOSED SANITARY SEWER PLAN AND PROFILE	
SELS - S5 ALIGNMENT	



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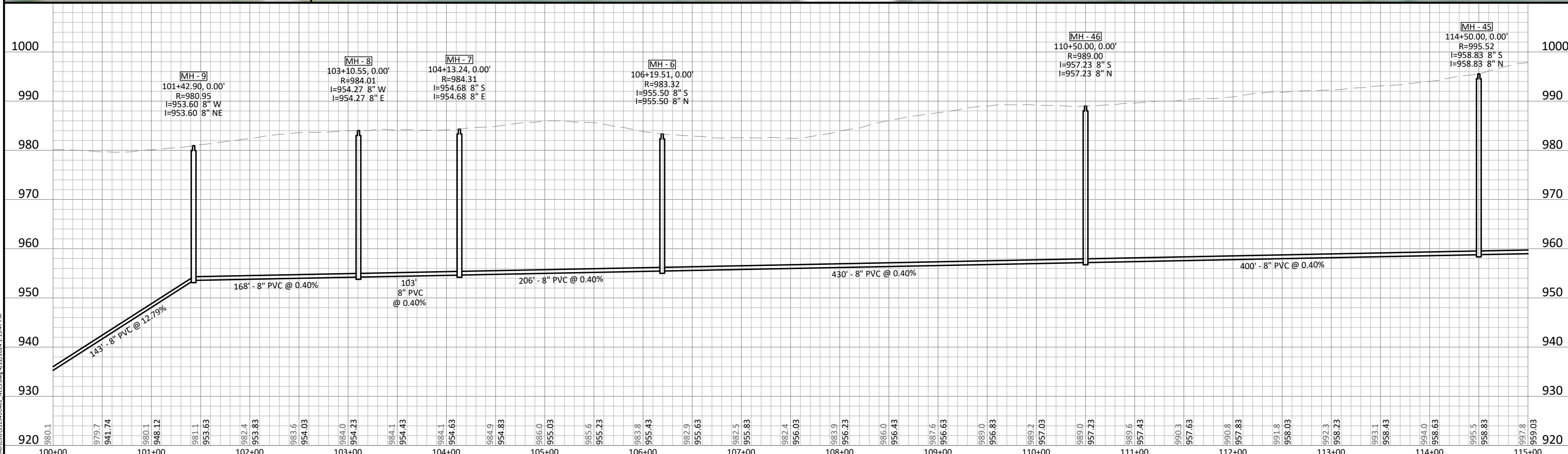
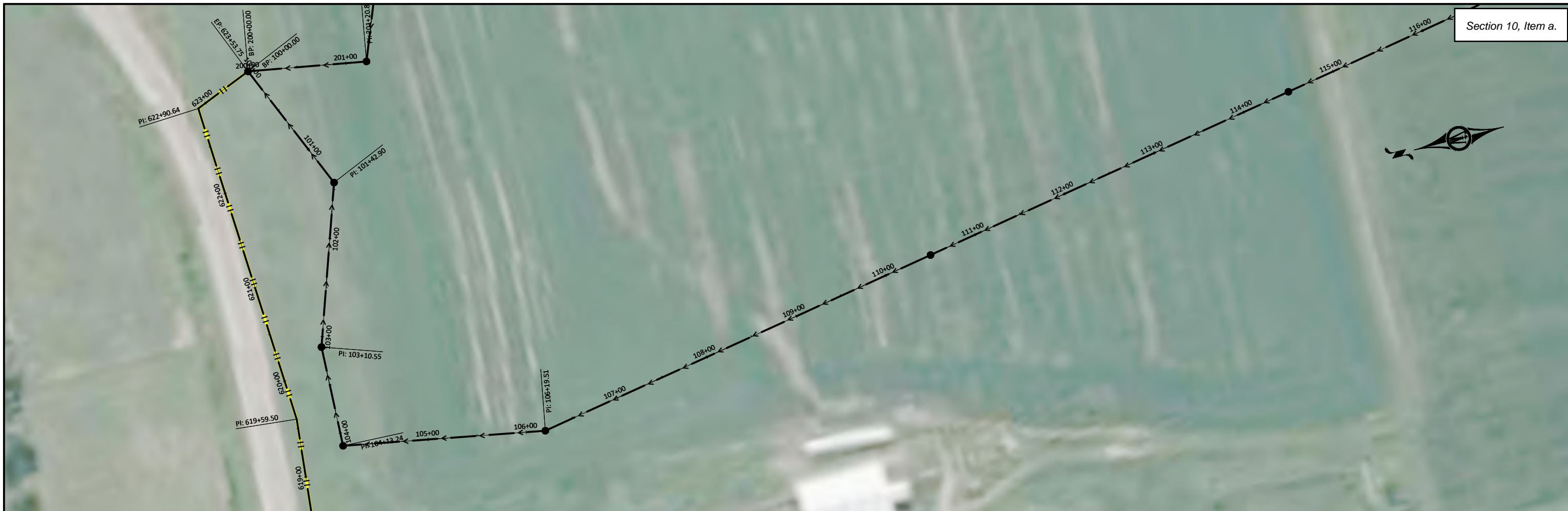
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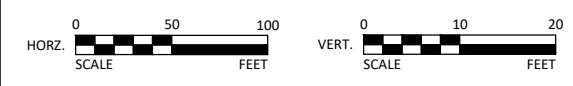
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CITY OF NEW PRAGUE, MINNESOTA
SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
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SHEET
275



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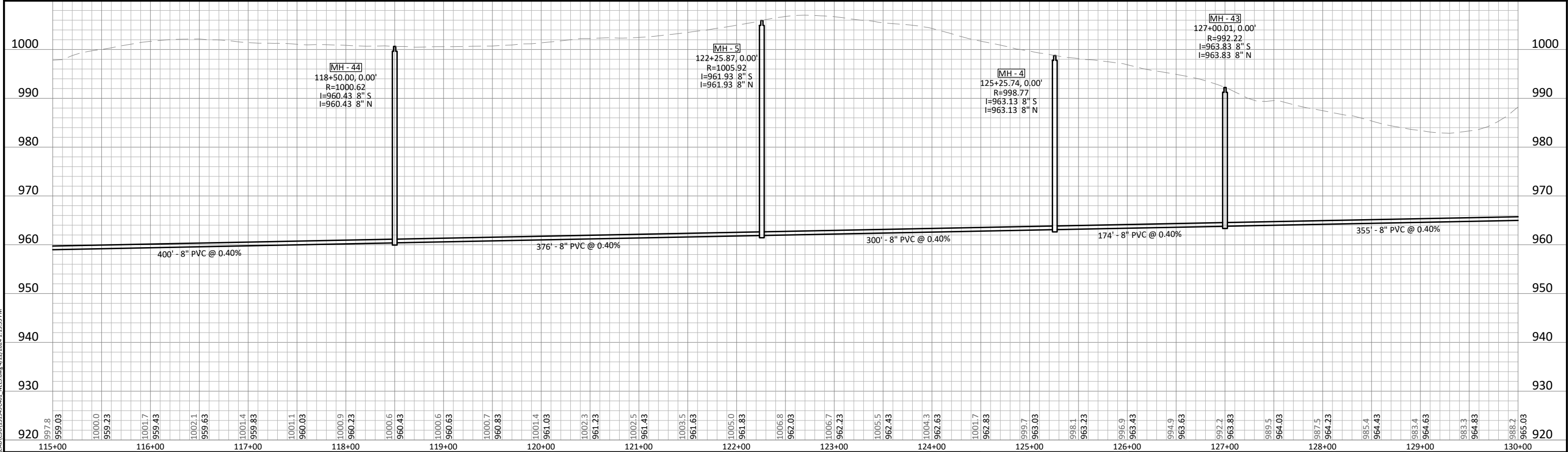
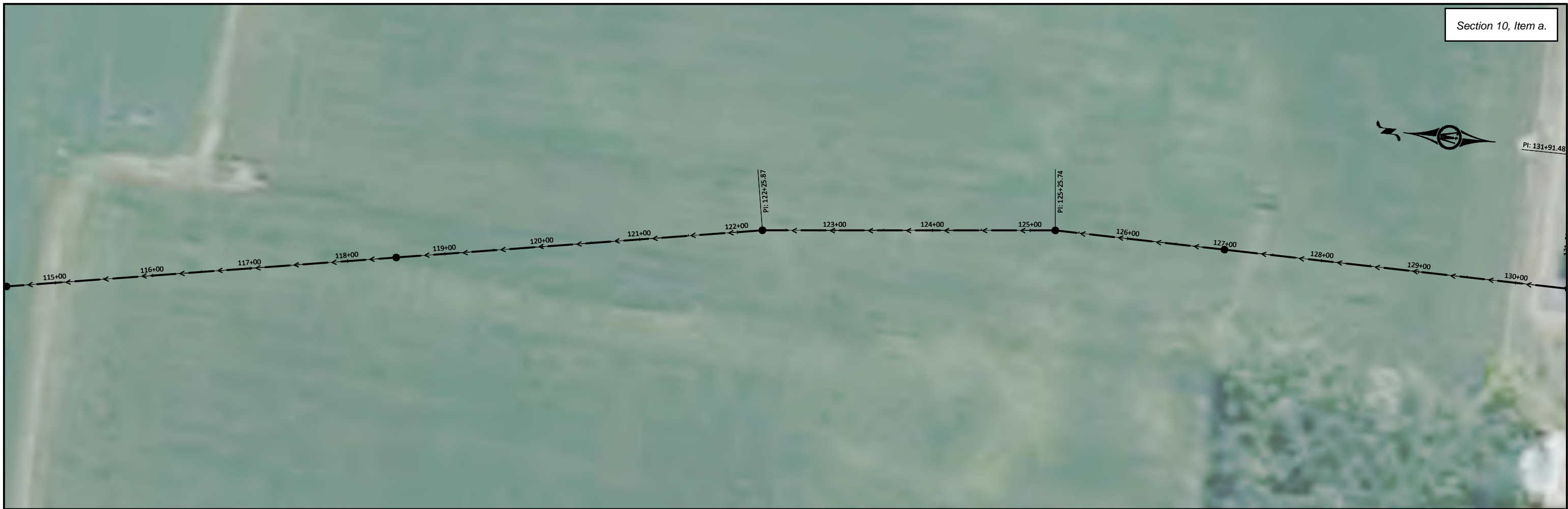


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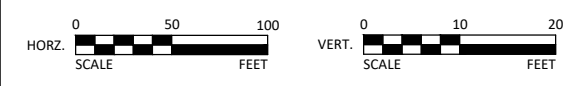


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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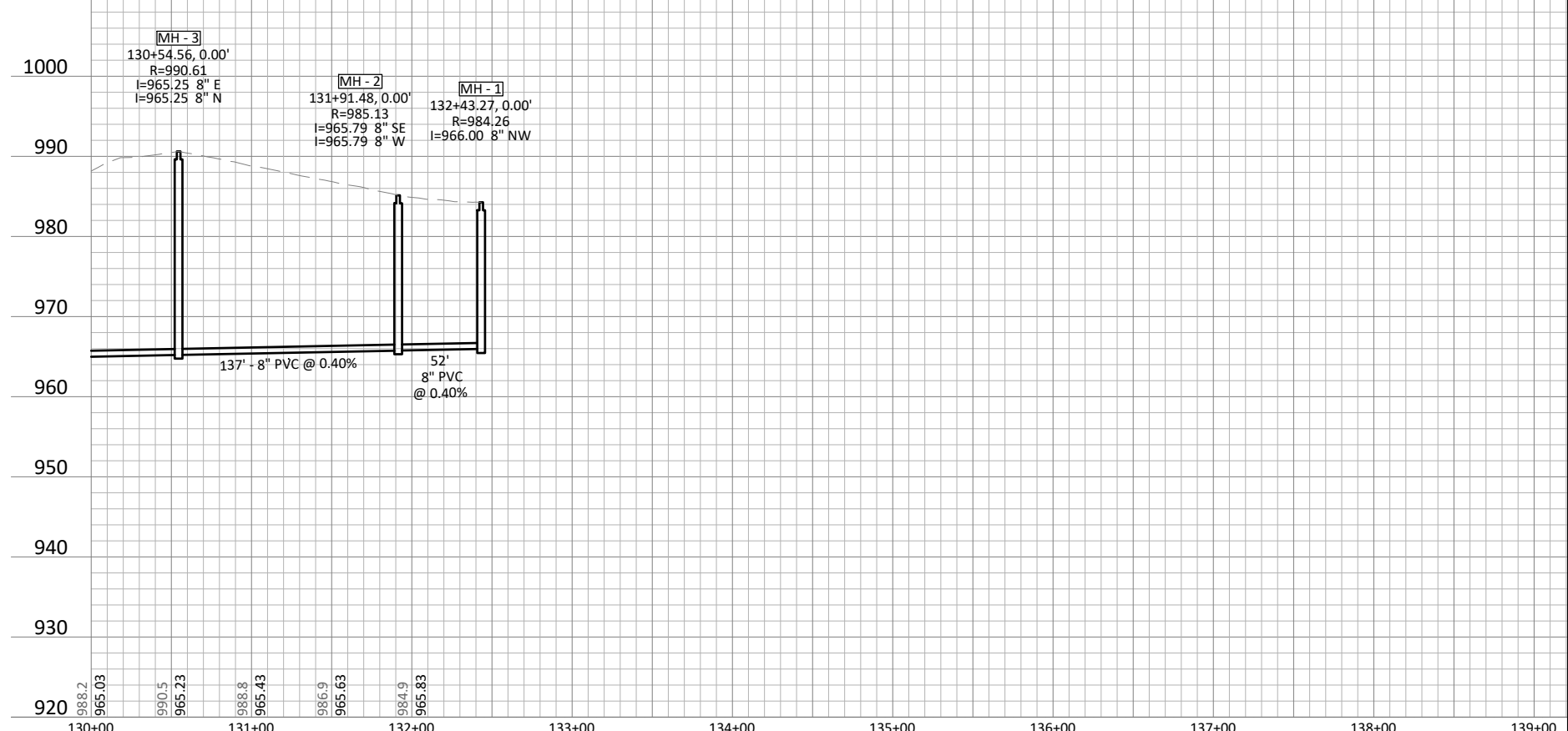


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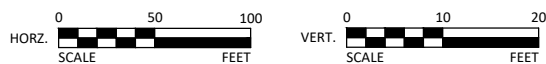


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CITY OF NEW PRAGUE, MINNESOTA	SHEET
SANITARY SEWER FEASIBILITY STUDY	277
PROPOSED SANITARY SEWER PLAN AND PROFILE	
NELS - S1 ALIGNMENT	



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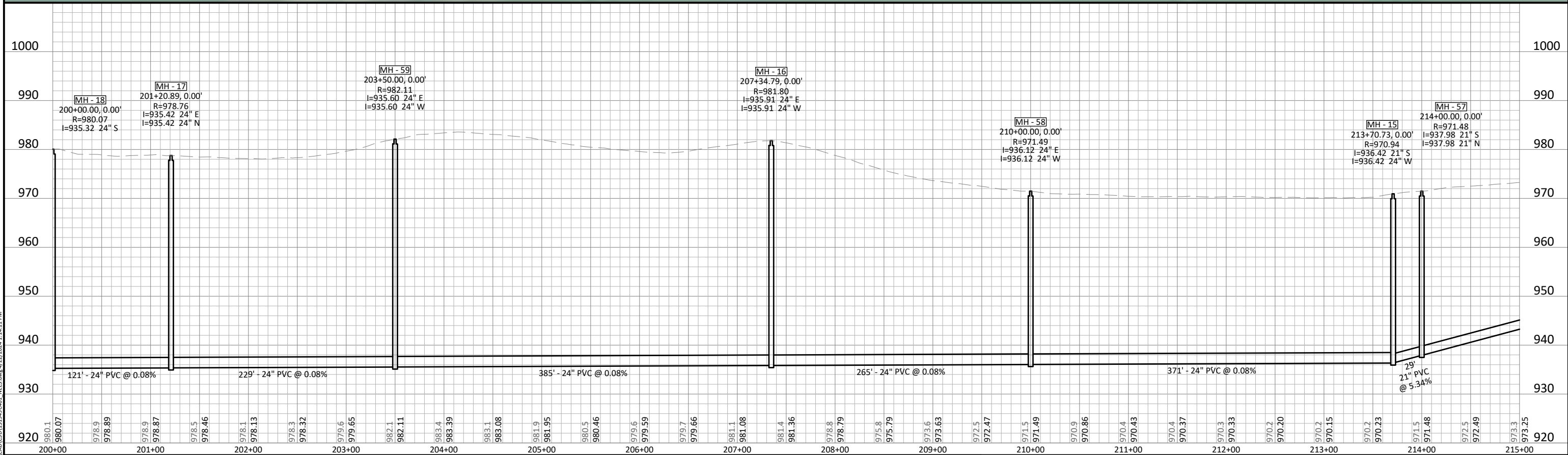
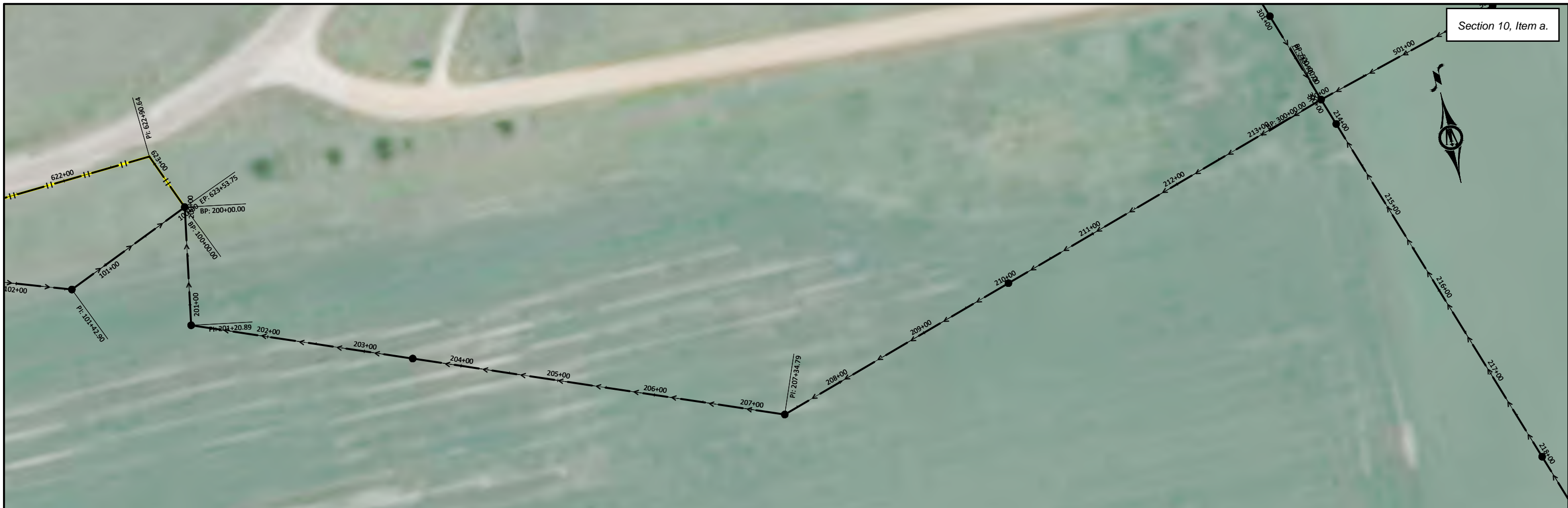


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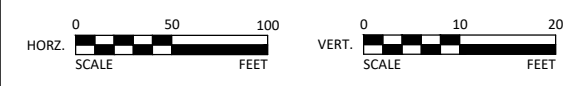
CITY OF NEW PRAGUE, MINNESOTA
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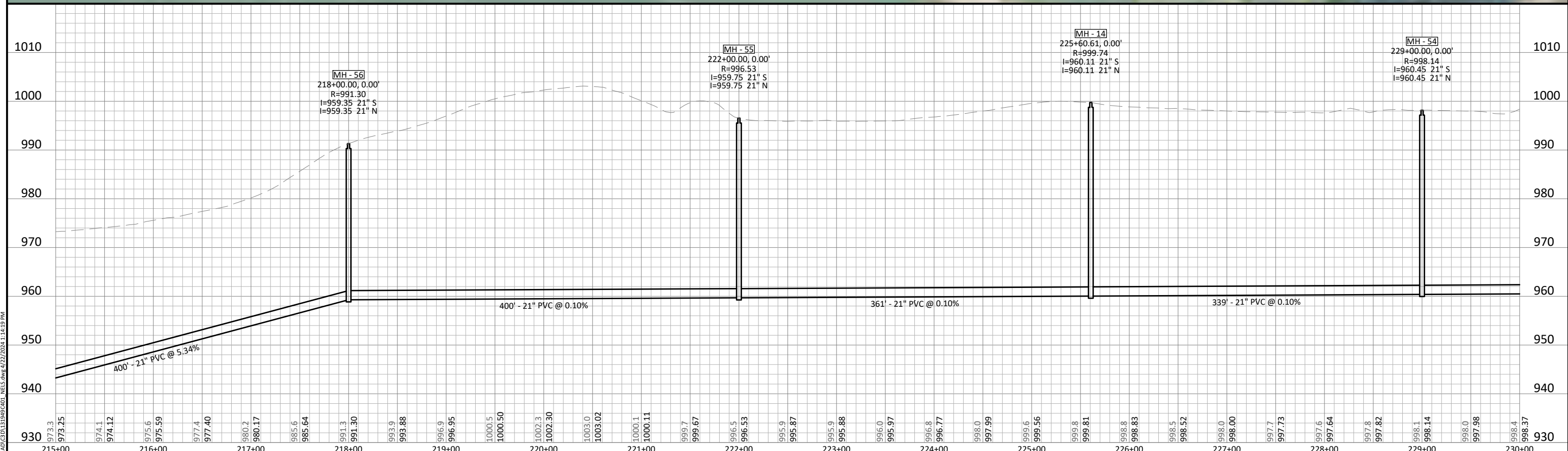
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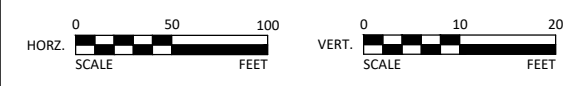
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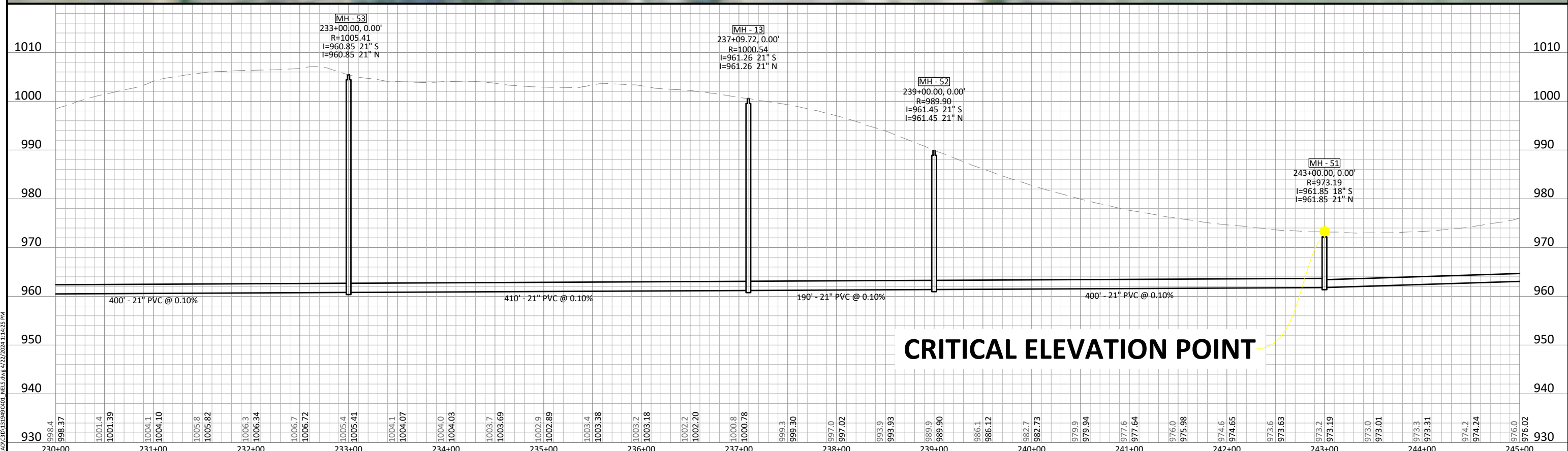


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		280
PROPOSED SANITARY SEWER PLAN AND PROFILE		
NELS - S2 ALIGNMENT		

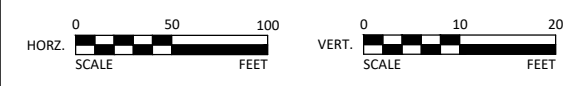


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INVERT=961.85'



CRITICAL ELEVATION POINT

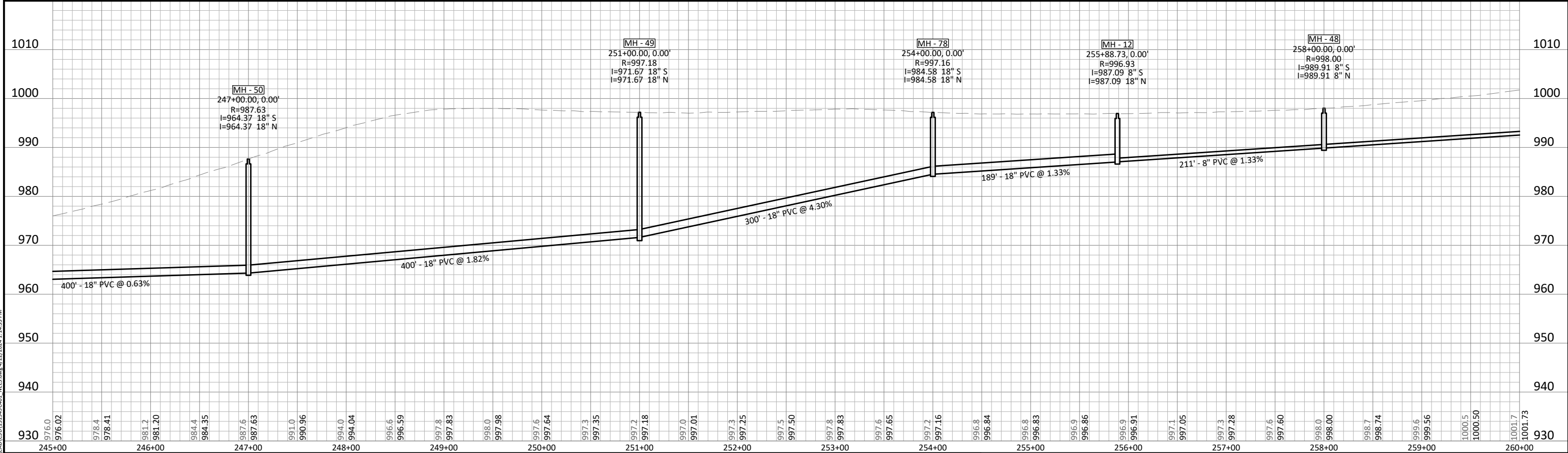
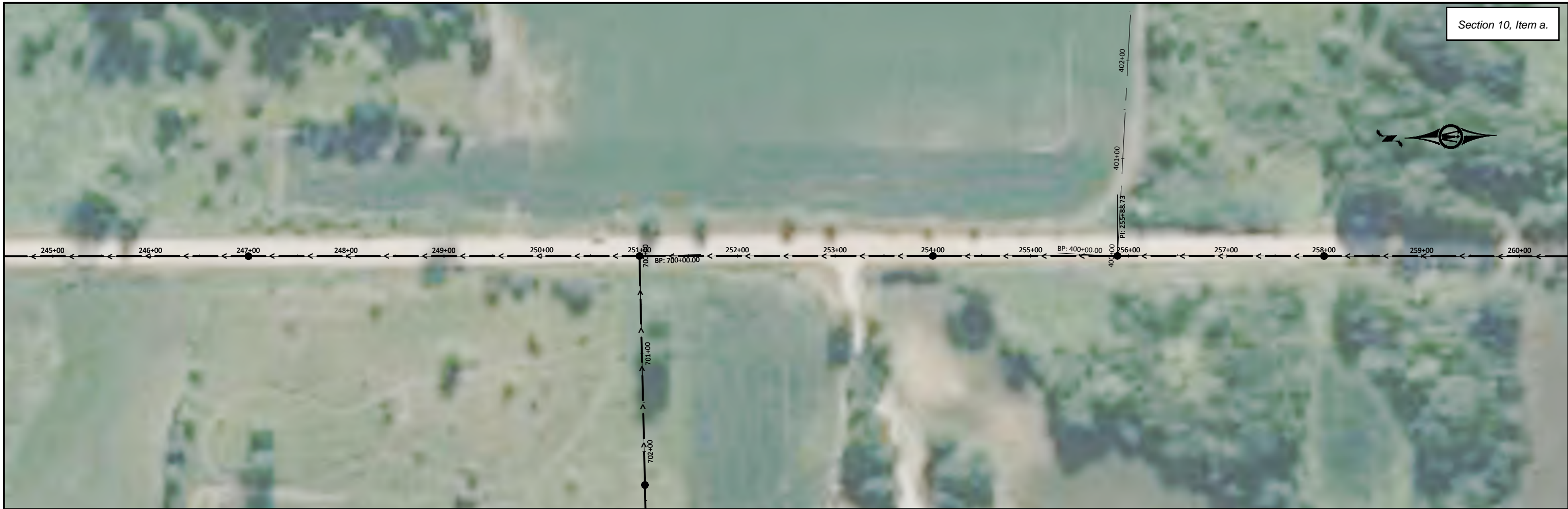
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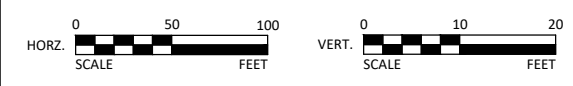
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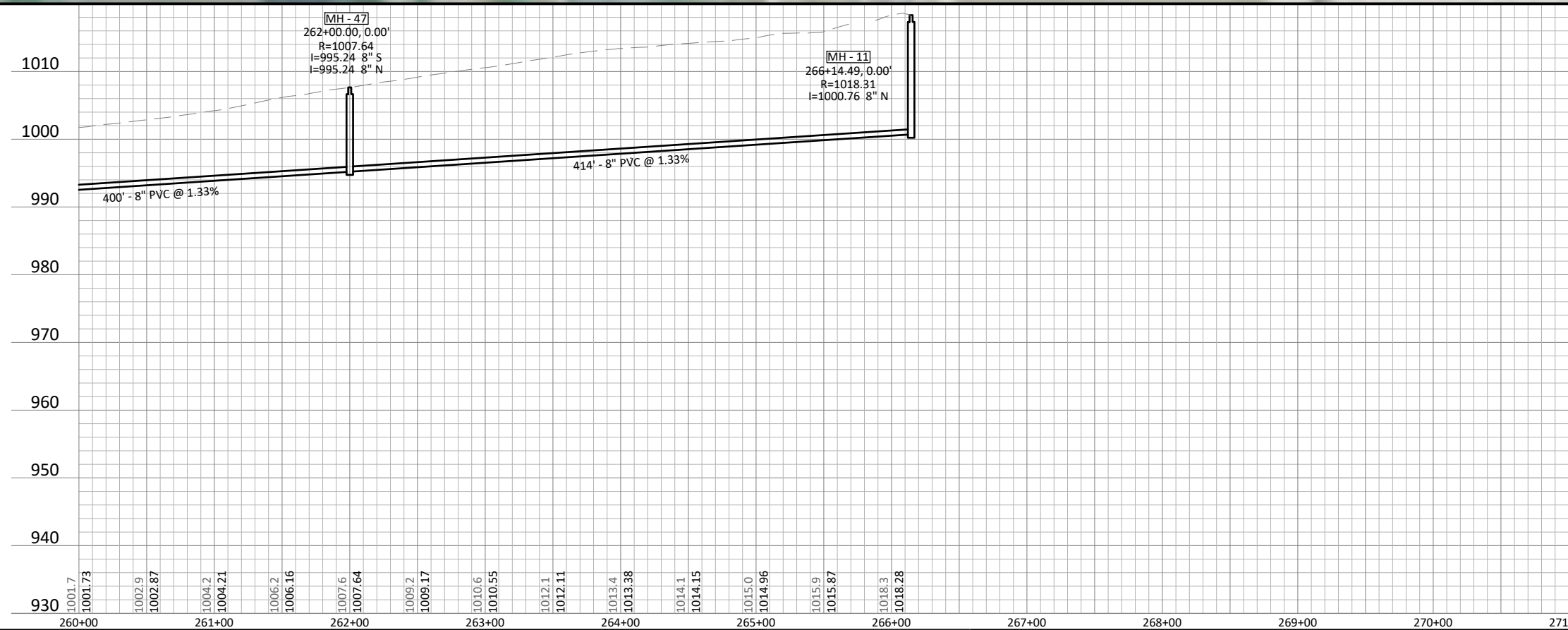
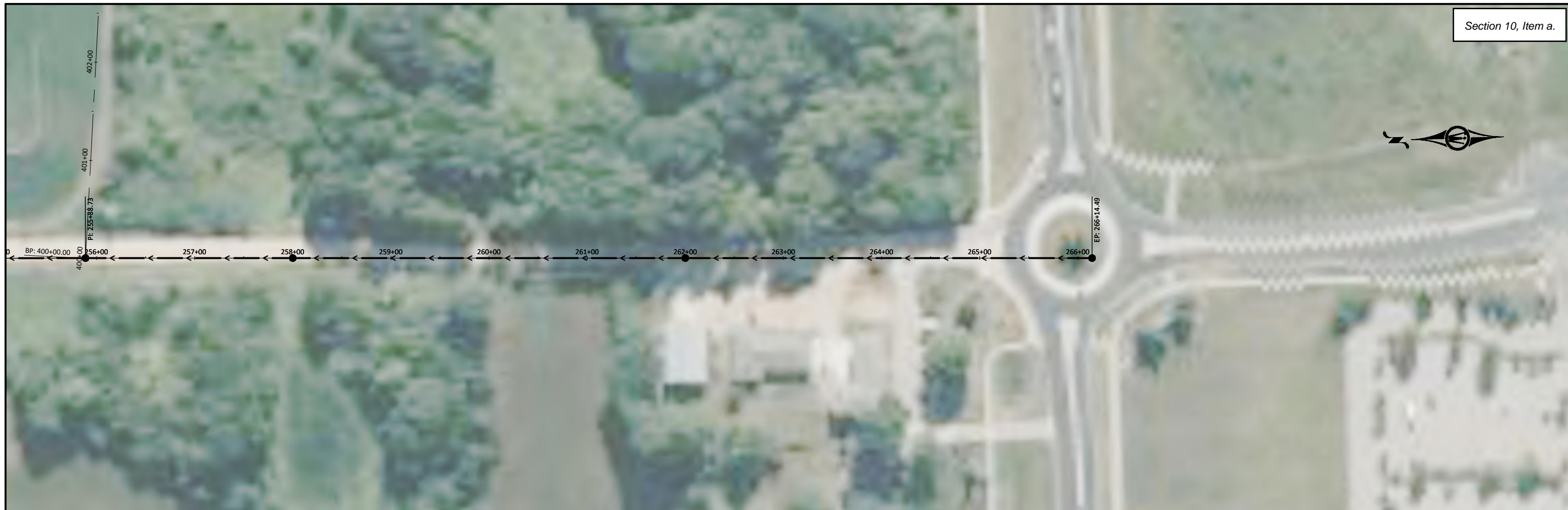


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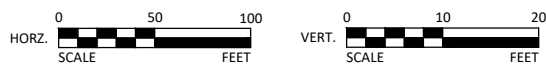


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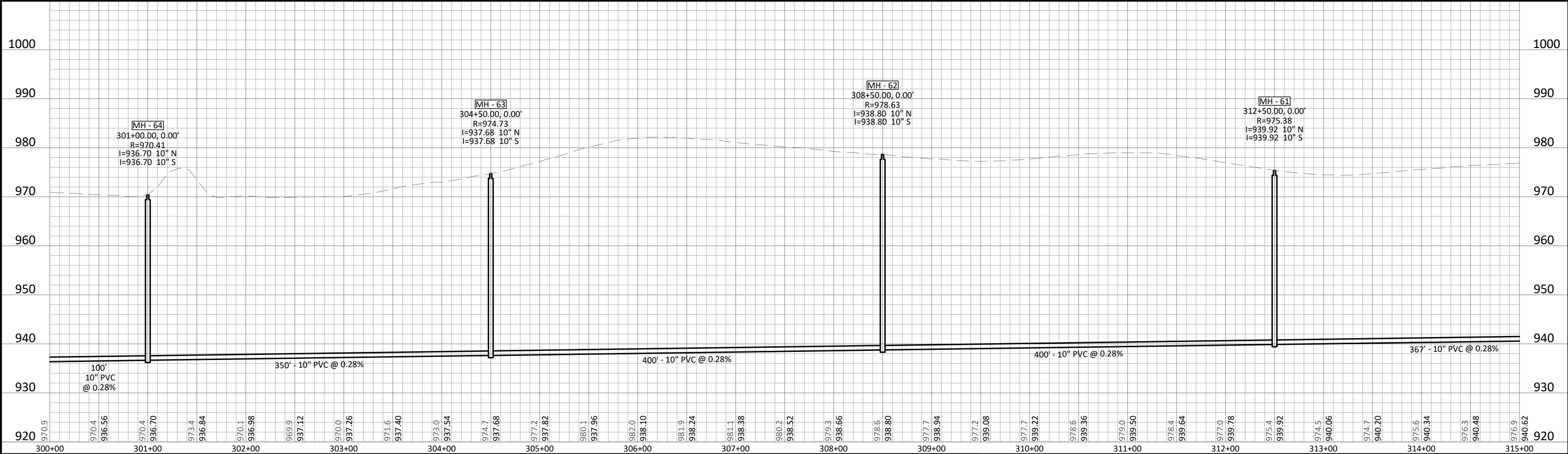
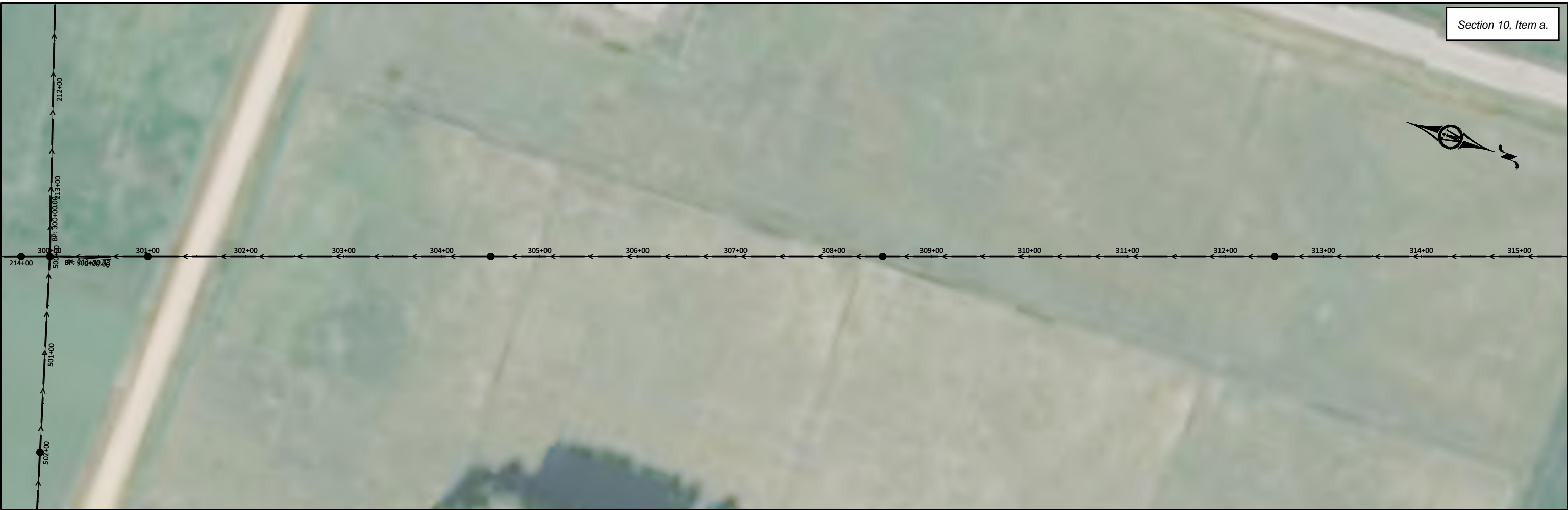


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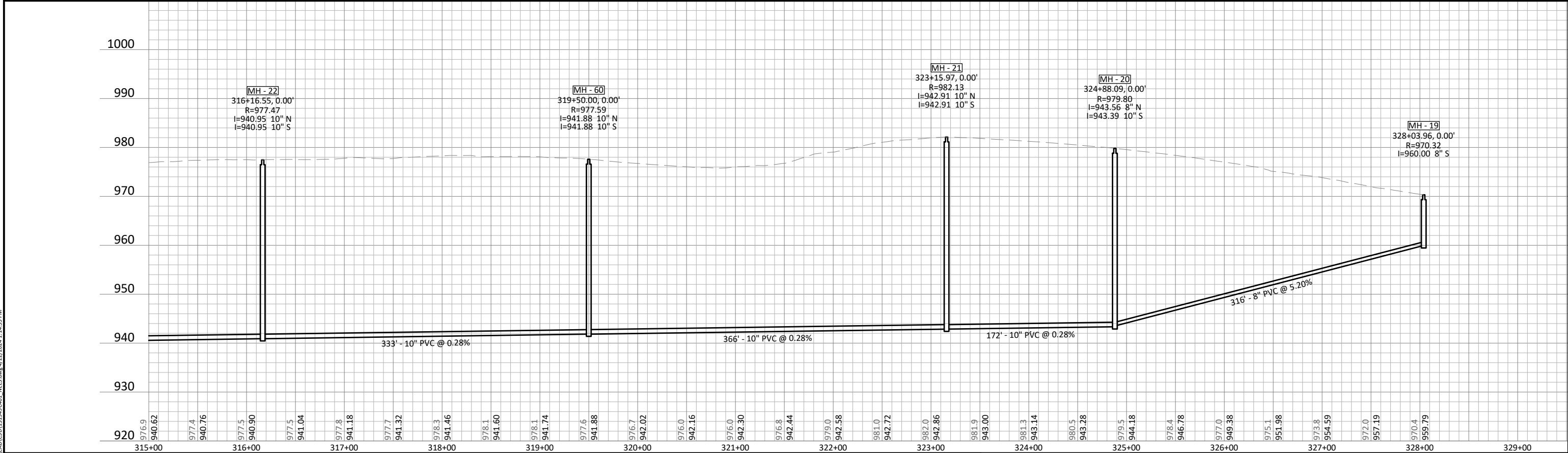


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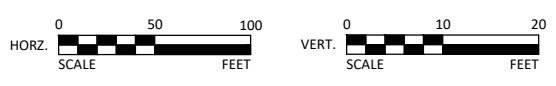


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NELS - N3 ALIGNMENT



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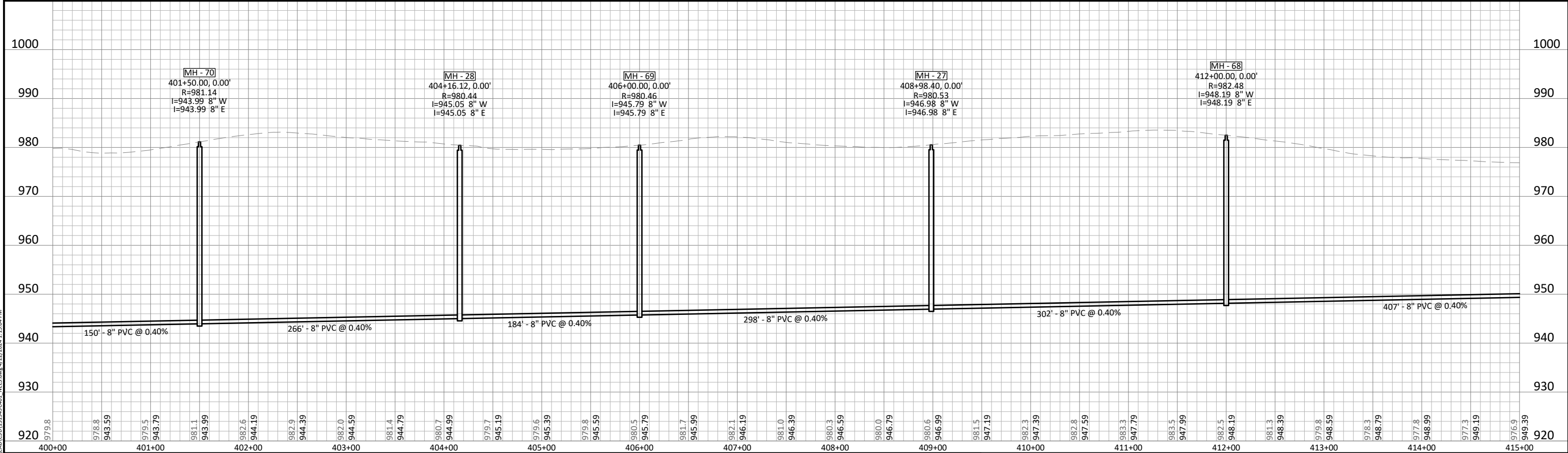
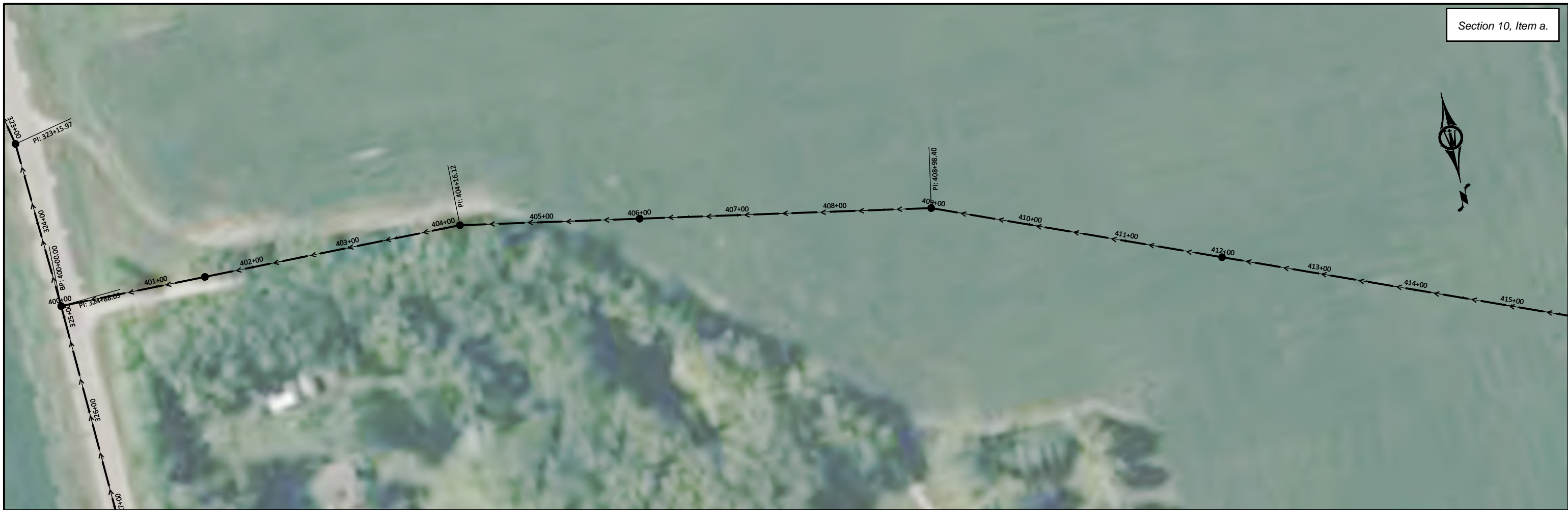


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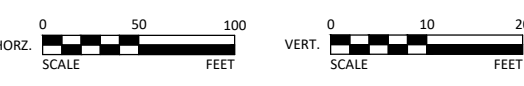


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		285
PROPOSED SANITARY SEWER PLAN AND PROFILE		
NELS - N3 ALIGNMENT		



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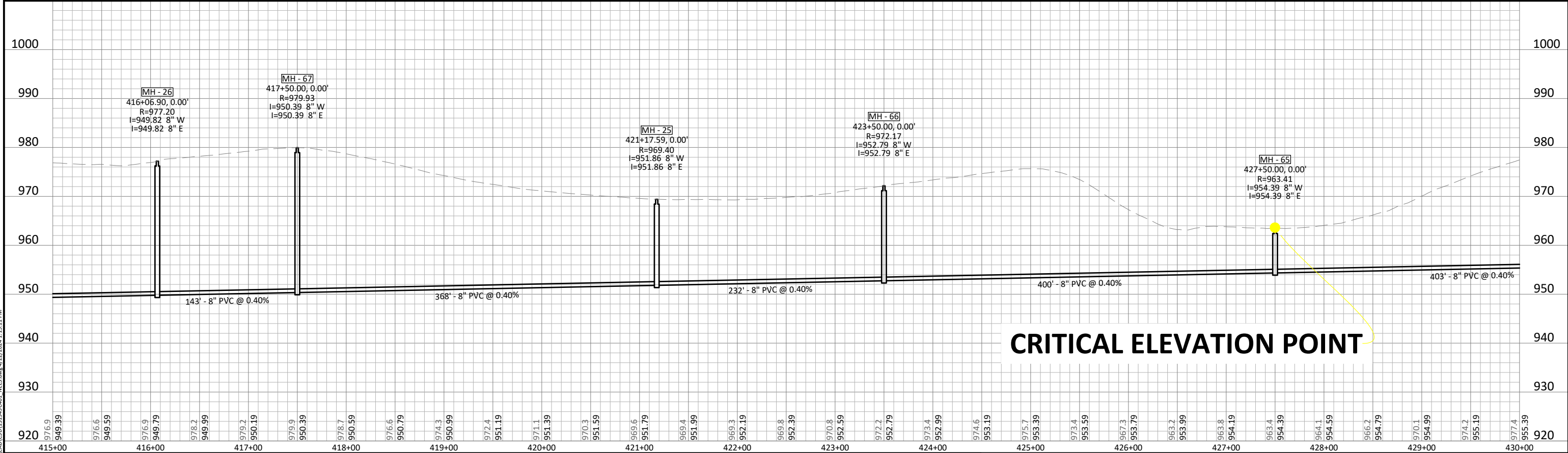
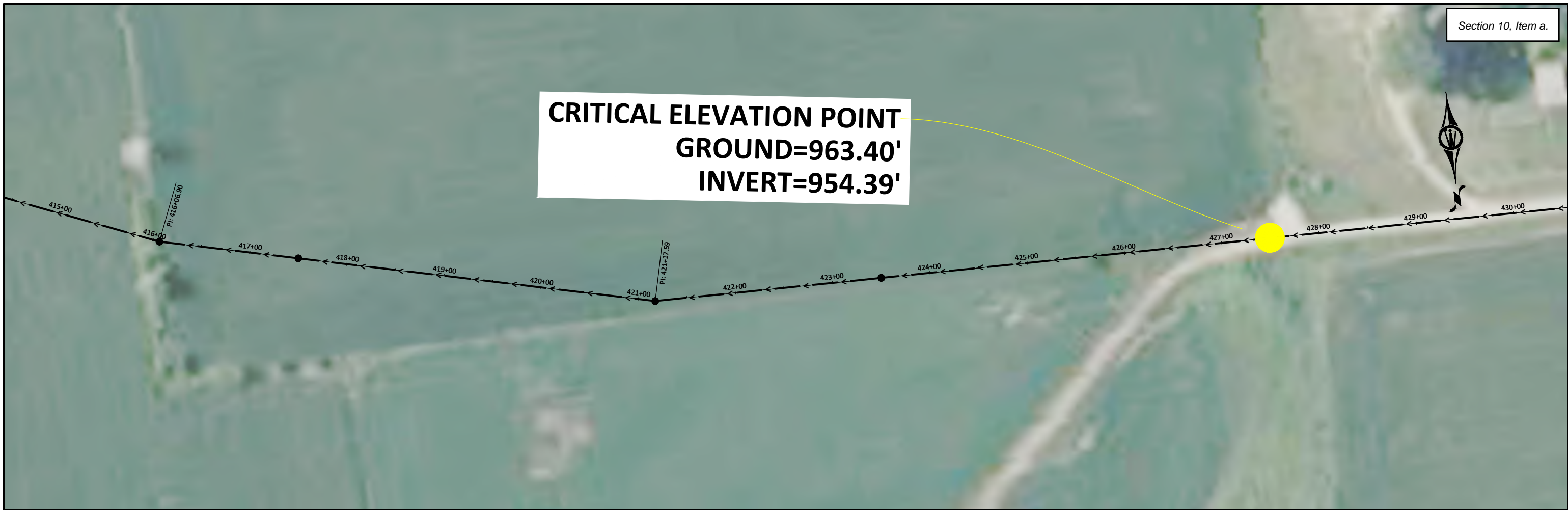
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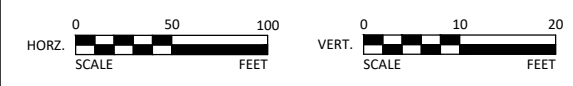
CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		286
NELS - N4 ALIGNMENT		

CRITICAL ELEVATION POINT
GROUND=963.40'
INVERT=954.39'



CRITICAL ELEVATION POINT

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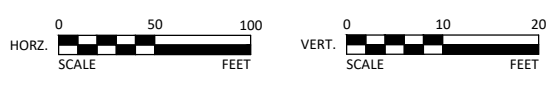
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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		287
PROPOSED SANITARY SEWER PLAN AND PROFILE		
NELS - N4 ALIGNMENT		

N POINT
=963.40'
=954.39'



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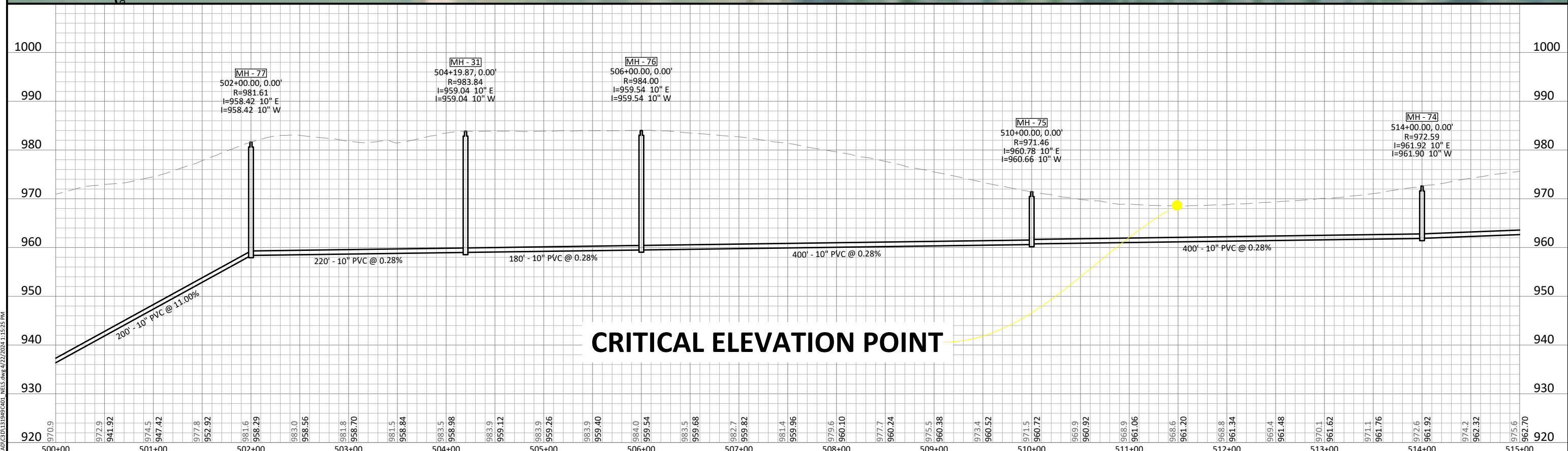
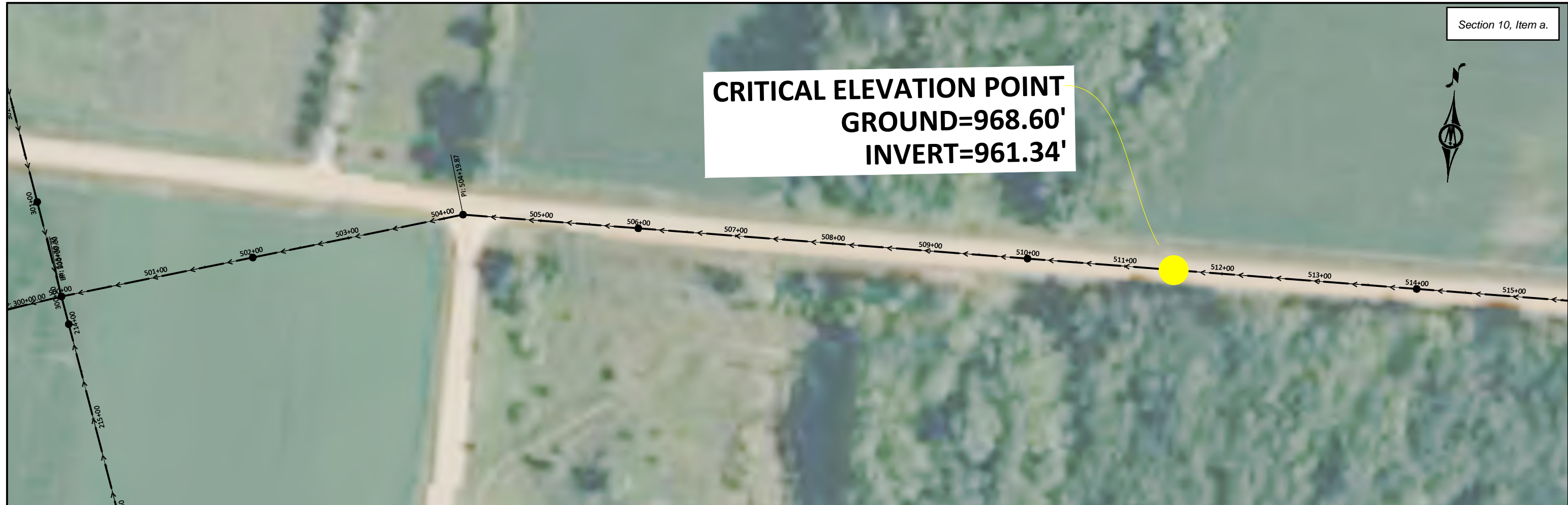


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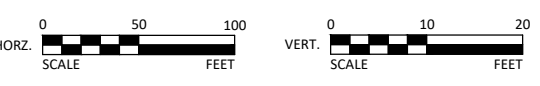
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011-131949

CRITICAL ELEVATION POINT
GROUND=968.60'
INVERT=961.34'



CRITICAL ELEVATION POINT

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PLANVIEW: 0M1131949; PROFILE: 0M1131949; NELS.dwg; 4/22/2024 1:15:25 PM

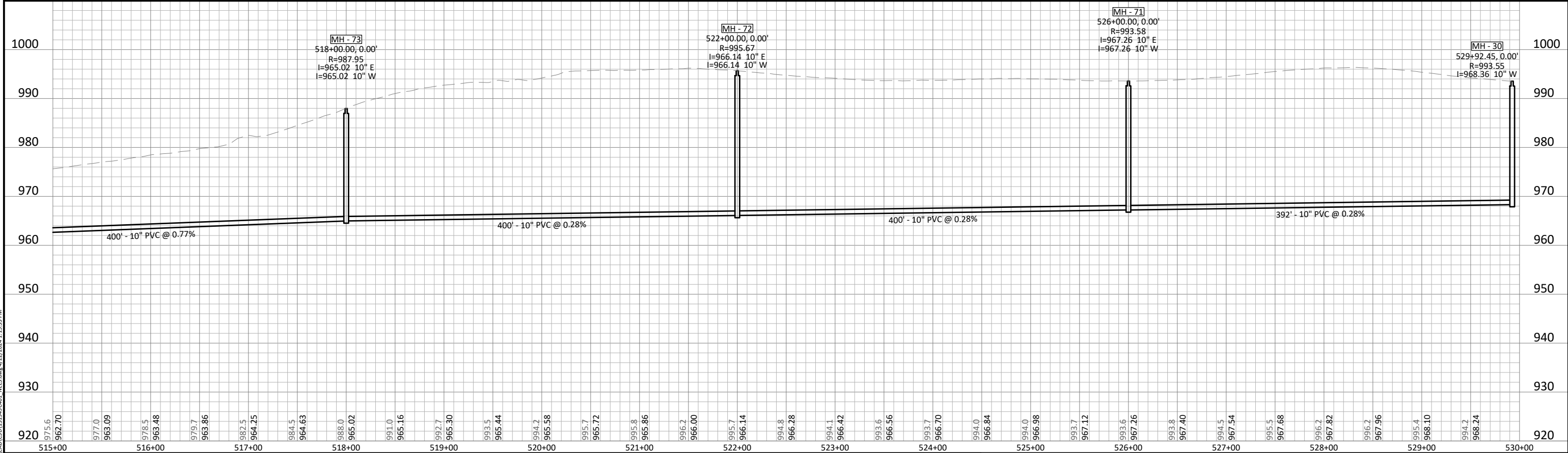


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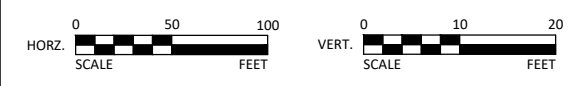


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
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NELS - E5 ALIGNMENT		



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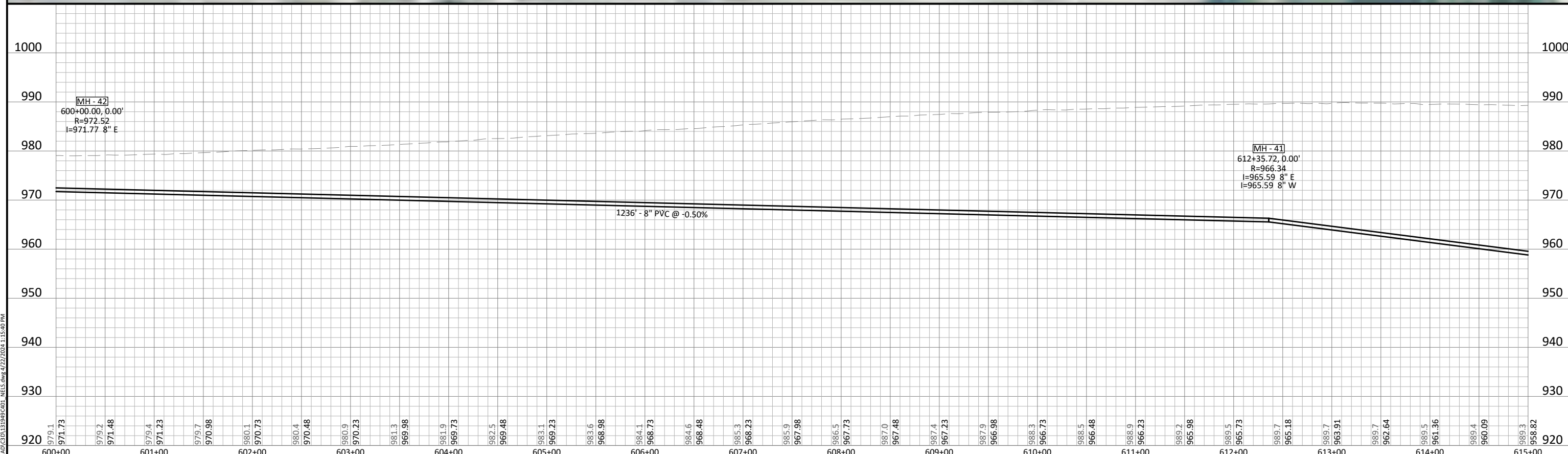


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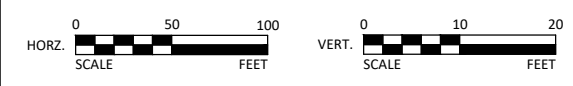
CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		290
NELS - E5 ALIGNMENT		



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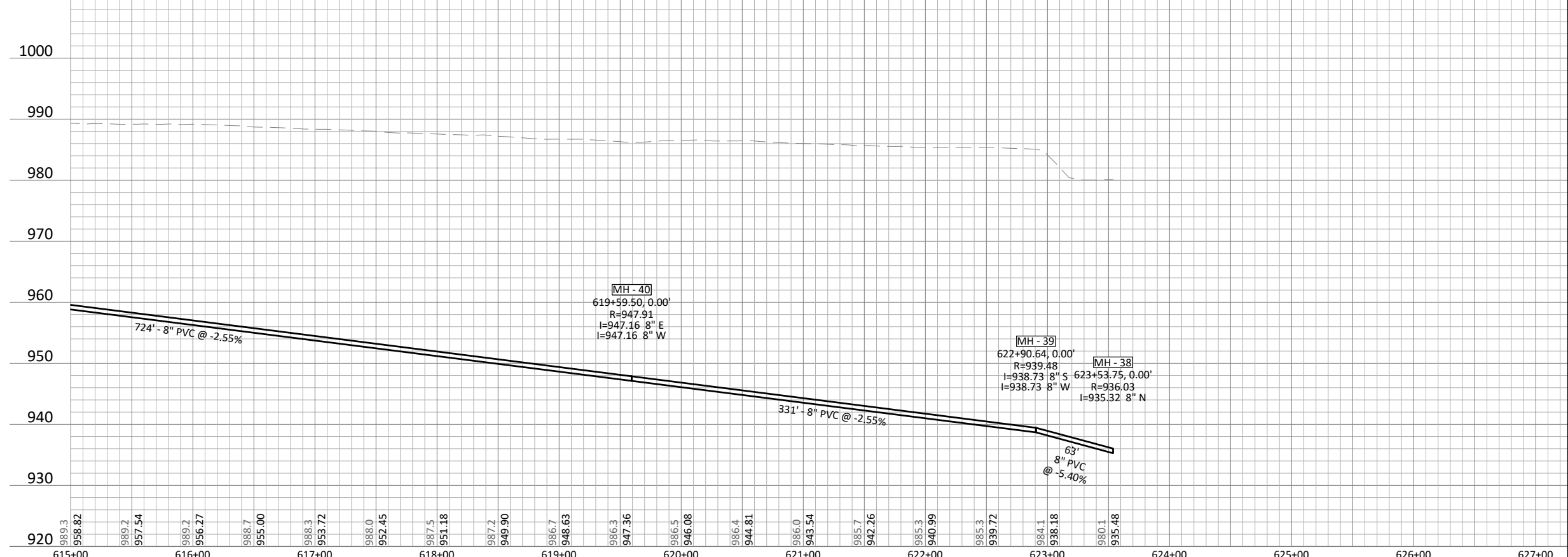


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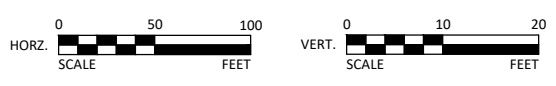


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
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NELS - FM6 ALIGNMENT		



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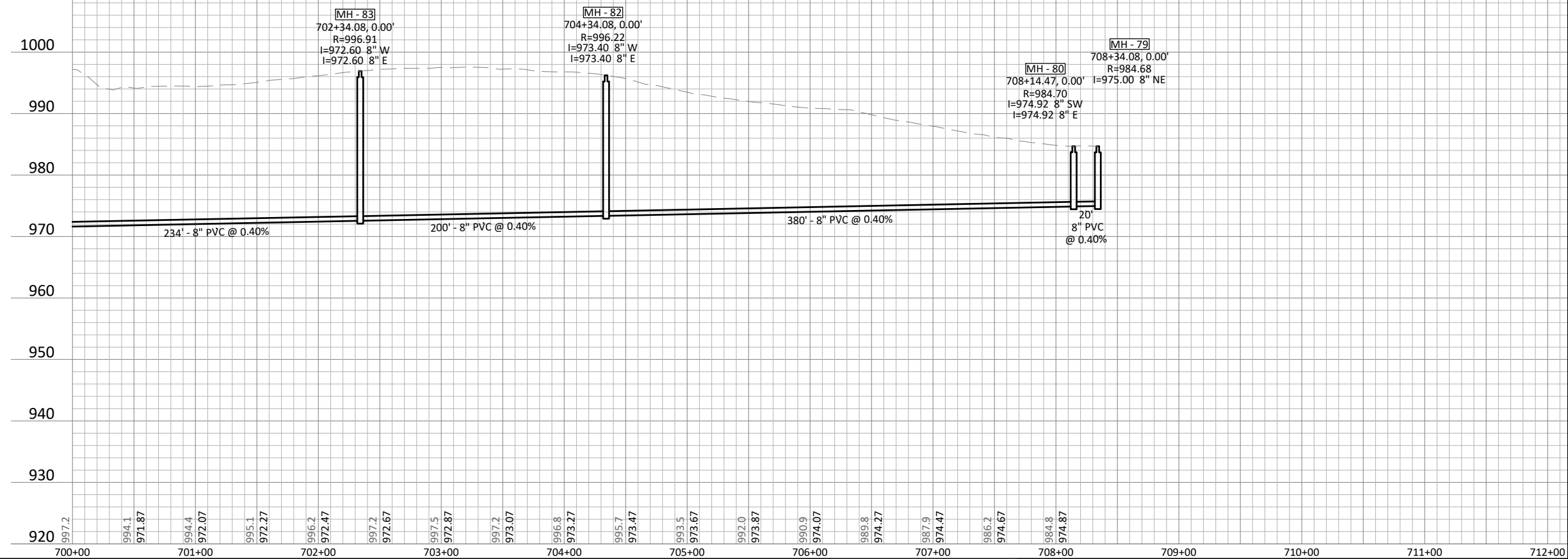
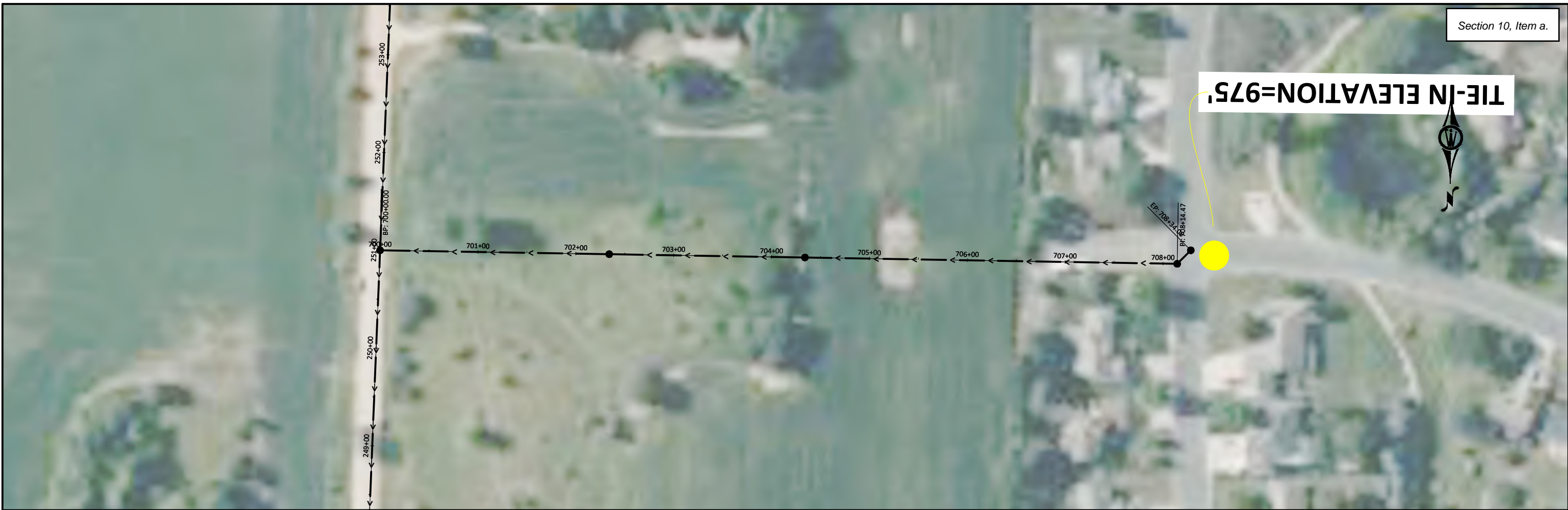
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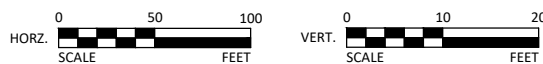
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NELS - FM6 ALIGNMENT		

TIE-IN ELEVATION=975'



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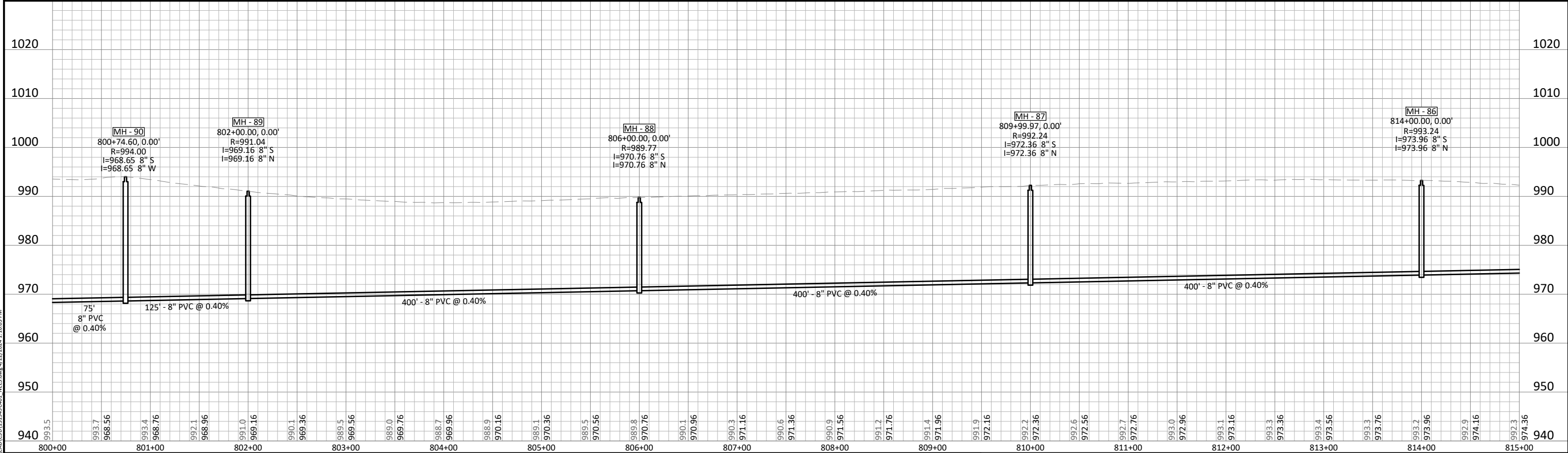
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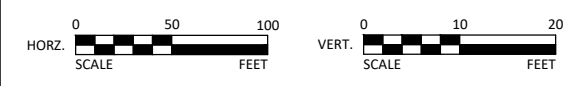
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CITY OF NEW PRAGUE, MINNESOTA
SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
NELS - S7 ALIGNMENT

SHEET
293



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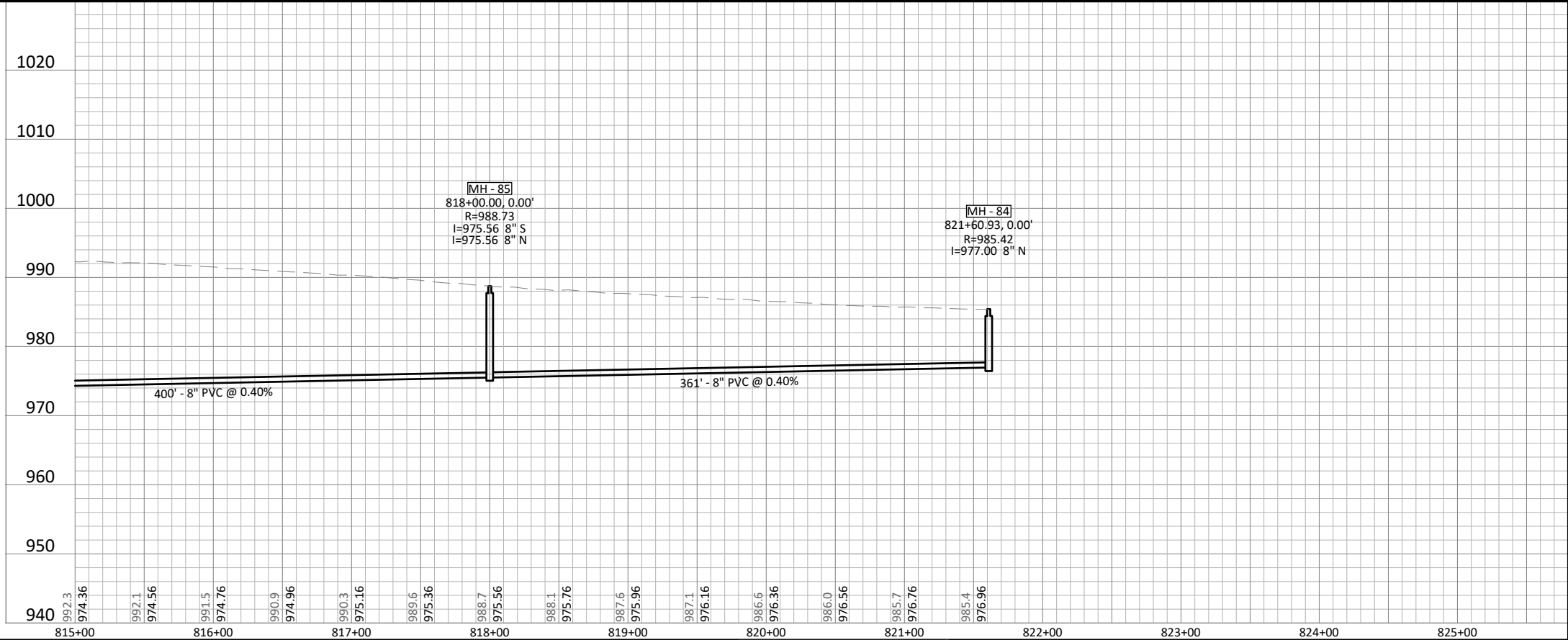
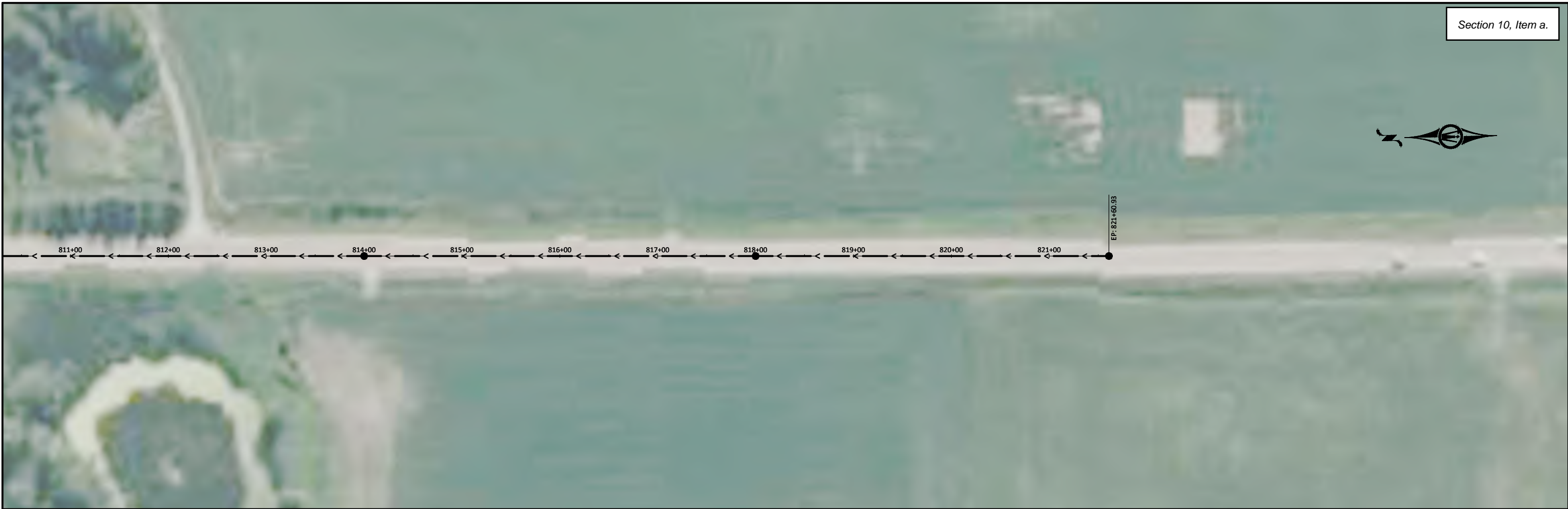


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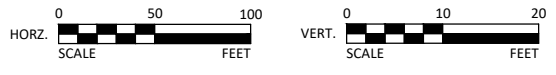


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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NELS - E8 ALIGNMENT		



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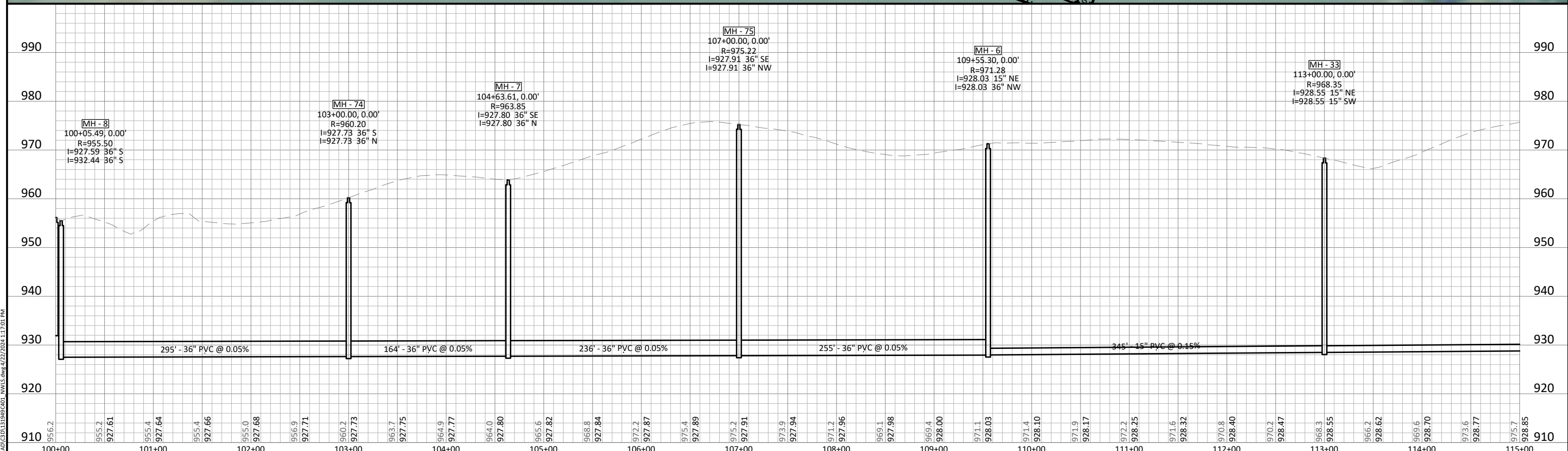


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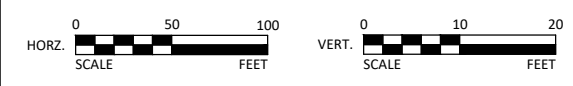


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CITY OF NEW PRAGUE, MINNESOTA SANITARY SEWER FEASIBILITY STUDY PROPOSED SANITARY SEWER PLAN AND PROFILE NELS - E8 ALIGNMENT	SHEET <div style="border: 1px solid black; padding: 5px; display: inline-block;">295</div>
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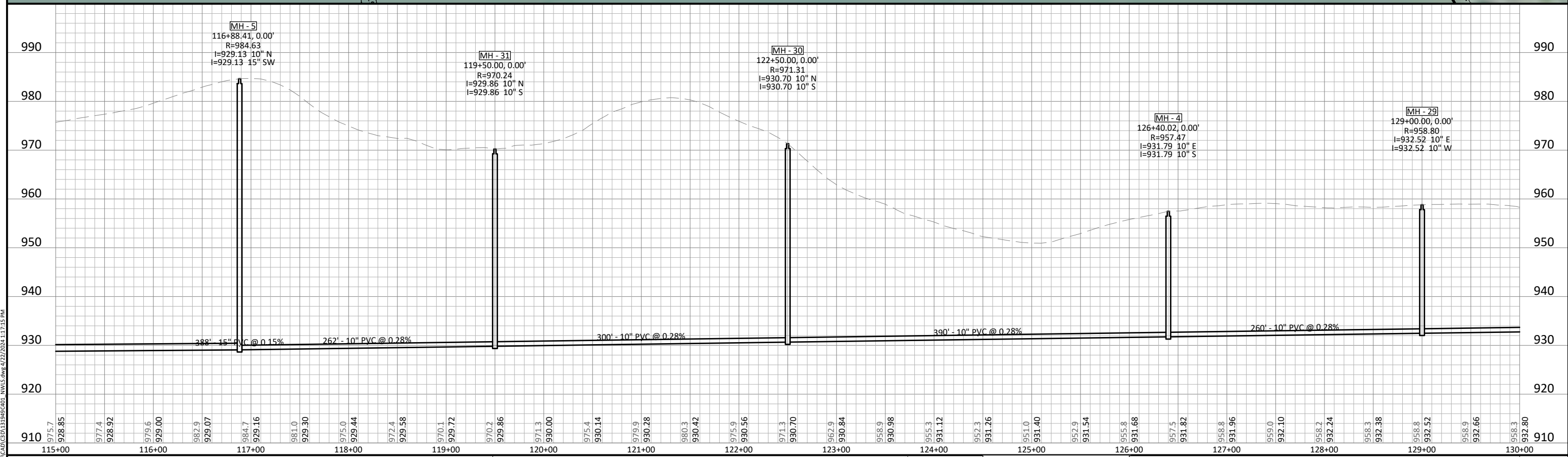
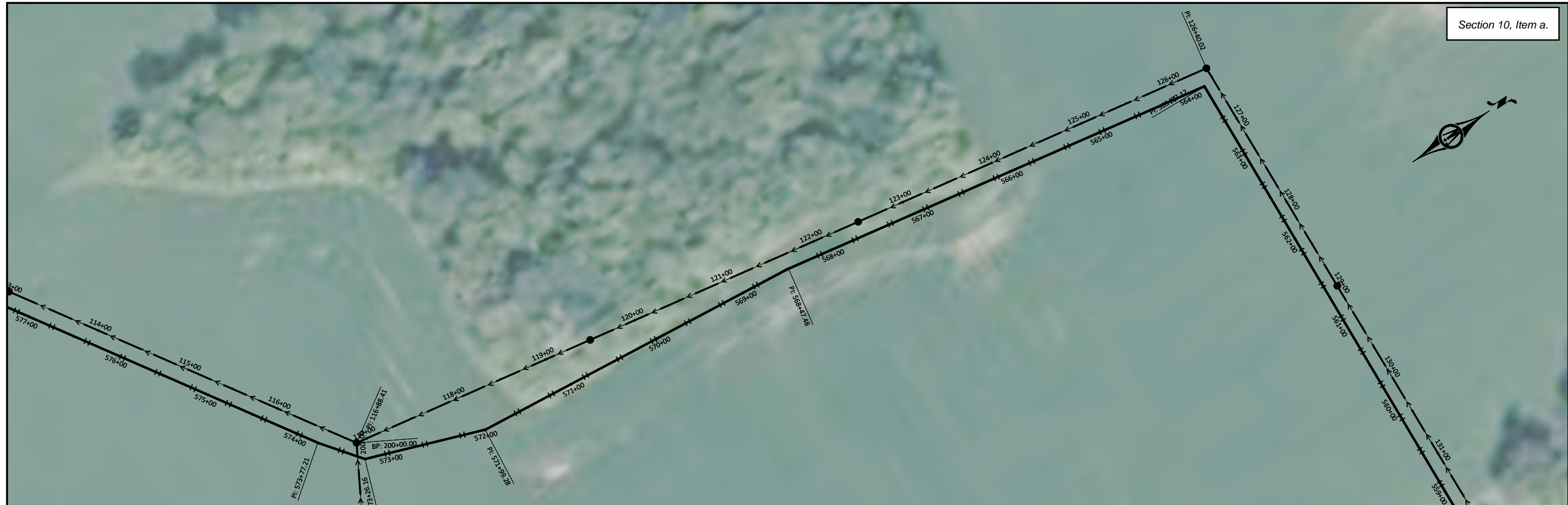


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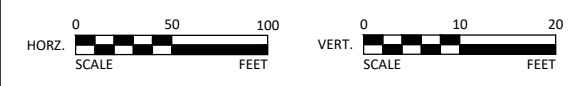


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		296
NWLS - N1 ALIGNMENT		



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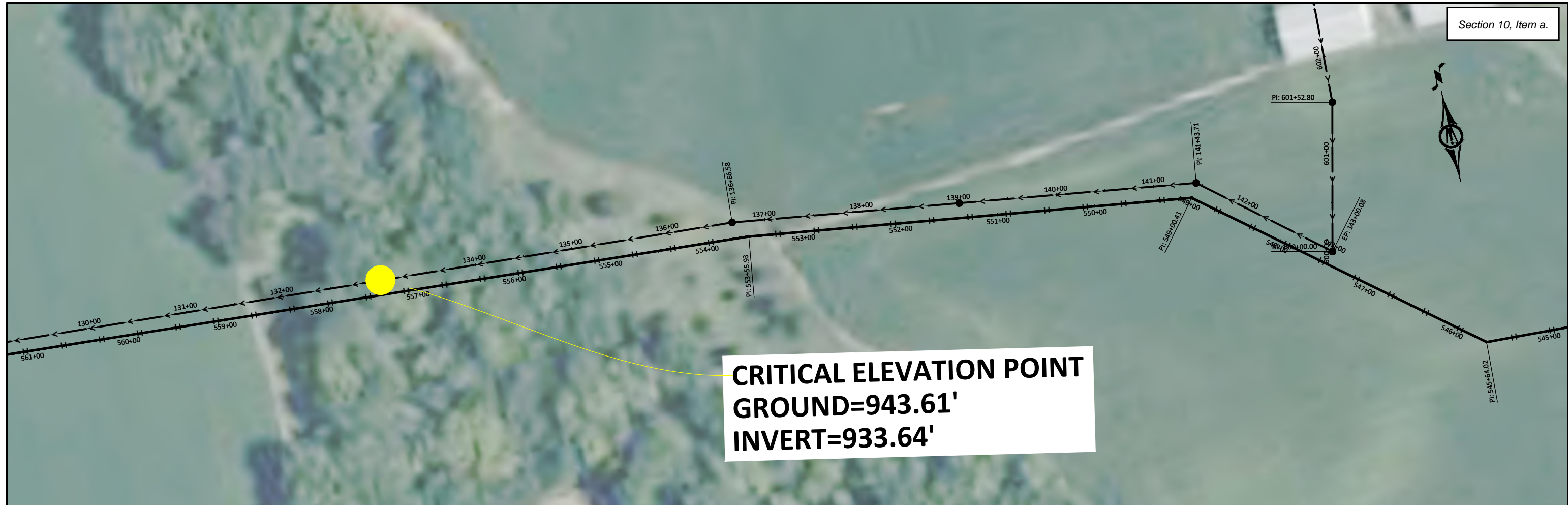


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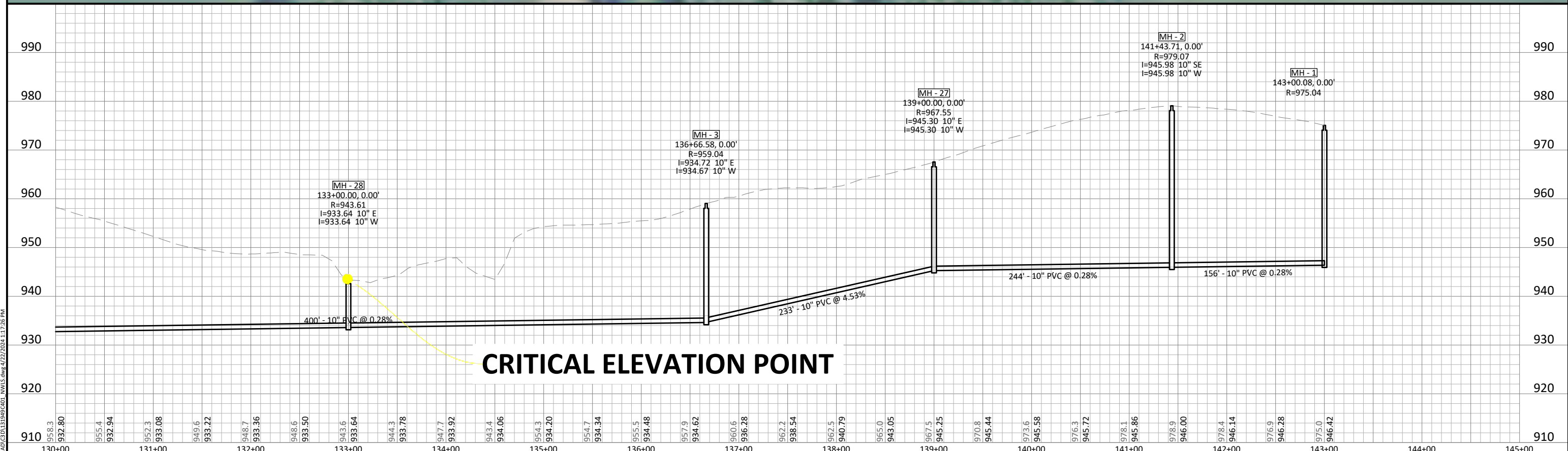


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		297
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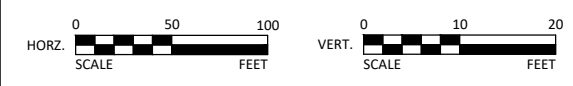


CRITICAL ELEVATION POINT
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INVERT=933.64'



CRITICAL ELEVATION POINT

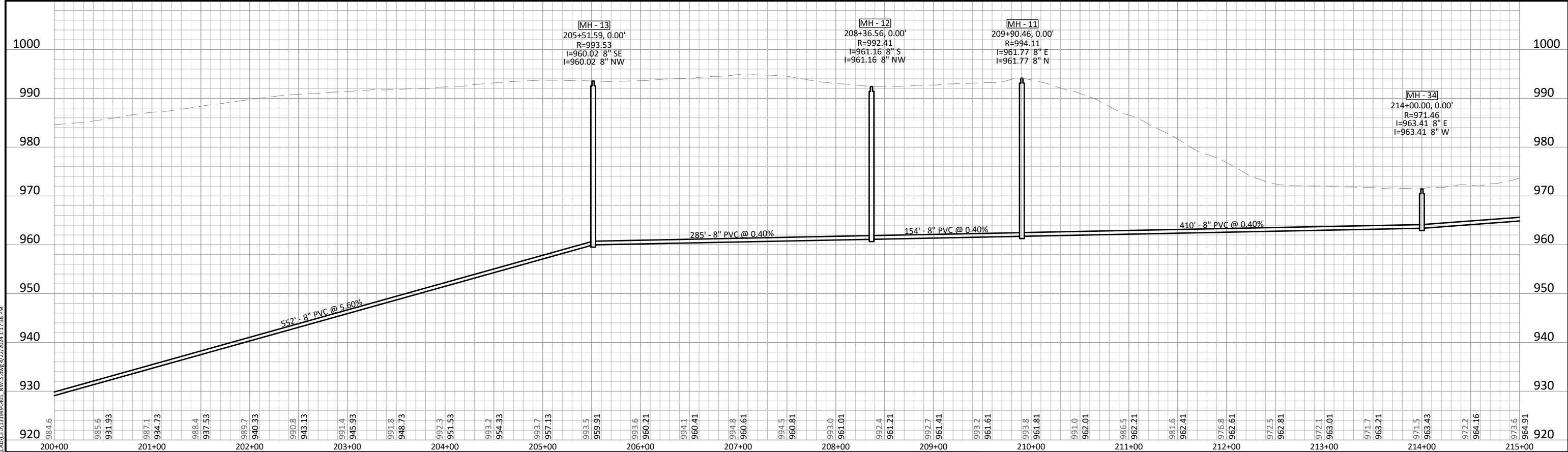
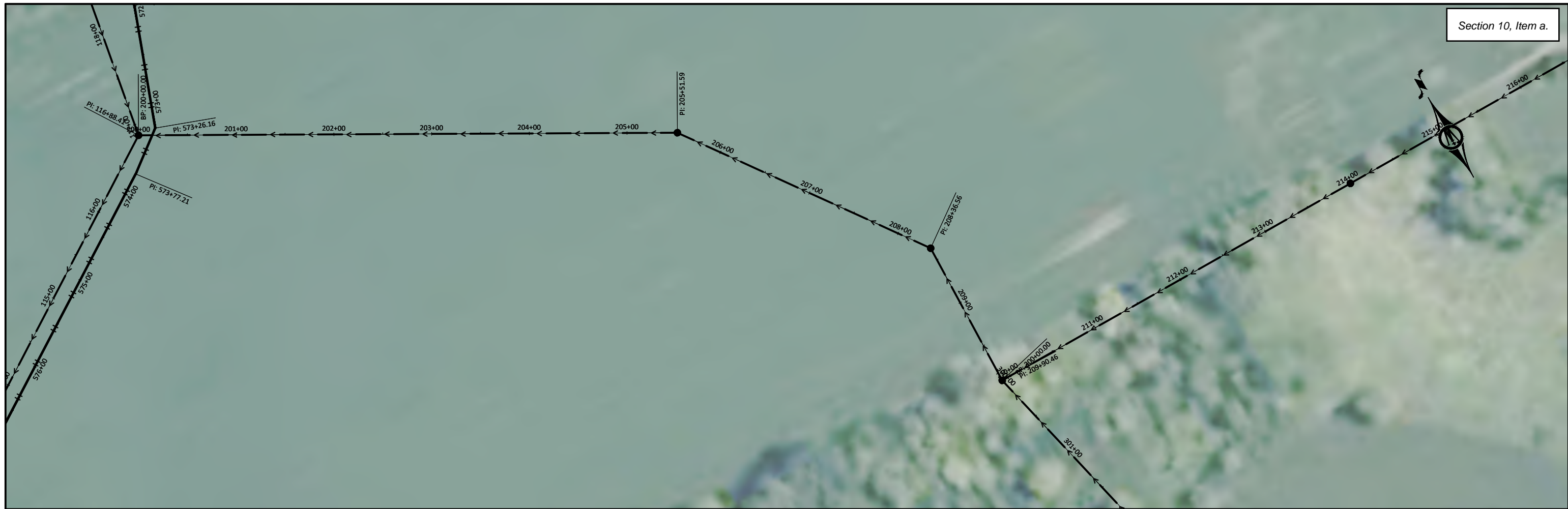
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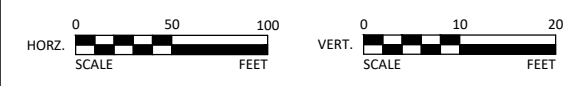
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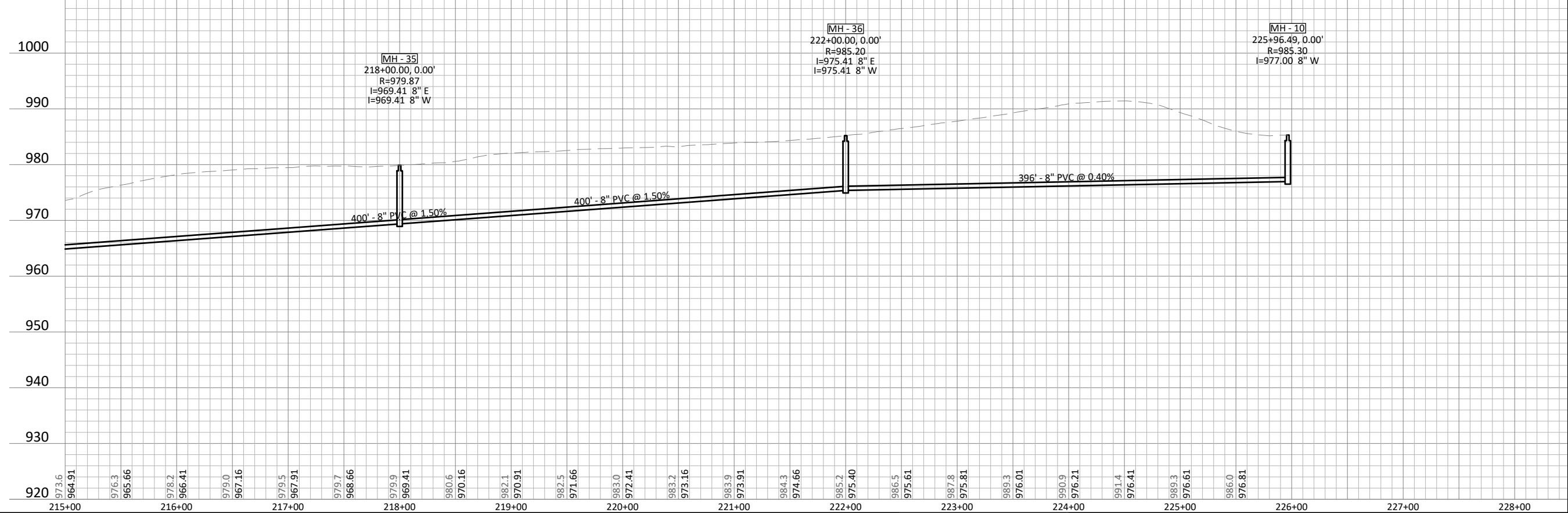


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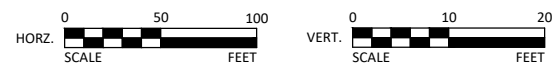


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SANITARY SEWER FEASIBILITY STUDY		
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NWS - N2 ALIGNMENT		



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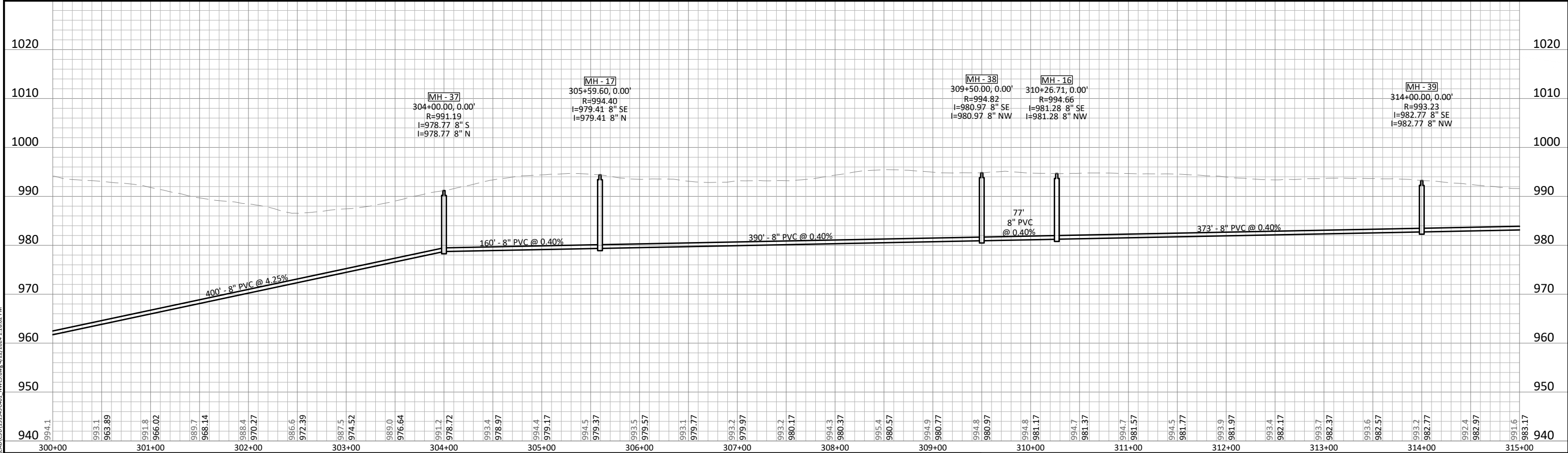
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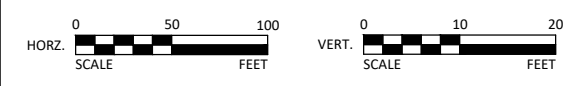
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SANITARY SEWER FEASIBILITY STUDY
PROPOSED SANITARY SEWER PLAN AND PROFILE
NWLS - N2 ALIGNMENT

SHEET
300



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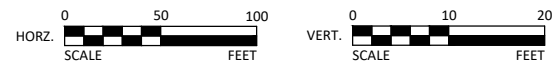


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
SANITARY SEWER FEASIBILITY STUDY		
PROPOSED SANITARY SEWER PLAN AND PROFILE		301
NWLS - N3 ALIGNMENT		



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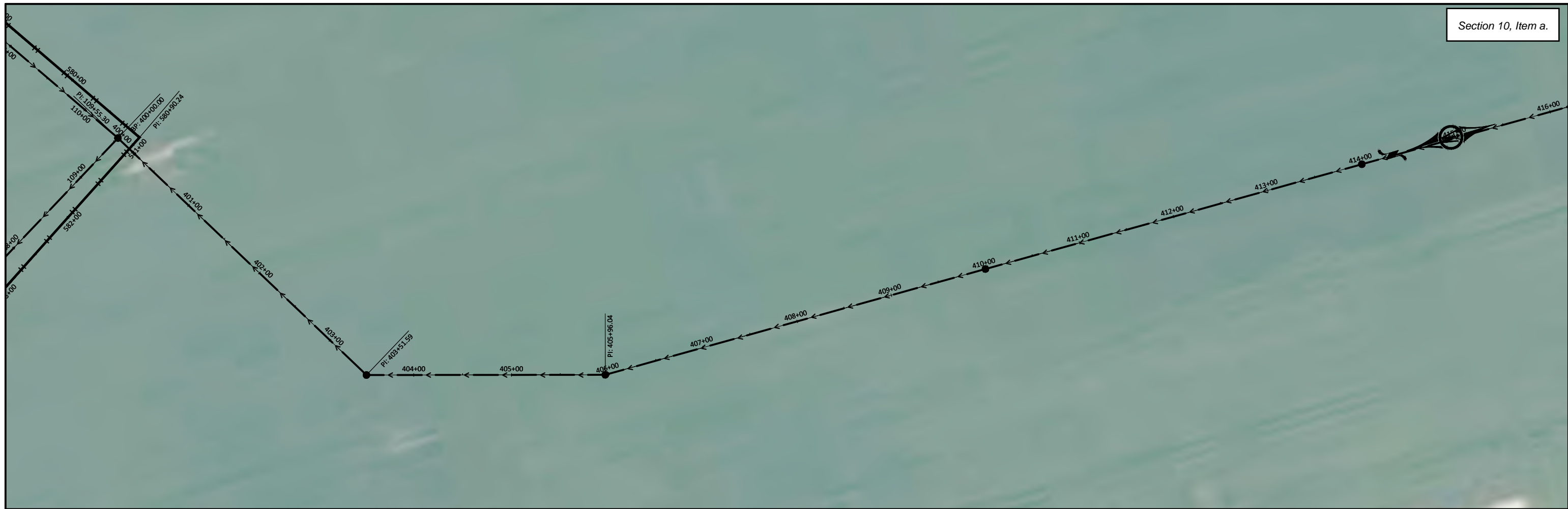
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 SANITARY SEWER FEASIBILITY STUDY
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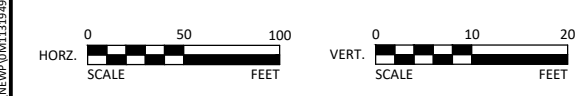
SHEET

302

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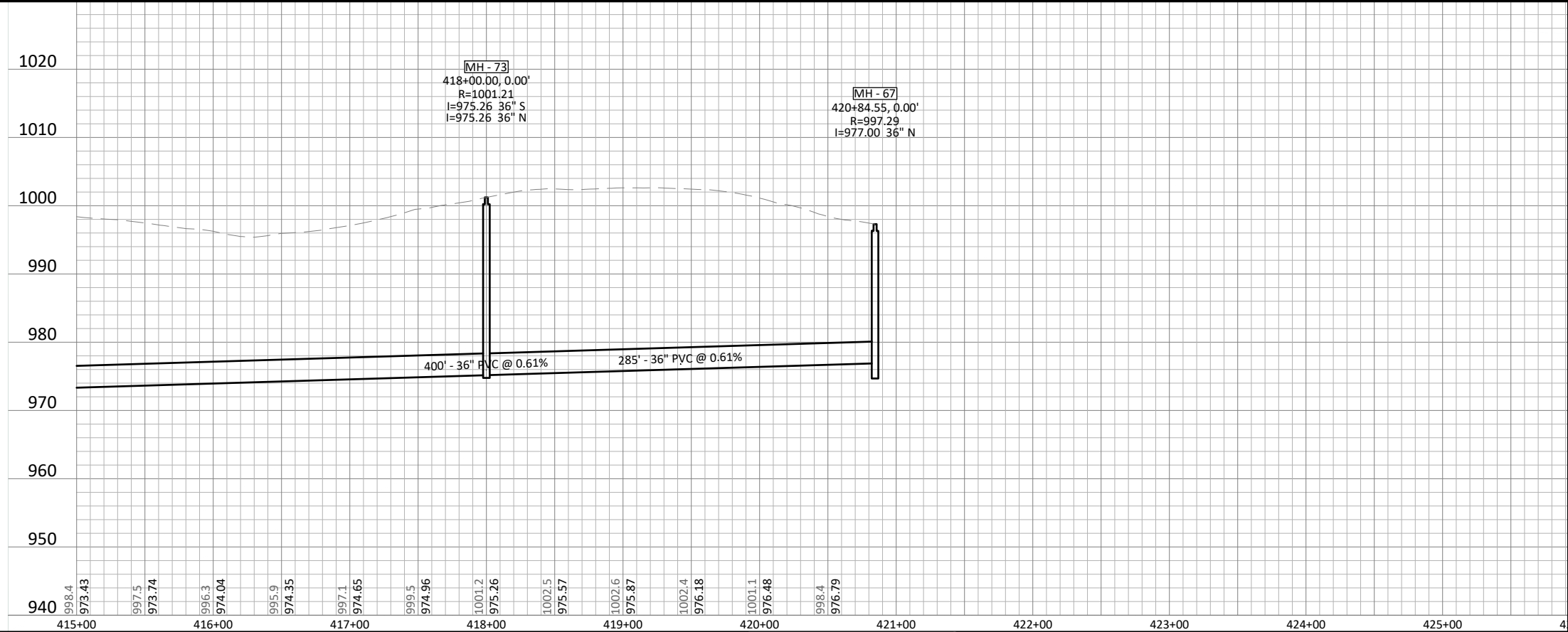
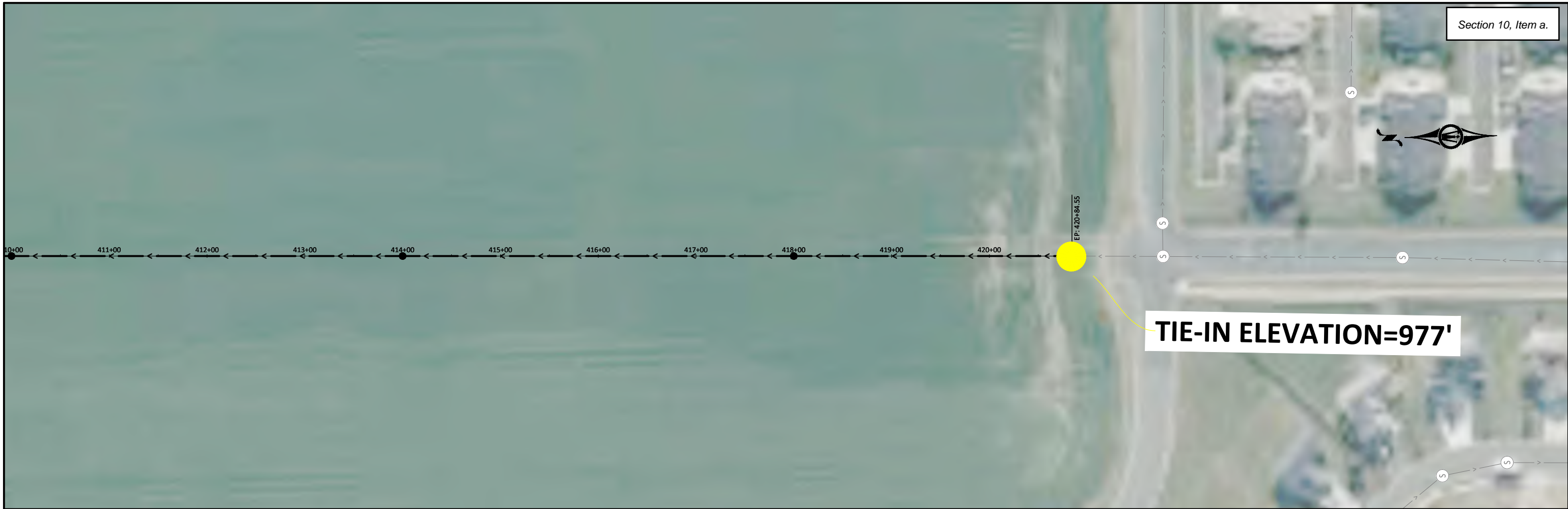
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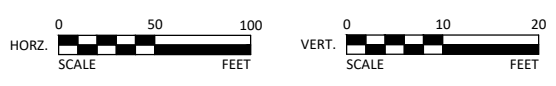
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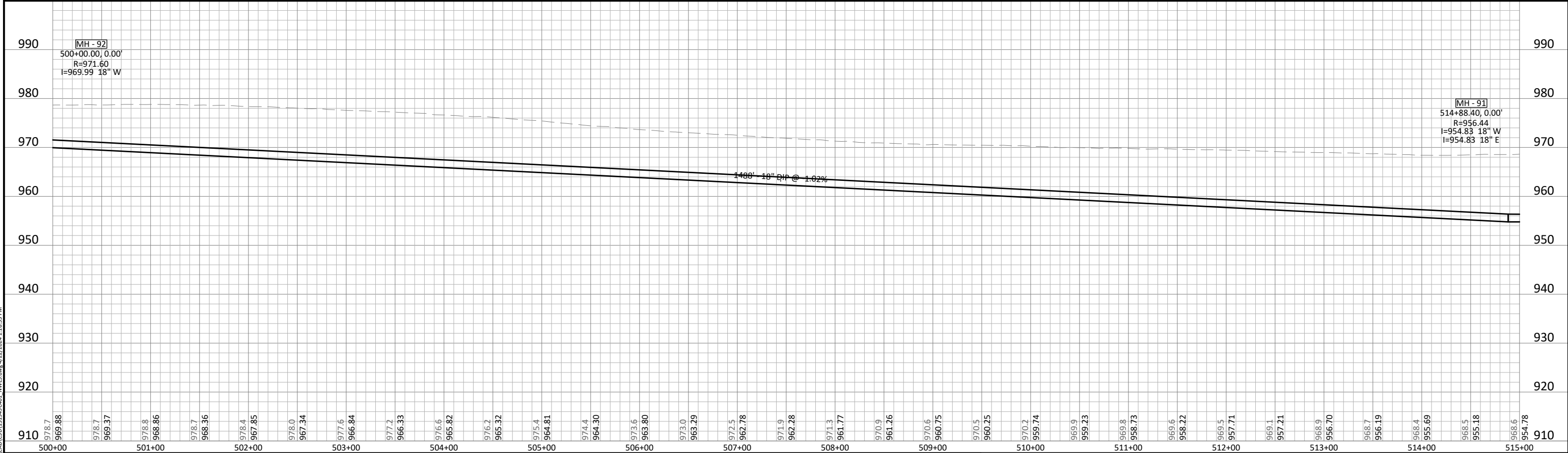


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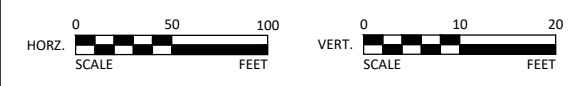


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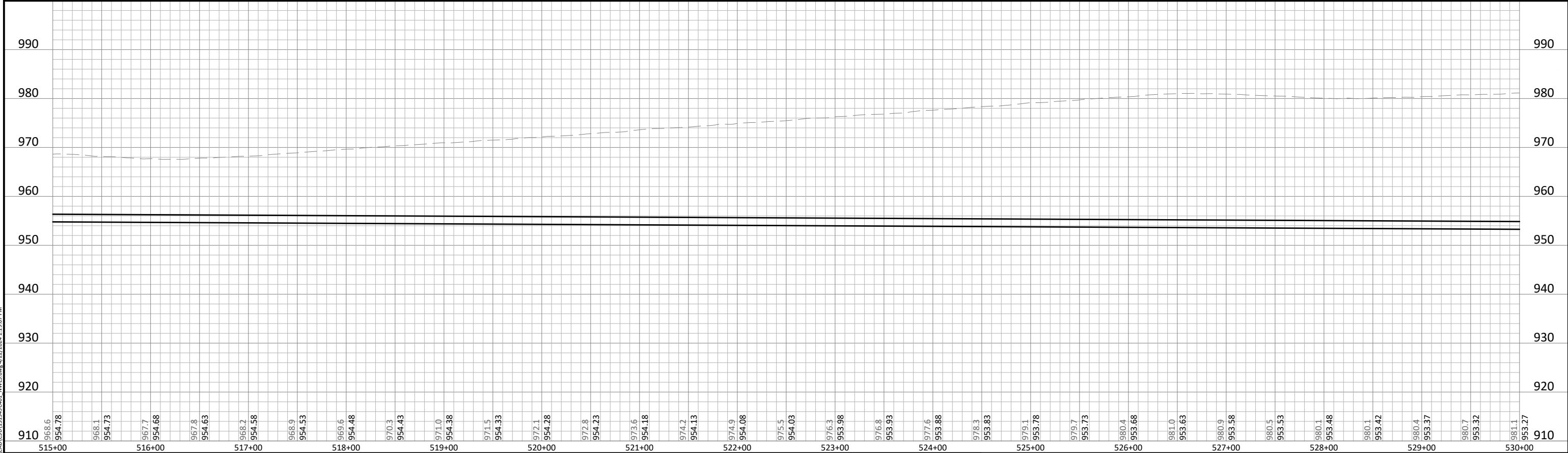
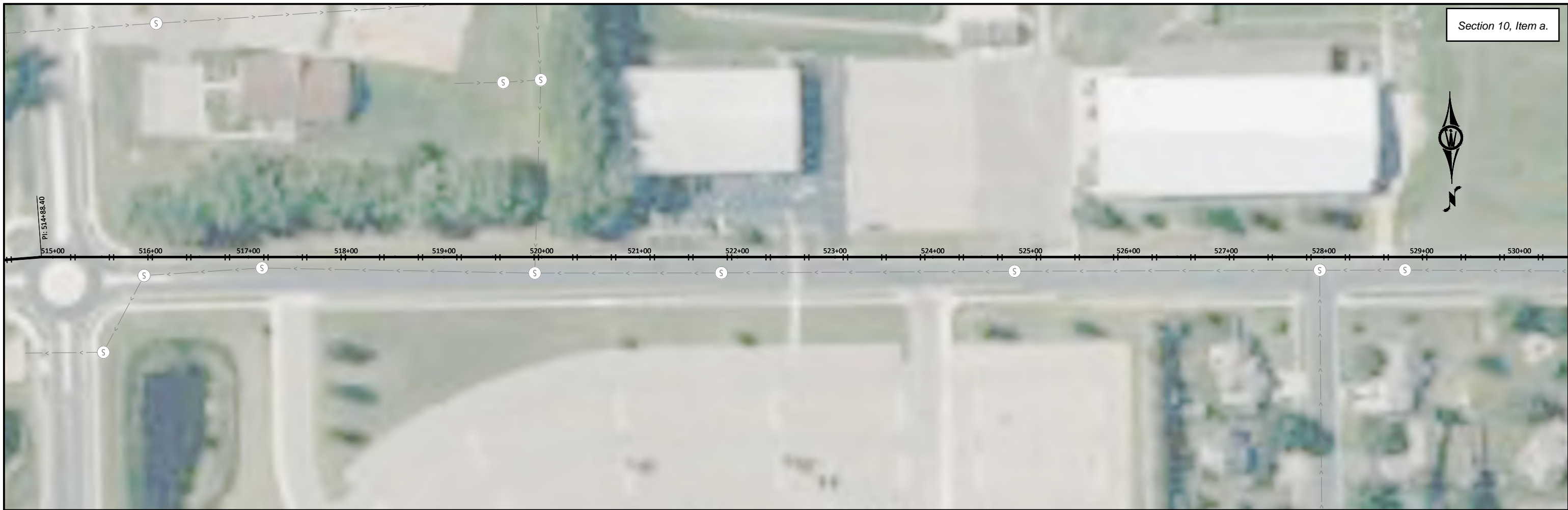


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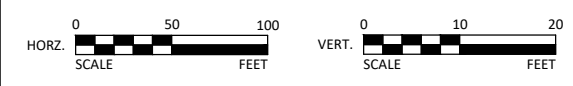


CLIENT PROJ. NO.
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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		305
NWLS - FMS ALIGNMENT		



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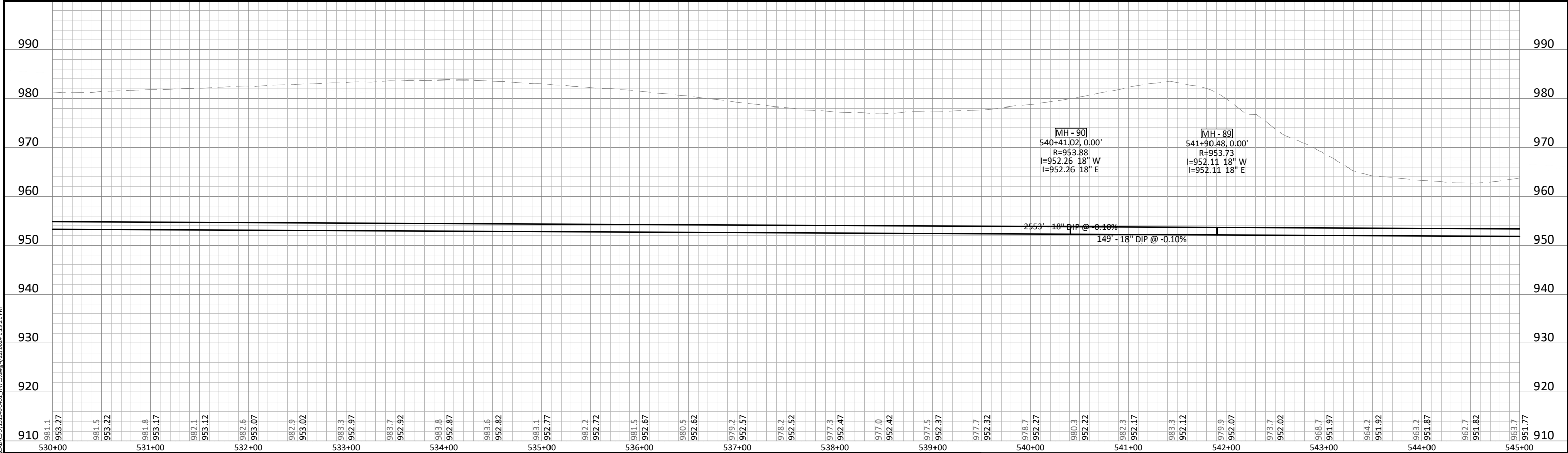
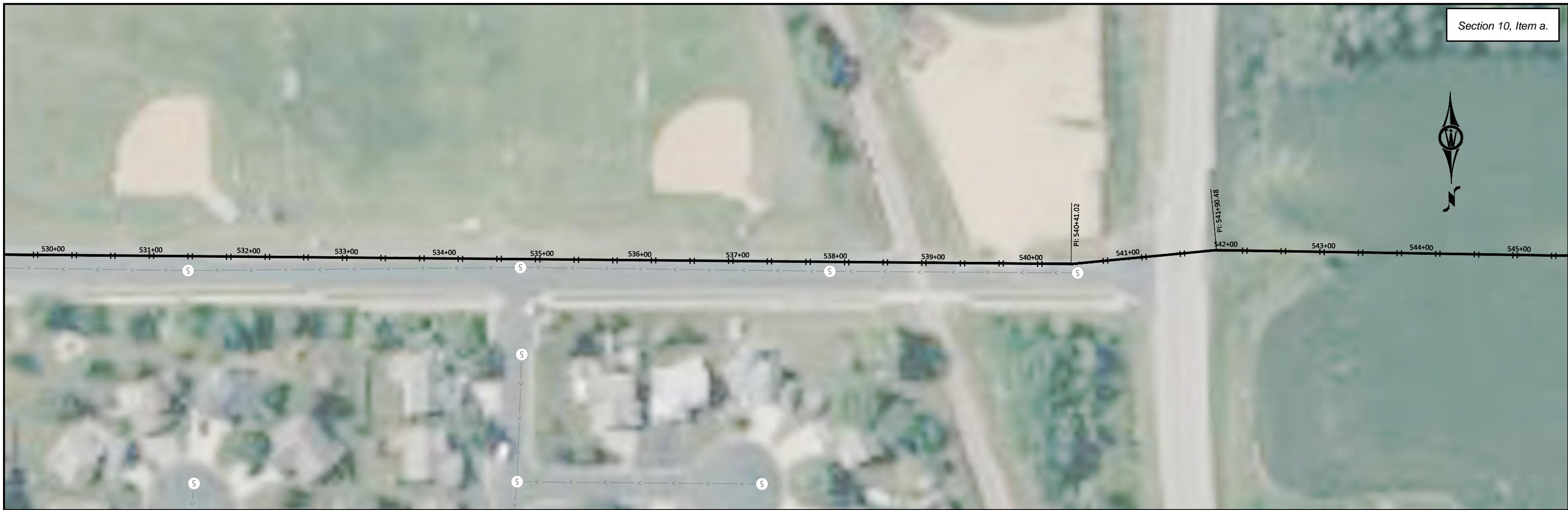


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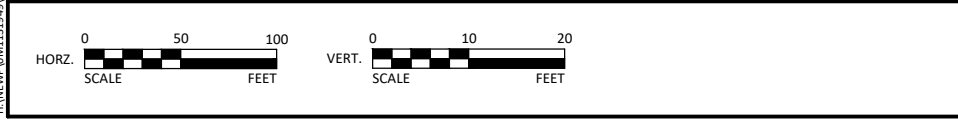


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		306
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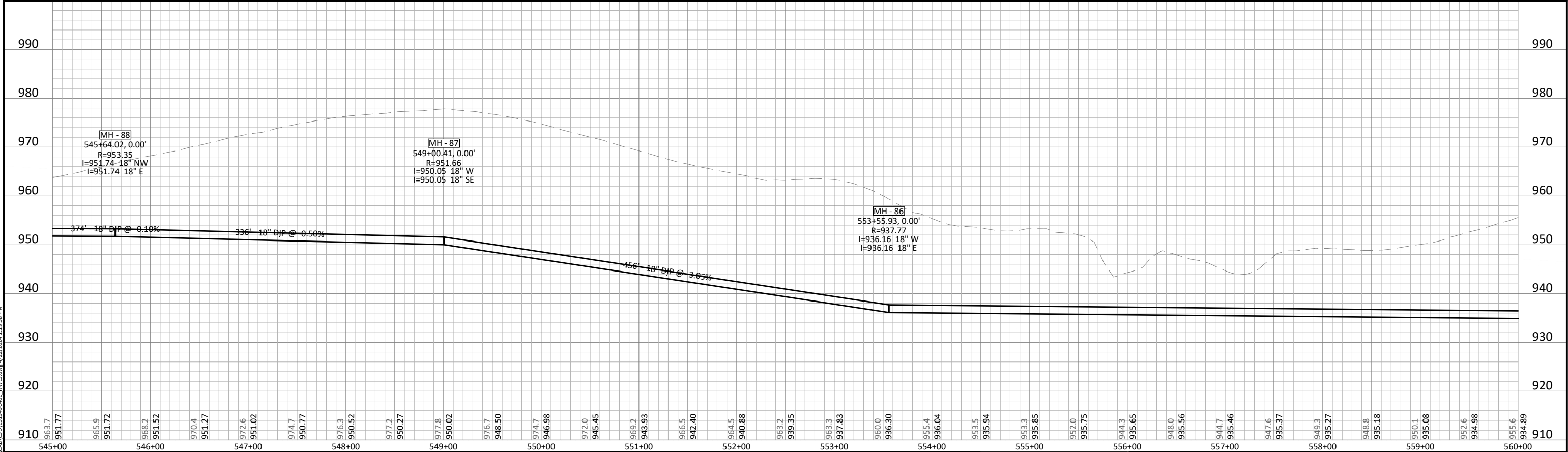
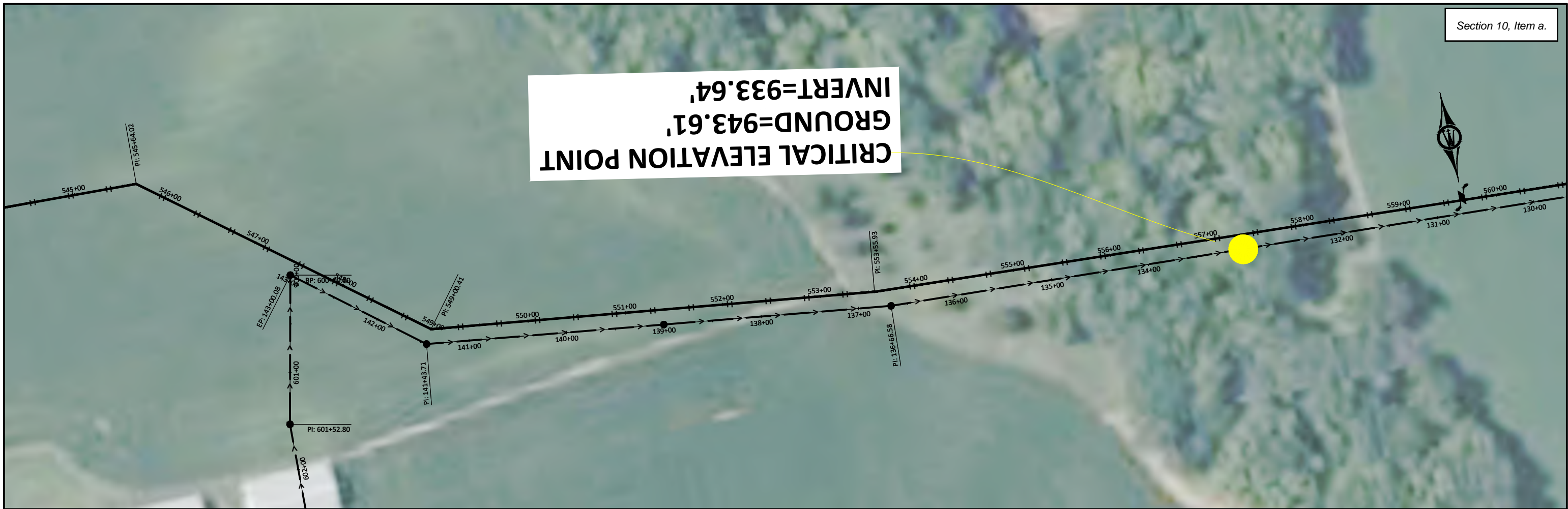
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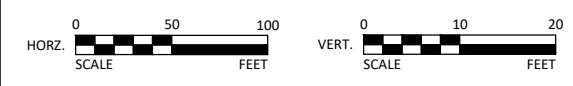
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CITY OF NEW PRAGUE, MINNESOTA
 SANITARY SEWER FEASIBILITY STUDY
 PROPOSED SANITARY SEWER PLAN AND PROFILE
 NWLS - FMS ALIGNMENT

CRITICAL ELEVATION POINT
GROUND=943.61'
INVERT=933.64'



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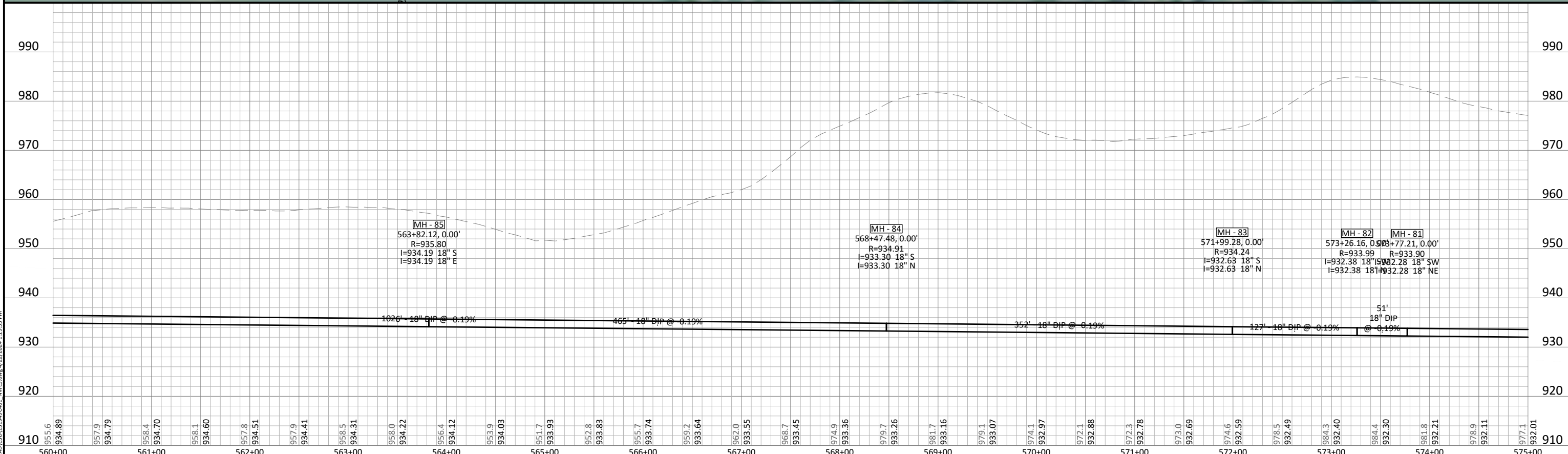
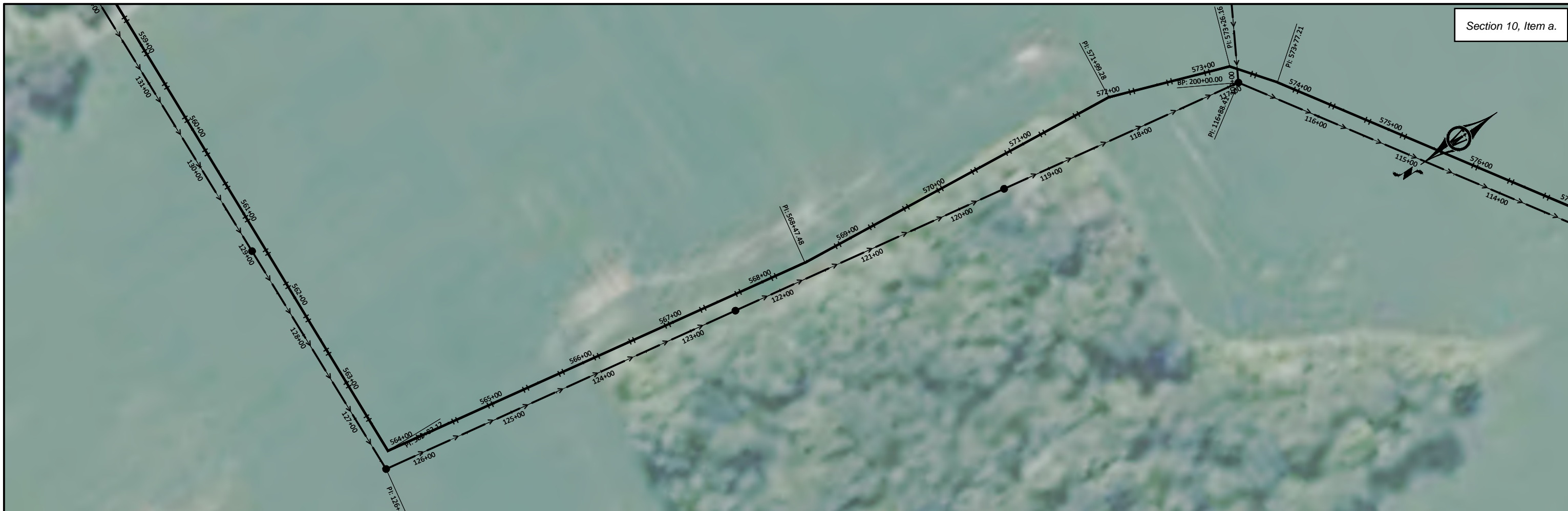


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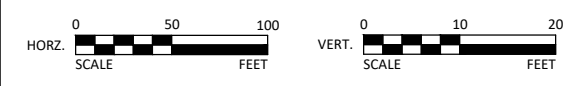


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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		
NWLS - FM5 ALIGNMENT		
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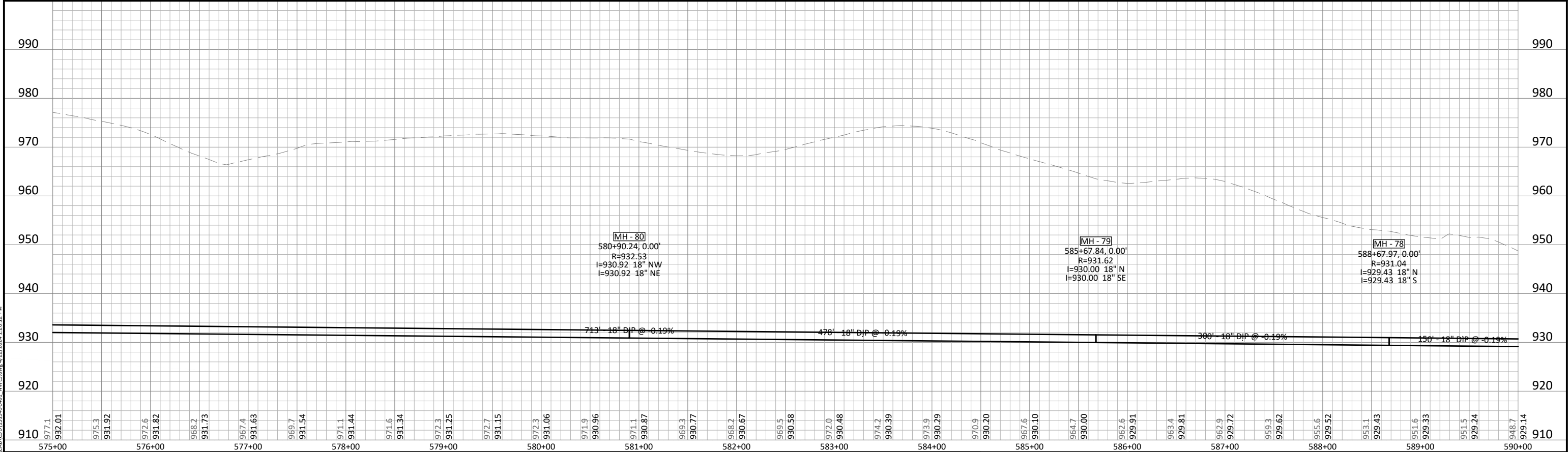
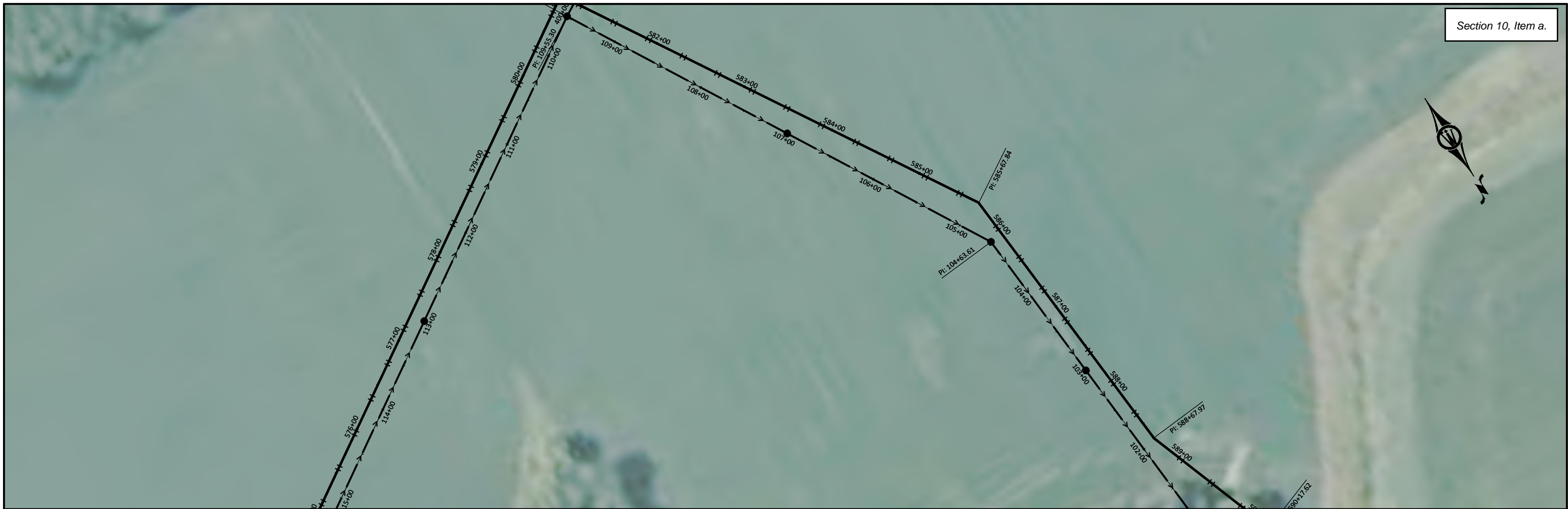


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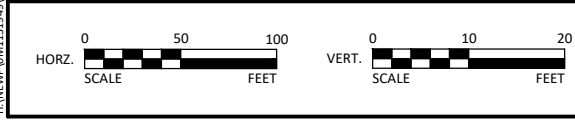


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PROPOSED SANITARY SEWER PLAN AND PROFILE		309
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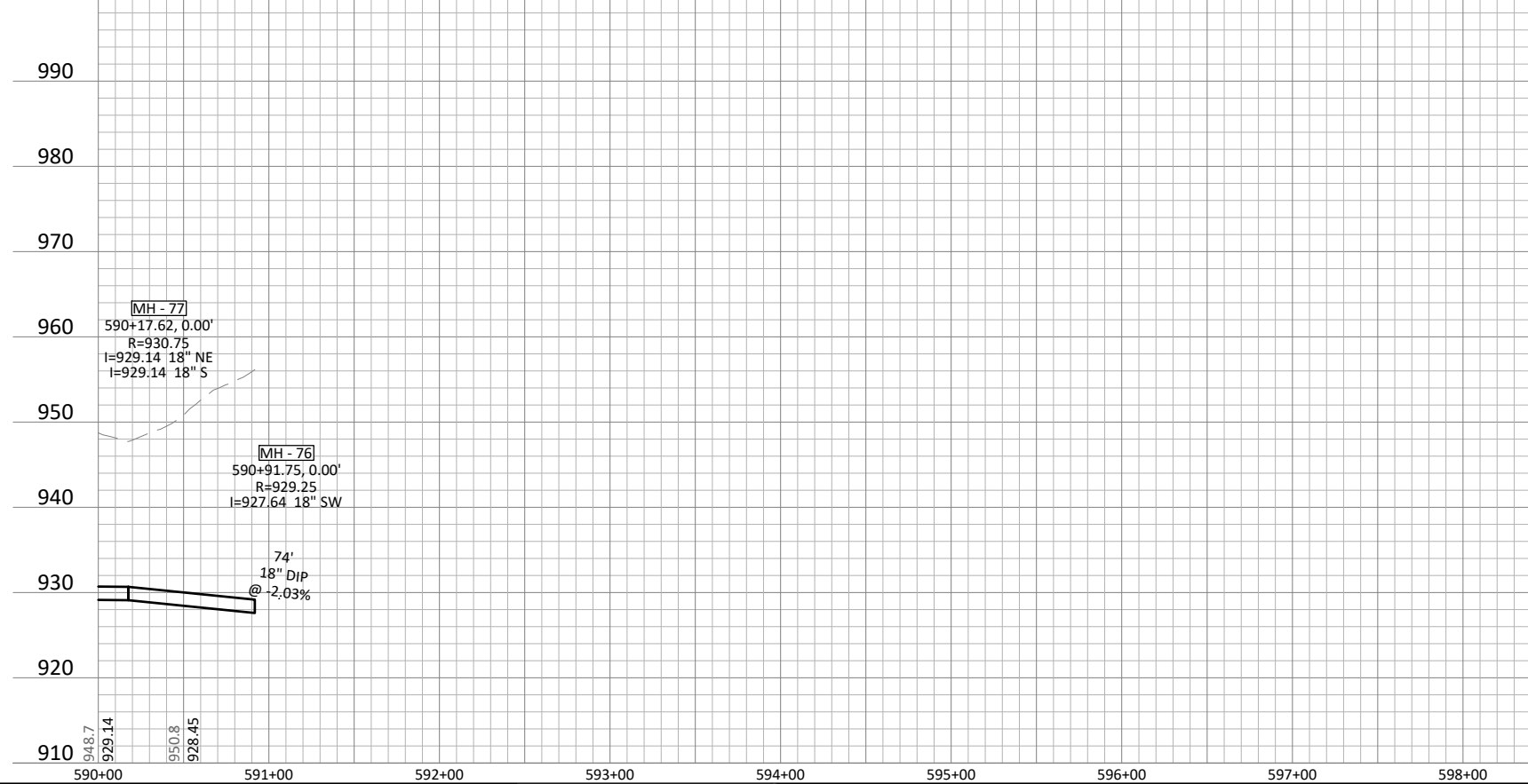
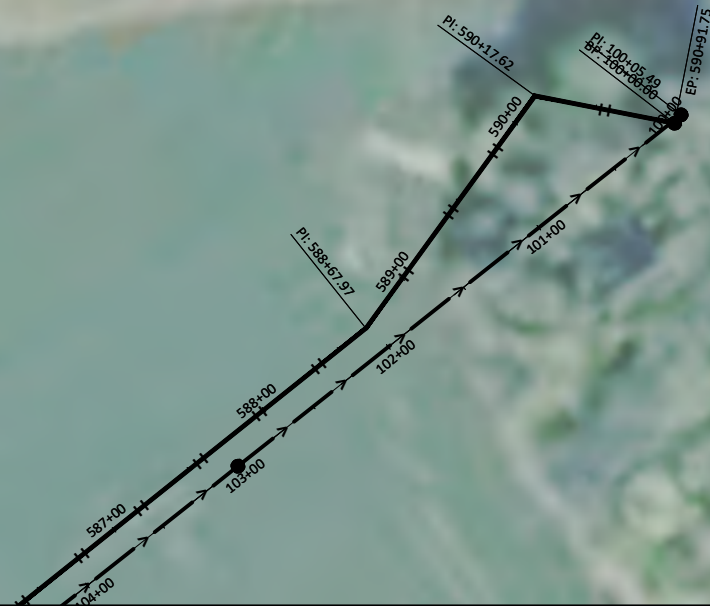


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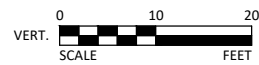
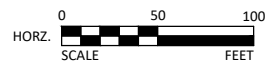


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CITY OF NEW PRAGUE, MINNESOTA	SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE	
NWLS - FM5 ALIGNMENT	



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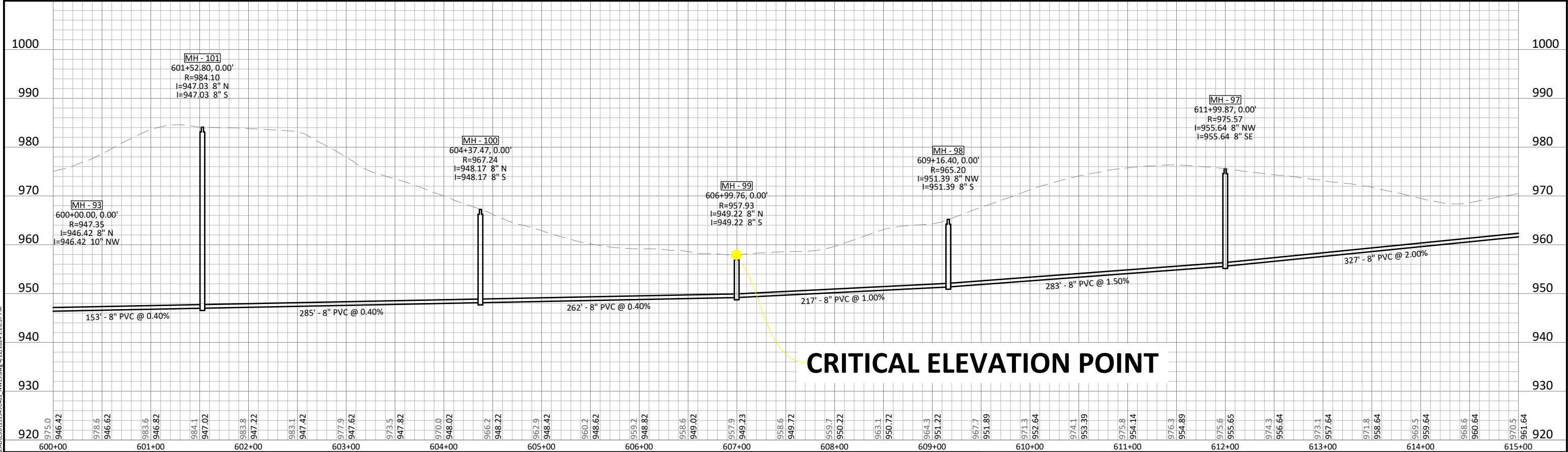
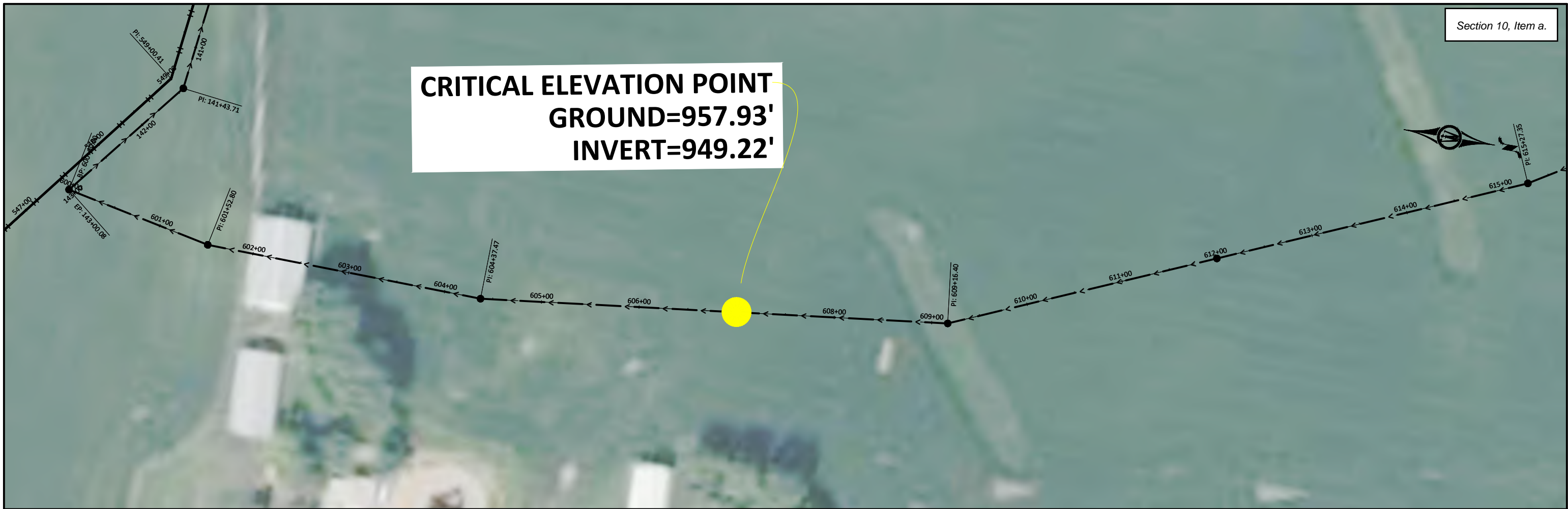
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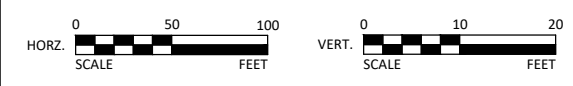
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CRITICAL ELEVATION POINT
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INVERT=949.22'



CRITICAL ELEVATION POINT

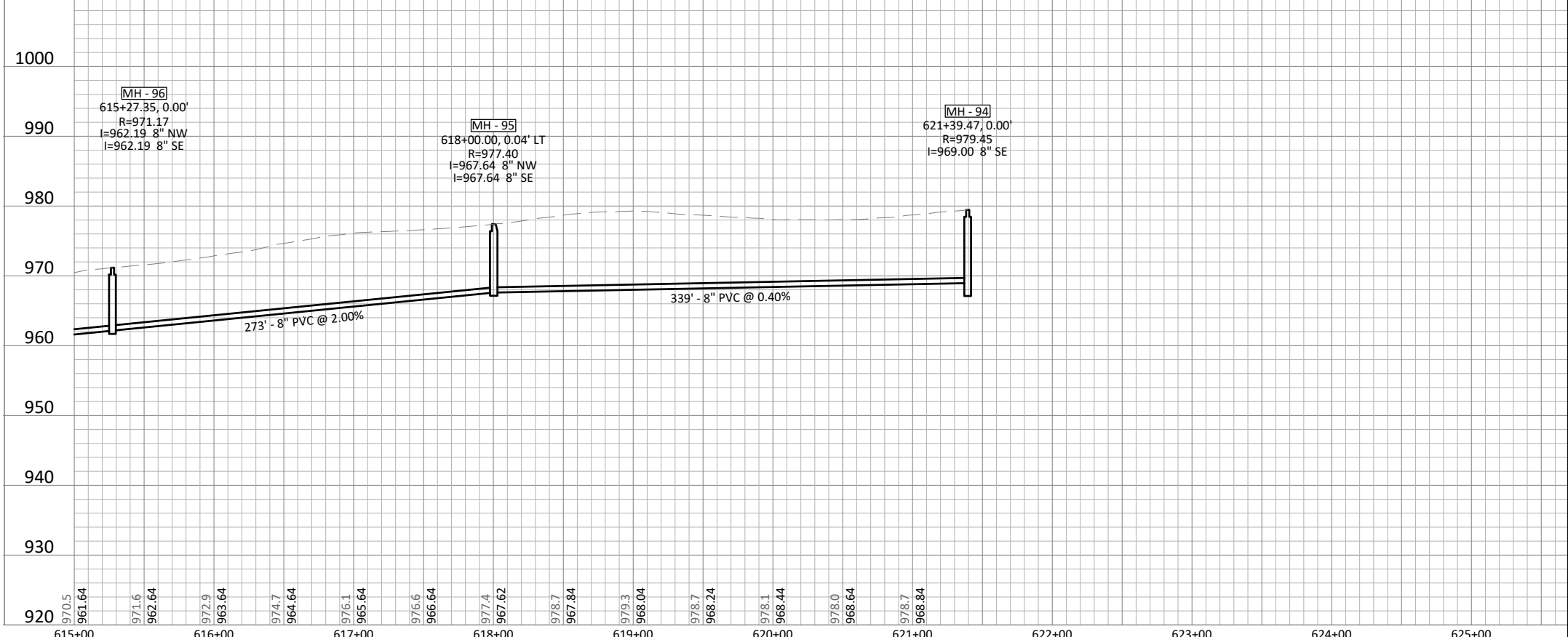
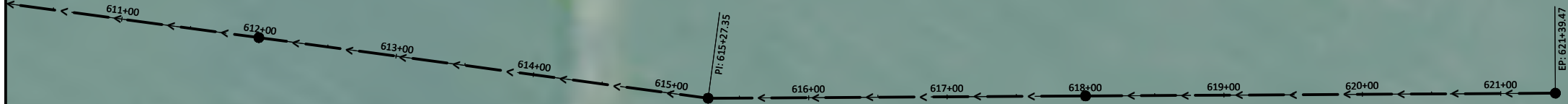
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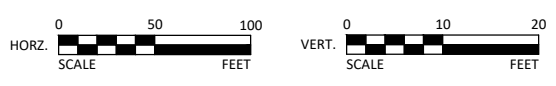
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CITY OF NEW PRAGUE, MINNESOTA		SHEET
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PROPOSED SANITARY SEWER PLAN AND PROFILE		
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Appendix D: Summary of Lift Station Sizing Calculations and Costs

Section 10, Item a.

New Prague Sanitary Sewer Lift Station Analysis
8/16/2024

Lift Station Area	Average Daily Flow (MGD)	Eq Population (thousands)	Peaking Factor	Peak Hourly Flow (MGD)	Peak Hourly Flow (GPM)	Forcemain Size (Inches)	Forcemain Velocity (FPS)	Forcemain Length	Pump Settling Elevation (FT)	Forcemain Discharge Elevation (FT)	Static Head (FT)	Velocity Head (FT)	TDH(FT)	No Pumps running at PHF	Estimated HP		
Southwest Lift Station	1.198	11.98	2.88	3.45	2393	10	9.78	3575	957	982	25	131.1	156	1	139	3.46121366	
South Lift Station	0.24	2.4	3.52	0.95	587	6	6.67	765	981	984	3	25.0	28	1	6	1.549193338	
Southeast Lift Station	0.622	6.22	3.16	1.96	1363	8	8.71	3935	979	987	8	150.7	159	1	91	2.493992783	
Northeast Lift Station	1.452	14.52	2.79	4.05	2816	12	7.99	2355	946	970	24	48.1	72	1	60	3.810511777	
North west Lift Station	2.401	24.01	2.57	6.18	4290	14	8.95	9100	922	970	48	191.4	239	2	182	4.9	151.6737581
Gravity-West	0.05	0.5	3.97	0.20	138											0.707106781	
Northwest Lift Station additional flow from current areas	0.419	4.19	3.32	1.39	965											2.046948949	

Lift Station Area	LS Pump Cap (GPM)	LS Pump HP	No of Pumps	LS Base Depth	LS Grade	LS Build Depth	LS Diameter (FT)	Excavation Volume (CF)	Excavation Volume (CY)	r	R	Excavation Cost (\$)	Hauling Cost (\$)	Backfill Cost (\$)	Exc + Backfill	Structure Cost (\$)	Valve Vault Cost (\$)	structure total
Southwest Lift Station	2393	139	2	954	992	38	10	83,086	3,077	5	43	\$ 46,159.16	30,772.78	92,318.33	169,250.26	\$ 189,562.96	\$ 63,187.65	\$ 252,750.62
South Lift Station	587	6	2	978	995	17	8	9,626	357	4	21	\$ 5,347.89	3,565.26	10,695.77	19,608.91	\$ 89,315.56	\$ 29,771.85	\$ 119,087.41
Southeast Lift Station	1363	91	2	976	1015	39	10	89,028	3,297	5	44	\$ 49,460.23	32,973.49	98,920.47	181,354.19	\$ 193,051.85	\$ 64,350.62	\$ 257,402.47
Northeast Lift Station	2816	60	2	943	980	37	10	77,415	2,867	5	42	\$ 43,008.11	28,672.08	86,016.23	157,696.42	\$ 186,074.07	\$ 62,024.69	\$ 248,098.77
North west Lift Station	4290	182	3	919	955	36	12	77,319	2,864	6	42	\$ 42,955.20	28,636.80	85,910.40	157,502.40	\$ 225,149.63	\$ 75,049.88	\$ 300,199.51
												15	10	30		2000		

New Prague Sanitary Sewer Study
Summary of Lift Station Cost

Item	Lift Station Area				
	Southwest Lift Station	South Lift Station	Southeast Lift Station	Northeast Lift Station	North west Lift Station
Mobilization (5%)	\$ 39,100	\$ 20,435	\$ 38,938	\$ 38,290	\$ 48,385
Allowance (10%)	\$ 78,200	\$ 40,870	\$ 77,876	\$ 76,580	\$ 96,770
Driveway	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Excavation and Backfill	\$ 169,250	\$ 19,609	\$ 181,354	\$ 157,696	\$ 157,502
Wet Well/dry Well Structure	\$ 252,751	\$ 119,087	\$ 257,402	\$ 248,099	\$ 300,200
Piping, Valves	\$ 60,000	\$ 40,000	\$ 50,000	\$ 80,000	\$ 100,000
Pumps	\$ 100,000	\$ 60,000	\$ 100,000	\$ 90,000	\$ 180,000
Control and Power	\$ 100,000	\$ 80,000	\$ 90,000	\$ 100,000	\$ 120,000
Generator	\$ 70,000	\$ 60,000	\$ 70,000	\$ 60,000	\$ 80,000
Sitework	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Construction Subtotal	\$ 899,301	\$ 470,001	\$ 895,570	\$ 880,664	\$ 1,112,857
Contingency (20%)	\$ 179,860	\$ 94,000	\$ 179,114	\$ 176,133	\$ 222,571
Construction Total	\$ 1,079,161	\$ 564,001	\$ 1,074,684	\$ 1,056,797	\$ 1,335,429



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: MAYOR AND CITY COUNCILMEMBERS
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: MAYORAL TERM
DATE: OCTOBER 15, 2024

At its regular meeting in August 2024, the Charter Commission voted unanimously by those present to change the City Charter for the New Prague mayor to serve a term of four years, instead of the two-year term that is currently stated.

Through this process, the Charter Commission has two paths. The Charter Commission can either have the change go to the ballot to be voted on by residents, or it can send the question to the City Council. For the change to pass at the City Council level, the vote would need to be unanimous. Upon recommendation from City Attorney Scott Riggs, the Charter Commission decided by resolution to send the question to the City Council for vote.

The section that this applies to is Section 2.03 of the City Charter. This section currently reads:

Section 2.03. City Council Composition and Election. The City Council shall be composed of a Mayor and four (4) Council members elected at large. Each City Council member shall serve a term of four (4) years and have until the successor is elected and qualifies. The Mayor shall serve for a term of two (2) years and until the successor is elected and qualifies.

When reviewing surrounding communities, it is pretty split on how many have mayors elected to two-year terms and how many have mayors elected to four-year terms. The surrounding counties are as follows:

SCOTT COUNTY

- Shakopee – 4
- Prior Lake – 4
- Jordan – 4
- Savage – 4
- Belle Plaine – 2

LE SUEUR COUNTY

- Le Sueur – 4
- Le Center – 2
- Waterville – 2
- Montgomery – 2
- Kasota – 2
- Cleveland – 2

RICE COUNTY

- Faribault – 4
- Northfield – 4
- Morristown – 2
- Dundas – 4
- Nerstrand – 2
- Lonsdale – 2

The main advantage that I see of this is that with a new mayor in a two-year term, it may take almost two years before the mayor starts to feel comfortable in their duties before they have to defend their position. The City does not require this of the other elected positions, instead allowing those members to learn and grow in their role over a four year time period.

Other than allowing more people to consistently run for mayor, which is an argument that could be made, if I say that all Council positions should be two-year terms instead of four-year terms, I do not believe there is a good argument for the mayor to be on a two year term cycle while the councilmembers are on four year cycles.

Section 11, Item a.

Of note, changing the mayoral term will not affect the 2024 elections. Due to timelines required by the State, a change now in the Charter for Mayoral terms would take effect with the 2026 election.

Recommendation

I recommend approving the First Reading of Ordinance #352, Amending Chapter 2 of the City Charter.

Pursuant to Minnesota Statutes Section 410.12, subd. 7, the City Council of the City of New Prague has adopted the following ordinance by a unanimous vote. The ordinance shall become effective 90 days after its publication.

**CITY OF NEW PRAGUE
ORDINANCE NO. 352**

**AN ORDINANCE AMENDING THE NEW PRAGUE CITY CHARTER
BY AMENDING CHAPTER 2 OF THE CITY CHARTER**

THE CITY OF NEW PRAGUE ORDAINS:

SECTION 1. The City Council of the City of New Prague, upon recommendation of and from the City of New Prague Charter Commission, has hereby determined that Chapter 2 of the City Charter be amended by adopting the following changes, deletions, and amendments of or from the following chapters and sections of the New Prague City Charter:

Section 2.03. CITY COUNCIL COMPOSITION AND ELECTION. The City Council shall be composed of a Mayor and four (4) Council members elected at large. The Mayor and each Each City Council member shall serve a term of four (4) years and until the successor is elected and qualifies. ~~The Mayor shall serve for a term of two (2) years and until the successor is elected and qualifies.~~

SECTION 2. This ordinance shall take effect ninety days after the date of its publication.

Read by the City Council of the City of New Prague on this 21st day of October, 2024.

Read and passed by the City Council of the City of New Prague on this 4th day of November, 2024.

By: _____
Duane J. Jirik, Mayor

ATTEST:

Joshua M. Tetzlaff, City Administrator

State of Minnesota
Counties of Scott & Le Sueur }
City of New Prague

CITY OF NEW PRAGUE

CHARTER COMMISSION RESOLUTION #24-08-14-01

RESOLUTION RECOMMENDING AMENDMENT
OF THE NEW PRAGUE CHARTER BY ORDINANCE

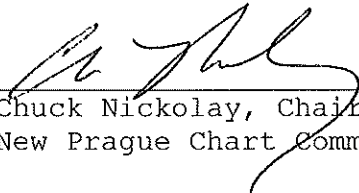
WHEREAS, the New Prague Charter Commission has the authority under Minnesota Statute, Section 410.12, subdivision 7 to recommend amendments to the City Charter; and

WHEREAS, the Commission has determined that the New Prague City Charter should be amended.

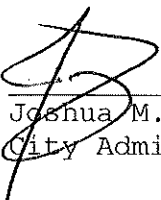
NOW, THEREFORE BE IT RESOLVED BY THE NEW PRAGUE CHARTER COMMISSION THAT:

- 1) The New Prague City Charter should be amended by Ordinance #352 (Exhibit A) enacted by the City Council of the City of New Prague pursuant to Minnesota Statute 410.12.

Passed and adopted at a regularly scheduled meeting of the New Prague Charter Commission on August 14, 2024.

By: 
Chuck Nickolay, Chair
New Prague Chart Commission

ATTEST:


Joshua M. Tetzlaff
City Administrator

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague } .

EXHIBIT A

Pursuant to Minnesota Statutes Section 410.12, subd. 7, the City Council of the City of New Prague has adopted the following ordinance by a unanimous vote. The ordinance shall become effective 90 days after its publication.

**CITY OF NEW PRAGUE
ORDINANCE NO. 352**

**AN ORDINANCE AMENDING THE NEW PRAGUE CITY CHARTER
BY AMENDING CHAPTER 2 OF THE CITY CHARTER**

THE CITY OF NEW PRAGUE ORDAINS:

SECTION 1. The City Council of the City of New Prague, upon recommendation of and from the City of New Prague Charter Commission, has hereby determined that Chapter 2 of the City Charter be amended by adopting the following changes, deletions, and amendments of or from the following chapters and sections of the New Prague City Charter:

Section 2.03 – City Council Composition and Election.

The City Council shall be composed of a Mayor and four (4) Council members elected at large. ~~The Mayor and four~~ Each City Council members shall serve a term of four (4) years each and have until their individual successors are ~~is~~ elected and qualified. ~~The Mayor shall serve for a term of two (2) years and until the successor is elected and qualifies.~~

SECTION 2. This ordinance shall take effect ninety days after the date of its publication.

Read by the City Council of the City of New Prague on this 3rd day of September, 2024.

Read and passed by the City Council of the City of New Prague on this 16th day of September, 2024.

By: _____
Duane J. Jirik, Mayor

ATTEST:

Joshua M. Tetzlaff, City Administrator



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: INTRODUCTION OF ORDINANCE #353 AMENDING VARIOUS SECTIONS OF THE SUBDIVISION ORDINANCE RELATED TO PUBLIC SIDEWALKS
DATE: OCTOBER 14, 2024

The Planning Commission has recently considered a subdivision ordinance amendment related to requiring sidewalks on both sides of all new streets in new subdivisions. They began discussions on August 28th and continued those discussions and also held a public hearing regarding the ordinance amendment at their meeting on September 25th. The public hearing did not receive any public comments.

The reason for the subdivision ordinance amendments to be considered stemmed from goals contained in the drafted Comprehensive Plan related to sidewalks and non-vehicular transportation (see the attached staff report for those specific goals and strategies). Additionally, while the City will be rewriting it's zoning and subdivision ordinances, the Planning Commission felt this topic was important enough to review now before new subdivisions would be applied for.

Staff and the Planning Commission developed the attached ordinance which would essentially require sidewalks on both sides of all new streets with exceptions only being made for cul-de-sacs less than 300' in length and also for residential developments where the density proposed is less than 3 units per acre.

Recommendation

Staff recommends that the City Council conduct a first reading and approve the introduction of the ordinance amendment.

ORDINANCE NO. 353

CITY OF NEW PRAGUE

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE SUBDIVISION
ORDINANCE RELATED TO PUBLIC SIDEWALKS**

WHEREAS, the Planning Commission on September 25th, 2024 held a public hearing regarding the proposed zoning ordinance amendments relating to requiring sidewalks on both sides of all new streets and forwarded a recommendation for consideration of approval of said amendments; and,

The City of New Prague Ordains:

SECTION 1. Section 062 and Sections 068 of the City of New Prague Subdivision Ordinance is amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

062

(F) *Minimum street/access standards.*

Street Class	R/W Width (feet)*	Curb Width (feet)*	Grade (Max %)	Sidewalk Width (feet)**	Trail Width ROW/Paved (feet)*
Arterial	100/150	44-68	4	6	20/10
Collector	80/120	36-40	6	5	15/8
Local	60	28-32	7	5	15/8
Cul-de-Sac (Dead End)	60' radius	45' radius	7	5	15/8
Alley	25	14-20	7	N/A	N/A

*The City Council may require larger or smaller than minimum widths upon recommendation of the Planning Commission, City Staff or the City Engineer. A street which intersects or crosses a railroad shall have a right-of-way of sufficient width to permit construction of a grade-separated crossing.

**A sidewalk is required on ~~at least one side~~ both sides of all public streets, except as otherwise noted in Section 068 of this chapter.

068

(C) *Sidewalks/pedestrian ways.* Concrete sidewalks of not less than five feet in width shall be provided on ~~at least one~~ both sides of each street, except for cul-de-sacs less than 300 feet in length in a residentially zoned area where a sidewalk on one side will be sufficient, ~~in instances where the sidewalk would not provide a connection to an adjacent trail, park or open space area.~~

The City may also consider a sidewalk on only one side of a street where the residential density is less than three (3) dwelling units per net acre in a residentially zoned area. In areas where a sidewalk is only required on one side, consideration for the location of the sidewalk must be made to provide connection to or continuation of existing adjacent sidewalk or trail routes. Where a proposed subdivision abuts or includes an arterial street, sidewalks of not less than six feet in width shall be provided on both sides of the street, unless a trail is included on one side of the street as designated by the comprehensive plan. In such case, the trail must be located on one side of the street and a sidewalk on the other. All sidewalks and trails must be compliant with the Americans with Disabilities Act.

SECTION 2. This ordinance shall take effect and be in force after its passage and upon its publication, in accordance with Section 3.13 of the City Charter.

Introduced to the City Council of the City of New Prague, Minnesota, this 21st day of October, 2024.

The required 10 days posted notice was completed on the City Website and City Hall Bulletin Board on October 22nd, 2024.

Passed by the City Council of the City of New Prague, Minnesota, the 4th day of November, 2024, and to be published on the 14th day of November, 2024.

Duane J. Jirik, Mayor

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

State of Minnesota)
)ss. (CORPORATE ACKNOWLEDGMENT)
County of Scott & Le Sueur)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2024.

Notary Public

THIS INSTRUMENT DRAFTED BY:

Kenneth D. Ondich
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING FOR SUBDIVISION ORDINANCE AMENDMENT TO CONSIDER REQUIRING SIDEWALKS ON BOTH SIDES OF ALL NEW STREETS
DATE: SEPTEMBER 16, 2024

With the comprehensive plan process nearing completion and with possible residential lot development forthcoming, staff wanted to look at a possible early amendment to the Subdivision Ordinance which would require sidewalks on each side of all new streets within the City. This amendment would predate the full re-write of the Zoning and Subdivision Ordinances, which is intended to start later this year and take approximately one year to complete.

As the Planning Commission has seen in the draft comprehensive plan, the following are goals/strategies that support this:

Community Development & Amenities - Goal 2: Maintain reliable and quality public services, utilities, and facilities to encourage growth and reinvestment.

Strategies:

- Encourage connectivity among new and existing developments through pedestrian/bicycle facilities and trails.

Transportation - Goal 1: Create a multimodal transportation network that aligns with anticipated land use/development plans, protects natural resources, and balances motorized and non-motorized needs.

Strategies:

- Utilize Complete Street principles when evaluating highway and road improvement projects.
- Consider requiring and/or incentivizing developers to include non-vehicular transportation facilities in their subdivisions and development plans – particularly trail opportunities.
- Reduce the amount and density of cul-de-sacs in development to improve connectivity among vehicular and non-vehicular transportation facilities.
- Consider incentivizing sidewalk construction and maintenance to ensure a well-connected pedestrian network throughout the community.
- Ensure that City plans for vehicular and non-vehicular transportation align with each other for capital improvement planning and budgeting.

Transportation - Goal 2: Develop a comprehensive and accessible system of pedestrian spaces that support users of all ages and abilities.

Strategies:

- Identify gaps in ADA-compliant access by engaging the community and analyzing current conditions.
- Identify funding opportunities and partnerships to fix instances of ADA non-compliance throughout the community.
- Utilize Safe Routes to School programs to enhance physical pedestrian crossings and educate students on safe traveling strategies.

The City’s Subdivision Ordinance has not been amended since July of 2011 which means it was not amended since the last iteration of the comprehensive plan.

At the Planning Commission Meeting on August 28th, 2024, there was discussion among the Planning Commissioners regarding if cul-de-sacs or short stub roads need sidewalks on both sides, or even at all or if there were other considerations to be considered rather than blindly requiring sidewalks on all sides without exception and to make sure connections are provided from existing developments and to avoid creating dead ends. Staff has researched how other cities handle sidewalks requirements and while some cities do require sidewalks on both sides without exceptions, some do provide certain exceptions for less dense areas (under 3 dwelling units per net acre) or on short cul-de-sacs (less than 300’).

Existing Subdivision Ordinance Language-

Under Section 062 titled “Street Improvements” the following is the language written concerning sidewalks under Subd. F:

(F) *Minimum street/access standards.*

Street Class	R/W Width (feet)*	Curb Width (feet)*	Grade (Max %)	Sidewalk Width (feet)**	Trail Width ROW/Paved (feet)*
Arterial	100/150	44-68	4	6	20/10
Collector	80/120	36-40	6	5	15/8
Local	60	28-32	7	5	15/8
Cul-de-Sac (Dead End)	60’ radius	45’ radius	7	5	15/8
Alley	25	14-20	7	N/A	N/A

*The City Council may require larger or smaller than minimum widths upon recommendation of the Planning Commission, City Staff or the City Engineer. A street which intersects or crosses a

railroad shall have a right-of-way of sufficient width to permit construction of a grade-separated crossing.

****A sidewalk is required on at least one side of all public streets, except as otherwise noted in Section 068 of this chapter.**

Under Section 068, Subd. C titled “Landscaping and Walkways” the following is the language written concerning sidewalks:

(C) Sidewalks/pedestrian ways. Concrete sidewalks of not less than five feet in width shall be provided on at least one side of each street, except for cul-de-sacs in instances where the sidewalk would not provide a connection to an adjacent trail, park or open space area. Where a proposed subdivision abuts or includes an arterial street, sidewalks of not less than six feet in width shall be provided on both sides of the street, unless a trail is included on one side of the street as designated by the comprehensive plan. In such case, the trail must be located on one side of the street and a sidewalk on the other. All sidewalks and trails must be compliant with the Americans with Disabilities Act.

Proposed Zoning Ordinance Language-

Staff recommends the following amendments (~~struck out~~ and **added**) to Section 062 and 068 of the subdivision ordinance:

Amend 062, Subd. F as follows:

(F) *Minimum street/access standards.*

Street Class	R/W Width (feet)*	Curb Width (feet)*	Grade (Max %)	Sidewalk Width (feet)**	Trail Width ROW/Paved (feet)*
Arterial	100/150	44-68	4	6	20/10
Collector	80/120	36-40	6	5	15/8
Local	60	28-32	7	5	15/8
Cul-de-Sac 60' radius (Dead End)		45' radius	7	5	15/8
Alley	25	14-20	7	N/A	N/A

*The City Council may require larger or smaller than minimum widths upon recommendation of the Planning Commission, City Staff or the City Engineer. A street which intersects or crosses a railroad shall have a right-of-way of sufficient width to permit construction of a grade-separated crossing.

A sidewalk is required on ~~at least one side~~ **both sides of all public streets, except as otherwise noted in Section 068 of this chapter.

Amend Section 068, Subd. C as follows:

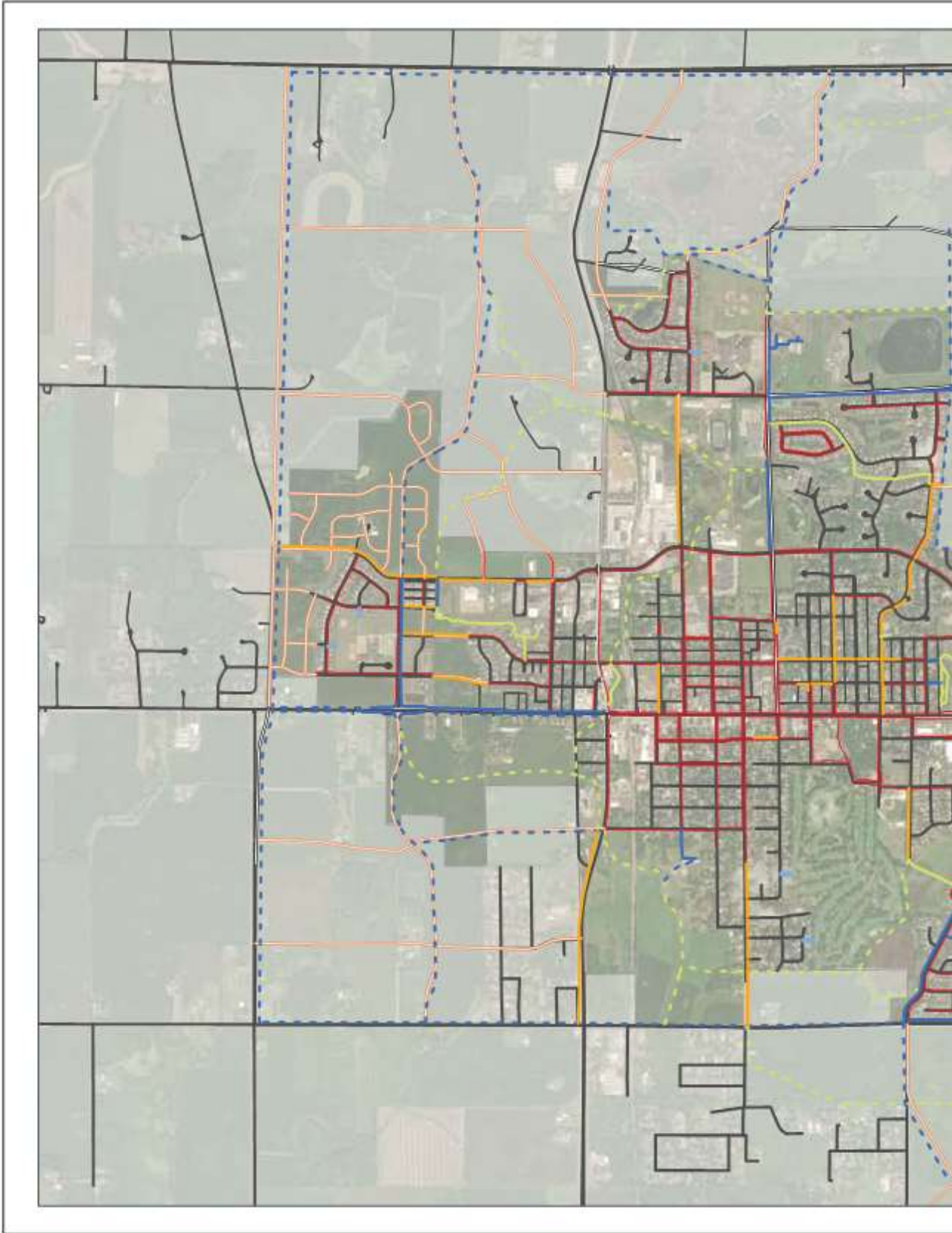
(C) *Sidewalks/pedestrian ways.* Concrete sidewalks of not less than five feet in width shall be provided on ~~at least one~~ **both** sides of each street, except for cul-de-sacs **less than 300 feet in length in a residentially zoned area where a sidewalk on one side will be sufficient.** ~~in instances where the sidewalk would not provide a connection to an adjacent trail, park or open space area.~~ **The City may also consider a sidewalk on only one side of a street where the residential density is less than three (3) dwelling units per net acre in a residentially zoned area. In areas where a sidewalk is only required on one side, consideration for the location of the sidewalk must be made to provide connection to or continuation of existing adjacent sidewalk or trail routes.** Where a proposed subdivision abuts or includes an arterial street, sidewalks of not less than six feet in width shall be provided on both sides of the street, unless a trail is included on one side of the street as designated by the comprehensive plan. In such case, the trail must be located on one side of the street and a sidewalk on the other. All sidewalks and trails must be compliant with the Americans with Disabilities Act.

Recommendation

Staff recommends that the Planning Commission hold the required public hearing on September 25th, 2024 to gather public input and to forward a recommendation on the proposed amendment to the City Council for consideration at their meeting on October 21st, 2024.

Attachments:

1. Draft Mobility Map





MOBILITY MAP

CITY OF NEW PRAGUE
COMPREHENSIVE PLAN UPDATE

CITY OF NEW PRAGUE
SCOTT/LE SUEUR COUNTY, MINNESOTA

- Existing Sidewalks
- Existing Trails
- Existing Greenway Trails
- Sidewalk Gaps
- - Potential Trails
- - Potential Greenway Trails
- Trail Connections
- Roadways
- New Corridor
- Route Change
- Existing Roadway
- New Prague City Limits

Data Sources:

Scott County, Le Sueur County, City of New Prague, FEMA
Data Sources:



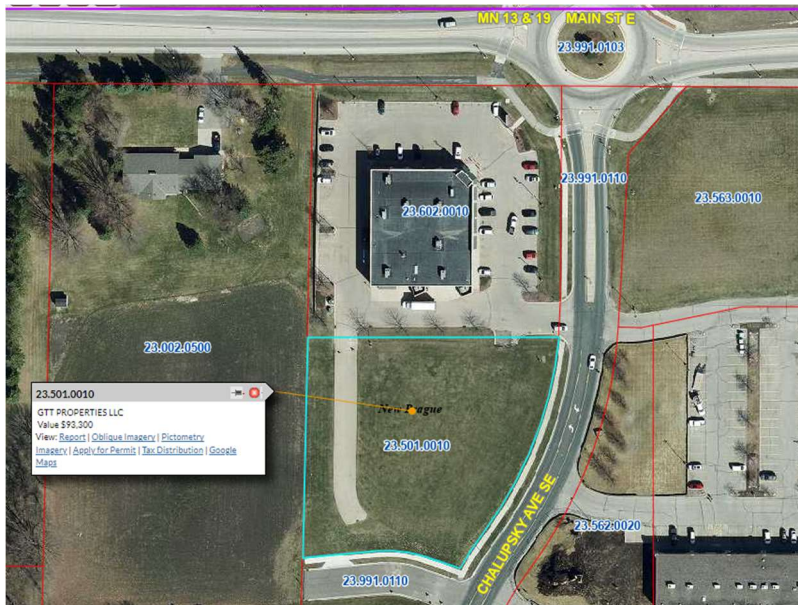


118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KENNETH ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING FOR POSSIBLE TAX ABATEMENT FOR 54 UNIT MARKET RATE APARTMENT BUILDING
DATE: OCTOBER 16, 2024

Since this spring, the City staff has been working with Ebert Construction on the possibility of constructing a 54-unit market rate apartment building on PID 23.501.0010 (Lot 1, Block 1, Deutschland First Addition) which is the vacant lot immediately south of Walgreens.



The developer asked the City about any incentives that might be available to make the project financially feasible and it was discussed that the state has the Workforce Housing Development Program that assists eligible recipients (the City is an eligible recipient as a city in “Greater Minnesota”) to finance qualified expenditures to develop market rate residential rental properties to address the lack of workforce housing

in Greater Minnesota. While the City did apply for the Workforce Housing Development program for this project, it was not awarded funds which could have totaled up to \$499,999.

In order to spread the tax abatement burden, the City has approached LeSueur County and the School District about participating as all three taxing entities will share in the benefits of the new apartment building which would not otherwise occur without the tax abatement. The School District held their required public hearing on September 23rd to consider the tax abatement request and approved a resolution and is anticipated to approve the abatement agreement at their meeting on Monday October 28th. Le Sueur County held their public hearing on October 15th and ultimately voted 4-0-1 to not approve the resolution to approve the tax abatement.

Since this matter was last in front of the City Council, the terms of the abatement have been reduced to an amount that we believe will be agreeable to all parties involved.

Mikaela Huot with Baker Tilly (the City’s consultant) has provided the attached memo showing what the shared tax abatement among all three entities would be over a 15-year time period with the abatement starting at 100% for 5 years, reducing to 66% for the next five years and again reducing to 33% for the final five years. Also attached is the abatement agreement.

Additional information provided with this memo includes the anticipated unit mix, picture of the site, site plan, and draft building elevations.

The current proposed mix of units is as follows which would be attractive as a housing option for the city in general as well as for school district employees and likely a few families as well:

- Alcove (Studio) – 12
- 1 Bedroom – 29
- 1 Bedroom + Den – 2
- 2 Bedroom – 11

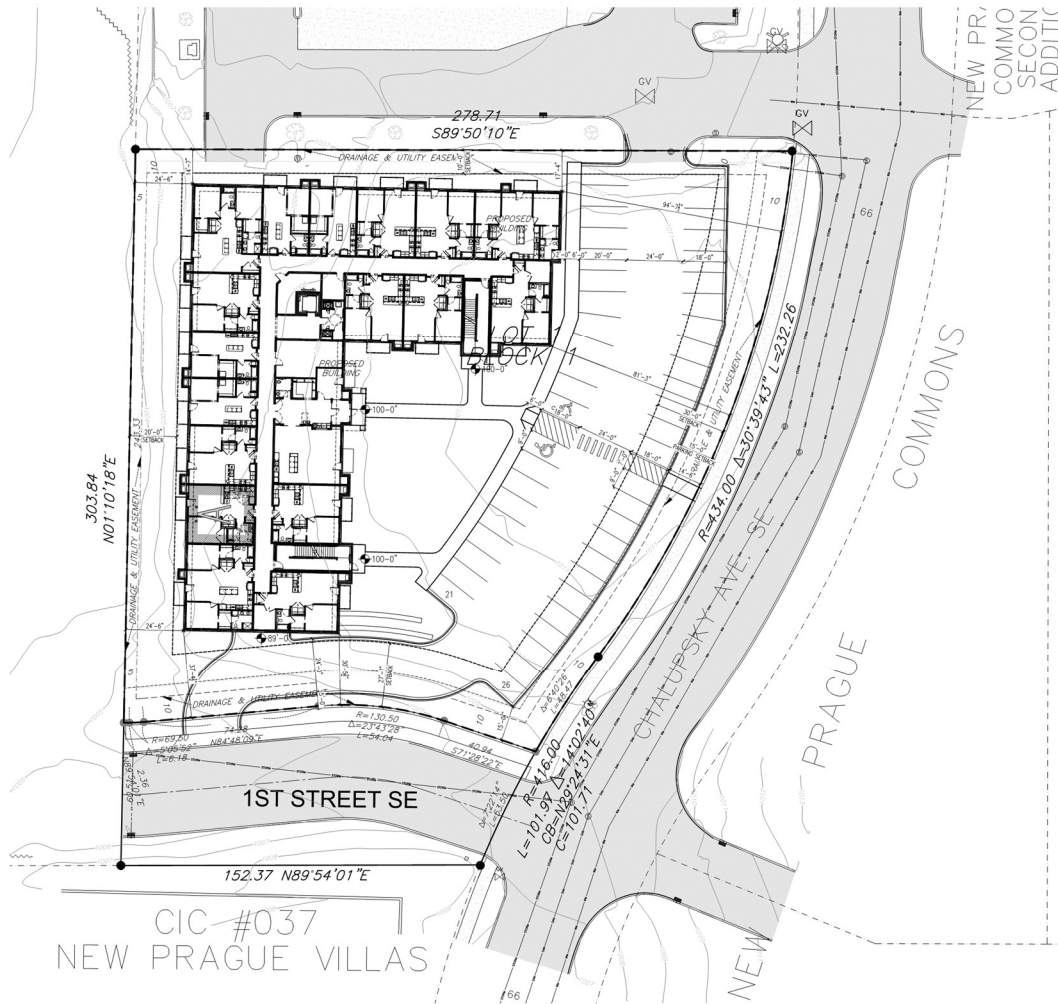
In terms of school age children that would live in the apartments, the general estimate from the Developer is that they would expect anywhere from 3-8 kids (age K-12) per 100 units. So with 54 units, we could estimate approximately 1.62 – 4.32 kids in this building. This is a general rule for estimates but can vary depending on many factors. Another national average estimate shows that for apartments with over 20 units, each unit would net .14 students per unit which would be about 7.56 kids in the building.

Staff Recommendation

Hold the required public hearing and consider approval of the attached resolution and abatement agreement.



(Google street view of the lot in question)



Site Plan approved for 54 Unit Building



(Current draft building elevations)



Memo

To: City Council for City of New Prague
Joshua Tetzlaff and Ken Ondich, City of New Prague

From: Mikaela Huot, Director, BTMA

Date: October 21, 2024

Subject: Tax Abatement for Proposed 54-Unit Apartment Project and Public Assistance Request to City of New Prague, LeSueur County and New Prague Area Schools

Executive Summary

The City of New Prague (the “City”) has received a request for assistance through tax abatement from Ebert Construction (the “developer”) for the proposed construction of a 54-unit multifamily apartment housing building. In spring of 2024, the developer requested the City apply for funding through the MHFA Workforce Housing Development Program in the amount of \$499,999 to assist with closing a financial gap that exists with development of the project site and construction of the building. The developer had also requested the City provide tax abatement assistance as a local funding match as required for the grant application. The request for tax abatement assistance could also include participation from the County and/or School District. The developer is solving for a financial gap of approximately \$1,200,000 over 15 years.

The request for tax abatement assistance includes City of New Prague, LeSueur County and New Prague Area School District participation for consideration of the granting of a tax abatement that would provide additional gap financing. Any grant funding received by MHFA would have reduced the requested total tax abatement assistance for each participating taxing entity to provide total assistance of up to \$1,200,000. We have since learned that the project was not successful in obtaining grant funding through the MHFA Workforce Housing Development Program and any financial assistance would be solely through tax abatement. Not receiving any grant funding resulted in the City’s tax abatement participation not being sufficient to support the financial gap and supporting the need for County and School District participation. To meet the \$1,200,000 gap, the developer’s request was to all three taxing entities (City, County and School District) for up to 100% of the increased taxes generated by the new project.

Based on additional discussions with the City Council, School Board and County Board, a revised structure of tax abatement has been proposed that would include tax abatement assistance at a blended 66% of the increased taxes above the existing pre-development base value. The School Board held a public hearing on Monday, September 23, 2024 and adopted a resolution approving the granting of a tax abatement. A tax abatement agreement would be considered at a later meeting and is scheduled to be considered on Monday, October 28. The County Board held a public hearing on Tuesday, October 15 to consider the granting of a tax abatement and consideration of a tax abatement agreement. The County Board denied participation in the tax abatement. The tax abatement structure for consideration of the granting of a tax abatement for the project is based on the City, County and School District share with the following scale:

- Years 1-5: 100% City and School District, 0% County
- Years 6-10: 66% City and School District, 0% County
- Years 11-15: 33% City and School District, 0% County
- Average blended percentage of participation is 66% over 15 years
- Total maximum abatement for City is \$316,965
- Total maximum abatement from all three entities of \$467,726

The developer estimated the total development cost to be approximately \$13,350,242 and the County Assessor's office has provided an initial taxable value estimate of the project upon construction completion of \$6,100,000. A summary of the projected revenues is included in the table on the following page. The purpose of this memo is to provide a summary of the preliminary projected tax abatement revenues generated by the City, County and School District. Any participation amounts would be subject to City Council approval following the holding of a public hearing scheduled for Monday, October 21. Additional details related to the tax abatement financing will be provided at the City Council public hearing and meeting.

Tax Abatement Analysis

The following assumptions were used to estimate the amount of projected tax abatement revenues:

- Total project area
 - Parcel ID: 23.501.0010
- Total estimated base value of \$93,300
 - Assumed existing land value would be calculated as 'base'
 - Non-abated net tax capacity of \$1,166
- Estimated total taxable value upon completion
 - \$6,100,000 (\$112,963 per unit)
 - \$76,250 total net tax capacity
 - Residential rental classification
- Maximum term of tax abatement
 - Up to 20 years with one or two participating taxing entities
 - Up to 15 years with all three taxing entities
- Projected term of tax abatement based on MHFA application
 - Estimated 15 years with blended 66% City, County and School District share pledged
- Construction commences in 2025 and completes in 2026
 - 100% assessed in January of 2027 for taxes payable in 2028
- Tax rates, class rates and future market values remain constant
 - Tax rates
 - City: 42.427%
 - County: 45.807%
 - School District: 20.180%
 - Class rate of 1.25% for residential rental
 - 0% annual market value inflator

Tax Abatement Revenue Estimates

Tax Abatement Revenue Estimates	
Participants	City, County and School
Total Estimated Taxable Value	\$6,100,000
Participation Level (blended)	66%
Estimated # of Years	15 years
City total abatement	\$316,965
County total abatement	\$0
School District total abatement	\$150,761
Estimated total projected abatement	\$467,726

Project Financing

There are generally two ways in which assistance can be provided for most projects, either upfront or on a pay-as-you-go basis. With upfront financing, the City would finance a portion of the applicant's initial project costs through the issuance of bonds or as an internal loan. Future tax abatements would be levied for collection by the City and used to pay debt service on the bonds or repayment of the internal loan. With pay-as-you-go financing, the developer would finance all project costs upfront and would be reimbursed over time for a portion of those costs as revenues are available.

Pay-as-you-go-financing is generally more acceptable than upfront financing for the City because it shifts the risk for repayment to the developer. If revenues are less than originally projected, the developer receives less and therefore bears the risk of not being reimbursed the full amount of their financing. However, in some cases pay as you go financing may not be financially feasible. With bonds, the City would still need to make debt service payments and would have to use other sources to fill any shortfall of revenues. With internal financing, the City reimburses the loan with future revenue collections and may risk not repaying itself in full if revenues are not sufficient. The City has historically financed projects as pay-as-you-go for reimbursement to the developer of eligible costs.

Definition of Tax Abatement

Any political subdivision, including statutory cities, home rule charter cities, towns, counties, and school districts, is authorized to abate property taxes on selected parcels or defer the payments of the taxes and abate the interest and penalty that otherwise would apply, if:

- The benefits gained equal or exceed the cost to the political subdivision or the abatement phases in a property tax increase, and
- The abatement is in the public interest because it will:
 - increases or preserves the tax base;
 - provides employment opportunities;
 - provides or helps acquire or construct public facilities;
 - helps redevelop or renew blighted areas;
 - helps provide access to services;
 - finances or provides for public infrastructure;
 - phase in a property tax increase on the parcel resulting from an increase of 50% or more in one year on the estimated market value of the parcel, other than an increase due to improvement of the parcel; or
 - stabilize the tax base through equalization of property tax revenues for a specified time period with respect to a taxpayer whose real and personal property is subject to valuation under Minnesota Rules, chapter 8100.

Cities, counties, and school districts as combined jurisdictions may grant an abatement for no longer than 15 years (8 year maximum if no initial duration is specified), or for no longer than 20 years if two or fewer jurisdictions participate.

No back-to-back abatements. Eight years must pass before a new abatement can be applied on the same properties.

In any given year, the total amount of property taxes abated by a political subdivision for all parcels may not exceed the greater of (1) 10% of the net tax capacity of the political subdivision for the taxes payable year to which the abatement applies, or (2) \$200,000.

Property in a tax increment financing district is not eligible for abatement; however, a tax abatement can be established following a tax increment district.

Thank you for the opportunity to be of assistance to the City of New Prague. Please contact me at 651-223-3036 or mikaela.huot@bakertilly.com with any questions or to discuss.

Projected Tax Abatement Report - Blended 66% Participation over 15 Years

**City of New Prague, Minnesota
 Proposed Tax Abatement Assistance
 New Prague Apartments with 54 Housing Units
 Draft Abatement Revenues: \$6.1M new taxable value**

Annual Period Ending	Total Market Value ⁽¹⁾	Total Net Tax Capacity ⁽²⁾	Less: Non-Abated Net Tax Capacity ⁽³⁾	Retained Captured Net Tax Capacity	Times: Tax Capacity Rate ⁽⁴⁾	Estimated Annual Property Taxes ⁽⁵⁾		Maximum Tax Abatement City * 42.427%	Maximum Tax Abatement County *	45.807%	Maximum Tax Abatement School * 20.180%	Estimated Project Abatement	
(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)	(9)	(10)	(11)	(11)	
12/31/26	93,300	1,166	1,166	0	109.914%	0		0	0	0	0	0	
12/31/27	6,100,000	76,250	1,166	75,084	109.914%	82,528	100%	31,856	0%	0	100%	15,152	47,008
12/31/28	6,100,000	76,250	1,166	75,084	109.914%	82,528	100%	31,856	0%	0	100%	15,152	47,008
12/31/29	6,100,000	76,250	1,166	75,084	109.914%	82,528	100%	31,856	0%	0	100%	15,152	47,008
12/31/30	6,100,000	76,250	1,166	75,084	109.914%	82,528	100%	31,856	0%	0	100%	15,152	47,008
12/31/31	6,100,000	76,250	1,166	75,084	109.914%	82,528	100%	31,856	0%	0	100%	15,152	47,008
12/31/32	6,100,000	76,250	1,166	75,084	109.914%	82,528	66%	21,025	0%	0	66%	10,000	31,025
12/31/33	6,100,000	76,250	1,166	75,084	109.914%	82,528	66%	21,025	0%	0	66%	10,000	31,025
12/31/34	6,100,000	76,250	1,166	75,084	109.914%	82,528	66%	21,025	0%	0	66%	10,000	31,025
12/31/35	6,100,000	76,250	1,166	75,084	109.914%	82,528	66%	21,025	0%	0	66%	10,000	31,025
12/31/36	6,100,000	76,250	1,166	75,084	109.914%	82,528	66%	21,025	0%	0	66%	10,000	31,025
12/31/37	6,100,000	76,250	1,166	75,084	109.914%	82,528	33%	10,512	0%	0	33%	5,000	15,513
12/31/38	6,100,000	76,250	1,166	75,084	109.914%	82,528	33%	10,512	0%	0	33%	5,000	15,513
12/31/39	6,100,000	76,250	1,166	75,084	109.914%	82,528	33%	10,512	0%	0	33%	5,000	15,513
12/31/40	6,100,000	76,250	1,166	75,084	109.914%	82,528	33%	10,512	0%	0	33%	5,000	15,513
12/31/41	6,100,000	76,250	1,166	75,084	109.914%	82,528	33%	10,512	0%	0	33%	5,000	15,513
						\$1,237,920	66%	\$316,965	0%	\$0	66%	\$150,761	\$467,726

⁽¹⁾ Total estimated market value based on preliminary value estimate following review by County Assessor **very preliminary and subject to further review. Includes 0% annual market value inflator**

⁽²⁾ Total net tax capacity based on rental class rate of 1.25%

⁽³⁾ Original net tax capacity based does include existing land value

⁽⁴⁾ Local tax capacity rate for the City, County and School District for taxes payable 2024

⁽⁵⁾ estimated property taxes for abatement calculations, not including School MvR rate

CITY OF NEW PRAGUE, MINNESOTA

RESOLUTION NO. 24-10-21-03

**RESOLUTION APPROVING PROPERTY TAX
ABATEMENT FOR CERTAIN PROPERTY IN THE CITY
OF NEW PRAGUE**

BE IT RESOLVED by the City Council (the “City Council”) of the City of New Prague, Minnesota (the “City”) as follows:

Section 1. Recitals.

1.01. The City of New Prague, Minnesota (the “City”) proposes to assist in financing the acquisition, construction and betterment of a 54-unit multifamily housing apartment building (the “Project”). The City proposes to use property tax abatements derived from the property currently identified as Parcel Identification Number 23.501.0010 (the “Tax Abatement Property”). The City proposes to use the abatement for the purposes provided for in Minnesota Statutes, Sections 469.1812 through 469.1816 (the "Abatement Law") to assist the Project from the property taxes to be levied by the City on the Tax Abatement Property.

1.02. The proposed term of the abatement will be for up to 15 years in an estimated amount not to exceed \$316,965. The proposed abatement will apply to a portion of the City's share of real estate taxes which relate to the construction of the Project on the Tax Abatement Property and not the real estate taxes on the Tax Abatement Property that relate to the value of the land, as determined by the City (the "Abatement").

1.03. Under the Abatement Law, the City is authorized to retain abatements from property in order to accomplish certain public purposes, including situations where the abatement will increase or preserve tax base, provide or help acquire or construct public facilities, help provide employment opportunities in the City, help provide access to services for City residents, or finance or provide public infrastructure.

1.04. This City Council has reviewed information concerning the Project’s request for financial assistance.

1.05. On the date hereof, the City Council conducted a duly noticed public hearing on the Abatement proposed to be provided by the City and the business subsidy proposed to be provided to the Project at which the views of all interested persons were heard.

1.06. The City intends to enter into a Contract for Private Development, including a Tax Abatement Agreement (collectively the “Abatement Agreement”) for the Project, which shall set forth the terms of the Abatement and include a business subsidy agreement as required by the Business Subsidy Act.

Section 2. Findings.

2.01. The recitals set forth above are incorporated into this Resolution.

2.02. It is hereby found and determined that the benefits to the City from the Abatement will be at least equal to the costs to the City of the Abatement, because (a) the City believes that the development to be facilitated is not reasonably likely to occur absent the Abatement provided by the City, and (b) the long-term taxes collected from the Property after termination of the Abatement will exceed the amount of the Abatement returned to the Project.

2.03. It is hereby found and determined that the Abatement is in the public interest because such action will increase the tax base and provide additional employment opportunities in the City.

2.04. The Property is not located in a tax increment financing City.

2.05. The Abatement complies with the City's written Tax Abatement Assistance Policy.

Section 3. Actions Ratified; Abatement Approved

3.01. The City Council hereby ratifies all actions of the City's staff and consultants in arranging for approval of this resolution in accordance with the Act.

3.02. Subject to the provisions of the Act, the Abatement is hereby approved and adopted subject to the following terms and conditions:

(a) The term "Abatement" means the real property taxes generated in any tax-payable year by extending the City's total tax rate for that year against the tax capacity of the Property in accordance with the Abatement Agreement, excluding the portion of the tax capacity attributable to the areawide tax under Minnesota Statutes, Chapter 473F, all as of January 2 in the prior year.

(b) The Abatement will be paid by the City regarding the Project on the dates and in accordance with all the terms and conditions of the Abatement Agreement.

(c) In accordance with Section 469.1813, subdivision 8 of the Act, in no year shall the Abatement, together with all other abatements approved by the City under the Act and paid in that year exceed the greater of 10% of the City's levy for that year or \$200,000 (the "Abatement Cap"). The City may grant any other abatements permitted under the Act after the date of this Resolution, provided that to the extent the total abatements in any year exceed the Abatement Cap, the allocation of Abatement Cap to such other abatements is subordinate to the Abatement granted pursuant to this Resolution.

(d) The Abatement shall be for up to a 15-year period and shall apply to the taxes payable in the years 2027 through 2041. The City shall transfer the Abatement to the City

semiannually commencing August 1, 2027 to and including February 1, 2042. The City reserves the right to modify the commencement date but the abatement period shall not exceed fifteen (15) years.

- (e) The Abatement is subject to modification in accordance with the Act only as agreed to in writing by the City, subject to the terms of the Abatement Agreement.
- (f) The maximum amount of Abatement authorized under this resolution is \$316,965.
- (g) In accordance with Section 469.1815 of the Act, the City will add to its levy in each year during the term of the Abatement the total estimated amount of current year Abatement granted under this Resolution.
- (h) The City makes no warranties or representations regarding the amount or availability of the Abatement.
- (i) The Abatement shall be provided to the Project pursuant to the terms and conditions of the Abatement Agreement as approved by the City Council.

3.03. Restrictions on Abatement. The Abatement granted pursuant to this Resolution shall not commence until the following conditions are satisfied:

- (a) The City and the developer of the Project mutually agree on the terms and conditions of the Abatement Agreement.

Section 4. Approval of Tax Abatement Documents.

4.01. The City Council hereby approves the Abatement Agreement in substantially the form presented to the City Council, together with any related documents necessary in connection therewith, including but not limited to any documents, exhibits, certifications or consents referenced in or attached to the Abatement Agreement (collectively, the “Abatement Documents”) and hereby authorizes the Mayor and City Administrator to negotiate the final terms thereof, and to execute the same on behalf of the City, and City staff to carry out, on behalf of the City, the City’s obligations thereunder.

4.02. The approval hereby given to the Abatement Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by appropriate City staff and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. The Abatement Documents shall not be effective until the date of execution thereof as provided herein.

4.03. In the event of absence or disability of the officers, any of the documents

authorized by this Resolution to be executed may be executed without further act or authorization of the City Council by any duly designated acting official, or by such other officer or officers of the City Council as, in the opinion of the City Attorney, may act in their behalf. Upon execution and delivery of the Abatement Documents, the officers and employees of the City are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the City to implement the Abatement Documents.

Section 5. Implementation.

5.01. The Mayor and the City Administrator are authorized and directed to execute and deliver any additional agreements, certificates or other documents that the City determines are necessary to implement this Resolution.

5.02. The City Council directs City staff to take any appropriate action and to prepare any appropriate documents to facilitate the directives of the City Council as set forth in this Resolution.

5.03. The Mayor, City staff, City attorney and City consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution.

Section 6. County and School District Participation.

6.01. The Mayor and City Administrator are authorized to work with Le Sueur County (the “County”) and Independent School District No. 721 (the “School District”) if the County and School District choose to abate a portion of the County’s or School District’s taxes for the benefit of the Project, including but not limited to drafting the Abatement Agreement with the County and School District as parties and administering the payment of the County’s and School District’s abatement dollars.

Section 7. Effective Date. This resolution is effective upon execution in full of the Abatement Agreement.

Approved by the City Council of the City of New Prague, Minnesota, this 21st day of October, 2024.

CITY OF NEW PRAGUE, MINNESOTA

Duane Jirik
Mayor

Attest:

Joshau Tetzlaff
City Administrator

EXHIBIT A TO ABATEMENT RESOLUTION

THE PROPERTY

That real property in the City of New Prague, County of Le Sueur, State of Minnesota, legally described as follows:

Lot 1, Block 1, Deutschland First Addition, as filed of record with the LeSueur County Recorder's Office.

10.10.2024

CONTRACT FOR PRIVATE DEVELOPMENT

Between

CITY OF NEW PRAGUE, MINNESOTA,

COUNTY OF LE SUEUR, MINNESOTA,

NEW PRAGUE SCHOOL DISTRICT NO. 721

And

**TEN NINETEEN DEVELOPMENT, LLC, (to be assigned to)
TEN NINETEEN -- NEW PRAGUE LLC**

Dated: October ____, 2024

This document was drafted by:

KENNEDY & GRAVEN, CHARTERED (SJR)
150 South Fifth Street, Suite 700
Minneapolis, Minnesota 55402
Telephone: (612) 337-9300

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CONTRACT FOR PRIVATE DEVELOPMENT

THIS CONTRACT FOR PRIVATE DEVELOPMENT (the “Agreement”), is made and entered into as of this _____ of October, 2024, by and between the CITY OF NEW PRAGUE, MINNESOTA, a municipal corporation under the laws of the State Minnesota (the “City”), INDEPENDENT SCHOOL DISTRICT NO. 721, a Minnesota Independent School District, (“ISD No. 721”) , LE SUEUR COUNTY, MINNESOTA, a political subdivision under the laws of the State of Minnesota (the “County”), and TEN NINETEEN DEVELOPMENT, LLC, (to be assigned to) TEN NINETEEN – NEW PRAGUE LLC, a limited liability company organized under the laws of the State of Minnesota (the “Developer”).

RECITALS

WHEREAS, pursuant to Minnesota Statutes, Sections 469.1812 to 469.1815 (the “Tax Abatement Act”), the City, ISD No. 721, and the County are authorized to abate property taxes in order to increase or preserve tax base and provide employment opportunities; and

WHEREAS, pursuant to Minnesota Statutes, Sections 116J.993 through 116J.995, as amended (the “Business Subsidy Act”), the City, ISD No. 721, and the County are authorized to grant a business subsidy to facilitate development in the City, ISD No, 721, the County, and the State of Minnesota (the “State”); and

WHEREAS, the Developer is developing and constructing a 54-unit multifamily housing building with estimated total taxable value of \$6,100,000 with 12 studio (alcove) units, 23 1-bedroom units, 8 1-bedroom plus den units and 11 2-bedroom units, and which property is legally described in Exhibit A attached hereto (the “Development Property”). The Developer has requested financial assistance to help establish its facilities, including costs related to the development of the Property, the acquisition, the construction of the building and infrastructure as established in the term sheet set forth in Exhibit B and incorporated herein by reference (the “Project”); and

WHEREAS, in order to reimburse the Developer for certain costs related to the Project, the Developer has requested the following assistance: (i) a tax abatement from the City for up to fifteen (15) years in the maximum amount of \$316,965.00 pursuant to the Tax Abatement Act; (ii) a tax abatement from the County for up to fifteen (15) years in the maximum amount of \$342,216.00 pursuant to the Tax Abatement Act, (iii) a tax abatement from ISD No. 721 for up to fifteen (15) years in the maximum amount of \$150,761 (with a cumulative amount of the City Abatement, the County Abatement, and the ISD No. 721 abatement of up to \$809,943.00); and

WHEREAS, the City, ISD No. 721, and the County believe that the property tax abatement contemplated herein and fulfillment of this Agreement is in the best interests of the City, the ISD No. 721 and the County and the health, safety, morals and welfare of their residents, and is in accord with the public purposes and provisions of the Tax Abatement Act and other applicable State and local laws and requirements under which this Agreement is made.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein, the parties agree as follows:

(The remainder of this page is intentionally left blank.)

ARTICLE I

Definitions

Section 1.1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

“Agreement” means this Contract for Private Development, as the same may be from time to time modified, amended, or supplemented.

“Available Abatement” means the sum of the City Available Abatement, the ISD No. 721 Available Abatement and the County Available Abatement.

“Business Day” means any day except a Saturday, Sunday, legal holiday, a day on which the City or County is closed for business, or a day on which banking institutions in the City are authorized by law or executive order to close.

“Business Subsidy Act” means Minnesota Statutes, Sections 116J.993 through 116J.995, as amended.

“City” means the City of New Prague, Minnesota.

“City Abatement” means the property taxes (i) generated in any tax-payable year by extending the City’s total tax rate for that year against the tax capacity of the Development Property in accordance with this Agreement, excluding the portion of the tax capacity attributable to the areawide tax under Minnesota Statutes, Chapter 473F, all as of January 2 in the prior year, and (ii) paid to the City by the County.

“City Abatement Resolution” means Resolution No. 2024-____ -____, adopted by the City Council of the City on October 21, 2024, regarding abatement of property taxes on the Development Property.

“City Available Abatement” means, on each Payment Date, the City Abatement generated in the preceding six (6) months with respect to the Development Property and remitted to the City by the County, or such lesser amount as shall cause (i) a cumulative total of \$316,965.00 over the term of the City Abatement; or (ii) the total City Available Abatement, the ISD No. 271 Available Abatement and the County Available Abatement paid to the Developer during the term of this Agreement to be no more than \$809,943.00.

“County” means LeSueur County, Minnesota.

“County Abatement” means the property taxes generated in any tax-payable year by extending the County’s total tax rate for that year against the tax capacity of the Development Property in accordance with this Agreement, excluding the portion of the tax capacity attributable to the areawide tax under Minnesota Statutes, Chapter 473F, all as of January 2 in the prior year.

“County Abatement Resolution” means County Resolution No. _____, adopted by the Board of Commissioners of the County on October 15, 2024, regarding abatement of property taxes on the Development Property.

“County Available Abatement” means, on each Payment Date, the County Abatement generated in the preceding six (6) months with respect to the Development Property and transferred to the City by the County, or such lesser amount as shall cause (i) the cumulative County Available Abatement paid to

the Developer during the term of this Agreement to be \$342,216.00; or (ii) the total County Available Abatement, the City Available Abatement and the ISD No. 471 Available Abatement paid to the Developer during the term of this Agreement to be no more than \$809,943.00.

“Developer” means Ten Nineteen Development, LLC, (to be assigned to) Ten Nineteen – New Prague, LLC, a limited liability company organized under the laws of the State of Minnesota or its permitted successors and assigns.

“Development Property” means the real property described as such in Exhibit A of this Agreement.

“Event of Default” means an action by the Developer listed in Article IX of this Agreement.

“Facility” means the building being constructed by the Developer and located on the Development Property, as the same are to be improved by the building improvements to be constructed by Developer.

“ISD No. 721” means Independent School District No. 721.

“ISD No. 721 Abatement” means the property taxes (i) generated in any tax-payable year by extending the ISD No. 721’s total tax rate for that year against the tax capacity of the Development Property in accordance with this Agreement, excluding the portion of the tax capacity attributable to the areawide tax under Minnesota Statutes, Chapter 473F, all as of January 2 in the prior year, and (ii) paid to the City by the County.

“ISD No. 721 Abatement Resolution” means Resolution No. 2024-_____, adopted by the ISD No. 721 on October 14, 2024, regarding abatement of property taxes on the Development Property.

“ISD No. 721 Available Abatement” means, on each Payment Date, the ISD No. 721 Abatement generated in the preceding six (6) months with respect to the Development Property and remitted to the City by the County, or such lesser amount as shall cause (i) a cumulative total of \$150,761.00 over the term of the ISD No. 721 Abatement; or (ii) the total City Available Abatement, the ISD No. 271 Available Abatement and the County Available Abatement paid to the Developer during the term of this Agreement to be no more than \$809,943.00.

“Payment Date” means each February 1 and August 1, commencing August 1, 2027; provided that if any such Payment Date is not a Business Day, the Payment Date shall be the next succeeding Business Day.

“Project” means the construction of the Developer’s multi-family facility on the Development Property.

“State” means the State of Minnesota.

“Tax Abatement Act” means Minnesota Statutes, Sections 469.1812 to 469.1815, as amended.

“Tax Official” means any County assessor, County auditor, County or State board of equalization, the commissioner of revenue of the State, or any State or federal district court, the tax court of the State, or the State Supreme Court.

“Transfer” has the meaning given such term in Section 8.1.

“Unavoidable Delays” means delays beyond the reasonable control of the party seeking to be excused as a result thereof which are the direct result of strikes, other labor troubles, prolonged adverse weather or acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal, state or local governmental unit (other than the City or the County in exercising their rights under this Agreement) which directly result in delays. Unavoidable Delays shall not include delays in the Developer’s obtaining of permits or governmental approvals necessary to enable construction of the Project by the dates such construction is required under Section 4.2 of this Agreement.

(The remainder of this page is intentionally left blank.)

ARTICLE II

Representations and Warranties

Section 2.1. Representations by the City. The City makes the following representations as the basis for the undertaking on its part herein contained:

(a) The City is a home rule charter city duly organized and existing under the laws of the State. Under the provisions of the Tax Abatement Act and the Business Subsidy Act, the City has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The City proposes to grant abatement of taxes on the Development Property for the purposes of promoting and creating housing opportunities in the City.

Section 2.2. Representations by the ISD No. 721. The ISD No. 721 makes the following representations as the basis for the undertaking on its part herein contained:

(a) The ISD No. 721 is duly organized and existing under the laws of the State. Under the provisions of the Tax Abatement Act and the Business Subsidy Act, the Authority has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The ISD No. 721 proposes to grant abatement of taxes on the Development Property for the purposes of promoting and creating housing opportunities in the City.

Section 2.3. Representations by the County. The County makes the following representations and warranties as the basis for its covenants herein:

(a) The County is a political subdivision of the State, duly organized and existing under the laws of the State. Under the provisions of the Abatement Act and the Business Subsidy Act, the County has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The County proposes to grant abatement of taxes for the Project, for the purposes of promoting and creating housing opportunities in the County.

Section 2.4. Representations and Warranties by the Developer. The Developer makes the following representations and warranties as the basis for its covenants herein:

(a) The Developer is a limited liability company in good standing under the laws of the State of Minnesota, is not in violation of any provisions of its Articles of Incorporation or Bylaws, is duly authorized to transact business in the State, has the power to enter into this Agreement, and has duly authorized the execution, delivery and performance of this Agreement by proper action of its governing body.

(b) The Developer will acquire the Development Property, construct new improvements, and operate and maintain the Facility in accordance with the terms of this Agreement and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations).

(c) The Developer has received no notice or communication from any local, state, or federal official that the activities of the Developer may be or will be in violation of any environmental law or regulation (other than those notices or communications of which the City is aware). The Developer is

aware of no facts the existence of which would cause it to be in violation of or give any person a valid claim under any local, state, or federal environmental law, regulation or review procedure.

(d) The Developer will obtain, in a timely manner, all required permits, licenses, and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the proposed improvements to the Facility may be lawfully constructed.

(e) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing, which default or breach might prevent the Developer from performing its obligations under this Agreement.

(f) The Developer shall promptly advise the City, the ISD No. 721 and the County in writing of all litigation or claims affecting any part of the Facility and all written complaints and charges made by any governmental authority materially affecting the Facility or materially affecting Developer or its business which may delay or require changes to the Project.

(The remainder of this page is intentionally left blank.)

ARTICLE III

Status of Development Property; Property Tax Abatement

Section 3.1. Status of the Development Property. The Developer is in the process of acquiring fee title to the Development Property. Neither the City, the ISD No. 721 nor the County shall have any obligation to acquire any property on behalf of the Developer.

Section 3.2. City Property Tax Abatement.

(a) Generally. In order to make the Project economically feasible, the City will grant the City Abatement for a period of up to fifteen (15) years to the Developer commencing August 1, 2027 and continuing through February 1, 2042. In no event shall the City Abatement exceed a cumulative total of \$316,965.00 over the term of the City Abatement. Further, in no event shall the City Abatement, the amount of the County Abatement and the amount of the ISD No. 721 Abatement provided to Developer from August 1, 2027 through February 1, 2042, exceed \$809,943.00. The City Abatement will reimburse the Developer for a portion of the costs of completing the Project upon the following scale: (i) years 1-5: 100% City Abatement, (ii) years 6-10: 66% City Abatement; and (iii) years 11-15: 33% City Abatement, such that the average blended percentage of the City Abatement is 66% over 15 years. Subject to the City Abatement Volume Cap described in (b), the City shall pay the Developer the City Available Abatement each February 1 and August 1 (each, a “Payment Date”), commencing August 1, 2027, and terminating on February 1, 2042.

(b) Limitations. The pledge of City Available Abatements is subject to all the terms and conditions of the City Abatement Resolution. The City Available Abatements are payable solely from and to the extent of the City Abatements, and nothing herein shall be construed to obligate the City to make payments from any other funds. The City makes no warranties or representations as to the amount of the City Available Abatements. Any estimates of City Available Abatement amounts prepared by the City’s financial consultants are for the benefit of the City only, and the Developer is not entitled to rely on such estimates.

The Developer further acknowledges that the total property tax abatements payable by the City in any year may not exceed the greater of \$200,000 or ten percent (10%) of the net tax capacity of the City for the taxes payable year to which the abatement applies (the “City Abatement Volume Cap”), all pursuant to Section 469.1813, subd. 8 of the Tax Abatement Act. The City does not warrant or represent that the City Abatement in the amounts pledged under this Agreement will be within the City’s Abatement Volume Cap. The City has not granted any other abatement under the Tax Abatement Act as of the date of this Agreement, and agrees that if the City grants any additional abatements under the Tax Abatement Act during the term of this Agreement, the City’s Abatement Volume Cap will be allocated first to the abatements granted prior to the date of this Agreement and to the City Abatement pledged pursuant to this Agreement.

Section 3.3. ISD No. 721 Property Tax Abatement.

(a) Generally. In order to make the Project economically feasible, the ISD No. 721 will grant the ISD No. 721 Abatement for a period of up to fifteen (15) years to the Developer commencing August 1, 2027 and continuing through February 1, 2042. In no event shall the ISD No. 721 Abatement exceed a cumulative total of \$150,761.00 over the term of the ISD No. 721 Abatement. Further, in no event shall the City Abatement, the amount of the ISD No. 721 and the amount of the County Abatement provided to Developer from August 1, 2027 through February 1, 2042, exceed \$809,943.00. The ISD

No. 721 Abatement will reimburse the Developer for a portion of the costs of completing the Project upon the following scale: (i) years 1-5: 100% ISD No. 721 Abatement; (ii) years 6-10: 66% ISD No. 721 Abatement; and (iii) years 11-15: 33% ISD No. 721 Abatement, such that the average blended percentage of the ISD No. 721 Abatement is 66% over 15 years. Subject to the ISD No. 721 Abatement Volume Cap described in (b), the ISD No. 721 shall pay the Developer the ISD No. 721 Available Abatement each February 1 and August 1 (each, a “Payment Date”), commencing August 1, 2027, and terminating on February 1, 2042.

(b) Limitations. The pledge of ISD No. 721 Available Abatements is subject to all the terms and conditions of the ISD No. 721 Abatement Resolution. The ISD No. 721 Available Abatements are payable solely from and to the extent of the ISD No. 721 Abatements, and nothing herein shall be construed to obligate the ISD No. 721 to make payments from any other funds. The ISD No. 721 makes no warranties or representations as to the amount of the ISD No. 721 Available Abatements. Any estimates of ISD No. 721 Available Abatement amounts prepared by the ISD No. 721’s financial consultants are for the benefit of the ISD No. 721 only, and the Developer is not entitled to rely on such estimates.

The Developer further acknowledges that the total property tax abatements payable by the ISD No. 721 in any year may not exceed the greater of \$200,000 or ten percent (10%) of the net tax capacity of the ISD No. 721 for the taxes payable year to which the abatement applies (the “ISD No. 721 Abatement Volume Cap”), all pursuant to Section 469.1813, subd. 8 of the Tax Abatement Act. The ISD No. 721 does not warrant or represent that the ISD No. 721 Abatement in the amounts pledged under this Agreement will be within the ISD No. 721’s Abatement Volume Cap. The ISD No. 721 has not granted any other abatement under the Tax Abatement Act as of the date of this Agreement, and agrees that if the ISD No. 721 grants any additional abatements under the Tax Abatement Act during the term of this Agreement, the ISD No. 721’s Abatement Volume Cap will be allocated first to the abatements granted prior to the date of this Agreement and to the ISD No. 721 Abatement pledged pursuant to this Agreement.

Section 3.4. County Property Tax Abatement.

(a) Generally. In order to make the Project economically feasible, the County will grant the County Abatement for a period of up to fifteen (15) years to the Developer commencing August 1, 2027 and continuing through February 1, 2042. In no event shall the County Abatement exceed a cumulative total of \$342,216.00 over the term of the County Abatement. Further, in no event shall the cumulative City Abatement, ISD No. 721 Abatement and County Abatement paid to the Developer during the term of this Agreement exceed an amount of \$809,943.00. The County Abatement will reimburse the Developer for a portion of the costs of the Project upon the following scale: (i) years 1-5: 100% County Abatement; (ii) years 6-10: 66% County Abatement; and (iii) years 11-15: 33% County Abatement, such that the average blended percentage of County Abatement is 66% over 15 years. Subject to the County Abatement Volume Cap described in (b), the County shall pay the City the County Available Abatement on or before the business day prior to each Payment Date, commencing the business day prior to August 1, 2027, and continuing through the business day prior to February 1, 2042. The transfer by the County of the County Available Abatement to the City will be accompanied by electronic communication to the City’s Finance Officer providing the amount of the County Available Abatement transferred. The City shall disburse the County Available Abatement received pursuant to this Section to the Developer on each Payment Date.

(b) Limitations. The pledge of County Available Abatement is subject to all the terms and conditions of the County Abatement Resolution. The County Available Abatement are payable solely from and to the extent of the County Abatement, and nothing herein shall be construed to obligate the

County to make payments from any other funds. The County makes no warranties or representations as to the amount of the County Available Abatement. Any estimates of County Available Abatement amounts prepared by the County’s financial consultants are for the benefit of the County only, and the Developer is not entitled to rely on such estimates.

The Developer further acknowledges that the total property tax abatements payable by the County in any year may not exceed the greater of \$200,000.00 or ten percent (10%) of the net tax capacity of the County for the taxes payable year to which the abatement applies (the “County Abatement Volume Cap”), all pursuant to Section 469.1813, subd. 8 of the Tax Abatement Act. The County does not warrant or represent that the County Abatement in the amounts pledged under this Agreement will be within the County’s Abatement Volume Cap. The County has not granted any other abatement under the Tax Abatement Act as of the date of this Agreement, and agrees that if the County grants any additional abatements under the Tax Abatement Act during the term of this Agreement, the County’s Abatement Volume Cap will be allocated first to the abatements granted prior to the date of this Agreement and to the City Abatement pledged pursuant to this Agreement.

Section 3.5. No Business Subsidy. The Developer proposes to utilize the financial assistance pursuant to the Agreement to construct housing and therefore such assistance is not a “business subsidy” within the meaning of Minnesota Statutes, sections 116J.993 to 116J.995.

Section 3.6. Payment of Administrative Costs. The Developer will pay to the City all out of pocket costs incurred by the City, the ISD No. 721 and the County (including without limitation attorney and fiscal consultant fees) in the negotiation and preparation of this Agreement and other documents and agreements in connection with the development contemplated hereunder (collectively, the “Administrative Costs”). Administrative Costs shall be evidenced by invoices, statements or other reasonable written evidence of the costs incurred by the City, the ISD No. 721, or the County. If Administrative Costs exceed the application deposit, the Developer shall pay all additional Administrative Costs from time to time within 30 days after receipt of written notice thereof from the City. The City shall transfer to the ISD No. 721 and to the County any portion of Administrative Costs attributable to the ISD No. 721 and the County promptly upon receipt of payment from the Developer.

Section 3.7. Records. The City, the ISD No. 721, and the County and their representatives shall have the right at all reasonable times after reasonable notice to inspect, examine, and copy all books and records of Developer relating to the Project. Developer shall also use its best efforts to cause the contractor or contractors, all sub-contractors and their agents and lenders to make their books and records relating to the Project available to the City, the ISD No. 721, and the County, upon reasonable notice, for inspection, examination and audit. Such records shall be kept and maintained by Developer until the termination of this Agreement.

(The remainder of this page is intentionally left blank.)

ARTICLE IV

Completion of Project

Section 4.1. Completion of Project. The Developer agrees that it will construct the improvements to the Facility and the Development Property in accordance with the provisions of this Agreement and will at all times during the term of this Agreement operate and maintain, preserve and keep the Facility or cause such improvements to be maintained, preserved and kept with the appurtenances and every part and parcel thereof, in good repair and condition. The City shall have no obligation to operate or maintain the Facility.

Section 4.2. Commencement and Completion of Facility Improvements. Subject to Unavoidable Delays, the Developer shall commence construction of the improvements to the Facility by December 31, 2024. Subject to Unavoidable Delays, the Developer shall complete the Project by June 30, 2026. All work with respect to the construction of the improvements to the Facility shall be in conformity with the City’s zoning ordinances and the Developer shall obtain all required permits.

(The remainder of this page is intentionally left blank.)

ARTICLE V

Insurance

Section 5.1. Insurance.

(a) During the term of this Agreement, the Developer shall maintain, or cause to be maintained, at its cost and expense, and from time to time at the request of the City shall furnish proof of the payment of premiums on, insurance as follows:

(i) Insurance against loss and/or damage to the Facility under a policy or policies covering such risks as are ordinarily insured against by similar businesses.

(ii) Commercial general liability insurance, including personal injury liability (with employee exclusion deleted), against liability for injuries to persons and/or property, in the minimum amount for each occurrence and for each year of \$1,500,000, and shall be endorsed to show the City as additional insured.

(iii) Such other insurance, including workers' compensation insurance respecting all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Developer may be self-insured with respect to all or any part of its liability for workers' compensation.

(b) All insurance required in Article V of this Agreement shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of the State to assume the risks covered thereby. Upon request, the Developer will deposit annually with the City policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V of this Agreement each policy shall contain an endorsement that the insurer shall not cancel nor modify it in such a way as to reduce the coverage provided below the amounts required herein without giving written notice to the Developer and the City at least sixty (60) days before the cancellation or modification becomes effective. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Facility.

(c) The Developer will notify the City promptly in the case of damage exceeding \$100,000 in amount to, or destruction of, the Facility or any portion thereof resulting from fire or other casualty. In such event the Developer will promptly repair, reconstruct and restore the Facility to substantially the same or an improved condition or value as it existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, the Developer will apply the net proceeds of any insurance relating to such damage received by the Developer to the payment or reimbursement of the costs thereof.

The Developer shall complete the repair, reconstruction, and restoration of the Facility, whether or not the net proceeds of insurance received by the Developer for such purposes are sufficient to pay for the same. Any net proceeds remaining after completion of such repairs, construction and restoration shall be the property of the Developer.

(d) All of the insurance provisions set forth in this Article V shall terminate upon the termination of this Agreement.

(The remainder of this page is intentionally left blank.)

ARTICLE VI

Taxes

Section 6.1. Right to Collect Delinquent Taxes. The Developer acknowledges that the City, the ISD No. 721 and the County are providing substantial aid and assistance in furtherance of the Project pursuant to this Agreement. The Developer understands that the City Abatement, the ISD No. 721 Abatement, and the County Abatement pledged pursuant to this Agreement are derived from real property taxes on the Development Property, which taxes must be promptly and timely paid. To that end, the Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real property taxes, that it is also obligated by reason of this Agreement to pay before delinquency all real estate and personal property taxes assessed against the Development Property and the Project. The Developer acknowledges that this obligation creates a contractual right on behalf of the City to sue the Developer or its successors and assigns to collect delinquent real estate and personal property taxes and any penalty or interest thereon and to pay over the same as a tax payment to the County auditor. In any such suit, the City shall also be entitled to recover its costs, expenses, and reasonable attorneys' fees.

Section 6.2. Reduction of Taxes. Prior to the termination of this Agreement, the Developer will not (a) cause a reduction in the real property taxes paid in respect of the Development Property through willful destruction of the Facility or any part thereof; or (b) fail to reconstruct the Facility if damaged or destroyed, as required under Section 5.1(c) hereof.

(The remainder of this page is intentionally left blank.)

ARTICLE VII

Project Financing

Section 7.1. Generally. The Developer warrants and represents to the City, the ISD No. 721 and the County that it has or will have available funds sufficient to complete the Project.

(The remainder of this page is intentionally left blank.)

ARTICLE VIII

Prohibitions Against Assignment and Transfer; Indemnification

Section 8.1. Prohibition Against Assignment and Transfer.

(a) Except only by way of security for, and only for, the purpose of obtaining financing necessary to enable the Developer or any successor in interest to the Development Property, or any part thereof, to perform its obligations with respect to completing the Project under this Agreement, and any other purpose authorized by this Agreement, the Developer has not made or created and will not make or create, or suffer to be made or created any total or assignment, conveyance, or lease, or transfer in any other mode or form of or with respect to this Agreement, the Developer's equipment located on the Development Property or its interest in the Project or the Development Property or any part thereof or any interest therein, or any contract or agreement to do any of the same, to any person or entity whether or not related in any way to the Developer (collectively, a "Transfer"), without the prior written approval of the City, the ISD No. 721 and the County unless the Developer remains liable and bound by this Agreement in which event the City's, the ISD No. 721's and County's approval is not required. Any such Transfer shall be subject to the provisions of this Agreement.

(b) In the event the Developer, upon Transfer, seeks to be released from its obligations under this Agreement, the City, ISD No. 721 and County shall be entitled to require, except as otherwise provided in this Agreement, as conditions to any such release that:

(i) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, ISD No. 721 and County, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer.

(ii) Any proposed transferee, by instrument in writing satisfactory to the City and ISD No. 721 and County, shall, for itself and its successors and assigns, and expressly for the benefit of the City, ISD No. 721 and County, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to all the conditions and restrictions to which the Developer is subject; provided, however, that the fact that any transferee of, or any other successor in interest whatsoever to, the Development Property, or any part thereof, shall not, for whatever reason, have assumed such obligations or so agreed, and shall not (unless and only to the extent otherwise specifically provided in this Agreement or agreed to in writing by the City, ISD No. 721 and County) deprive the City, ISD No. 721 and County of any rights or remedies or controls provided in this Agreement; it being the intent of the parties as expressed in this Agreement that (to the fullest extent permitted at law and in equity and excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no transfer of, or change with respect to, ownership in the Development Property or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the City or ISD No. 721 or County of or with respect to any rights or remedies or controls provided in or resulting from this Agreement with respect to the Facility that the City or ISD No. 721 or County would have had, had there been no such transfer or change. In the absence of specific written agreement by the City or ISD No. 721 or County to the contrary, no such transfer or approval by the City or ISD No. 721 or County thereof shall be deemed to relieve the Developer, or any other party bound in any way by this Agreement or otherwise with respect to the completion of the Project, from any of its obligations with respect thereto.

(iii) Any and all instruments and other legal documents involved in effecting the transfer of any interest in this Agreement or the Development Property governed by this Article VIII shall be in a form reasonably satisfactory to the City, ISD No. 721 and County.

Section 8.2. Release and Indemnification Covenants.

(a) The City, the ISD No. 721 and the County and the governing body members, officers, agents, servants and employees thereof (the “Indemnified Parties”) shall not be liable for and the Developer shall indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Development Property or the Project.

(b) Except for any willful misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their obligations under this Agreement, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, maintenance and operation of the Development Property or the Project.

(c) The Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Development Property or Project.

(d) All covenants, stipulations, promises, agreements and obligations of the City or the ISD No. 721 or the County contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of such entities and not of any governing body member, officer, agent, servant or employee of the City or the County in the individual capacity thereof.

(The remainder of this page is intentionally left blank.)

ARTICLE IX

Events of Default

Section 9.1. Events of Default Defined. The following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean, whenever it is used in this Agreement, any one or more of the following events, after the non-defaulting party provides 30 days written notice to the defaulting party of the event, but only if the event has not been cured within said 30 days or, if the event is by its nature incurable within 30 days, the defaulting party does not, within such 30-day period, provide assurances reasonably satisfactory to the party providing notice of default that the event will be cured and will be cured as soon as reasonably possible:

- (a) failure by the Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed hereunder.
- (b) if the Developer sells or otherwise disposes of the Facility or the Development Property without the written approval of the City, ISD No. 721 and County;
- (c) if the Developer shall
 - (i) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act or under any similar federal or State law; or
 - (ii) make an assignment for benefit of its creditors; or
 - (iii) admit in writing its inability to pay its debts generally as they become due; or
 - (iv) be adjudicated a bankrupt or insolvent.

Section 9.2. Remedies on Default. Whenever any Event of Default referred to in Section 9.1 of this Agreement occurs, the City, the ISD No. 721, or the County may each exercise any of the following rights under this Section after providing thirty days written notice to the Developer of the Event of Default, but only if the Event of Default has not been cured within said thirty days or, if the Event of Default is by its nature incurable within thirty days, the Developer does not, within such 30-day period, provide assurances reasonably satisfactory to the party providing notice of default that the Event of Default will be cured and will be cured as soon as reasonably possible:

- (a) Suspend its performance under this Agreement until it receives reasonably satisfactory assurances that the Developer will cure its default and continue its performance under this Agreement.
- (b) Cancel and rescind or terminate its obligations under this Agreement, provided that:
 - (i) if the City terminates its obligations under this Agreement, it shall have no obligation to make payments of the City Abatement;
 - (ii) if the ISD No. 721 terminates its obligations under this Agreement, it shall have no obligation to make payments of the ISD No. 721 Abatement to the City hereunder, and the ISD No. 721 shall have no obligation to make payments of the ISD No. 721 Abatement to the Developer;

(iii) if the County terminates its obligations under this Agreement, it shall have no further obligations to make payments of the County Abatement to the City hereunder, and the City shall have no obligation to make payments of the County Abatement to the Developer;

(iv) if the City, the ISD No. 721 and the County terminate their obligations hereunder, respectively, this Agreement shall be deemed terminated and the City, the ISD No. 721, and the County shall have no further obligations hereunder. The City may not terminate its obligations to make payments of the ISD No. 721 Abatement or the County Abatement under this Agreement unless the ISD No. 721 or the County has terminated its obligations hereunder; and

(v) if the County terminates its obligations under this Agreement and the City continues to pay the City Abatement, the City, at its option, may decrease the City Abatement by the amount the County Abatement would have been for each Payment Date.

(vi) if the ISD No. 721 terminates its obligations under this Agreement and the City continues to pay the City Abatement, the City, at its option, may decrease the City Abatement by the amount the ISD No. 721 Abatement would have been for each Payment Date.

(c) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 9.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to any party is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City or the ISD No. 721 or the County to exercise any remedy reserved to either the City or the ISD No. 721 or the County, it shall not be necessary to give notice, other than such notice as may be required in this Article IX.

Section 9.4. No Additional Waiver Implied by One Waiver. In the event any of the terms contained in this Agreement should be breached by any party and thereafter waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 9.5. Attorney Fees. Whenever any Event of Default occurs and if the City, the ISD No. 721 or the County shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, the Developer shall, within ten days of written demand by the City, the ISD No. 721, or the County, pay to the City, the ISD No. 721, or the County the reasonable fees of such attorneys and such other expenses so incurred by the City, the ISD No. 721, or the County.

Section 9.6. Default by City, the ISD No. 721 or the County. Notwithstanding anything to the contrary herein, in the event the City, the ISD No. 721, or the County fails to perform any covenant, condition, obligation or agreement on its part, and such failure has not been cured within 30 days after receipt of written notice to the City from the Developer, or if such failure is by its nature incurable within 30 days, the City does not, within such 30-day limit, provide assurances reasonably satisfactory to the

Developer that the failure will be cured as soon as reasonably possible, then the Developer may exercise such remedies as may be available at law or in equity with respect to the defaulting party. The terms of Section 9.3 and Section 9.4 (but not Section 9.5) apply in favor of the Developer as well as the City, the ISD No. 721 and the County.

ARTICLE X

Additional Provisions

Section 10.1. Conflict of Interests; Representatives Not Individually Liable. The City, the ISD No. 721, the County, and the Developer, to the best of their respective knowledge, represent and agree that no member, official, or employee of the City, the ISD No. 721, or the County shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is, directly or indirectly, interested. No member, official, or employee of the City, the ISD No. 721, or the County shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City, the ISD No. 721, or the County or for any amount which may become due to the Developer or successor or on any obligations under the terms of this Agreement.

Section 10.2. Equal Employment Opportunity. The Developer, for itself and its successors and assigns, agrees that during the construction of the Project provided for in this Agreement it will comply with all applicable federal, state and local equal employment and non-discrimination laws and regulations.

Section 10.3. Restrictions on Use. The Developer agrees that until the termination of this Agreement, the Developer, and such successors and assigns, shall use the Development Property and the Project thereon only for multi-family housing uses. Further, until the termination of this Agreement, the Developer shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental or in the use or occupancy of the Development Property or any improvements erected or to be erected thereon, or any part thereof.

Section 10.4. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 10.5. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally; and

- (a) in the case of the Developer, is addressed to or delivered personally to the Developer:

Ten Nineteen Development LLC
23350 County Road 10
Corcoran, MN 55357
Attn: Markus Ebert
Telephone: 763-498-7844
Email:meebert@ebertcompanies.com

with a copy to:

Ebert Companies
23350 County Road 10
Corcoran, MN 55357
Attn: Jacob Budenski
Telephone: 763-498-7844
Email: jbudenski@ebertcompanies.com

- (b) in the case of the City, is addressed to or delivered personally to the City:

City Hall
118 Central Avenue North
New Prague, MN 56071
Attn: City Administrator

- (c) in the case of the ISD No. 721, is addressed to or delivered personally to the Authority:

ISD No. 721
410 Central Ave N
New Prague, MN 56071
Attn: _____

- (d) in the case of the County, is addressed to or delivered personally to the County:

Le Sueur County Government Center
88 South Park Avenue
Le Center, MN 56057
Attn: County Administrator

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 10.6. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 10.7. Recording. The City may record this Agreement and any amendments thereto with the County Recorder of Le Sueur County. The Developer shall pay all costs for recording.

Section 10.8. Entire Agreement. This Agreement, together with its Exhibits, which are incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning this Agreement, provided that nothing contained herein shall impair the rights of the City, the ISD No. 721, or the County or the obligations of the Developer under any other agreement between the City, the ISD No. 721, the County, and the Developer. This Agreement may not be amended nor any of its terms modified except by a writing authorized and executed by both parties hereto. Without limitation of the foregoing, any modification is subject to the restrictions on modifications set forth in the City Abatement Resolution and the County Abatement Resolution and the ISD No. 721 Abatement Resolution.

Section 10.9. Amendment. This Agreement may be amended only by a written agreement approved by all parties hereto.

Section 10.10. Governing Law. This Agreement is made and shall be governed in all respects by the laws of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

Section 10.11. Severability. If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications that can be given effect, and this Agreement shall be construed as if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby.

Section 10.12. End of Agreement. This Agreement shall end upon the payment of all available Abatement pursuant to this Agreement or upon the passing of 15 years from the date of this Agreement, whichever comes first.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf, the ISD No. 721 has caused this Agreement to be duly executed in its name and behalf, the County has caused this Agreement to be duly executed in its name and behalf, and the Developer has caused this Agreement to be duly executed in its name and behalf, on or as of the date first above written.

Execution page of the City to the Contract for Private Development, dated as of the date and year first written above.

CITY OF NEW PRAGUE, MINNESOTA

By: _____
Duane J. Jirik, Mayor

By: _____
Joshua M. Tetzlaff, City Administrator

STATE OF MINNESOTA)
) SS.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Duane J. Jirik, the Mayor of the City of New Prague, Minnesota, on behalf of the City.

Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Joshua M. Tetzlaff, the City Administrator of the City of New Prague, Minnesota, on behalf of the City.

Notary Public

Execution page of the ISD No. 721 to the Contract for Private Development, dated as of the date and year first written above.

INDEPENDENT SCHOOL DISTRICT NO. 721

By: _____
Matt Goldade, Chair

By: _____
Dennis Havlicek, Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Matt Goldade, the Chair of the Independent School District No. 721, a Minnesota Independent School District, on behalf of the District.

Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Dennis Havlicek, the Clerk of the Independent School District No. 721, a Minnesota Independent School District, on behalf of the District.

Notary Public

Execution page of the County to the Contract for Private Development, dated as of the date and year first written above.

LE SUEUR COUNTY, MINNESOTA

By: _____
Its: Steve Rohlfiing
Chair

By: _____
Its: Joe Martin
County Administrator

STATE OF MINNESOTA)
) SS.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Steve Rohlfiing, the Chair of LeSueur County, on behalf of the County.

Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF LE SUEUR)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Joe Martin, the County Administrator of LeSueur County, on behalf of the County.

Notary Public

Execution page of the Developer to the Contract for Private Development, dated as of the date and year first written above.

TEN NINETEEN DEVELOPMENT, LLC, (TO BE ASSIGNED TO) TEN NINETEEN – NEW PRAGUE, LLC

By: _____
Markus Ebert
Its: Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of October, 2024, by Markus Ebert, the Secretary of Ten Nineteen Development, LLC, (to be assigned to) Ten Nineteen – New Prague, LLC, a limited liability company organized under the laws of the State of Minnesota, on behalf of said corporation.

Notary Public

EXHIBIT A
DEVELOPMENT PROPERTY

Lot 1, Block 1, Deutschland First Addition, as filed of record with the LeSueur County Recorder's Office.

EXHIBIT B
TERM SHEET

NEW PRAGUE APARTMENTS HOUSING TAX ABATEMENT (66% BLENDED PARTICIPATION)

Draft Term Sheet between City of New Prague, LeSueur County, New Prague Area Schools
and Ebert Construction

DRAFT DATED: OCTOBER 3, 2024

I. Project Summary:

a. Development Project Summary:

- i. Project: New Prague Apartments
- ii. Project Location: Parcel ID: 23.501.0010
- iii. Developer: Ebert Construction
- iv. Project: Construction of 54-unit multifamily housing building with estimated total taxable value of \$6,100,000 with 12 studio (alcove) units, 23 1-bedroom units, 8 1-bedroom plus den units and 11 2-bedroom units
- v. Pre-existing base value: \$93,300
- vi. Total development cost: \$13,350,242
- vii. Total funding sources: \$13,350,242
 - 1. Private debt (64% LTC): \$8,537,806
 - 2. Private equity (36%): \$4,802,516
- viii. Developer agrees to build the Project substantially in the form of the approved final development plans for the Project to occur as proposed and at an estimated total cost of \$13,350,242

II. Eligible costs

- i. Qualifying development costs of the Project including site improvements such as grading, utilities including stormwater, water, sewer, and related public and development improvements

III. Public Assistance through Tax Abatement

- a. Tax Abatement is blended 66% of the increased taxes above the existing pre-development base value for the City, LeSueur County and School District share with the following scale:
 - i. Years 1-5: 100% City, County and School District
 - ii. Years 6-10: 66% City, County and School District
 - iii. Years 11-15: 33% City, County and School District
 - iv. Average blended percentage of participation is 66% over 15 years
- b. Pre-development base value is existing land value of property as of January 2, 2024, for taxes payable 2025
- b. Term of the abatement is up to 15 years
- c. Total maximum tax abatement pledge amount for each entity based on blended 66%

i. City of New Prague	\$316,965
ii. LeSueur County	\$342,216
iii. <u>New Prague School District:</u>	<u>\$150,761</u>
iv. Total (up to 100% for 15 years)	\$809,943

- d. Maximum abatement amount subject to individual taxing entity approvals
 - i. School Board public hearing September 23, 2024
 - ii. County Board public hearing October 15, 2024
 - iii. City Council public hearing October 21, 2024
- e. Granting of tax abatement contingent upon approvals of all three taxing entities

IV. Minimum Improvements: Construction of 54-unit multifamily housing building with estimated total taxable value of \$6,100,000 with 12 studio (alcove) units, 23 1-bedroom units, 8 1-bedroom plus den units and 11 2-bedroom units

V. Construction Schedule:

- a. Construction commences by December 31, 2024, and completes by June 30, 2026

V. Lookback Provisions:

- a. Sale of property would result in termination of abatement agreement
 - i. Pledges of abatement from the City, County and School District would not continue upon sale of property

UTILITIES COMMISSION MEETING MINUTES



City of New Prague

Monday, August 26, 2024 at 3:30 PM

Power Plant - 300 East Main St

1. CALL TO ORDER

The meeting was called to order by Commission President Dan Bishop on Monday, August 26, 2024, at 3:28 p.m.

Commissioners present: Dan Bishop, Paul Busch, and Chuck Nickolay

Commissioners absent: Tom Ewert and Bruce Wolf

Staff present: GM Bruce Reimers, EOS Ken Zweber, and Finance Director Robin Pikal

2. APPROVAL OF AGENDA

Motion made by Commissioner Bishop, seconded by Commissioner Busch, to approve the agenda as presented. Motion carried (3-0).

3. APPROVAL OF MINUTES

a. July 29, 2024, Utilities Meeting Minutes

Motion carried by Commissioner Nickolay, seconded by Commissioner Busch, to approve the July minutes. Motion carried (3-0).

4. UTILITY AND SMMPA BILLS

a. Approval of accounts payable in the amount of **\$81,144.58** and the SMMPA billing of **\$593,245.07**.

Motion made by Commissioner Busch, seconded by Commissioner Nickolay, to approve the SMMPA and utility bills. Motion carried (3-0).

5. FINANCIAL REPORTS

a. Investment Report

b. Financial Report

c. Water and Kilowatt Hours Sales

Motion made by Commissioner Nickolay, seconded by Commissioner Busch, to approve the financial reports as presented. Motion carried (3-0).

6. REVIEW AND APPROVAL OF COMMERCIAL WATER SERVICE POLICY

a. Policy

GM Reimers reviewed the Commercial Water Service Policy that defined who would be responsible for repairs of commercial water service lines from the connection point on the utility water main to the metering point typically located inside the building facility. Motion made by Commissioner Bishop, seconded by Commissioner Busch, approving the Commercial Water Service Policy. Motion carried (3-0).

7. DISCUSS PROPOSED ENGINEERING COST FOR QUICK START GENERATION FACILITY

GM Reimers along with EOS Ken Zweber and Finance Director Pikal presented a task order engineering agreement from DGR engineering along with supporting financial estimates for adding 11.3 megawatts of generation capacity to a site located next to the West substation. This engineering agreement in the amount of \$55,500 will be for design and contract bidding procurement for the required building facilities and generation equipment. Motion made by Commissioner Nickolay, seconded by Commissioner Busch, to approve the engineering agreement as presented. Motion carried (3-0).

8. SMMPA BOARD OF DIRECTORS MEETING

- a. July 10, 2024
- b. August 14, 2024 (Bruce)

GM Reimers informed the commission on the following:

- SMMPA staff has been working with CAT on future repairs at the Owatonna generation facility.
- SMMPA will be starting work on replacement of metering at member facilities.
- SMMPA staff is getting close to having a final recommendation for a new generation plant in Owatonna.

9. GENERAL MANAGER'S REPORT

GM Reimers reported on the following:

- GM Reimers spoke to some of the concerns that had been raised by POPS spokesperson Den Gardner in regard to expectations for the utility to provide water and electricity services to the City Center site for the future POPS facility. GM Reimers stated that he just wanted it to be clear that this site would require fairly large infrastructure cost to provide services to the City Center site and that it was his understanding the Utilities Commission was willing to donate to some of the labor for utility install cost but not to cover all the cost associated with installing water and electricity to the site. The Commission agreed that no commitment to providing the water and electrical services had been agreed to and that a donation in labor along the lines that were provided to the baseball park would be what would be offered. Commissioner Bishop said he would be meeting with the POPS committee in the near future and would bring it up at that meeting.
- GM Reimers informed the Commission that CIP work was progressing in the northeast sector of town and that most of the water main replacement in that area was complete.

10. OTHER BUSINESS

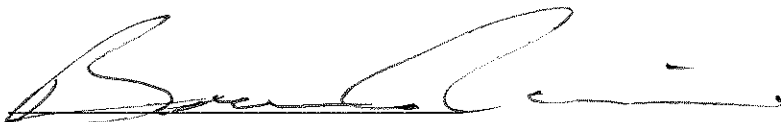
None.

11. ADJOURNMENT

Motion made by Commissioner Bishop, seconded by Commissioner Nickolay, to adjourn the August 26, 2024, meeting at 4:39 p.m. Motion carried (5-0).

NEXT COMMISSION MEETING – Monday, September 30, 2024

Respectfully Submitted,



Bruce Reimers
General Manager

**Meeting Minutes
New Prague Park Board
Tuesday, September 10th, 2024
6:00 PM**

1. Call Meeting to Order

The regular meeting was called to order at City Hall at 6:00 PM by Chair Joe Barten. Members present were Joe Barten, Christine Wolf, Jessica Dohm, Debra Tharaldson and Youth Representative Jacob Bisek. Absent were Maggie Bass, Shannon Sticha, and Matt Becka. Staff present were Ken Ondich – Planning / Community Development Director and Kyra Chapman – Planner.

**2. Approve Previous Meeting Minutes
August 20, 2024 Regular Meeting**

A motion was made by Dohm, seconded by Barten, to approve August 20, 2024, regular meeting minutes. Motion carried (4-0).

3. Review Financial Reports

Planning Director Ondich presented the August financial report. An additional \$56.86 (interest only) was added to the Park Equipment Fund from new residential home and commercial permits. As of 2024, 5 new home permits have been issued and park fees have been collected from three commercial building projects.

A motion was made by Barten, seconded by Wolf, to approve the financial reports. Motion carried (4-0).

4. Pickleball Courts Discussion with Local Pickleball Players

A large group of pickleball players introduced themselves as Ben Hilding, Sharon Steinhoff-Smith, Karen Steinhoff, Jerry Vollmer, and Toby Thietje. The group asked the Park Board to consider prioritizing pickleball courts as the Park Board determines their 2025 budget. The group was willing to help raise some funds for the courts. Preferably they would like a minimum of 6 courts to 9 courts. Sliding Hill Skate Park could be a good location since the park already has parking, and likely won't result in noise complaints due to its distance from adjacent homes. The school district could use the courts as well.

Dohm inquired how many people in New Prague actively participate in pickleball.

Hilding responded that the pickleball group at community education consist of 84 people. However, there are underground pockets so it's difficult to accurately quantify.

Steinhoff said she consistently texts 15 people regarding pickleball.

Dohm believes that pickleball is a sport that all age groups can participate in. She asked what the limitations are for the existing courts.

Hilding said that in order to play pickleball, they have to have a net. Dan Puls provides the pickleball net and then takes it down. The tennis lines don't match up for pickleball courts. Only community ed can use the net unless you have your own. Current Middle School Tennis Courts face east and west, so the sun is directly in the players' eyes. Furthermore, there are often school tournaments occurring and that schedule is not public.

Barten requested that staff do an analysis on potential locations for pickleball courts at Sliding Hill Skate Park and near the Memorial Baseball Stadium. As interim, the city could consider providing pickleball net for the tennis court for those that don't have their own. The City could potentially designate \$5,000-\$6,000 for pickleball nets.

Steinhoff stated that she would talk to community ed to see if they'd accept donated pickleball nets.

Planning Director Ondich mentioned that there is underground stormwater below the tennis courts. To put lighting at the courts, special footings would be required, which could cost roughly \$120,000.

A motion was made by Barten, seconded by Tharaldson, to consider locations for pickleball courts and consider purchasing temporary pickleball nets. Motion carried (4-0).

5. Move Batting Cage at Memorial Baseball Stadium

Planning Director Ondich explained that New Prague Orioles is requesting to move a batting cage along the 1st base line side of Memorial Baseball Stadium over to an area next to the bullpen area along the 3rd base line (old pool area). The batting cage would be moved to make room for a possible second "Czech deck" seating area similar to the one at the 3rd base line. This would be at no cost to the City, but City staff may provide some labor towards the project. They intend to build it in 2025.

Wolf didn't understand the need or reason for the location.

Planning Director Ondich said that engineered plans are needed for a new Czech deck because it is a public facility. Building Code and architectural order require it.

Barten would like to see a long-term plan. There doesn't seem to be a strong argument for another bullpen. It would make more sense to move the bullpen further south.

Barten would like to investigate the need for two bullpens and see if you could fit in a new deck in that triangle area. This would allow more flexibility for the possible splash pad or other amenities that would be near the baseball stadium.

6. 2025 Budget and Future Project Discussion

Planning Director Ondich stated that the City had asked our City Engineer if the City could complete plans for the City Center/ POPS and “put on a shelf” until money is available. The City Engineer did not recommend this. The City will become a MS4 stormwater City on January 1, 2026. This will come with specific stormwater requirements. In general, certain requirements and best practices may change over time. If the City knew today that they were going to build, it would cost about \$100,000 to draft up the plans. That cost would include design, construction and review. MSA is currently doing grading for the site. The bid for grading likely won’t occur until October.

Planning Director Ondich explained that after speaking with landscape architect from SEH that worked on the Central Plaza project, she provided different suggestions for shading structures. With the City’s budget constraints and be semi-temporary since the trees will eventually grow, staff recommend Soleris Sunshade. They are umbrellas made of aluminum and bolted into concrete. It will cost about \$10,000.

Dohm asked if there were holes in the existing tables.

Planning Director Ondich said that the tables do not have holes. The umbrellas would have to be strategically placed around the tables.

Dohm asked if the umbrellas can be bent or tilted.

Planning Director Ondich stated that their position is fixed.

Bisek mentioned that since it cannot be bent or tilted, it reduces the wear and tear on the structure, increasing its life expectancy.

Wolf inquired about wind resistance.

Planning Director Ondich clarified that the umbrellas are bolted into the concrete. There are openings and slats to handle the wind load. They are always open.

Wolf was concerned if the umbrellas were going to be big enough to provide shade. Of the options shown in the packet, she liked the shade structure next to the adjacent building.

Planning Director Ondich mentioned that there is \$35,000 in the budget for shade.

Dohm asked how expensive each umbrella is.

Planning Director Ondich stated that for a handful of umbrellas, it would cost \$10,000. Staff will investigate how much it costs per unit.

Barten asked in regards to the POPS/City Center site contribution if the budget table should separate that into feasibility, engineering, and construction in the annual park board budget used and park equipment 230.

Planning Director Ondich stated that he would prefer the Park Board allocate money to physical improvements to the site.

Barten suggested moving the ninja warrior course down the project list and prioritizing pickleball.

Dohm said that pickleball still meets the needs of providing amenities to young adults/teenagers.

Barten suggested that money could be allocated to splash pad and bumped up to 2025 if less money is being spent on Central Plaza shading.

Dohm recommended to delay or remove lights at the tennis court. She was concerned about doing a splash pad feasibility study since public interest has decreased.

Barten replied that in the Comprehensive Plan comments, people were interested in a splash pad. A few years ago, a group came in, requesting a splash pad as well.

7. Miscellaneous

- a. **Disc Golf Course Improvements** – Planner Chapman explained that the disc golf grant opening will occur on Friday, September 13th at 10:00am. The New Prague Chamber of Commerce helped facilitate the ribbon cutting ceremony and advertise the event. The signs processed from EFA have been picked up. Staff have or are in the process of attaching the signs to the existing signposts. The project was funded through the city cash match and the Small Town Grant by Southern Minnesota Initiative Foundation.

- b. **Settlers Park Prairie Restoration Update**– Planner Chapman stated that Rock Leaf Water Environmental (RLWE) did their third herbicide application on Wednesday, September 4th. There are still several areas at the site that are patchy with lots of green or misses. There has not been a solid kill so far. Staff will likely escalate this to our City Attorney.

- c. **Dog Park Update**– Planner Chapman introduced the dog park updates. The City has sold 53 dog licenses as of August 21st. The number of dog licenses are still down since in 2010, there were 184 dog tags. With the renewal period for 2025, staff intend to inform the public on the benefits of dog licenses.

Dohm asked what the benefits of dog licenses are.

Planner Chapman said that in addition to funding improvements to the dog park, dog licenses help the police more efficiently find lost dogs. The dog park entrance sign was posted on August 19th to help visitors find the park.

Wolf asked if there should be a grand opening.

Planning Director Ondich said that it was brought up at the previous meeting, but no one commented about it. There could be a ribbon-cutting ceremony facilitated by the Chamber of Commerce.

- d. Comprehensive Plan Update / Small Area Plan Update**—Planning Director Ondich stated that the Comprehensive Plan public hearing will be held on September 25th at the Planning Commission meeting. Comments can be submitted from now to the meeting. City Council will not take the final approval on the Comprehensive Plan until October 21st. It will be sent to Le Sueur, Rice, Scott County and adjacent townships.

8. Adjournment

Chair Barten adjourned the meeting 7:27pm.

Respectfully Submitted,



Kyra J. Chapman
Planner



ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

City of New Prague

Wednesday, September 11, 2024 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 7:30 a.m. by President Brent Quast with the following members present: Brent Quast, Austin Reville, Nick Slavik and Eric Krogman. Bruce Wolf arrived at 7:32 a.m.

Absent: Troy Pint, Duane Jirik

Staff Present: City Administrator Joshua Tetzlaff and Planning/Community Director Ken Ondich

Others Present: Jo Foust - Scott County CDA Business Development Director, Tony Buthe - Director of Educational Services at ISD 721, Maren Bahler - Curriculum and Instruction Director at ISD 721, and Lindsay Schuette - Workforce Coordinator at ISD 721.

2. CONSENT AGENDA

a. August 14, 2024, EDA Meeting Minutes

b. Claims for Payment: **\$92.65**

A motion to approve the Consent Agenda was made by Slavik, seconded by Reville.

Motion carried (4-0) (Wolf had not yet arrived)

3. FUTURE EDA ENDEAVORS

a. September 11, 2024

Tetzlaff noted to the EDA that after the Comprehensive Plan is adopted by the City Council in October that there will be deeper discussions about the EDA's future endeavors.

4. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM

Jo Foust stated that she and Tetzlaff and Ondich had a meeting with CVF Racing to discuss their continued growth and possible future space needs and also noted that a business visit was scheduled with New Prague Counseling for the morning of September 12th.

5. BUSINESS UPDATES

a. September 2024

Ondich presented the monthly business update and specifically noted discussions regarding tax abatements for both a 54-unit apartment building and a 155-unit apartment building.

6. CDA UPDATE

Jo Foust stated that overall business starts in the County were up compared to last year. She noted that Lee Hall with NextStage for Entrepreneurs had assisted 41 clients in the first half of this year compared with 42 all of 2023. She stated that their "Career Lift" program had 52 people enrolled for the classes they were offering. She started that the Center for Entrepreneurship was fully leased. She noted that the Fast Track Challenge had seen applications from all around the county which was good to see. Lastly, she noted that

near Lydia, a rural industrial park was contemplated but had been tabled by the County for large industrial type uses that weren't typically allowed in city industrial areas

7. SCHOOL DISTRICT UPDATE

Tony Buthe introduced Lindsay Schuette and Maren Bahler to talk about the Youth Skills Training Grant they received. Ms. Schuette noted that they had received the grant to target manufacturing, agriculture, automotive, healthcare and I.T. careers that might not follow a normal 4-year college path and that they were focused on healthcare. Ms. Bahler stated that they would be having their first Career and Tech Day on Oct. 11th for 8th and 10th grade students, geared towards non-traditional student pathways once out of high school. They are looking for more businesses and vocational and tech schools to attend the fair as well. Their typical career day would be held in November like in the past.

8. EXECUTIVE DIRECTORS REPORT

Nothing further noted.

9. MISCELLANEOUS

10. ADJOURNMENT

Motion made by Slavik, seconded by Quast, to adjourn the meeting at 8:00 a.m.
Motion carried (5-0)

Respectfully Submitted,



Joshua M. Tetzlaff
City Administrator / EDA Executive Director