



CITY COUNCIL MEETING AGENDA

City of New Prague

Monday, August 03, 2026 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

OPTIONAL ONLINE CONNECTION. MEETINGS ARE IN PERSON.

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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. July 20, 2026 City Council Meeting Minutes
 - ii. July 20, 2026 Special City Council Meeting Minutes
- b. Claims for Payment: **\$1,983,405.70**
- c. Premises Permit Extension Request for 1319 Woodfire Tavern
- d. Temporary (1-4 Day) On-Sale Liquor License for Giesenbrau Bier Co - Dollars for Deb Fundraiser on August 22, 2026
- e. LG220 Lawful Gambling Application for Exempt Permit - MN Deer Hunters Association
- f. LG220 MN Lawful Gambling Application for Exempt Permit for Scott Le Sueur Waterfowlers, Inc. on November 19, 2026, involving a raffle at the Park Ballroom, 300 Lexington Avenue South
- g. Approval of League of Minnesota Cities Liability Coverage Waiver Form
- h. Resolution #CC-26-08-03-01 - Appointing Election Judges for the Primary Election - Amended
- i. Resolution #CC-26-08-03-02 - Appointing Election Judges for the General Election - Amended

4. GOVERNMENT AGENCY UPDATES

5. PUBLIC FORUM

The public forum is intended to afford the public an opportunity to address comments, questions and concerns with the City Council. Each presenter will have no more than five (5) minutes to speak.

6. PUBLIC HEARING(S) – 6:00 PM

- a. None

7. 2026A ELECTRIC UTILITY REVENUE BOND UPDATE

- a. Sale Day Report - Ehlers to present

8. CITY ENGINEER PROJECTS UPDATE

9. ORDINANCE(S) FOR INTRODUCTION

- [a.](#) #366 - Vacating Certain Right of Ways in the Plat of the Syndicate Addition to New Prague Resolution #CC-26-08-03-03 - Setting a Public Hearing Date to Vacate Certain Right of Ways

10. ORDINANCE(S) FOR ADOPTION

- [a.](#) None

11. RESOLUTIONS

- [a.](#) None

12. GENERAL BUSINESS

- [a.](#) Pay Grid Update
- [b.](#) Concept Review for Harvest Fields - 185 Lots on 63.05 Acres

13. MISCELLANEOUS

- [a.](#) FAC July 2026 Update
- [b.](#) Discussion of Items not on the Agenda
- [c.](#) Meeting Minutes
 - i. May 26, 2026 Golf Board Meeting Minutes
 - ii. June 22, 2026 Utilities Commission Meeting Minutes
 - iii. June 23, 2026 Golf Board Meeting Minutes
 - iv. June 24, 2026 Planning Commission Meeting Minutes

14. ADJOURNMENT

UPCOMING MEETINGS AND NOTICES:

August 12	7:30 a.m. EDA Board
August 17	6:00 p.m. City Council
August 18	6:00 p.m. Park Board
August 25	6:30 p.m. Golf Board
August 26	6:30 p.m. Planning Commission
August 31	3:30 p.m. Utilities Commission



CITY COUNCIL MEETING MINUTES

City of New Prague

Monday, July 20, 2026 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

PRESENT

Mayor Charles Nickolay

Councilmember Shawn Ryan

Councilmember Maggie Bass

Councilmember Rik Seiler

Councilmember Bruce Wolf

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

a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

Motion to approve the regular agenda.

Motion made by Councilmember Seiler, Seconded by Mayor Nickolay.

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

Motion carried (5-0)

3. CONSENT AGENDA

Motion to approve the consent agenda.

Motion made by Mayor Nickolay, Seconded by Councilmember Bass.

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

Motion carried (5-0)

a. Meeting Minutes

i. June 15, 2026 City Council Meeting Minutes - Amended

ii. July 6, 2026 City Council Meeting Minutes

iii. July 6, 2026 City Council Meeting Minutes - Closed

b. Claims for Payment: \$2,037,994.79

c. Financial Summary Report

d. LG220 Lawful Gambling Application for Exempt Permit - Angels Among Us

e. Temporary (1-4 Day) On-Sale Liquor License for the Chamber of Commerce - Dozinky Days Festival and Car Cruise on September 18-19, 2026, Central Avenue North (on street)

f. Temporary On-Sale 3.2 Beer Permit for the Chamber of Commerce - Czech Out New Prague on August 6, 2026, at Memorial Park, 400 Main Street East, 5-9pm

g. Resolution #26-07-20-01 - Approving MN Lawful Gambling Premises Permit Application LG214 for New Prague Hockey Association at Brickside19 825 1st St NE

- h. Park Board Budget Adjustment and Purchase of Memorial Park Entrance Sign
- i. Premises Permit Extension Request for Giesenbräu Bier Co.

4. GOVERNMENT AGENCY UPDATES

No updates.

5. PUBLIC FORUM

Brian Paulson (206 4th St. SW) spoke.
Jason Schwakopf (201 11th St. Cir. SE) spoke.

6. PUBLIC HEARING(S) – 6:00 PM

- a. None

7. CITY ENGINEER PROJECTS UPDATE

Public Works Director Matt Rynda provided a projects update.

8. SERIES 2026B BOND SALE RESULTS - 2026CIP

- a. Resolution #26-07-20-02
Rebecca Kurtz with Ehlers (Financial Advisor) presented the resolution to approve the 2026B Bond Sale.
Motion to approve Resolution #26-07-20-02 - Awarding the Sale of General Obligation Bonds, Series 2026B
Motion made by Councilmember Seiler, Seconded by Councilmember Bass.
Voting Yea: Mayor Nickolay, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
Motion carried (5-0)

9. ORDINANCE(S) FOR INTRODUCTION

- a. None

10. ORDINANCE(S) FOR ADOPTION

- a. #365 - Amending Various Sections of the Unified Development Code
Community Development Director Ken Ondich presented Ordinance #365.
Motion to approve the second reading and adoption of Ordinance #365 - Amending Various Sections of the Unified Development Code
Motion made by Mayor Nickolay, Seconded by Councilmember Seiler.
Voting Yea: Mayor Nickolay, Councilmember Ryan, Councilmember Bass, Councilmember Seiler, Councilmember Wolf
Motion carried (5-0)

11. RESOLUTIONS

12. GENERAL BUSINESS

- a. None

13. MISCELLANEOUS

- a. Meeting Minutes
 - i. June 9, 2026 Park Board Meeting Minutes
 - ii. June 10, 2026 EDA Board Meeting Minutes
- b. Discussion of Items not on the Agenda

14. **ADJOURNMENT**

Motion to adjourn the meeting at 6:19 p.m.
Motion made by Mayor Nickolay, Seconded by Councilmember Wolf.
Voting Yea: Mayor Nickolay, Councilmember Ryan, Councilmember Bass, Councilmember Seiler,
Councilmember Wolf
Motion carried (5-0)

ATTEST:

Charles L. Nickolay
Mayor

Joshua M. Tetzlaff
City Administrator



SPECIAL CITY COUNCIL MEETING MINUTES

City of New Prague

Monday, July 20, 2026 at 6:05 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 6:25 p.m.

PRESENT

Mayor Charles Nickolay

Councilmember Shawn Ryan

Councilmember Maggie Bass

Councilmember Rik Seiler

Councilmember Bruce Wolf

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

2. APPROVAL OF REGULAR AGENDA

Motion to approve the regular agenda.

Motion made by Councilmember Seiler, Seconded by Mayor Nickolay.

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

Motion carried (5-0)

3. GENERAL BUSINESS

a. 2027 Budget Discussion #1

Discussion was had regarding the 2027 budget. No action was taken.

4. MISCELLANEOUS

a. Discussion of Items not on the Agenda

5. ADJOURNMENT

Motion to adjourn the meeting at 7:50 p.m.

Motion made by Councilmember Seiler, Seconded by Mayor Nickolay.

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

Motion carried (5-0)

ATTEST:

Charles L. Nickolay
Mayor

Joshua M. Tetzlaff
City Administrator

CITY OF NEW PRAGUE
ACCOUNTS PAYABLE
08/03/2026

Section 3, Item b.

FUND 101 - GENERAL FUND

RURAL FIRE - TO BE REIMBURSED

ACME TOOLS	SHEARS	\$	147.50
MES SERVICE COMPANY LLC	O2 SENSOR	\$	149.89
NEW PRAGUE UTILITIES	RURAL FIRE - UTILITES	\$	890.18
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$	18.90
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$	294.04

TOTAL: \$1,500.51

OTHER - TO BE REIMBURSED

BEACON ATHLETICS	DRS - TARPS & PLATES	\$	426.37
G AND H READY MIX LLC	DRS - CONCRETE	\$	5,367.50

TOTAL: \$5,793.87

ESCROW REFUNDS

LA MACCHIA GROUP INC	COMMERCIAL LANDSCAPING ESCROW	\$	3,894.00
WEST BEND CONSTRUCTION	RESIDENTIAL LANDSCAPING ESCROW	\$	1,650.00
WINDOW NATION LLC	CANCELED PERMIT #B0017-2026	\$	84.00

TOTAL: \$5,628.00

COUNCIL

LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	3.72
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$	274.98

TOTAL: \$278.70

ADMINISTRATION

ABDO	LONG TERM PLAN	\$	5,000.00
ABDO	OSA REPORTING FORM	\$	413.96
BOLTON & MENK INC.	SMALL CITIES DEV. PROGRAM	\$	1,550.00
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	78.66
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$	286.70

TOTAL: \$7,329.32

TECH NETWORK

COMPUTER TECHNOLOGY SOLUTIONS	COMPUTER - LICENSES	\$	3,521.46
COMPUTER TECHNOLOGY SOLUTIONS	SQUAD CAR - SUPPORT	\$	1,092.00

TOTAL: \$4,613.46

ELECTIONS

AMAZON CAPITAL SERVICES	ELECTION SUPPLIES	\$	13.49
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TOTAL: \$13.49

PLANNING

AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	\$	3.16
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	76.29
METRO SALES INC	COPIER LEASE	\$	75.90
QUILL CORPORATION	COPY PAPER	\$	41.99
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$	27.18

TOTAL: \$224.52

GOVERNMENT BUILDING

AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	\$	3.16
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	1.96
NEW PRAGUE UTILITIES	GOVT BUILDING -ELECTRIC	\$	1,830.12
NEW PRAGUE UTILITIES	GOVT BUILDING - WATER/SEWER	\$	565.41

TOTAL: \$2,400.65

CITY OF NEW PRAGUE
ACCOUNTS PAYABLE
08/03/2026

Section 3, Item b.

POLICE

AMAZON CAPITAL SERVICES	ADAPTERS	\$	31.17
EARL F. ANDERSEN	SIGN - SAFETY EXCHANGE	\$	55.00
JEFF BELZER NEW PRAGUE FORD	SQUAD MAINTENANCE	\$	138.75
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	4,381.23
NEW PRAGUE UTILITIES	POLICE FLOCK	\$	42.15
OFFICE OF MN IT SERVICES	LANGUAGE LINE	\$	50.40
QUILL CORPORATION	COPY PAPER	\$	83.98
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$	279.14
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$	1,551.17
WELLS FARGO	DOCUMENT REQUEST	\$	68.00

TOTAL: \$6,680.99

FIRE

ACME TOOLS	SHEARS	\$	147.50
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	813.26
MES SERVICE COMPANY LLC	O2 SENSOR	\$	149.89
NEW PRAGUE UTILITIES	FIRE - ELECTRIC	\$	433.10
NEW PRAGUE UTILITIES	FIRE - WATER/SEWER	\$	457.07
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$	205.55

TOTAL: \$2,206.37

BUILDING INSPECTOR

AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	\$	5.99
BRIAN PETERSEN	MEAL REIMBURSEMENT RIVERBEND MEETING	\$	17.18
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	67.27
METRO SALES INC	COPIER LEASE	\$	75.90
QUILL CORPORATION	COPY PAPER	\$	41.99
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$	72.11

TOTAL: \$280.44

AMBULANCE

ABDO	OSA REPORTING FORM	\$	1.82
NEW PRAGUE UTILITIES	AMBULANCE - ELECTRIC	\$	433.10
NEW PRAGUE UTILITIES	AMBULANCE - WATER/SEWER	\$	57.02
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$	9.60

TOTAL: \$501.54

PUBLIC WORKS

LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	184.08
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TOTAL: \$184.08

STREET

AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	\$	47.81
AMAZON CAPITAL SERVICES	CONCRETE BLADE	\$	138.68
AMAZON CAPITAL SERVICES	SPRAYER	\$	27.98
AMAZON CAPITAL SERVICES	A/C CLEANER	\$	18.04
CRYSTEEL TRUCK EQUIPMENT INC	2025 F-550 - VIN #2476	\$	34,019.00
LEAGUE OF MINNESOTA CITIES	SAFETY & LOSS WORKSHOP	\$	60.00
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$	1,082.35
METRO SALES INC	COPIER LEASE	\$	193.09
NEW PRAGUE UTILITIES	STREETS - ELECTRIC	\$	319.30
NEW PRAGUE UTILITIES	STREETS - WATER/SEWER	\$	255.21
US BANK EQUIPMENT FINANCE	COPIER LEASE - STREETS	\$	75.00
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$	1,035.05

TOTAL: \$37,271.51

CITY OF NEW PRAGUE
ACCOUNTS PAYABLE
08/03/2026

Section 3, Item b.

STREET LIGHTS

NEW PRAGUE UTILITIES	STREETLIGHTS	\$ 3,851.92	
TOTAL:			<u><u>\$3,851.92</u></u>

AQUATICS CENTER / FITNESS CENTER

NEW PRAGUE AREA SCHOOLS	FITNESS & AQUATIC CENTER LOSSES	\$ 135,650.00	
TOTAL:			<u><u>\$135,650.00</u></u>

PARKS

ALLIED PRODUCTS	6 X 10 US FLAG	\$ 146.07	
AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	\$ 29.96	
BORDER STATES ELECTRIC SUPPLY	DRS BALLFIELD LIGHTS	\$ 195.36	
BRYAN ROCK PRODUCTS INC.	AG LIME	\$ 1,316.35	
JOE'S SHOE REPAIR	VELCRO STRAPS	\$ 60.00	
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$ 883.14	
MTI DISTRIBUTING INC	TORO WORKMAN - PARTS	\$ 748.03	
NEW PRAGUE UTILITIES	PARKS -ELECTRIC	\$ 1,035.92	
NEW PRAGUE UTILITIES	PARKS - WATER/SEWER	\$ 1,701.34	
NOVAK COMPANIES	BELOS BROOM ROLLER	\$ 676.78	
RIVER COUNTRY COOP	MOTOR FUELS	\$ 5,715.48	
SHERWIN-WILLIAMS CO	STADIUM PAINT	\$ 527.90	
ST LOUIS MRO INC	RANDOM TESTING	\$ 50.00	
TIM'S SMALL ENGINE SERVICE	POLE PRUNER	\$ 29.48	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$ 235.28	
WASHA TRUCKING SERVICES INC	HAULING AG LIME	\$ 260.00	
ZORO TOOLS INC.	TOOLS - SOD KICKER	\$ 315.89	
TOTAL:			<u><u>\$13,926.98</u></u>

LIBRARY

NEW PRAGUE UTILITIES	LIBRARY - ELECTRIC	\$ 942.54	
NEW PRAGUE UTILITIES	LIBRARY - WATER/SEWER	\$ 90.34	
TOTAL:			<u><u>\$1,032.88</u></u>

UNALLOCATED

ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$ 346.50	
TOTAL:			<u><u>\$346.50</u></u>

GENERAL FUND TOTAL:			<u><u>\$229,715.73</u></u>
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CITY OF NEW PRAGUE
ACCOUNTS PAYABLE
08/03/2026

Section 3, Item b.

FUND 317 - DEBT SERVICE - CIP 2015

US BANK	2015A PAYING AGENT FEE	\$ 575.00	
TOTAL:			\$575.00

FUND 424 - CAPITAL PROJECTS - CIP 2025

CHOSEN VALLEY TESTING INC	CIP 2025 - TESTING	\$ 364.00	
TOTAL:			\$364.00

FUND 425 - CAPITAL PROJECTS - POLICE STATION

CENTERPOINT ENERGY	NATURAL GAS - POLICE ADDITION	\$ 31.30	
COMPUTER TECHNOLOGY SOLUTIONS	POLICE ADDITION	\$ 87.00	
NEW PRAGUE UTILITIES	POLICE ADDITION	\$ 2,746.37	
TOTAL:			\$2,864.67

FUND 602 - ENTERPRISE - SANITARY SEWER

ABDO	OSA REPORTING FORM	\$ 211.18	
AMAZON CAPITAL SERVICES	BATTERIES	\$ 189.10	
AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	\$ 29.96	
COMPUTER TECHNOLOGY SOLUTIONS	COMPUTER - LICENSES	\$ 286.30	
ELECTRIC PUMP	SERVICE	\$ 411.75	
INDUSTRIAL PNEUMATIC SYSTEM	COMPRESSOR OIL	\$ 1,502.69	
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$ 972.91	
METRO SALES INC	COPIER LEASE - WWTP	\$ 57.16	
MN PUBLIC FACILITIES AUTHO	BOND PRINCIPA PAYMENT - PFA	\$ 1,670,062.25	
NEW PRAGUE UTILITIES	WWTP - ELECTRIC	\$ 24,415.79	
NEW PRAGUE UTILITIES	WWTP - WATER/SEWER	\$ 1,003.78	
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$ 197.70	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$ 169.49	
TOTAL:			\$1,699,510.06

FUND 606 - ENTERPRISE - STORM UTILITY

ABDO	OSA REPORTING FORM	\$ 16.71	
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	\$ 112.12	
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$ 3.90	
VOYAGER FLEET SYSTEMS	MOTOR FUELS	\$ 12.58	
TOTAL:			\$145.31

TOTAL ACCOUNTS PAYABLE FOR COUNCIL APPROVAL:

\$1,933,174.77

Vendor Name	Net Invoice Amount
ABDO	
OSA REPORTING FORM	\$91.68
AMAZON CAPITAL SERVICES	
FIRST AID SUPPLIES	\$2.07
FIRST AID SUPPLIES	\$2.35
FIRST AID SUPPLIES	\$6.61
FIRST AID SUPPLIES	\$1.37
FIRST AID SUPPLIES	\$10.86
FIRST AID SUPPLIES	\$.91
CINTAS	
TOWELS / LINENS	\$445.16
COLLEGE CITY BEVERAGE	
LIQUOR/SELTZERS	\$1,120.97
BEER	\$1,451.75
BEVERAGES-NON-ALCOHOLIC	\$70.50
KEG - CREDIT	\$120.00-
LIQUOR/SELTZERS	\$566.50
BEER	\$1,117.80
BEVERAGES-NON-ALCOHOLIC	\$40.50
KEG - CREDIT	\$90.00-
COMPUTER TECHNOLOGY SOLUTIONS	
COMPUTER - LICENSES	\$658.48
ECOLAB INC	
DISHWASHER RENTAL	\$270.11
DISHWASHER RENTAL	\$270.11
DISHWASHER RENTAL	\$270.11
DISHWASHER RENTAL	\$270.11
G & K RENTAL	
TABLE & CHAIRS RENTAL	\$147.58
TABLE & CHAIRS RENTAL	\$333.51
GOLF PROFESSIONAL ENTERPRISES LLC	
JULY MANAGEMENT FEE	\$8,916.66
GRAINGER	
WELDING RODS	\$59.64
HERMEL WHOLESALE	
FOOD	\$262.87
FOOD	\$468.22
SUNDRIES	\$135.19
SUPPLIES	\$113.13
SUPPLIES	\$122.39
LAU'S BAKERY	
BUNS	\$141.86
LEAGUE OF MN CITIES INSURANCE	
2026 WORKERS COMP	\$35.04
2026 WORKERS COMP	\$35.68
2026 WORKERS COMP	\$152.03
MOR GOLF AND UTILITY	
PARTS FOR DAMAGED CART	\$368.24
MTI DISTRIBUTING INC	
ROLLERS	\$431.51
NEW PRAGUE UTILITIES	
ELECTRIC UTILITIES	\$2,613.08
STORM UTILITIES	\$535.58
WATER/SEWER UTILITIES	\$685.21
ELECTRIC UTILITIES	\$75.08
WATER/SEWER UTILITIES	\$1,964.43

Vendor Name	Net Invoice Amount
PEPSICO BEVERAGE SALES LLC	
BEVERAGE - NON-ALCOHOL	\$1,000.37
PERFORMANCE FOOD GROUP INC	
BEVERAGES-NON-ALCOHOLIC	\$138.32
FOOD	\$1,695.45
SUPPLIES	\$536.27
PRECISION SMALL ENGINE CO.	
SOLENOID	\$94.84
QUALITY FLOW SYSTEMS INC.	
4 INCH VALVE	\$1,181.13
ROSS NESBIT AGENCIES INC.	
AGENCY FEE	\$45.60
THE TESSMAN COMPANY	
TRAFFIC POSTS	\$894.01
TOW DISTRIBUTING CORP	
BEER	\$313.00
BEER - CREDIT	\$60.00-
US BANK EQUIPMENT FINANCE	
COPIER RENTAL	\$340.91
VERSATILE VEHICLES INC.	
SOLENOID, SWITCH	\$119.57
Grand Total	\$30,354.35

Vendor Name	Net Invoice Amount
ABDO	
OSA REPORTING FORM	\$180.48
AMAZON CAPITAL SERVICES	
FIRST AID SUPPLIES	\$65.98
OFFICE SUPPLIES	\$38.98
COMPUTER TECHNOLOGY SOLUTIONS	
COMPUTER - LICENSES	\$1,259.71
LEAGUE OF MN CITIES INSURANCE	
2026 WORKERS COMP	\$1,850.08
METRO SALES INC	
COPIER LEASE	\$75.93
NEW PRAGUE UTILITIES	
ELECTRIC UTILITIES	\$1,492.86
SMMPA - NORTH SOFTNER	\$651.18
WATER PUMPING - E	\$10,298.10
WATER PUMPING - W/S/S	\$2,746.48
WATER UTILITIES	\$311.91
ROSS NESBIT AGENCIES INC.	
AGENCY FEE	\$377.30
US BANK EQUIPMENT FINANCE	
COPIER LEASE	\$503.74
Grand Total:	<u>\$19,852.73</u>

Vendor Name	Description	Net Invoice Amount
ABDO	OSA REPORTING FORM	9.17
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	14.18
ROSS NESBIT AGENCIES INC.	AGENCY FEE	.50
Total EDA:		23.85
Grand Totals:		23.85



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.newpraguemn.gov

Tim Applen, Chief of Police

MEMORANDUM

To: Honorable Mayor, Charles Nickolay, 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: Tuesday, July 28, 2026

Subject: Temporary Patio extension and outdoor music request for Dožínky, by Schultzy's Restaurant Group LLC, dba – 1319 Woodfire Tavern

Schultzy's Restaurant Group LLC, dba – 1319 Woodfire Tavern made a request for a premises extension for consumption of alcohol on Friday, September 18, 2026, through Sunday, September 20 at 1:00 a.m. in a fenced in area on the north side of the building. They also request music to be played outside in this fenced in area for Saturday night. Outdoor music limited from 7:00 p.m. to 10:00 p.m.

Mona Schultz provided a certificate of insurance as proof of extended liquor liability insurance for the outside property including the rear parking lot prior to event. Consumption of alcohol would be allowed in fenced in area. Serving of alcoholic beverages in non-glass sealed containers would be allowed by employees in the fenced in area. All other serving the alcohol will be contained within the building. Attached is a map which indicates the fence placement.

The following conditions are set forth to control alcohol access for underage consumption:

- Outdoor event will take place on this date during business hours (Friday, September 18, 2026, through Sunday, September 20, 2026 at 1:00 AM).
- Serving of alcoholic beverages in non-glass sealed containers would be allowed by employees in the fenced in area. All other serving of alcohol will be contained within the building. Consumption allowed outside.
- Outdoor music may be played until 10:00 PM.
- The fence will be installed prior to event, with contact points to the building (or semi-permanent structure) affixed in a manner that does not allow for easy access through that contact point.
- The "fenced in area" will be accessible through the business entrance and the gate on the north side of the fence to be used for ingress and egress. Both the fence gate and the business entry will be monitored by security personnel to aid in monitoring for unlawful consumption and maintaining control of the consumption area.

Recommended Action: Approval of Schultzy's Restaurant Group LLC, dba – 1319 Woodfire Tavern request with the above conditions

\$100.00



City of New Prague

In the Counties of Scott & Le Sueur

118 CENTRAL AVENUE NORTH · NEW PRAGUE, MINNESOTA 56071
PHONE: (952) 758-4401 / www.newpraguemn.gov

Temporary Extension of Premises Application

The undersigned License Holder of the City of New Prague, in the Counties of Scott and Le Sueur, State of Minnesota, hereby make ...Application for License, to be issued to:

APPLICANT/BUSINESS INFORMATION:

Licensee's Legal Name: Schultzzy's Restaurant Group LLC
Business Trade Name/DBA: 1319 WoodFire Tavern
~~Business~~ Organization Address: 125 East Main St , New Prague MN 56071
Event Name/Description: Parking Lot - Dozing Date(s) of Event: Sept 18th - 19th
Mailing Address (If different than Business Address): _____
Contact Person / Title: Owen Schultz Email Address: 1319tavern@gmail.com
Business Daytime Phone #: 952-758-3333 Home Cell Other Phone #: 952-239-6908
MN Tax ID #: 7483450 Federal Employer ID#: 87-0880453
(Must be issued in same legal name of the licensee)

Everything is same as 2025:

Specific description of the site for which the temporary extension is sought, including the dimensions of the area (where fencing will be provided to limit access to the extension of the premises) and where beer/liquor is to be sold, served, and consumed: A detailed site plan, survey, map, or scale drawing shall be attached to this application.

Fencing around parking lot perimeter - pictures same as previous year
Liquor - inside building Can Beer - Inside + tub w/ Bartender outside back door
Band - Saturday Evening 7-10pm

APPLICANT MUST ATTACH CERTIFICATE OF INSURANCE AS PROOF OF EXTENDED LIQUOR LIABILITY INSURANCE FOR THE OUTSIDE PROPERTY

[Signature] Owener / GM 7-23-2026
Signature of Licensee (required) Printed Name / Title Date

APPROVAL (to be used by City only)

City or County approving the license

Date Approved

Fee Amount

Permit Date

Printed Name of City Administrator

Signature of City Administrator



New Prague Police Department

City of New Prague In the Counties of Scott & Le Sueur

118 CENTRAL AVENUE NORTH, NEW PRAGUE, MINNESOTA 56071

Phone: (952) 758-2791

Fax: (952) 758-6279

Website: www.newpraguemn.gov

Tim Applen, Chief of Police

MEMORANDUM

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

From: Tim Applen, Police Chief / Emergency Manager

Date: Thursday, July 30, 2026

Subject: Temporary Patio Extension, Outdoor Music, and Wine Sale request by Giesenbräu Bier Co LLC

Giesenbräu Bier Co LLC made a request for a premises extension for consumption of alcohol, outdoor music and the sale of wine for the following event:

1. Dollars for Deb Fundraiser, August 22, 2026

Erin Hutton provided a certificate of insurance as proof of extended liquor liability insurance for the outside property and provided the permit fees for the event. Consumption of alcoholic beverages in non-glass containers would be allowed inside the fenced in area. Serving of alcohol will be contained within the building. Attached is a map which indicates the fence placement. This event will have the same layout as the previously approved events.

The following conditions are set forth to control alcohol access for underage consumption:

- Outdoor events will take place during business hours on the dates listed above. (12:00 PM to 10:00 PM)
- Consumption of alcoholic beverages in non-glass sealed containers would be allowed in the fenced in area. All other serving of alcohol will be contained within the building.
- Outdoor music may be played until 8:00 PM.
- The fence will be installed prior to event, with contact points to the building (or semi-permanent structure) affixed in a manner that does not allow for easy access through that contact point.
- The "fenced in area" will be accessible through the business entrance. The business entry will be monitored by employees to aid in monitoring for unlawful consumption and maintaining control of the consumption area.
- All guests will be identified by photo id, guests over 21 will wear wristbands

Action recommended: Approval of Temporary Patio Extension, Outdoor Music and Wine Sale request on August 22, 2026, from Noon – 10 p.m. by Giesenbräu Bier Co LLC with the above conditions.



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

Section 3, Item d.

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization Giesenbrau Bier Co		Date of organization Feb 2017		Tax exempt number 4664430	
Organization Address (No PO Boxes) 1306 1st St NE		City New Prague	State MN	Zip Code 56071	
Name of person making application Erin Hutton		Business phone 9527584226		Home phone 7202248277	
Date(s) of event Aug 22nd 2026		Type of organization ☐ Microdistillery ☒ Small Brewer ☐ Club ☐ Charitable ☐ Religious ☐ Other non-profit			
Organization officer's name Erin Hutton		City New Prague	State MN	Zip Code 56071	
Organization officer's name		City	State MN	Zip Code	
Organization officer's name		City	State MN	Zip Code	

Location where permit will be used. If an outdoor area, describe.

We are hosting Dollars for Deb cancer fundraiser for a 3rd year. We will be blocking off front parking lot and setting up a tent with fencing. We would also like to serve wine at this event.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
Stone falls 2million

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of New Prague City or County approving the license \$100 Fee Amount	Date Approved 8-22-26 Permit Date ahinderer@newpragemn.gov City or County E-mail Address
Event in conjunction with a community festival ☐ Yes ☒ No	
Current population of city Joshua Tetzlaff, City Administrator Please Print Name of City Clerk or County Official	Signature City Clerk or County Official

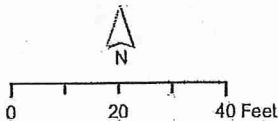
CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US

Site Map





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: MN DEER HUNTERS ASSOCIATION, MN RIVER VALLEY CHAPTER- MINNESOTA
LAWFUL GAMBLING LG220 APPLICATION FOR EXEMPT PERMIT
DATE: AUGUST 28, 2026

Attached is a Minnesota Lawful Gambling LG220 Application for Exempt Permit for MN Deer Hunters Association, MN River Valley Chapter, to conduct a raffle at an event on March 13, 2027, at The Park Ballroom, 300 Lexington Avenue South, New Prague.

Recommendation

Staff recommends approval of the Lawful Gambling Permit for MN Deer Hunters Association, MN River Valley Chapter and recommends requesting a waiver of the waiting period.

MINNESOTA LAWFUL GAMBLING

LG220 Application for Exempt Permit

4/23
Page 1 of 3

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 expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: MN River Valley Chapter MN Deer Hunters Association Previous Gambling Permit Number: X- 70040
Minnesota Tax ID Number, if any: 28515 Federal Employer ID Number (FEIN), if any: _____
Mailing Address: 15541 Highland Ave NW
City: Prior Lake State: MN Zip: 55372 County: Scott
Name of Chief Executive Officer (CEO): Dale Tribby
CEO Daytime Phone: 952-737-9029 CEO Email: dbtribby@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): Park Ballroom
Physical Address (do not use P.O. box): 300 Lexington Ave S, New Prague MN 56071
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): 3/13/27

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: _____

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: Dale Tibby Date: 7/21/26
(Signature must be CEO's signature; designee may not sign)

Print Name: Dale Tibby**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 Depart-

ment 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.

This form will be made available in alternative format (i.e. large print, braille) upon request.

An equal opportunity employer



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: SCOTT LE SUEUR WATERFOWLERS, INC. - MINNESOTA LAWFUL GAMBLING
LG220 APPLICATION FOR EXEMPT PERMIT
DATE: JULY 28, 2026

Attached is a Minnesota Lawful Gambling LG220 Application for Exempt Permit for Scott Le Sueur Waterfowlers, Inc. to conduct a raffle at an event on November 19, 2026, at The Park Ballroom, 300 Lexington Avenue South, New Prague.

Recommendation

Staff recommends approval of the Lawful Gambling Permit for Scott Le Sueur Waterfowlers, Inc. and recommends requesting a waiver of the waiting period.

MINNESOTA LAWFUL GAMBLING

LG220 Application for Exempt Permit4/23
Page 1 of 3

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 expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Scott LeSueur Waterfowlers

Previous Gambling Permit Number: X- 94614-25

Minnesota Tax ID Number, if any: _____

Federal Employer ID Number (FEIN), if any: 84-3149767

Mailing Address: 511 1st Street South

City: Montgomery State: MN Zip: 56069 County: LeSueur

Name of Chief Executive Officer (CEO): Andrew Harms

CEO Daytime Phone: 507-364-5044 CEO Email: Harm.sway@hotmail.com

(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): bharmelink@att.net

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): Park Ballroom

Physical Address (do not use P.O. box): 300 Lexington Ave. South

Check one:

☒ City: New Prague Zip: 56071 County: LeSueur

☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): 11-19-2026

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: _____

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: _____ Date: 7/15/26

(Signature must be CEO's signature; designee may not sign)

Print Name: Andrew Harms**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 Depart-

ment 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.

This form will be made available in alternative format (i.e. large print, braille) upon request.

An equal opportunity employer



League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Use the submit button below, otherwise, print and email to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Select one of the options below.

- ☐ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#)
- ☐ The member **WAIVES** monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT

LMCIT Member Name: _____

Date of member's governing body meeting: _____

Name and title of person completing this form: _____

Signature of person completing this form: _____

SUBMIT



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
ROBIN PIKAL, FINANCE DIRECTOR

DATE: JULY 28, 2026

SUBJECT: AMENDED RESOLUTIONS APPOINTING ELECTION JUDGES FOR THE
PRIMARY AND GENERAL ELECTIONS AND SETTING THEIR PAY

At the June 15th, 2026 City Council meeting, election judges were appointed for the August 11th and November 3rd General Elections.

Since making those appointments, staff has received interest from two additional judges which staff believe will be valuable additions based on their past elections experience specifically with the Counties and the school district.

Attached are amended resolutions for both the primary and general elections.

Staff Recommendation

Approval of the attached amended resolutions appointing election judges and setting their pay.

RESOLUTION #CC-26-08-03-01

AN AMENDED RESOLUTION APPOINTING ELECTION JUDGES FOR THE 2026
STATE PRIMARY ELECTION

WHEREAS, a state-wide primary election will be held on August 11th, 2026; and

WHEREAS, polling places must remain open on that day from 7 a.m. to 8 p.m.; and

WHEREAS, the City must appoint and pay the wages of election judges to staff the polling place;

NOW, THEREFORE BE IT RESOLVED that the New Prague City Council hereby appoints the following election judges for the August 11th, 2026 state primary:

Anita Aase	Alberta Erickson	Jacqueline Pavek
Brent Banasiuk	Joseph Glazer	Sue Prochaska
Greg Bark	Ron Gunderson	Annette Ruzicka
Jacob Bisek	Joan Gunderson	Janelle Sasse
Janice Borchers	Chris Hirdler	Jennifer Sayler
Ron Bruzek	Richard Hruby	Julie Schmitz
Betty Bruzek	Mary Jo Hruby	Vera Schoenecker
Katherine Bruzek	Michael Johnson	Patty Solheid
Kay Busch	Rosella Kes	Patrick Sullivan
Jolene Busch	Katherine Kocon	Joann Tupy
Josie Ceplecha	Erica Meyer	Sally Tupy
Francis Ceplecha	Annette Millette	Barb Warner
Ann Christy	Angie Musil	Janet Weiers
Kathleen Doyle	Dustyn Nelson	Jennifer Witt
		Delores Wright

BE IT FURTHER RESOLVED that the City Administrator, or his representative(s), shall work out a schedule to split the election judges into two shifts and two precincts; and all election judges shall be paid at a rate of \$13.50 per hour with head judges paid at a rate of \$15.50 per hour.

BE IT FURTHER RESOLVED that City Staff consisting of Ken Ondich, Robin Pikal, Jessi Lambrecht, Alyssa Hinderer, Evan Gariepy and Mady Thomas will serve as election clerks to oversee the municipal precincts and shall receive the mandatory training expected of election clerks.

FURTHERMORE, all election judges shall attend a two hour training session to be given by the Scott County or LeSueur County Auditor and shall be compensated by the City for the training session.

PASSED, ADOPTED AND APPROVED on the 3rd day of August, 2026.

Charles L. Nickolay
Mayor

ATTEST:

Joshua M. Tetzlaff
City Administrator

RESOLUTION #CC-26-08-03-02**AN AMENDED RESOLUTION APPOINTING ELECTION JUDGES FOR THE 2026
GENERAL ELECTION**

WHEREAS, the state-wide general election will be held on November 3rd, 2026; and

WHEREAS, polling places must remain open on that day from 7 a.m. to 8 p.m.; and

WHEREAS, the City must appoint and pay the wages of election judges to staff the polling place;

NOW, THEREFORE BE IT RESOLVED that the New Prague City council hereby appoints the following election judges for the November 3rd, 2026 general election:

Anita Aase	Alberta Erickson	Sue Prochaska
Brent Banasiuk	Joseph Glazer	Annette Ruzicka
Greg Bark	Ron Gunderson	Janelle Sasse
Jacob Bisek	Joan Gunderson	Jennifer Sayler
Janice Borchers	Chris Hirdler	Julie Schmitz
Ron Bruzek	Richard Hruby	Vera Schoenecker
Betty Bruzek	Mary Jo Hruby	Patty Solheid
Katherine Bruzek	Michael Johnson	Patrick Sullivan
Kay Busch	Rosella Kes	Joann Tupy
Jolene Busch	Katherine Kocon	Sally Tupy
Josie Cepelcha	Erica Meyer	Barb Warner
Francis Cepelcha	Annette Millette	Janet Weiers
Ann Christy	Angie Musil	Jennifer Witt
Kathleen Doyle	Dustyn Nelson	Delores Wright
	Jacqueline Pavek	

BE IT FURTHER RESOLVED that the City Administrator, or his representative(s), shall work out a schedule to split the election judges into two shifts and two precincts; and all election judges shall be paid at a rate of \$13.50 per hour with head judges paid at a rate of \$15.50 per hour.

BE IT FURTHER RESOLVED that City Staff consisting of Ken Ondich, Robin Pikal, Jessi Lambrecht, Alyssa Hinderer, Evan Gariepy and Mady Thomas will serve as election clerks to oversee the municipal precincts and shall receive the mandatory training expected of election clerks.

FURTHERMORE, all election judges shall attend a two hour training session to be given by the Scott County or LeSueur County Auditor and shall be compensated by the City for the training session.

PASSED, ADOPTED AND APPROVED on the 3rd day of August, 2026.

Charles L. Nickolay
Mayor

ATTEST:

Joshua M. Tetzlaff
City Administrator

July 15, 2026

SALE DAY REPORT FOR:

City of New Prague, Minnesota

\$16,315,000 Electric Revenue Bonds, Series 2026A



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

Rebecca Kurtz,
Senior Municipal Advisor

Keith Dahl,
Senior Municipal Advisor

Nick Anhut,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: To provide funds for the public purpose of financing the Public Utility Commission's construction of a new generation facility that will serve the City and supply additional power for SMMP.

RATING: S&P Global Ratings "A" / Stable

NUMBER OF BIDS: 5

LOW BIDDER: Piper Sandler & Co., Minneapolis, Minnesota

COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

LOW BID:* 4.1593%

HIGH BID: 4.3438%

Summary of Sale Results:	
Principal Amount*:	\$16,315,000
Underwriter's Discount:	\$175,515
Reoffering Premium:	\$551,336
True Interest Cost:	4.1657%
Costs of Issuance:	\$145,740
Yield:	2.720%-4.50%
Total Net P&I	\$24,503,169

NOTES: Zions Bancorporation, National Association, Chicago, Illinois will serve as Paying Agent on the Bonds.

The Bonds maturing December 1, 2036 and thereafter are callable December 1, 2035 or any date thereafter.

* Subsequent to bid opening, the issue size was decreased to \$16,315,000 from \$16,955,000.

CLOSING DATE:

August 6, 2026

**DESIGNATED
OFFICIAL ACTION:**

Award the sale of \$16,315,000 Electric Revenue Bonds,
Series 2026A.

Adopt a resolution awarding the sale of \$16,315,000 Electric
Revenue Bonds, Series 2026A.

SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Rating Report

BID TABULATION

\$16,955,000* Electric Revenue Bonds, Series 2026A

City of New Prague, Minnesota

SALE: July 15, 2026

AWARD: PIPER SANDLER & CO.

Rating: S&P Global Ratings "A" / Stable

Tax Exempt - Non-Bank Qualified

NAME OF INSTITUTION	MATURITY (December 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
PIPER SANDLER & CO. Minneapolis, Minnesota	2028	5.000%	2.720%	\$17,363,731.95	4.1593%
	2029	5.000%	2.820%		
	2030	5.000%	2.900%		
	2031	5.000%	3.000%		
	2032	5.000%	3.100%		
	2033	5.000%	3.190%		
	2034	5.000%	3.340%		
	2035	5.000%	3.430%		
	2036	5.000%	3.510%		
	2037	5.000%	3.600%		
	2038	5.000%	3.670%		
	2039	5.000%	3.750%		
	2040	4.000%	4.000%		
	2041	4.000%	4.050%		
	2042	4.000%	4.100%		
	2043	4.000%	4.150%		
	2044	4.125%	4.250%		
	2045	4.125%	4.300%		
	2046	4.250%	4.450%		
	2047	4.250%	4.500%		
BAIRD Milwaukee, Wisconsin					4.1741%

* Subsequent to bid opening the issue size was decreased to \$16,315,000.
Adjusted Price: \$16,690,820.46 Adjusted Net Interest Cost: \$9,653,248.55 Adjusted TIC: 4.1657%

NAME OF INSTITUTION

RATE

KEYBANC CAPITAL MARKETS
INCORPORATED
Cleveland, Ohio

4.2460%

HILLTOPSECURITIES
Dallas, Texas

4.2572%

R. SEELAUS & COMPANY, INC.
Summit, New Jersey

4.3438%

City of New Prague, Minnesota

\$16,315,000 Electric Revenue Bonds, Series 2026A

Sources & Uses

Dated 08/06/2026 | Delivered 08/06/2026

Sources Of Funds

Par Amount of Bonds	\$16,315,000.00
Reoffering Premium	551,335.65
Total Sources	\$16,866,335.65

Uses Of Funds

Total Underwriter's Discount (1.076%)	175,515.19
Costs of Issuance	145,740.00
Deposit to Debt Service Reserve Fund (DSRF)	1,544,603.39
Deposit to Project Construction Fund	15,000,477.07
Total Uses	\$16,866,335.65

City of New Prague, Minnesota

\$16,315,000 Electric Revenue Bonds, Series 2026A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/06/2026	-	-	-	-	-
06/01/2027	-	-	603,515.71	603,515.71	-
12/01/2027	-	-	368,246.88	368,246.88	971,762.59
06/01/2028	-	-	368,246.88	368,246.88	-
12/01/2028	455,000.00	5.000%	368,246.88	823,246.88	1,191,493.76
06/01/2029	-	-	356,871.88	356,871.88	-
12/01/2029	475,000.00	5.000%	356,871.88	831,871.88	1,188,743.76
06/01/2030	-	-	344,996.88	344,996.88	-
12/01/2030	500,000.00	5.000%	344,996.88	844,996.88	1,189,993.76
06/01/2031	-	-	332,496.88	332,496.88	-
12/01/2031	525,000.00	5.000%	332,496.88	857,496.88	1,189,993.76
06/01/2032	-	-	319,371.88	319,371.88	-
12/01/2032	555,000.00	5.000%	319,371.88	874,371.88	1,193,743.76
06/01/2033	-	-	305,496.88	305,496.88	-
12/01/2033	580,000.00	5.000%	305,496.88	885,496.88	1,190,993.76
06/01/2034	-	-	290,996.88	290,996.88	-
12/01/2034	610,000.00	5.000%	290,996.88	900,996.88	1,191,993.76
06/01/2035	-	-	275,746.88	275,746.88	-
12/01/2035	640,000.00	5.000%	275,746.88	915,746.88	1,191,493.76
06/01/2036	-	-	259,746.88	259,746.88	-
12/01/2036	670,000.00	5.000%	259,746.88	929,746.88	1,189,493.76
06/01/2037	-	-	242,996.88	242,996.88	-
12/01/2037	705,000.00	5.000%	242,996.88	947,996.88	1,190,993.76
06/01/2038	-	-	225,371.88	225,371.88	-
12/01/2038	740,000.00	5.000%	225,371.88	965,371.88	1,190,743.76
06/01/2039	-	-	206,871.88	206,871.88	-
12/01/2039	775,000.00	5.000%	206,871.88	981,871.88	1,188,743.76
06/01/2040	-	-	187,496.88	187,496.88	-
12/01/2040	815,000.00	4.000%	187,496.88	1,002,496.88	1,189,993.76
06/01/2041	-	-	171,196.88	171,196.88	-
12/01/2041	850,000.00	4.000%	171,196.88	1,021,196.88	1,192,393.76
06/01/2042	-	-	154,196.88	154,196.88	-
12/01/2042	885,000.00	4.000%	154,196.88	1,039,196.88	1,193,393.76
06/01/2043	-	-	136,496.88	136,496.88	-
12/01/2043	920,000.00	4.000%	136,496.88	1,056,496.88	1,192,993.76
06/01/2044	-	-	118,096.88	118,096.88	-
12/01/2044	955,000.00	4.125%	118,096.88	1,073,096.88	1,191,193.76
06/01/2045	-	-	98,400.00	98,400.00	-
12/01/2045	1,000,000.00	4.125%	98,400.00	1,098,400.00	1,196,800.00
06/01/2046	-	-	77,775.00	77,775.00	-
12/01/2046	1,035,000.00	4.250%	77,775.00	1,112,775.00	1,190,550.00
06/01/2047	-	-	55,781.25	55,781.25	-
12/01/2047	2,625,000.00	4.250%	55,781.25	2,680,781.25	2,736,562.50
Total	\$16,315,000.00	-	\$10,029,069.01	\$26,344,069.01	-

Yield Statistics

Bond Year Dollars	\$229,586.74
Average Life	14.072 Years
Average Coupon	4.3683138%
Net Interest Cost (NIC)	4.2046194%
True Interest Cost (TIC)	4.1657887%
Bond Yield for Arbitrage Purposes	4.0349244%
All Inclusive Cost (AIC)	4.2663796%

IRS Form 8038

Net Interest Cost	4.0791097%
Weighted Average Maturity	13.776 Years

Series 2026A Elec Rev Bon | SINGLE PURPOSE | 7/15/2026 | 11:28 AM

City of New Prague, Minnesota

\$16,315,000 Electric Revenue Bonds, Series 2026A

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Trustee Fee	DSR	Net New D/S	Fiscal Total
08/06/2026	-	-	-	-	-	-	-	-
12/01/2026	-	-	-	-	1,500.00	(4,929.71)	(3,429.71)	(3,429.71)
06/01/2027	-	-	603,515.71	603,515.71	-	(7,723.02)	595,792.69	-
12/01/2027	-	-	368,246.88	368,246.88	1,500.00	(7,723.02)	362,023.86	957,816.55
06/01/2028	-	-	368,246.88	368,246.88	-	(7,723.02)	360,523.86	-
12/01/2028	455,000.00	5.000%	368,246.88	823,246.88	1,500.00	(7,723.02)	817,023.86	1,177,547.72
06/01/2029	-	-	356,871.88	356,871.88	-	(7,723.02)	349,148.86	-
12/01/2029	475,000.00	5.000%	356,871.88	831,871.88	1,500.00	(7,723.02)	825,648.86	1,174,797.72
06/01/2030	-	-	344,996.88	344,996.88	-	(7,723.02)	337,273.86	-
12/01/2030	500,000.00	5.000%	344,996.88	844,996.88	1,500.00	(7,723.02)	838,773.86	1,176,047.72
06/01/2031	-	-	332,496.88	332,496.88	-	(7,723.02)	324,773.86	-
12/01/2031	525,000.00	5.000%	332,496.88	857,496.88	1,500.00	(7,723.02)	851,273.86	1,176,047.72
06/01/2032	-	-	319,371.88	319,371.88	-	(7,723.02)	311,648.86	-
12/01/2032	555,000.00	5.000%	319,371.88	874,371.88	1,500.00	(7,723.02)	868,148.86	1,179,797.72
06/01/2033	-	-	305,496.88	305,496.88	-	(7,723.02)	297,773.86	-
12/01/2033	580,000.00	5.000%	305,496.88	885,496.88	1,500.00	(7,723.02)	879,273.86	1,177,047.72
06/01/2034	-	-	290,996.88	290,996.88	-	(7,723.02)	283,273.86	-
12/01/2034	610,000.00	5.000%	290,996.88	900,996.88	1,500.00	(7,723.02)	894,773.86	1,178,047.72
06/01/2035	-	-	275,746.88	275,746.88	-	(7,723.02)	268,023.86	-
12/01/2035	640,000.00	5.000%	275,746.88	915,746.88	1,500.00	(7,723.02)	909,523.86	1,177,547.72
06/01/2036	-	-	259,746.88	259,746.88	-	(7,723.02)	252,023.86	-
12/01/2036	670,000.00	5.000%	259,746.88	929,746.88	1,500.00	(7,723.02)	923,523.86	1,175,547.72
06/01/2037	-	-	242,996.88	242,996.88	-	(7,723.02)	235,273.86	-
12/01/2037	705,000.00	5.000%	242,996.88	947,996.88	1,500.00	(7,723.02)	941,773.86	1,177,047.72
06/01/2038	-	-	225,371.88	225,371.88	-	(7,723.02)	217,648.86	-
12/01/2038	740,000.00	5.000%	225,371.88	965,371.88	1,500.00	(7,723.02)	959,148.86	1,176,797.72
06/01/2039	-	-	206,871.88	206,871.88	-	(7,723.02)	199,148.86	-
12/01/2039	775,000.00	5.000%	206,871.88	981,871.88	1,500.00	(7,723.02)	975,648.86	1,174,797.72
06/01/2040	-	-	187,496.88	187,496.88	-	(7,723.02)	179,773.86	-
12/01/2040	815,000.00	4.000%	187,496.88	1,002,496.88	1,500.00	(7,723.02)	996,273.86	1,176,047.72
06/01/2041	-	-	171,196.88	171,196.88	-	(7,723.02)	163,473.86	-
12/01/2041	850,000.00	4.000%	171,196.88	1,021,196.88	1,500.00	(7,723.02)	1,014,973.86	1,178,447.72
06/01/2042	-	-	154,196.88	154,196.88	-	(7,723.02)	146,473.86	-
12/01/2042	885,000.00	4.000%	154,196.88	1,039,196.88	1,500.00	(7,723.02)	1,032,973.86	1,179,447.72
06/01/2043	-	-	136,496.88	136,496.88	-	(7,723.02)	128,773.86	-
12/01/2043	920,000.00	4.000%	136,496.88	1,056,496.88	1,500.00	(7,723.02)	1,050,273.86	1,179,047.72
06/01/2044	-	-	118,096.88	118,096.88	-	(7,723.02)	110,373.86	-
12/01/2044	955,000.00	4.125%	118,096.88	1,073,096.88	1,500.00	(7,723.02)	1,066,873.86	1,177,247.72
06/01/2045	-	-	98,400.00	98,400.00	-	(7,723.02)	90,676.98	-
12/01/2045	1,000,000.00	4.125%	98,400.00	1,098,400.00	1,500.00	(7,723.02)	1,092,176.98	1,182,853.96
06/01/2046	-	-	77,775.00	77,775.00	-	(7,723.02)	70,051.98	-
12/01/2046	1,035,000.00	4.250%	77,775.00	1,112,775.00	1,500.00	(7,723.02)	1,106,551.98	1,176,603.96
06/01/2047	-	-	55,781.25	55,781.25	-	(7,723.02)	48,058.23	-
12/01/2047	2,625,000.00	4.250%	55,781.25	2,680,781.25	1,500.00	(1,552,326.41)	1,129,954.84	1,178,013.07
Total	\$16,315,000.00	-	\$10,029,069.01	\$26,344,069.01	\$33,000.00	(1,873,899.94)	\$24,503,169.07	-

Significant Dates

Dated	8/06/2026
First available call date	12/01/2035

Series 2026A Elec Rev Bon | SINGLE PURPOSE | 7/15/2026 | 11:28 AM



Research Update:

New Prague, MN Series 2026A Electric Revenue Bonds Assigned 'A' Rating; Outlook Stable

July 9, 2026

Overview

- S&P Global Ratings assigned its 'A' long-term rating to **New Prague** (New Prague or the utility), Minnesota's \$16.955 million series 2026A electric revenue bonds.
- The outlook is stable.

Rationale

Security

Net revenues of New Prague's electric utility are pledged to the repayment of the bonds. Bond provisions include a rate covenant to produce net revenues at 150% of maximum annual debt service and an additional bonds test of 125%. The electric utility did not have any debt outstanding as of fiscal year-end 2025. No additional electric revenue debt is planned.

The bonds are issued for the buildout of an approximately 12 megawatt (MW) diesel peaking station, slated for commercial operation in early 2028. The capacity and energy will be made available exclusively to New Prague's wholesale energy provider, Southern Minnesota Municipal Power Agency (SMMPA), under a separate contract that extends through the life of the bonds with opportunity for additional extension. Under the agreement, SMMPA's annual capacity and energy repayments to New Prague closely follow the annual debt service of the bonds.

Credit highlights

The rating reflects our opinion of management practices that we believe are credit supportive and will contribute to robust coverage throughout the repayment of the debt service. The utility produces annual budgets and reviews budget to actual results monthly, which assists in mitigating sudden unbudgeted expenses. Additionally, the utility produces five-year rate studies and long-range capital plans that assist in long-term financial continuity.

While New Prague will be the owner of the diesel peaker and bear the cost of standard system maintenance, SMMPA will pay capacity and energy charges in step with the debt service schedule. New Prague is exposed to stranded asset risk, considering that SMMPA is not obligated to make capacity payments until the plant is operational and receives its capacity accreditation. If capacity is materially diminished or unavailable for prolonged periods of time,

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SMMPA can compel an adjustment to lower its payment obligations to New Prague. Despite the potential for lower revenue from SMMPA, our calculations show that New Prague could fully cover debt service with native revenues if SMMPA's contracted payments are decreased or eliminated. Our opinion of execution and stranded asset risk is alleviated somewhat by New Prague maintaining several insurance policies for the build, which it will maintain once the plant is operational. Most critical equipment has already been secured under vendor contracts, somewhat alleviating the risk of cost overruns.

While New Prague has not provided a financial forecast for the repayment of the bonds, our internal calculations--which conservatively assume no revenue growth from audited 2025--show our fixed charge coverage (FCC), which treats some fixed charges as debt-like, should remain well above 1.5x through 2030. This is further supported by the bond covenant requirement to produce debt service coverage above 1.5x, which we consider robust.

Because of the high unpredictability of federal policy--along with the economy's stressors and the associated financial pressures consumers are facing--we are monitoring the strength and stability of utilities' revenue streams for evidence of delinquent payments or other revenue erosion. (See "[Economic Outlook U.S. Q3 2026: Resilient to Layered Supply Shocks](#)," June 24, 2026.)

The rating further reflects our view of the utility's:

- Modestly growing yet relatively small customer base (approximately 2% annual demand growth) with robust median household incomes that were 124% of the national average in 2024;
- Delinquencies are manageable at 4% of accounts, and annual bad debt expense is negligible, indicating the customer base is able to pay bills;
- Almost all the power lines are underground, mitigating physical environmental risk of asset damage or prolonged outages due to storms or winter conditions; and
- Full requirements contract with SMMPA through 2050 that alleviates the need for New Prague to procure energy directly.

Partially offsetting the above strengths, in our view, are the following factors:

- We consider weighted rates elevated at 118% of that of the state. This might challenge the utility's ability to pass large rate increases. Historically, the utility has maintained robust FCC with minimal rate increases of 2% annually.
- The utility lacks financial forecasts that could better inform anticipated coverage and lacks established liquidity targets.
- There is no codified liquidity target, but management does not anticipate major cash draws to current liquidity.
- SMMPA is in the midst of a power portfolio transition in anticipation of the retirement of its largest baseload energy asset and coinciding exit of SMMPA's largest member in 2030. These changes could cause SMMPA to make large rate increases that New Prague could be challenged in passing on to its customer base.

Outlook

The stable outlook reflects our opinion that New Prague will continue to raise rates as needed to produce healthy FCC and that SMMPA will continue to make capacity payments once the generating unit is operational.

Downside scenario

We could lower the rating if certain contract conditions allow SMMPA to pay less than anticipated capacity and energy charges, resulting in consistently weaker FCC.

Upside scenario

Given the elevated construction risk that the electric utility is exposed to through the buildout of the project, we are unlikely to consider a rating upgrade until the project is fully commercial. The limited size of the service economy and SMMPA's anticipated decarbonization efforts could pressure financial metrics.

New Prague Electric Utility, Minnesota--key credit metrics

	--Fiscal year ended Dec. 31--		
	2025	2024	2023
Operational metrics			
Electric customer accounts	3,766	3,726	3,757
% of electric retail revenues from residential customers	N.A.	N.A.	N.A.
Top 10 electric customers' revenues as % of total electric operating revenue	30	N.A.	N.A.
Service area median household effective buying income as % of U.S.	N.A.	124	127
Weighted average retail electric rate as % of state	N.A.	118	N.A.
Financial metrics			
Gross revenues (\$000s)	11,223	10,890	10,369
Total operating expenses less depreciation and amortization (\$000s)	8,974	8,968	8,706
Debt service (\$000s)	3	9	5
Debt service coverage (x)	749.7	213.6	332.6
Fixed-charge coverage (x)	2.1	2.0	1.8
Total available liquidity (\$000s)*	5,350	4,930	3,611
Days' liquidity	217	200	151
Total on-balance-sheet debt (\$000s)	0	0	0
Debt-to-capitalization (%)	0	0	0

*Total available liquidity includes available committed credit line balances, where applicable. Debt service coverage--Revenues minus expenses divided by debt service. Fixed-charge coverage--Sum of revenues minus expenses minus total net transfers out plus capacity payments (or their proxy), divided by the sum of debt service plus capacity payments (or their proxy). N.A.--Not available.

Ratings List

New Issue Ratings

US\$16,955,000 City of New Prague, Minnesota, Electric Revenue Bonds, Series 2026A, dated: Date of Delivery, due: December 1, 2047

Long Term Rating A/Stable

New Rating

Public Power

New Prague, MN Retail Electric System Revenues A/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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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: EVAN C. GARIEPY, PLANNER
SUBJECT: SET PUBLIC HEARING DATE AND INTRODUCE ORDINANCE FOR VACATION OF CERTAIN RIGHT OF WAYS IN THE PLAT OF THE SYNDICATE ADDITION TO NEW PRAGUE, AS PROPOSED BY NICHOLAS BOROWSKE
DATE: JULY 27TH, 2026

Nicholas Borowske is the owner of 300 5th Street SW, a property which is broken up by one 40' and two 12' right of ways. Mr. Borowske has submitted an application for the City to consider vacating these right of ways, which can be seen in the attached exhibits. Vacating these rights of ways would make Mr. Borowske's property continuous.

Staff is in support of vacating the right of ways, as the City has no plans or use for streets, alleys, or utilities within the right of ways as they lead directly to the Union Pacific Railroad and currently split up a singular parcel into multiple sections. The City is unaware of any utilities that currently exist within these rights of ways. However, it is of note that there is an overhead electric line through the southern portion of the property in which staff is unable at this time to locate a recorded easement for. While the vacation request does not affect this overhead line, staff suggests approval of the vacation requests subject to obtaining an easement for the existing overhead line if an easement document cannot be located for it.

A public hearing must be scheduled before the vacation can be approved to gather input from utility companies and affected properties. Staff recommends holding this public hearing on Tuesday, September 8th, 2026. A public notice would be published in the August 13th and August 20th New Prague Times. The proposed ordinance approving the vacation is also attached so that the introduction of this ordinance can also be completed at tonight's meeting, to allow for the possible adoption of this ordinance following the public hearing on September 8th, 2026.

Staff Recommendation

Staff recommends approval of the attached resolution setting the public hearing date for Tuesday, September 8th, 2026. Staff also recommends that the Council introduces the attached Ordinance #366 at tonight's meeting.



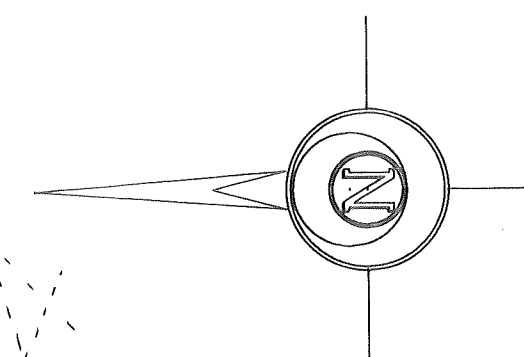
Proposed Vacation
VAC0003-2026
300 5th St SW



0 70 140
ft.

prepared for:

THOMAS E. TOPKA



SCALE 1" = 50'

- Denotes iron monument*
- 100.8 Denotes existing elevation*
- (104.0) Denotes proposed elevation*
- Indicates direction of surface drainage*
- = Top of finished garage floor elevation*
- = Top of basement floor elevation*
- = Top of block elevation*
- Denotes off-set hub*

THE NORTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 3, T 112 N, R 23 W, IS ASSUMED TO
BEAR N 88 ° 27' 34"E.

Roy Jensen -
Bolton & Mink - MANKATO # 507-625
4171

Westergren & Associates, Inc.

LAND SURVEYORS

8500 210th Street, Lakeville, Minnesota 55044
OFFICE: (612) 469-1899 HOME: (507) 744-2054

I hereby certify that this a true and correct representation of a tract of land as shown and described hereon. As prepared by me on this 19th day of February, 1992.

San Webster Minnesota Registration No. 19790

LEGAL DESCRIPTION:

Block Thirty-one (31), EXCEPT the North ten feet thereof; and Block Thirty-four (34), Syndicate Addition to New Prague, Le Sueur County, Minnesota, according to the recorded plat thereof on File and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota,

AND,

All that part of the Southwest Quarter (SW¼), Section 3, Township 112 North, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the intersection of the East right-of-way line of the Minneapolis and St. Louis Railroad, and the North line of the Southwest Quarter (SW¼) of said Section, Township and Range; thence Easterly along the North line of said Southwest Quarter (SW¼) to the Southeast corner of Block 34, Syndicate Addition to the City of New Prague, Minnesota thence Southerly along the extension of the East line of said Block 34, a distance of 102.6 feet; thence Westerly parallel with the North line of said Southwest Quarter (SW¼) to the East right-of-way line of said railroad; thence Northerly along said railroad right-of-way line, a distance of 102.6 feet to the point of beginning.

NOTE:

SUGGESTED LEGAL DESCRIPTION after vacation of street and alleys.

Block 31, except the north 10 feet thereof; together with Block 34; also together with that part of vacated Sixth Street and alleys which accrues thereto by reason of the vacation thereof; all in SYNDICATE ADDITION TO NEW PRAGUE, Le Sueur County, Minnesota, according to the recorded plat thereof on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

Field Book 07/57
Job # J 1156

RESOLUTION #CC-26-08-03-03

**SETTING A PUBLIC HEARING DATE TO VACATE CERTAIN RIGHT OF WAYS
IN THE PLAT OF THE SYNDICATE ADDITION TO NEW PRAGUE**

WHEREAS, the City Council pursuant to Section 12.06 of the City Charter desires to consider the vacation of public rights of ways as described:

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 31, and north of Lots 5, 6, 7, and 8, Block 31, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 5, 6, 7, and 8, Block 31, and north of Lots 1, 2, 3, and 4, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 34, and north of Lot 5, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

And as depicted on the attached Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEW PRAGUE, SCOTT AND LE SUEUR COUNTIES, MINNESOTA:

1. The City Council will consider the vacation of those right of ways as identified in this resolution and on the attached exhibit, and a public hearing shall be held on such proposed vacation on the 8th day of September, 2026, before the City Council in the City Hall located at 118 Central Ave. N., New Prague, Minnesota, at 6:00 p.m. or shortly thereafter.
2. The City Clerk is hereby directed to give published, posted, and mailed notice of such hearing as required by law.

Passed by the City Council on this 3rd day of August, 2026.

Charles L. Nickolay, Mayor

ATTEST: _____
Joshua M. Tetzlaff, City Administrator

Exhibit A.

Section 9, Item a.

R. & X

Office of Register of Deeds,
Le Sueur County, Minn.

No. 14847.

I do hereby certify that the within plat was filed in this office,
this 3rd day of August A.D. 1896, at 10 o'clock A.M., and the certificate
is affixed to the same, recorded in Book "A" of Record of Plat
certificates on pages 61, 62, & 63.

Frank Mondy.
Register of Deeds.

(See Book "H" Misc. page 596 for Order)
Vacating part of First Street.

STATE OF MINNESOTA
COUNTY OF LE SUEUR

On this 16th day of July A.D. 1896, before me
personally appeared Michael Schreiner & Philomene Schreiner, husband & wife,
to me known to be the persons described in and who executed the foregoing instrument
and acknowledged they executed the same as their free act and deed.

John Joach
Notary Public
Minn.

See Book 6 misc page 611 for Order.

WE THE UNDERSIGNED OWNERS OF THE PROPERTY, DESCRIBED AND SHOWN HEREON
AS THE SYNDICATE ADDITION TO NEW PRAGUE, SITUATED IN THE NORTH
WEST 1/4 OF SECTION 3 T112.N. R 23. W. HAVE CAUSED THE SAME TO BE
SURVEYED INTO LOTS BLOCKS STREETS AND ALLEYS FOR THE PURPOSES
HEREON SHOWN, AND WE HEREBY DEDICATE FOR PUBLIC USE THE
STREETS AND ALLEYS AS SHOWN ON THIS PLAT, AND WE DO HEREBY
ACKNOWLEDGE THE SAME TO BE OUR OWN FREE ACT AND DEED.
WITNESS OUR HANDS AND SEALS

Michael Schreiner
Philomene Schreiner

Witnessed by
John Joach
F. H. Hennen.

Taxes paid and transfer entered
this 3rd day of August A.D. 1896
Joseph Rachae
County Auditor

I hereby certify that taxes for the year
1896 on the lands described within are paid.
G. H. Hennen
County Auditor

SYNDICATE ADDITION TO NEW PRAGUE.

FROM SURVEYS MADE FOR THE SYNDICATE.

JUNE 23-27 1896.

BY V. D. SIMAR. SURVEYOR.

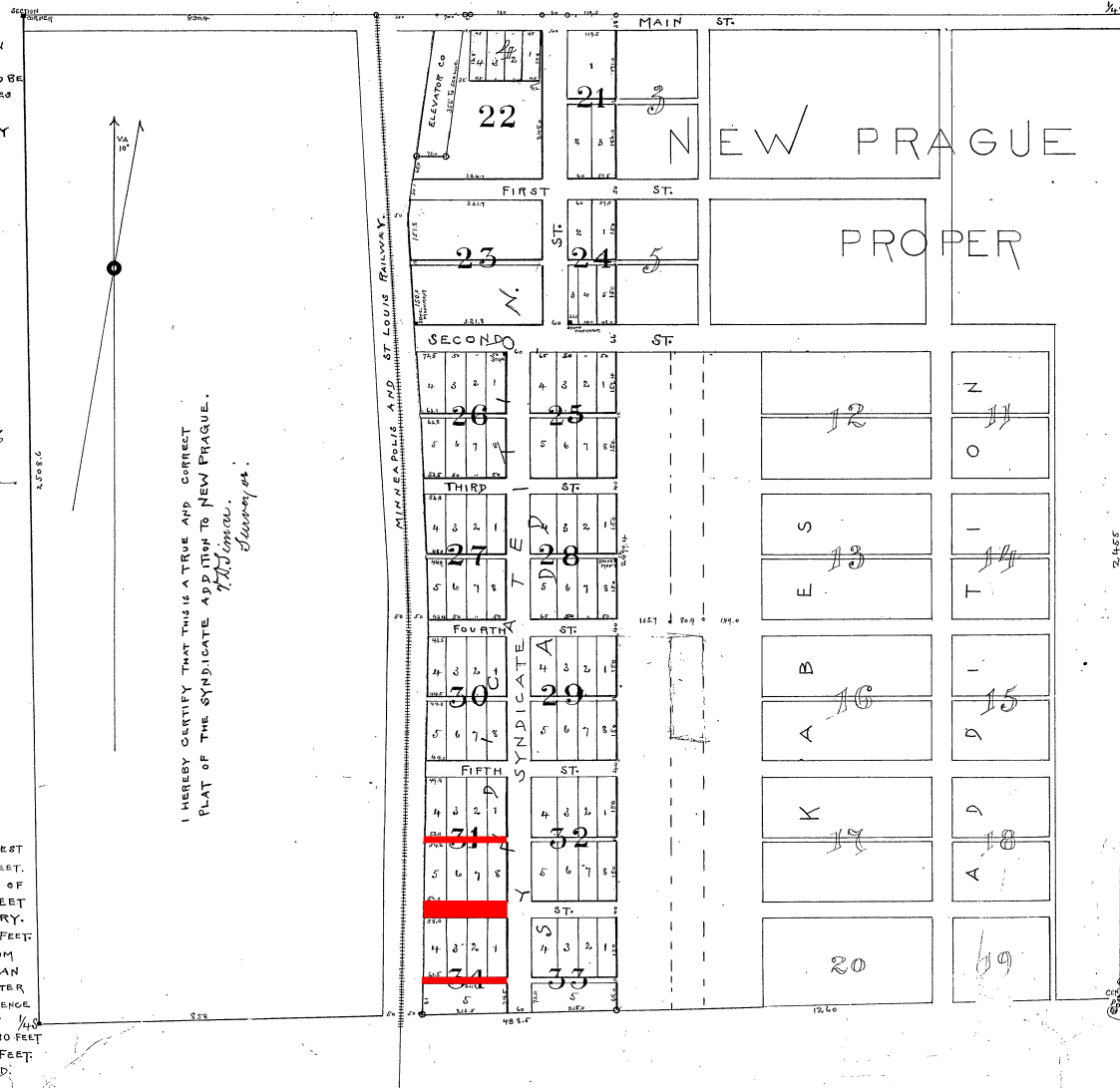
SCALE 200 FEET PER INCH.

OF THE FOLLOWING DESCRIBED TRACT.

BEGINNING AT A POINT NINETY RODS EAST OF THE NORTH WEST
CORNER OF SECTION 3, AND FROM THENCE RUNNING SOUTH 2479.4 FEET.
TO A POINT ON THE EAST AND WEST 1/4 SECTION LINE NINETY RODS EAST OF
THE ORIGINAL 1/4 SECTION CORNER. FROM THENCE WEST 488 1/2 FEET
TO THE EAST RIGHT OF WAY LINE OF THE MINNEAPOLIS AND ST. LOUIS RY.
FROM THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE 2148.3 FEET
TO A POINT AT THE SOUTHWEST CORNER OF THE ELEVATOR PROPERTY. FROM
THENCE EAST 75 FEET TO A POST. THENCE NORTH 356 FEET TO AN
IRON ROD ON THE NORTH LINE OF SECTION 3. 220 FEET EAST OF THE CENTER
OF THE MAIN TRACK OF THE MINNEAPOLIS AND ST. LOUIS RAILWAY. FROM THENCE
EAST 151 FEET TO AN IRON ROD. FROM THENCE SOUTH ON THE WEST LINE OF
BLOCK 4 NEW PRAGUE, PROPER, 163 FEET TO A POST. FROM THENCE EAST 180 FEET
TO A POST. THENCE NORTH 163 FT. TO AN IRON ROD. THENCE EAST 179 1/2 FEET
TO AN IRON ROD AND PLACE OF BEGINNING, CONTAINING 24 1/2 ACRES OF LAND.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT
PLAT OF THE SYNDICATE ADDITION TO NEW PRAGUE.

Surveyor.



I HEREBY CERTIFY THAT THE MONUMENTS FOR THE GUIDANCE OF
FUTURE SURVEYS AS SHOWN ON THIS PLAT ARE CORRECTLY PLACED;
THAT THE BOUNDARY LINES OF THE TRACT PLATTED ARE CORRECTLY
SHOWN AND THAT THE SIZES OF ALL FRACTIONAL LOTS ARE AS
SHOWN HEREON.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND
THIS 16th DAY OF August 1896

Edward Solberg
COUNTY SURVEYOR LE SUEUR COUNTY.

ORDINANCE #366

**AN ORDINANCE VACATING CERTAIN RIGHT OF WAYS IN THE
PLAT OF THE SYNDICATE ADDITION TO NEW PRAGUE**

WHEREAS, the New Prague City Council previously passed Resolution #26-08-03-____ noting the City of New Prague’s interest in vacating certain right of ways as identified in the resolution and the exhibit to the resolution, to Section 12.06 of the New Prague City Charter, legally described as follows:

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 31, and north of Lots 5, 6, 7, and 8, Block 31, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 5, 6, 7, and 8, Block 31, and north of Lots 1, 2, 3, and 4, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 34, and north of Lot 5, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

And as depicted on the attached Exhibit A.

(with such right of ways hereinafter referred to as the “Property”); and

WHEREAS, a public hearing to consider the vacation of the Property was held on the 8th day of September, 2026, before the City Council in the City Hall located at 118 Central Avenue North, New Prague, Minnesota, after due published and posted notice had been given, as well as personal mailed notice to all affected property owners by the City Clerk on the 4th day of August, 2026, and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation, or public body owning or controlling easements contained upon the Property proposed to be vacated, reserves the right to continue the same or to enter upon such Property, way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto; and

WHEREAS, the Council in its discretion has determined that the vacation of the Property will benefit the public interest because the Property will not be used for roads or utilities; and

WHEREAS, a majority of all members of the City Council concur in this ordinance;

NOW, THEREFORE, THE CITY OF NEW PRAGUE, SCOTT AND LESUEUR COUNTIES, MINNESOTA, ORDAINS:

SECTION 1. An uncodified City ordinance is adopted pursuant to Chapter 12.06 of the New Prague City Charter to provide as follows:

Subdivision 1. The recitals set forth in this Ordinance are incorporated into and made a part of this Ordinance.

Subdivision 2. The City controls the dedicated Property located in Scott County, Minnesota, with the legal description of the Property being as follows:

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 31, and north of Lots 5, 6, 7, and 8, Block 31, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 5, 6, 7, and 8, Block 31, and north of Lots 1, 2, 3, and 4, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 34, and north of Lot 5, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

And as depicted on the attached Exhibit A.

Subdivision 3. The City Council has determined that vacation of the Property will further the public interest and welfare.

Subdivision 4. As provided by Section 12.06 of the New Prague City Charter, the City Council authorizes and grants the vacation of the Property such that the Property described as follows is hereby vacated:

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 31, and north of Lots 5, 6, 7, and 8, Block 31, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 5, 6, 7, and 8, Block 31, and north of Lots 1, 2, 3, and 4, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

All of the public right of way lying south of Lots 1, 2, 3, and 4, Block 34, and north of Lot 5, Block 34, within the Plat of the Syndicate Addition to New Prague, Le Sueur County, Minnesota.

And as depicted on the attached Exhibit A.

Subdivision 5. The Mayor and City Administrator, staff, and consultants are hereby authorized and directed to sign all documents or take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Ordinance.

SECTION 2. This ordinance shall take effect and be in force 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, the 3rd day of August, 2026.

The required 10 days posted notice was completed on the City Website and City Hall Bulletin Board on or before August 4th, 2026.

Adopted by the Council this 8th day of September, 2026.

EFFECTIVE DATE: Immediately upon its publication in the September 17th, 2026 New Prague Times.

Charles L. Nickolay, Mayor

State of Minnesota)

)ss.

County of Scott & Le Sueur)

)

(CORPORATE ACKNOWLEDGMENT)

Subscribed and sworn before me, a Notary Public this _____ day of _____, 2026.

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 _____, 2026.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Evan C. Gariepy
City of New Prague
118 Central Ave. N.
New Prague, MN 56071
(952) 758-4401

Exhibit A.

Section 9, Item a.

R. & X

Office of Register of Deeds,
Le Sueur County, Minn.

No. 14847.

I do hereby certify that the within plat was filed in this office,
this 3rd day of August A.D. 1896, at 10 o'clock A.M., and the certificate
is affixed to the same, recorded in Book "A" of Record of Plat
certificates on pages 61, 62, & 63.

Frank Mondy.
Register of Deeds.

(See Book "H" Misc. page 596 for Order)
Vacating part of First Street.

STATE OF MINNESOTA
COUNTY OF LE SUEUR

On this 16th day of July A.D. 1896, before me
personally appeared Michael Schreiner, Philomene Schreiner, husband and wife,
to me known to be the persons described in and who executed the foregoing instrument
and acknowledged they executed the same as their free act and deed.

John Joach
Notary Public
Minn.

See Book 6 misc page 611 for Order.

WE THE UNDERSIGNED OWNERS OF THE PROPERTY, DESCRIBED AND SHOWN HEREON
AS THE SYNDICATE ADDITION TO NEW PRAGUE, SITUATED IN THE NORTH
WEST 1/4 OF SECTION 3 T112.N. R 23. W. HAVE CAUSED THE SAME TO BE
SURVEYED INTO LOTS BLOCKS STREETS AND ALLEYS FOR THE PURPOSES
HEREON SHOWN, AND WE HEREBY DEDICATE FOR PUBLIC USE THE
STREETS AND ALLEYS AS SHOWN ON THIS PLAT, AND WE DO HEREBY
ACKNOWLEDGE THE SAME TO BE OUR OWN FREE ACT AND DEED.
WITNESS OUR HANDS AND SEALS

Michael Schreiner
Philomene Schreiner

Attorned by
John Joach
F. H. Hennen.

Taxes paid and transfer entered
this 3rd day of August A.D. 1896
Joseph Rachae
County Auditor

I hereby certify that taxes for the year
1896 on the lands described within are paid.
G. H. Hennen
County Auditor

SYNDICATE ADDITION TO NEW PRAGUE.

FROM SURVEYS MADE FOR THE SYNDICATE.

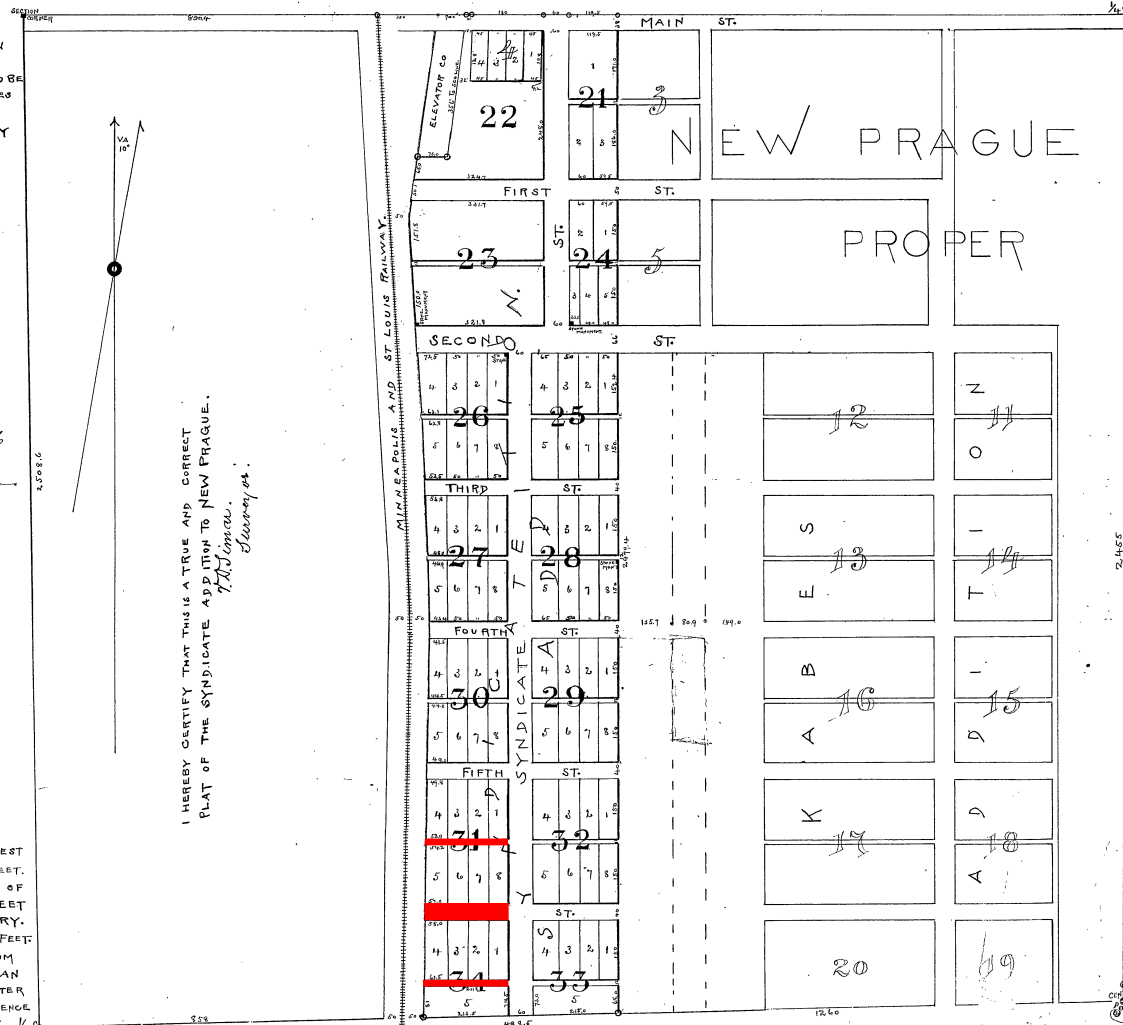
JUNE 23-27 1896.
BY V. D. SIMAR. SURVEYOR.
SCALE 200 FEET PER INCH.

OF THE FOLLOWING DESCRIBED TRACT.

BEGINNING AT A POINT NINETY RODS EAST OF THE NORTH WEST
CORNER OF SECTION 3, AND FROM THENCE RUNNING SOUTH 2479.4 FEET.
TO A POINT ON THE EAST AND WEST 1/4 SECTION LINE NINETY RODS EAST OF
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TO THE EAST RIGHT OF WAY LINE OF THE MINNEAPOLIS AND ST. LOUIS RY.
FROM THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE 2148.3 FEET
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OF THE MAIN TRACK OF THE MINNEAPOLIS AND ST. LOUIS RAILWAY. FROM THENCE
EAST 151 FEET TO AN IRON ROD. FROM THENCE SOUTH ON THE WEST LINE OF
BLOCK 4 NEW PRAGUE, PROPER, 163 FEET TO A POST. FROM THENCE EAST 180 FEET
TO A POST. THENCE NORTH 163 FT. TO AN IRON ROD. THENCE EAST 179 1/2 FEET
TO AN IRON ROD AND PLACE OF BEGINNING, CONTAINING 247 ACRES OF LAND.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT
PLAT OF THE SYNDICATE ADDITION TO NEW PRAGUE.

Surveyor.



I HEREBY CERTIFY THAT THE MONUMENTS FOR THE GUIDANCE OF
FUTURE SURVEYS AS SHOWN ON THIS PLAT ARE CORRECTLY PLACED;
THAT THE BOUNDARY LINES OF THE TRACT PLATTED ARE CORRECTLY
SHOWN AND THAT THE SIZES OF ALL FRACTIONAL LOTS ARE AS
SHOWN HEREON.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND
THIS 16th DAY OF August 1896

Edward Solberg
COUNTY SURVEYOR LE SUEUR COUNTY.



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. TETZLAF, CITY ADMINISTRATOR
FROM: BRUCE REIMERS, GENERAL MANAGER
SUBJECT: ADDITION OF ELECTRIC UTILITY APPRENTICE POSITION TO PAY GRID
DATE: JULY 30, 2026

Staff is requesting approval to add the position of Electric Utility Apprentice to the City's pay grid at Grade G2.

The current job market has generated limited interest in our Electric Utility Lineman position. Adding an apprentice-level position will allow the City to recruit individuals who are interested in beginning a career in the electrical utility field while completing the required education and on-the-job training to become a journeyman lineman.

With review by AutoSolve, the company that completed our compensation study in 2025, the suggested placement on the pay grid is Grade 2. As a comparable, the Minneapolis Electrical Joint Apprenticeship and Training Committee (JATC) currently starts new apprentices at \$27.90 per hour. The proposed Grade G2 starting wage of \$28.63 per hour will hopefully position the City of New Prague competitively in the market and will assist with recruitment efforts, while staying in line with current and similar positions.

The Utilities Commission reviewed and approved the addition of the Electric Utility Apprentice position at its regular meeting on July 27, 2026.

Recommendation

Staff recommends approval of the addition of the Electric Utility Apprentice position to the City's pay grid at Grade G2.

Class/Grade	Classification	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
G1	Administrative Assistant	\$ 26.75	\$ 27.49	\$ 28.24	\$ 29.01	\$ 29.81	\$ 30.63	\$ 31.47	\$ 32.33	\$ 33.21	\$ 34.12	\$ 35.06	\$ 36.02	\$ 37.01	\$ 38.02	\$ 39.06
G2	Public Works Maintenance Worker, Electric Utility Apprentice, Permit Specialist, Police Records Technician	\$ 28.63	\$ 29.41	\$ 30.22	\$ 31.05	\$ 31.90	\$ 32.77	\$ 33.67	\$ 34.59	\$ 35.54	\$ 36.51	\$ 37.51	\$ 38.54	\$ 39.60	\$ 40.68	\$ 41.80
G3	Accountant I, Utility Billing Specialist	\$ 30.06	\$ 30.88	\$ 31.73	\$ 32.60	\$ 33.49	\$ 34.41	\$ 35.35	\$ 36.32	\$ 37.32	\$ 38.34	\$ 39.39	\$ 40.47	\$ 41.58	\$ 42.72	\$ 43.89
G4	Mechanic, Water Operator I, Wastewater Operator I	\$ 31.56	\$ 32.43	\$ 33.32	\$ 34.23	\$ 35.17	\$ 36.13	\$ 37.12	\$ 38.14	\$ 39.18	\$ 40.25	\$ 41.36	\$ 42.49	\$ 43.66	\$ 44.85	\$ 46.08
G5	Administrative Coordinator, Accountant II	\$ 33.14	\$ 34.05	\$ 34.98	\$ 35.94	\$ 36.92	\$ 37.94	\$ 38.98	\$ 40.04	\$ 41.14	\$ 42.27	\$ 43.43	\$ 44.62	\$ 45.84	\$ 47.09	\$ 48.38
G6	Water Operator II, Wastewater Operator II	\$ 34.80	\$ 35.75	\$ 36.73	\$ 37.74	\$ 38.77	\$ 39.83	\$ 40.92	\$ 42.05	\$ 43.20	\$ 44.38	\$ 45.60	\$ 46.85	\$ 48.13	\$ 49.45	\$ 50.80
G7		\$ 36.54	\$ 37.54	\$ 38.57	\$ 39.62	\$ 40.71	\$ 41.82	\$ 42.97	\$ 44.15	\$ 45.36	\$ 46.60	\$ 47.88	\$ 49.19	\$ 50.54	\$ 51.92	\$ 53.34
G8	Building Inspector, Generation Operator, Parks Supervisor, Planner	\$ 38.36	\$ 39.41	\$ 40.49	\$ 41.60	\$ 42.74	\$ 43.92	\$ 45.12	\$ 46.36	\$ 47.63	\$ 48.93	\$ 50.27	\$ 51.65	\$ 53.06	\$ 54.52	\$ 56.01
G9	Golf Superintendent, Lineman	\$ 42.20	\$ 43.36	\$ 44.54	\$ 45.76	\$ 47.02	\$ 48.31	\$ 49.63	\$ 50.99	\$ 52.39	\$ 53.82	\$ 55.30	\$ 56.81	\$ 58.37	\$ 59.97	\$ 61.61
G10	Generation Supervisor, Public Works Supervisor, Water Operations Supervisor	\$ 44.31	\$ 45.52	\$ 46.77	\$ 48.05	\$ 49.37	\$ 50.72	\$ 52.11	\$ 53.54	\$ 55.01	\$ 56.51	\$ 58.06	\$ 59.65	\$ 61.29	\$ 62.97	\$ 64.69
G11	Wastewater Superintendent, Building Official	\$ 46.53	\$ 47.80	\$ 49.11	\$ 50.46	\$ 51.84	\$ 53.26	\$ 54.72	\$ 56.22	\$ 57.76	\$ 59.34	\$ 60.97	\$ 62.64	\$ 64.35	\$ 66.12	\$ 67.93
G12	Electric Operations Supervisor	\$ 50.25	\$ 51.62	\$ 53.04	\$ 54.49	\$ 55.99	\$ 57.52	\$ 59.10	\$ 60.71	\$ 62.38	\$ 64.09	\$ 65.84	\$ 67.65	\$ 69.50	\$ 71.41	\$ 73.36
G13		\$ 54.27	\$ 55.75	\$ 57.28	\$ 58.85	\$ 60.46	\$ 62.12	\$ 63.82	\$ 65.57	\$ 67.37	\$ 69.21	\$ 71.11	\$ 73.06	\$ 75.06	\$ 77.12	\$ 79.23
G14	Finance Director, General Manager - Electric and Water, Community Development Director, Police Chief, Public Works Director	\$ 58.61	\$ 60.21	\$ 61.86	\$ 63.56	\$ 65.30	\$ 67.09	\$ 68.93	\$ 70.82	\$ 72.76	\$ 74.75	\$ 76.80	\$ 78.90	\$ 81.07	\$ 83.29	\$ 85.57
G15		\$ 63.30	\$ 65.03	\$ 66.81	\$ 68.64	\$ 70.53	\$ 72.46	\$ 74.44	\$ 76.48	\$ 78.58	\$ 80.73	\$ 82.94	\$ 85.22	\$ 87.55	\$ 89.95	\$ 92.41
G16	City Administrator	\$ 68.36	\$ 70.23	\$ 72.16	\$ 74.14	\$ 76.17	\$ 78.25	\$ 80.40	\$ 82.60	\$ 84.86	\$ 87.19	\$ 89.58	\$ 92.03	\$ 94.56	\$ 97.15	\$ 99.81

Class/Grade	Classification: Part Time Employees	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
PT1	Food and Beverage Worker, Golf Attendant, Golf Maintenance Worker, Parks Maintenance Worker	\$ 12.00	\$ 12.46	\$ 12.95	\$ 13.45	\$ 13.96	\$ 14.50	\$ 15.06	\$ 15.65	\$ 16.25	\$ 16.88	\$ 17.53	\$ 18.21	\$ 18.91	\$ 19.64	\$ 20.40



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, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNING COMMISSION SUMMARY – CONCEPT REVIEW OF HARVEST FIELDS SINGLE FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 185 LOTS ON 63.05 ACRES ON LAND GUIDED AS R1 SINGLE FAMILY RESIDENTIAL AND RM MEDIUM DENSITY RESIDENTIAL, AS PROPOSED BY JPB LAND, LLC, APPLICANT
DATE: JULY 29, 2026

Planning Commission Summary

The Planning Commission heard the above Concept Review request at their July 22nd meeting. The applicant, JPB Land, LLC, is requesting a concept review of a 185-lot single family residential development on 63.05 acres. The land is not currently within city limits, but is guided single family on the west half and medium density on the east half. The applicant intends to apply for a Planned Unit Development to allow for a more creative and efficient use of the land and proposed open spaces to allow for some lots at 42’ (versus the minimum in the UDC by right which is 50’) and a reduction of the side yard setback (from 7’ to 6’), in exchange for additional open space and protection of environmental features (such as wetlands).

While a public hearing was not advertised, over 250 meeting notices were sent out to adjacent property owners about the public meeting and over 30 people were in attendance at the meeting, including Helena Township officials who noted that they support the annexation of the property but noted concerns about an adjacent township road. Other comments received were about phasing of the development and traffic impacts, ability to purchase adjacent lots abutting their own lots and concerns with noxious weeds on land that was cleared a couple of years ago. The applicant noted that they have not determined phasing at this time, but would expect the buildout to take about 5 years depending on market conditions. A draft excerpt of the meeting minutes are attached to this memo for reference.

It is also notable at the Park Board reviewed the concept plan at their meeting on July 14th and generally supported the concept plan including an appropriate dedication for an expansion to Heritage Park as well as a continuation of the greenway trail and interim roadside trail on Bohemia Street to connect back to Heritage Park which will allow the greenway trail to finally have a continuous route in the northeast corner of the City.

The next step in the review process, should the applicant choose to move forward, would be annexation and application for a Planned Unit Development (PUD) which would also include review of a traffic impact study. Per the Unified Development Code, no formal action is to be taken on Concept Plan reviews.

Staff Recommendation

Staff recommends that the City Council review the Concept Plans for Harvest Fields and provide feedback to City Staff and the Developer. No formal action is to be taken.

Draft Minutes from the Planning Commission Meeting on 7/22/26 (as reference) regarding the Harvest Fields Concept Review:

Ondich presented the concept plan review for the proposed Harvest Fields development.

Paul Tabone and Lucinda Spanier, representing JPB Land, LLC, were in attendance. Spanier stated that they have gone through multiple design iterations, and that they are proposing a lifecycle housing community. She noted that not all houses will be built at the minimum setback measurements.

Spanier stated that every home built will have three distinct elevations and that they do not allow identical house designs to be built adjacent to one another to reduce monotony.

Seiler and Pike asked if two houses with the same floor plan can be adjacent, and Spanier stated they can be, but they must have different colors and elevations. She noted that the 42' wide lot's house design offerings are still in progress, but that they only make up 15% of the proposed lots.

Spanier stated that they ideally would begin construction in Spring 2027, with phasing taking potentially five years depending on the market conditions.

Seiler asked how long annexation may take, and Ondich stated it would be the next step. Pike asked if the prospective buyer chooses the lot and floor plans, or if the developer builds the houses and then sells them as-is. Spanier stated that they prefer to build a few houses on each lot size, and then they offer model specs to prospective buyers. Pike asked if all of the infrastructure will be built in one phase, and Ondich stated it will not. Spanier stated approximately 45 lots will be available per phase.

Pike noted that there may be increased traffic throughout the development before further phasing is complete and all roads are built out. Spanier stated that each phase will go through the Planning Commission and City Council prior to development. Seiler asked if the roads will be built to the City's requirements, and Ondich stated it would be.

Pike stated that he likes that JPB Land is both the developer and builder. He also stated that he appreciates the lifecycle community aspect of it, and that he hopes it can be economically feasible.

Meyer asked what the rough square footage of a house on the 42' wide lot will be. Spanier stated they would be between 18,000 and 24,000 square feet, slab on grade without a basement, and two stories.

Meyer opened up the floor to public comment and question, with a limit of 5 minutes per speaking time.

John Wermerskirchen, Helena Township Chair, stated that Helena Township is in favor of the annexation of the land. He stated that it would be a timely process.

Ed Nytes, Helena Township Supervisor, stated that he is concerned that W 270th St will be gravel going east towards FaithPoint Lutheran Church, and is wondering if it could be paved within the future.

Jake Parker, 806 Wencil Ave, asked if there would be the option to purchase a lot without JPB Land building on it. Tabone stated that it could be a possibility, and that they are still internally considering it. He noted that other communities have asked the same question.

Greg Pint, 1007 Lexington Ave N, asked if the development will be completed without the connection being finalized to the north and east to W 270th St and Alton Ave. Ondich noted that the traffic impact study and the phasing of the development will also impact this, but they are currently uncertain of this.

Veronica Harrison, 907 Lexington Ave N, stated that when the trees were cleared on the unannexed land, work began before 7am, which violates the City's quiet hours ordinance. She stated that the environmental impact of the tree removal was very high, and she is concerned that the proposed development will impact the tree line that is remaining. She stated she is also concerned about the concentration of the proposed housing development.

Spanier stated that JPB Land prefers to preserve as many trees as possible within a new development, and that trees are easiest to maintain along the border of a development and that a good faith effort will be made to maintain them. Seiler asked if the development would be affected by the new tree preservation ordinance, and Ondich stated that it would once it is annexed into the city. Pike asked if the PUD could allow for the City to impose additional tree requirements, and Ondich stated that it can.

Section 12, Item b.

Meyer closed the floor for public comments and questions.

Spanier stated that JPB Land was not involved in the tree removal at this site.

Polly Cleary stated that her lot backs up to the vacant parcel, and that there has been an issue with thistle since the trees were cut. She asked if the Township can do anything about this, and Heather Taylor DuCharme, the Helena Township Clerk, provided information regarding the next Township Meeting.



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

MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN GARIEPY, PLANNER
SUBJECT: CONCEPT REVIEW OF HARVEST FIELDS SINGLE FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 185 LOTS ON 63.05 ACRES ON LAND GUIDED AS R1 SINGLE FAMILY RESIDENTIAL AND RM MEDIUM DENSITY RESIDENTIAL, AS PROPOSED BY JPB LAND, LLC, APPLICANT.
DATE: 7/16/2026

Background / History

On July 1st, 2026, City Staff received a concept review application for a proposed residential development from JPB Land, LLC named Harvest Fields. The concept plan being reviewed is labeled “Harvest Fields – Concept Plan” and is dated July 7, 2026. Additionally submitted were a “Concept Plan – Surrounding View” also dated July 7, 2026 which shows the City/County’s nearly completed Alton Ave. NE corridor study and roadway connections to confirm that the concept would fit the planned area intersections, as well as a set of slides about JPB Land and JP Brooks Builders and finally a set of slides specific to the proposed concept development for Harvest Fields. All files and documents are attached to this report.

The concept plan encompasses 63.05 acres of land, directly north of 7th St NE, east of the Heritage Estates Development/Heritage Park and north/west of the Bohemia Acres Development near Wencel Ave. NE.

A total of 185 single family residential lots are shown with a mix of general lot size categories as follows:

- 42’ Wide – 28
- 52’ Wide – 34
- 62’ Wide – 100
- 72’ Wide - 23

Additionally, lands are shown as possible public dedications including an expansion of Heritage Park of approximately 1.41 acres and likely other land for the continuation of the Greenway Trail System, Stormwater Ponds and existing delineated wetland areas.

Concept reviews occurring at public meetings include the July 14th Park Board Meeting, the July 22nd Planning Commission Meeting and the August 3rd City Council Meeting. Concept Review would be followed up by Annexation and Rezoning/Preliminary Planned Unit Development (PUD) as the next steps, with platting and a final PUD for each phase approved as the final step.

Legal Description

The legal description of the area has not yet been provided. The land is approximately 63.05 acres.

A full legal description will be required for any future land use applications.

Annexation

The subject property is currently not located within City Limits and would need to be annexed.

The City of New Prague has an orderly annexation agreement with Helena Township. An annexation application and petition for annexation are required to start the process.

The City is in the early stages of initiating discussions with Helena Township regarding a new Orderly Annexation Agreement, but considering the timing of this development the existing OAA would prevail.

Comprehensive Plan

Within the 2045 Comprehensive Plan, multiple goals for the City to work towards are listed. Staff believes that the proposed concept plan meets the following goals:

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

- The concept plan proposes a life cycle housing neighborhood, with smaller houses and lots for young professionals and retirees, including single-family villa houses, while also providing larger houses and yards for larger families.

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

- The proposed concept plan shows an expansion of Heritage Park, as well as an expansion of the Greenway Trail.
- The proposed expansion of Greenway Trail also gives the opportunity for it to link west back into the existing Heritage Estates Greenway Trail, east potentially towards Cedar Lake with future developments and finally south into the existing Highview Greenway

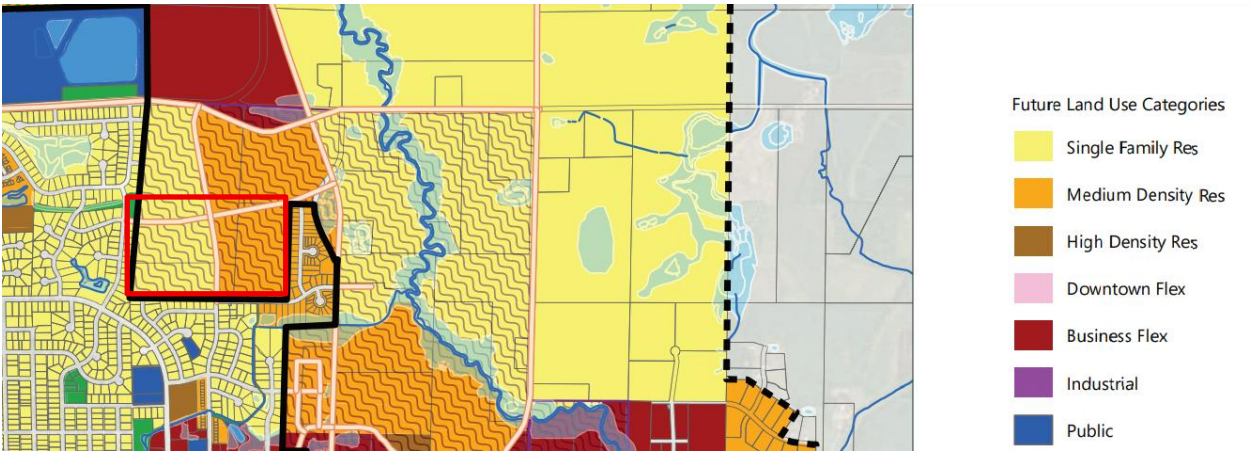
Trail, thereby closing a gap on the existing system. Being part of the Greenway, this trail would also fit well besides the natural wetland features rather than be a roadside trail.

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

- The proposed expansion of the Greenway Trail would go through a natural wetlands feature.

Zoning

The property is currently unannexed. In the Comprehensive Plan, the west side is zoned as Single Family Residential and the east side as Medium Density Residential.



As the property is currently within Helena Township, at the time it is annexed it would have to be rezoned (or better referred to as establishing the zoning). Staff does not know if the applicant intends to apply to rezone the property as Single Family, Medium Density, both, or neither. The applicant does intend to also apply for a Planned Unit Development (PUD), which would overlay the zoning that is established.

PUD

The applicant stated that they intend to apply for the development through what is called a Planned Unit Development (PUD). This would functionally provide something akin to variances for requirements set forth in the UDC, in exchange for something beneficial for the City. The process for granting a PUD is outlined in the Unified Development Code Section 3.002 (I).

This section outlines benefits that may be granted to the City through permitting a PUD. Staff believes that the proposed concept plan would provide the following benefits, as listed in the UDC Section 3.002 (I) (3):

- (b) More creative, efficient, and effective use of land, open space, and public facilities through mixing of land uses.
- (f) Increasing transportation options, such as walking, biking, or busing.

- (g) Providing opportunities for life cycle housing to all ages.
- (h) Providing more efficient and effective use of streets, utilities, and public facilities that support high quality land use development at a lesser cost.
- (i) Enhanced incorporation of recreational, public and open space components in the development...
- (j) Preserving and enhancing desirable site characteristics and open space and protection of sensitive environmental features including but not limited to steep slopes, wetlands and trees.

Section 3.002 (I) (4) also states that a PUD may allow for density transfer and district integration. The proposed concept plan shows a mix of small and large lots, combining principals behind the R1 and RM Zoning Districts to provide for efficient and integrated life cycle housing throughout the proposed development area rather than segregating said lot types from each other.

The current concept plan does not meet all of the Unified Development Code’s specified density and lot size requirements. Notably, it proposes lot widths down to a width of 42’ (which are 8’ less than the RM district would allow by right) on up to 72’ wide lots which exceed the minimum lot size for the R1 district by 12’. Additionally, a side yard reduction is sought throughout the development from 7’ down to 6’. These deviations are allowed if specifically set forth in a PUD plan.

Density / Lot Size / Setbacks

The minimum lot size in the R1 Single Family Residential Zoning District is 8,3000 sq. ft. with a minimum lot width of 60’. Setbacks are 25’ front, 7’ sides, and 30’ rear, and no specific density minimum or maximum required.

The minimum lot size in the RM Medium Density Residential Zoning District for single family houses is 5,500 sq. ft. with a minimum lot width of 50’. Setbacks are 25’ front, 7’ sides, and 30’ rear, and with a density of up to 12 units per acre. The concept plan currently shows only single-family units, with no two-family or other multi-family units.

The lowest floor elevation of buildings must be at least 2 feet above the seasonal high-water level of any/all wetlands in the vicinity. Buildings can be constructed to the edge of a conservation easement adjacent to a wetland if the above provision is met.

The proposed concept plan shows lots with a width of 42’, 52’, 62’, and 72’. The lots that are 52’ in width would be permitted within the RM Zoning District, and the lots that are 42’ in width are not permitted by right within either the R1 or RM Zoning Districts. However, this reduction in lot width would be part of the PUD approval process. The proposed overall density is 2.93 units per acre (based on 63.05 net acres) or 3.56 units per acre based on net developable area of 51.90 acres (removing the wetlands and pond/park/open space areas).

It is notable that the slides submitted do not show any home designs/layouts for the 42' wide lots as they are still in the design phase.

Easements

Section 6.003 (H) of the Unified Development Code provides for easement requirements for drainage ways, trails, and utilities.

General drainage and utility easements must be provided for on the front lot lines at 10' and the rear lines at 10' and 5' along interior lot liens at minimum (and larger easements will be required adjacent to underground utilities and for conservation easements around wetlands per Section 6.002 (S) of the Unified Development Code – minimum of 25', but can be larger based on MnRAM assessment).

Staff also notes that the conservation easement areas around the wetland areas are required to be signed as wetland areas and have signage installed per the Unified Development Code 6.002 (S) (5) (e) (12) which states that the signs shall be installed at 200' intervals along the wetland easement to define its edge, with additional signs placed as needed. The signs must be at least 12" x 12" in size at least 4' above grade.

Access / Road Layout / Street Improvements

The transportation chapter of the Comprehensive Plan identifies:

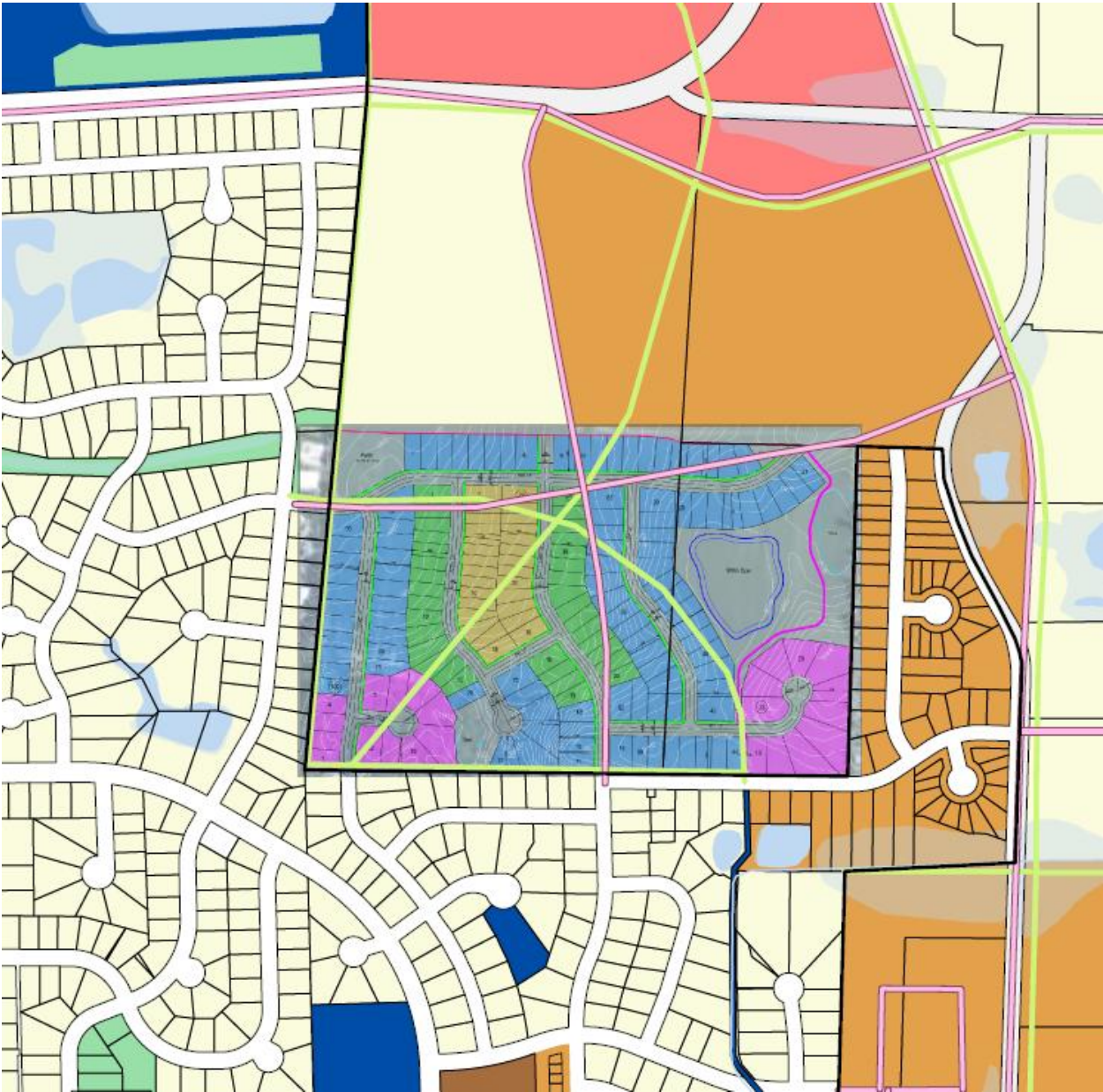
- Ladyslipper Ave. NE as a minor collector (must extend north to a previously identified connection point at 12th Street NE (CR 15) per an MOU with Scott County and Helena Township). This is also reflected in the nearly completed Alton Ave. NE corridor study update.
- Bohemia Street as a minor collector (must extend east to a previously identified connection point at Alton Ave. NE per an MOU with Scott County and Helena Township and additionally as reflected in the new study that is almost completed.)
- All other proposed roads (Ironwood Ave. NE and other unnamed) will be local roads.

Per Section 5.003 (V) of the Unified Development Code, a Traffic Impact Study (TIS) will be required for this development as it exceeds 90 units upon full buildout.

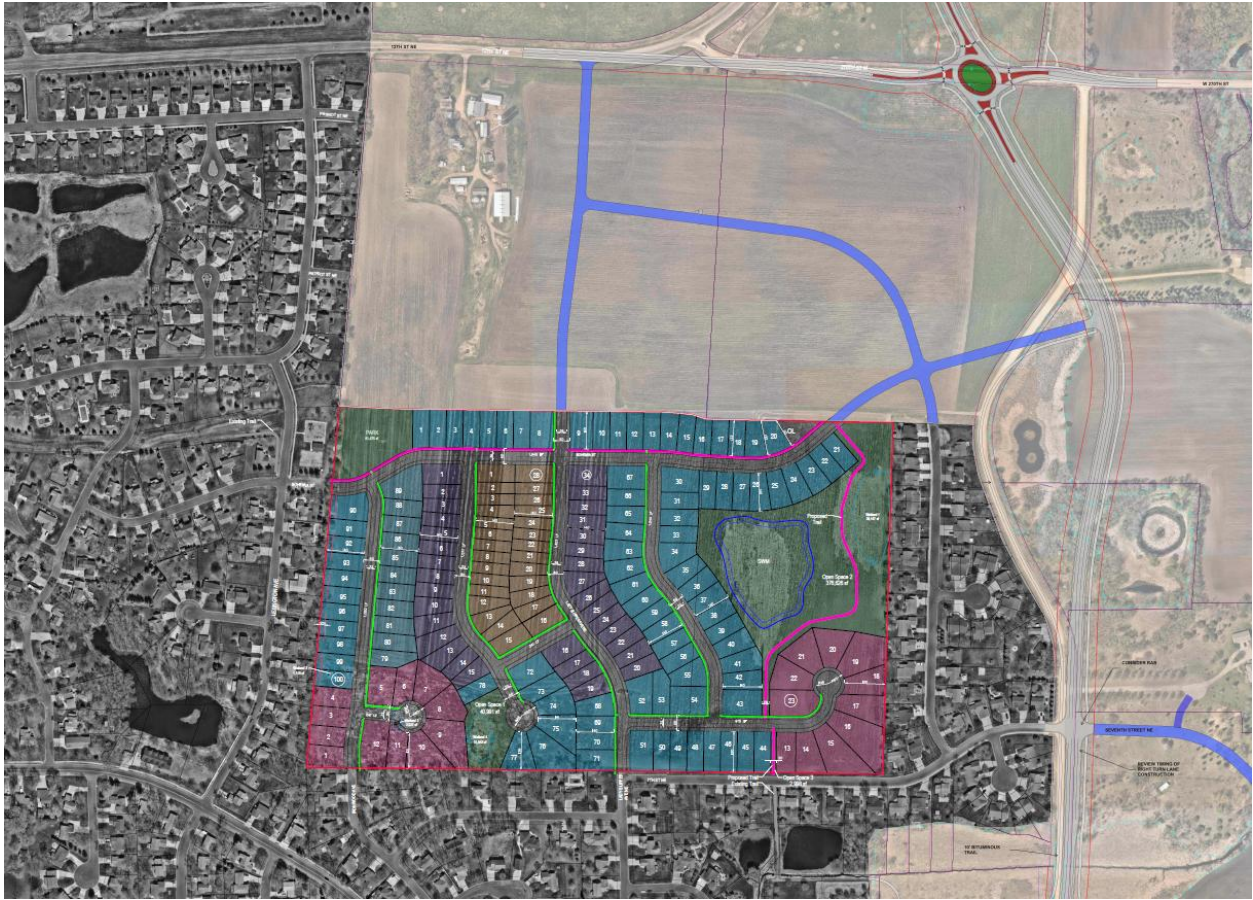
Absent having a traffic impact study completed at this time, staff makes a general observation that the connections to existing Ironwood Ave. NE and Ladyslipper Ave. NE are required connections as well as Bohemia Street NE. Staff notes a general lack of alternate roadway connections to the property to the north, however, the traffic impact study will provide more insight into this topic.

The map below shows the minor collector roads in the city's transportation plan overlaid on the proposed development along with a general connection of the Greenway Trail through the development to connect at Heritage Park. Not shown on this map is a secondary trail from Ironwood Ave. NE north to 12th Street NE. All trails shown are simply identified as "potential" in the comprehensive plan and are not specific requirements. Staff supports the greenway's proposed continuation into the concept development and interim solution of providing connectivity east to

Heritage Park via a trail adjacent to Bohemia Street SE, but notes that the greenway trail must continue through future development of land to the north and ultimately back to Heritage Park.



The map below shows the concept plan for the development overlaid on the still ongoing revision to the Alton Ave. NE. corridor study that is expected to be completed by the end of July 2026 between the City, County and Helena Township regarding required connection points for roadways. When said corridor study is completed, the proposed development must continue to fit into those future roadway corridors.



Also, as part of the corridor study, it is expected that a new MOU will be put into place and contain more details of possible costs to adjacent development that might occur. For this first phase of development, it would not be expected to have any impacts as it does not abut Alton Ave. NE.

UDC Section 6.003(C) provides street improvement requirements for all new city streets. The roadways all appear to be proposed at 32' wide which would meet the subdivision requirement of a maximum of 32'. Staff does, however, note that Bohemia Street NE and Ladyslipper Ave. NE are minor collector roads and should be increased in width and possibly be designated as MSA routes.

UDC Section 6.003(F) for lot and block standards recommends that for double frontage lots that a planting screen be provided along the backyards of all the lots that the rear yard abuts 7th Street NE and that right of access shall be limited.

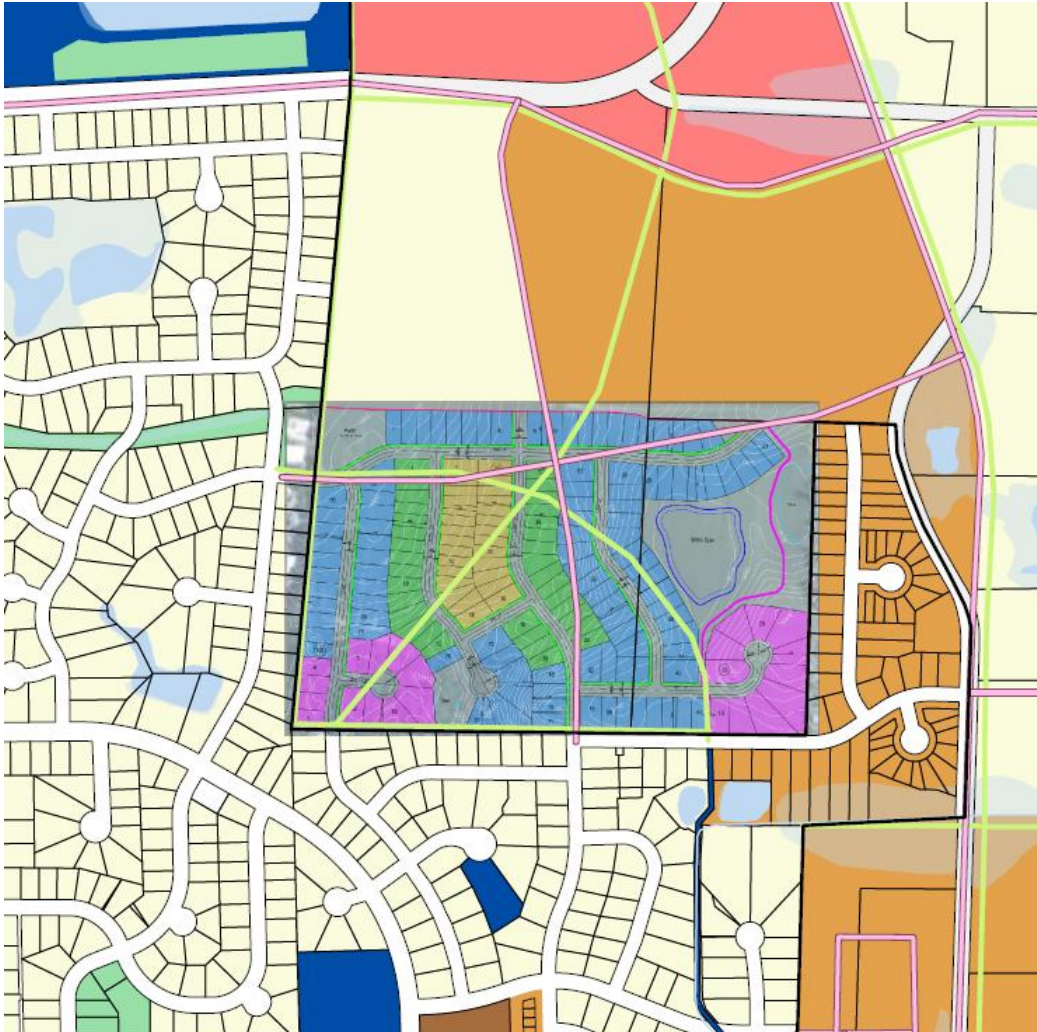
Trails / Sidewalks

The Unified Development Code Section 6.003 (C) (6) states that a sidewalk is required on one side of the street, including cul-de-sacs, and that additional sidewalks leading to parks may be required by the City Council.

The City's Comprehensive Plan shows the Greenway Trail extending through the development from both Heritage Park and 7th St NE. The greenway is intended to go through natural areas and

not adjacent to streets. The concept plan shows the trail extension going through the east side of the development, past a stormwater pond and wetland. The terminus of the proposed Greenway Trail extension ends at the northeast corner of the development. The proposed current end point of the trail provides a connection west to Heritage Park through an 8' trail along Bohemia Street NE. As noted in the previous section, long term the greenway must extend through this area (including possible future development to the north) fully as a greenway and the terminus in this phase is not an acceptable long-term solution but rather makes a connection via a trail adjacent to Bohemia Street NE as an interim solution. Staff additionally notes that the applicant did talk with the landowner of the property to the north but they did not support obligating their land for a greenway trail connection at this time, which is understandable as they are not a developer and do not have plans to develop the land at this time.

Bohemia Street's proposed roadside trail is a logical connection from Heritage Park east through the development which will connect eventually to Alton Ave. NE which will have a trail along its west side. Staff notes that it internally looked at the option of a trail being located adjacent to Ladyslipper Ave. NE within the development, that was ultimately not suggested due to Ladyslipper being better suited outside of the development to having a sidewalk from 1st Street NE north to this proposed development due to limited right of way and utilities in the ROW. It appears the appropriate location for the Ladyslipper sidewalk south of the proposed development is on the east side and therefore staff suggests this development move the sidewalk to the east side of Ladyslipper for continuity's sake. Staff also suggests the Ladyslipper sidewalk be increased from 5' to 6' to facilitate pedestrian traffic from outside the development to Heritage Park as an alternate to the Greenway Trail.



UDC Section 6.003 (F)(2) notes that for blocks longer than 800', pedestrian ways or easements may be required near the center of the block to provide for alternate means of pedestrian ingress/egress. Staff believes that none of the blocks are significantly over 800' to warrant a mid-block pedestrian connection.

The traffic impact study should also address the need for RRFB's at the greenway trail crossings

Drainage / Grading

Drainage/Grading will be reviewed in full by the City Engineer, Chris Knutson with SEH. Some comments can be found later in this report.

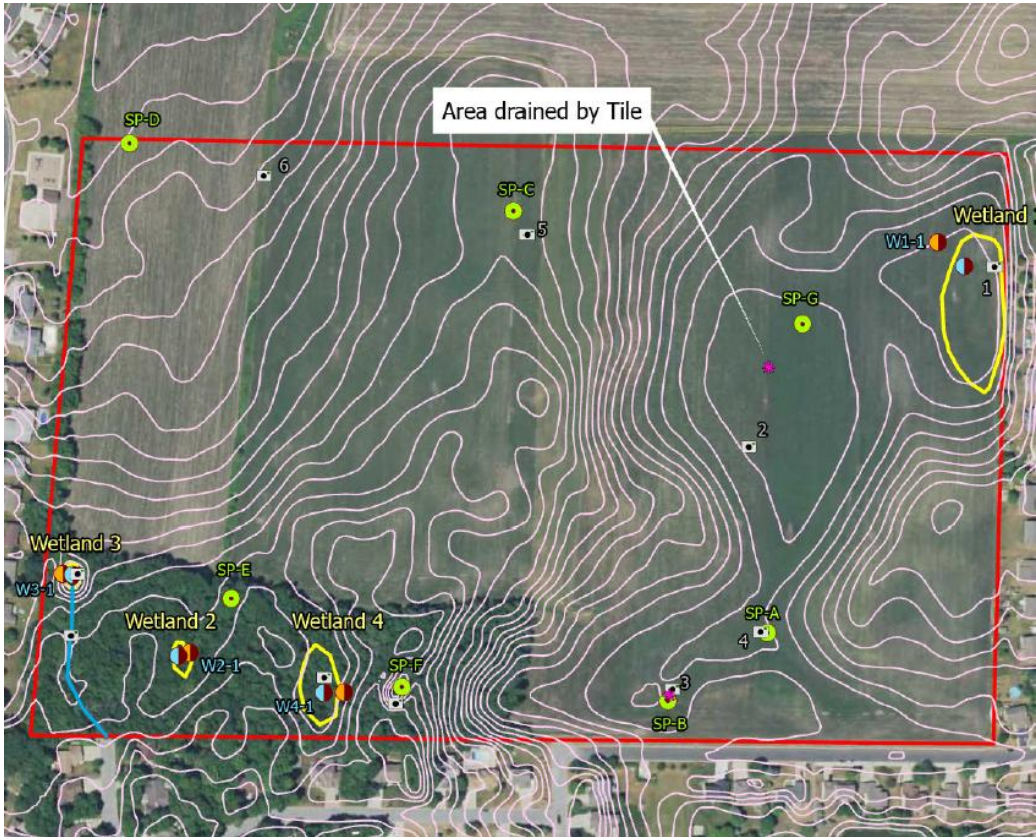
Flood Plain

As indicated on the FEMA FIRM panel #27139C0295E effective February 12, 2021, the property is located within the un-shaded Zone X which is determined to be outside the 500-year floodplain.

Wetland Conservation Act

In June 2024, there was a wetland delineation submitted to the City by Marty Anderson of Moore Engineering Inc. as a portion of a different proposed development. A notice of decision for “Wetland/Boundary Type” was issued by the City on August 5th, 2024. Wetlands were found to exist on the subject property as identified in the map below from the delineation report.

It appears that two of the wetlands (#2 and #3 in the SW corner) would be impacted by the development and would need to be mitigated (replaced) according to WCA requirements. An application to mitigate these wetlands has not been submitted at this time.



DNR Comments

There are no DNR protected waters on or adjacent to the site, however there are delineated wetlands on a portion of the property which is addressed in the previous section of this report.

Park Land Dedication Requirements:

Unified Development Code (UDC) Section 6.003 (G) provides for required park and public land dedication requirements. The City’s Official Fee Schedule additionally provides for calculations to be used for payment of park dedication in fees in lieu of land dedication. Utilizing the City’s most recent population estimate, the 185 lots being platted would be expected to have 2.669 residents per household which would equal 494 new residents. Calculating the number of residents

by the requirement of 815 sq. ft. of new park land per resident, a total of 9.2 acres of park land would be required if taken as just a land dedication. The City does, however, have the option to take all the land or to collect some land and the remainder in cash or park improvements. Park dedication would be based on the fair market value of the of the unplatted and undeveloped land which at this time is \$41,666 per acre based on the list price for the land. If no land were dedicated, the full payment is estimated at \$383,327.

The proposed site shows 1.4 acres of dedicated land for an expansion of Heritage Park (which is already 1.21 acres, thereby making Heritage Park 2.61 acres), and an extension of the Greenway Trail at approximately 1,500 lineal feet and assuming a 15' ROW for the 8' wide greenway trail, that would equal to about .52 acres of land to accommodate the trail. With both the park expansion and the greenway trail, a total of approximately 1.92 acres of park land is proposed to be dedicated which is still 7.28 acres (or \$303,328) short of the required dedication, however this does not take into account the value of the completed greenway trail which can count towards park dedication.

It is also notable that the concept plan shows 11.07 acres of "Additional Open Space" which is noted as including the trail and ponding areas. This includes a small wetland area of nearly 1 acre near the SW corner of the site as well as the area where the greenway trail is proposed and includes another wetland and the stormwater pond area. Typically, wetlands and ponds are not to be included as part of the park dedication accepted. An exception can be made for "areas of natural and environmental significance". Staff does not believe either of the existing wetland areas are of environmental significance as both are semi-drained wetlands as they exist today and are not providing great value from an environmental standpoint to be counted as park dedication. These areas are, however, required to be dedicated from a functional standpoint.

Regarding the greenway trail extension, as noted earlier, approximately 1,500' of greenway trail is proposed, which staff believes is a great step forward for the greenway trail system, as the ultimate goal is to connect the greenway trail that ends at 7th Street NE to the greenway trail that ends at Heritage Park. Within this phase of development, the proposed 1,500' of greenway ends at the easterly extension of Bohemia Street NE. Staff spoke with the developer about obtaining an easement or other corridor through the land to the north from the landowner and the landowner is not interested in providing that at this time, nor can they be expected to as that land is not developing at this time. While staff recommends the greenway trail be extended north into the land north of the concept plan area and ultimately have a section that loops back to Heritage Park as well as a section that continues north to 270th (12th Street NE), the developer has proposed utilizing a roadside trail as a temporary trail connection back to Heritage Park until the Greenway can be further completed with further development on the land to the north. Staff believes this is a reasonable temporary solution and provides connectivity via a trail to continue to the west even with this phase of development.

The Park Board reviewed the concept plan in terms of park dedication at their meeting on 7/14/26 and were asked the following questions:

1. Does the Park Board believe the additional 1.4 acres of park land (thereby making Heritage Park 2.61 acres) is adequate for the expansion of Heritage Park with this phase of development. It is possible to obtain additional land with a future development on the land to the north (which I would recommend to at least match up the existing north boundary

with), but the question at this time is if additional land should be dedicated beyond the 1.4 acres and why would additional land be needed?

- a. Related to this, what amenities does the park board wish to include on the additional park land? Staff would suggest a small parking lot for maybe 6-8 vehicles as well as an open area for a U12 Soccer Field (approx. 135' x 210'). Other amenities that should be considered? Already at Heritage Park is the playground, open field area, basketball court, picnic shelter and portable bathroom surround.
2. Does the Park Board believe that the continuation of the Greenway is appropriate as shown and with the noted continuation of the Greenway on land north of the proposed development to connect not only back to Heritage Park, but also continue north to 270th (12th Street NE) as noted in the Comprehensive Plan?

Discussion occurred at the meeting with the Park Board and Lucinda Spanier with JPB Land LLC. Ms. Spanier noted that the trail along the north side of Bohemia Street SE would be preferred to be 8' concrete versus bituminous due to all the driveways it would cross. Staff does not object to this trail being concrete.

Staff clarified that only the construction value of the greenway trail can be counted towards park dedication and not roadside trails.

Discussion about the greenway ending with the temporary connection via a trail along Bohemia occurred including simply having the greenway continue along the north side of the lots within the development back to Heritage Park. The Park Board consensus was that the greenway can be extended and designed to continue on the land to the north and that the City's UDC provides for the future development to accommodate the greenway.

Discussion also occurred regarding the greenway as it first enters into the development and the fact that it crosses a local street almost immediately and that the developer should look at the ability to route the greenway along the east side of the cul-de-sac to avoid the additional road crossing.

Discussion and Park Board consensus was also that the expansion of Heritage Park with the additional 1.4 acres within the development seemed appropriate along with the greenway trail and corridor.

A final note was made about whether a splash pad could be considered at the park.

Development Fees

Park Dedication Fee - \$383,327 if required all in cash, but it is likely the City will require land dedication for an expansion of Heritage Park and the Greenway Trail system. See notes in previous section of this report.

****We would be open to discussing delaying some fees to the time of building permit issuance potentially (such as park dedication fees where each home pays a set amount of park dedication at the time of the building permit issuance) or just simply allowing**

certain fees to be paid over time until a point of a certain % of the development being finished.

Emergency Warning Siren Fee – \$165 per acre for 63.05 acres = \$10,403.25

Sidewalk Fee - \$10,175 (\$55 per new lot created – negotiable based on if a PUD is applied for an amount of sidewalks actually provided for in the development)

Water Area Access Charge – \$2,814 acre x 63.05 acres = \$177,422.70 (collected at the time of platting – would not collect for outlots until they are final platted).

Sewer Area Access Charge – \$6,010 per acre x 63.05 acres = \$378,930.50 (collected at the time of platting – would not collect for outlots until they are final platted).

Lift Station / Trunk Sewer Upgrade – The previously noted Sewer Area Access Charge is collected to cover the costs of lift station improvements that might be necessary as well as any trunk sewer upgrades that might be necessary. No additional costs are collected for these improvements.

Electric Area Access Charge -
All newly platted lots must pay the New Prague Utilities install and materials “at cost plus 15%”.

On 6/26/26 the following was noted by Utilities General Manager Bruce Reimers:

With the current layout we are estimating the electric infostructure cost for the development to be between \$475,000 and \$500,000 for the 185-lot layout. Prices could change depending on equipment cost. We don’t charge for labor only the cost of materials and trenching.

Development Review Fees:
City Engineer (billed as invoiced for their review of plans)
City Attorney (review title work, development agreement, etc.)

Traffic Impact Study:
*For the overall 60 acres, a traffic impact study is required as it’s over 90 single family homes or 140 apartments.

Saw and Seal Fee (for developers installed roadways):
All new developer installed streets must pay the City to complete a saw and seal fee of \$3.50 per lineal foot for a saw joint every 40’ of new roadway.

Roughly speaking it appears there are just over 8,000 lineal feet of roadway proposed in the development at full buildout. This would mean that there would be approximately 200 saw/seal joints at 32’ wide for a total fee of approximately \$22,400. The saw and seal would be done approximately 2 weeks following installation of the final lift.

Roadway Assessments for future projects (12th Street NE (aka 270th) and Alton Ave. NE)

For road improvements along Alton Ave. NE and assessments, the proposed 60-acre development does not touch/about Alton so there would not be any assessment for that future roadway improvement. However, there could be development north of the proposed 60-acre development does abut Alton. It is notable that the Alton Ave. study update is not complete but should be by the end of July 2026. Additionally, the City and Scott County will be having a meeting before the end of July 2026 to discuss the cost share and timing of any Alton Ave. NE improvements.

For road improvements along 12th Street NE/270th, while none of the first phase/concept touches this roadway, that will just be a local road and would be subject to our assessment policy if there's a city project for improving the roadway. When Alton Ave. NE is improved beyond its current gravel road condition, most of 12th Street NE/270th that abuts the Bisek property would be reconstructed when that improvement is made and will be subject to the cost share agreement that I mentioned earlier that is not yet in place.

If the traffic impact study requires improvements (turn lanes, etc.), those would be at the expense of the developer.

Financial Security Required:

Financial Security is required in the amount of 125% of the engineers estimate or actual build of all public improvements the developer is making. We allow a cash escrow deposit, or letter of credit (city attorney approved) or performance bond with corporate surety (city attorney approved).

Water Service

See comments elsewhere in this report.

Sanitary Sewer Service

See comments elsewhere in this report.

Stormwater System

See comments elsewhere in this report.

Outlots containing stormwater ponds are to be dedicated to the City for ownership and maintenance.

Engineering Comments

City Engineer Chris Knutson from SEH was solicited for comments and provided the following on June 23rd, 2026:

A few comments I can provide:

1. Sanitary Sewer
 - a. Matt and I may need to review sewer connection points. I mentioned Lady Slipper on the call yesterday but now expect Bohemia Street would be the main connection point. The Lady Slipper lift station is no longer being decommissioned due to depth issues, so the trunk sewer main previously expected on that street is likely not needed.
 - b. The higher density development may require a sanitary model review. This area was at one time expected to flow to the NE lift station and include redirection of the Lady Slipper lift station. This could potentially influence full development.
 - c. Based on the sanitary connection at Bohemia street, project phasing will likely need to be west to east.
 - d. Typical material would be PVC SDR 35 sewer main and services.
2. Water Main
 - a. Water main connections should be expected at Lady Slipper, Ironwood, and Bohemia Street. There will be an eventual connection on the east side at Alton Avenue N.
 - b. I expect the watermain on Lady Slipper should be 10" and the rest 8". Not sure if Bruce Reimers has better information for sizes.
 - c. Typical material would be PVC C900 water main and HDPE water services.
3. Storm Sewer
 - a. Concept plan for pond location appears fine.
 - b. Applicant will need to consider volume management in addition to rate control. The pond can do both but needs to be designed accordingly.
 - c. Storm sewer outside of the roadway should be limited. Storm sewer in backyards is discouraged and will not be a city owned utility.
 - d. Storm sewer through side yards is discouraged. If there is not an alternate option, a wider easement will be needed that could affect lot dimensions. Public works will need to comment regarding width. I expect at least 20ft.
 - e. Pond structures will need to be easily accessible for maintenance and inspections.
 - f. The existing low area appears to be tiled into city storm sewer on 7th ST NE. This should be included with the existing condition when providing stormwater modeling.
 - g. Typical materials would be RCP or polypropylene. Inlets and outlets from pond should be RCP only.
4. Streets and Trails
 - a. The City may want to consider Bohemia Street as an MSAS route. This would typically be a 38ft road (face to face). Could be as narrow as 36-feet.
 - b. Bohemia Street would benefit from a trail on the north side. This would connect the trail on Lexington to the trail at Alton Avenue. There will likely be a green space/park or potentially a trailhead at Alton Avenue N in the future. Could be an 8ft concrete walk to accomplish this.
 - c. A wider RW (66-feet) on Bohemia ST would likely be needed for the above two comments.

- d. We will want to review sidewalk locations (side of street) for future connections outside of the development. I understand there may be some preferences based on site topography.
- e. Sidewalk on the north side of 7th ST NE should be considered, at least west of the trail. I'm not sure we'll be able to get sidewalk on the south side of the street west of the trail built in the future due to topography.
- f. Sidewalks will be needed on dead end streets. It can terminate at the bulb with a ped ramp. Applicant will want to consider this early as it could affect lot line locations and driveways.
- g. Typical section is 4" bituminous, 8" CL 5 aggregate, 24" select granular, geotextile, and 6" edge drains. Each house needs a sump basket. Sump baskets can be omitted for slab on grade homes.
- h. Mountable curbs are allowed. They will need to transition to B618 at catch basin locations and intersections.
- i. The existing trail ped ramp at 7th ST NE needs work to become ADA compliant. I'd like to discuss with City staff options for potential relocation of the drainage structure. Applicant will likely need to rebuild this ped ramp as I expect the drainage structure will be outlet for the pond.
- j. Skewed trail crosswalks should be avoided. The one at 7th ST NE is okay, the one at the new road just north of 7th ST NE is not.

Thanks,

Chris Knutson, PE (MN)
Associate, Sr. Project Engineer
Short Elliott Hendrickson Inc.
507.237.8383 direct | 651.490.2000 main

Public Works and Utility Comments

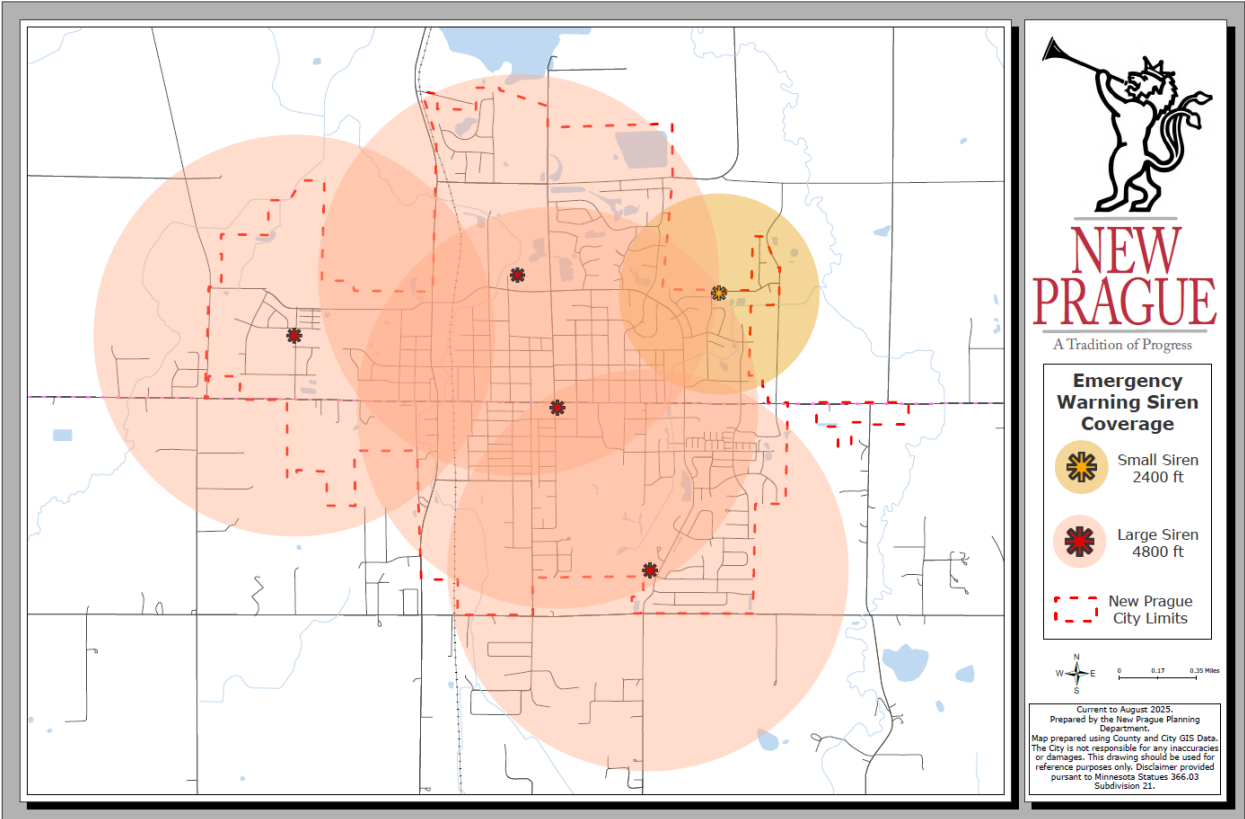
Matt, Public Works Director, was solicited for comments but did not have anything to add beyond the City Engineer's comments.

Bruce Reimers, Utilities General Manager, was solicited for comments but at the time of writing this staff report he did not have any comments other than listing the costs for the electrical infrastructure.

Police Department Comments

Police Chief Tim Applen noted via e-mail on 7/6/26 that regarding emergency sirens, the closest emergency siren near Ladyslipper and 7th Street NE was partially "plugged" in 2009 at the request of a nearby resident with a medical condition and that the coverage of the siren may be limited as partially plugged.

It is notable that while the proposed concept plan is well within the coverage area, additional to the development to the north will require either the unplugging of the siren or the addition of a new siren.



Fire Department Comments

Comments were solicited from Fire Chief Steve Rynda, but at the time of writing this report, none were received.

City Attorney Comments

Scott Riggs, City Attorney, will need to review a title commitment for the property along with the preliminary and final plat drawings as part of his review process.

School District Comments

The following letter was submitted by Superintendent Vollmuth regarding district enrollment and capacity to service the proposed development.



July 2026

To Whom It May Concern:

The purpose of this letter is to provide data regarding the current and historical capacity of the New Prague Area Schools (NPAS) as the City of New Prague evaluates future housing development.

From an elementary school perspective, we are projecting 496 students to be enrolled at Falcon Ridge Elementary in the Fall of 2026, as well as 505 students enrolled at Raven Stream Elementary this Fall. While these schools remain vital community hubs, enrollment has steadily decreased over the past several years. For context, Falcon Ridge's enrollment peaked during the 2015–16 school year with 642 students and Raven Stream's highest enrollment occurred during the 2018–19 school year when 695 students were enrolled.

Declining enrollment, while most immediate at the elementary level, is projected to become a significant district-wide trend. NPAS enrollment reached its peak during the 2019–20 school year with 4,227 students (1,914 elementary; 991 middle school; and 1,322 high school). Since then, figures have trended downward; for the 2025–26 school year, total enrollment across all programs was 3,698 students.

Based on these data points, NPAS maintains significant capacity to welcome additional students at both elementary schools located within the City of New Prague as well as throughout our secondary schools. We are well-positioned to support the potential growth of the City of New Prague and eager to partner with you however possible to ensure productive development that benefits both the city and school district.

Please feel free to contact my office should you require further data or clarification. Go Trojans!

Sincerely,

Dr. Andrew J. Vollmuth, Superintendent

Scott County Highway Department Comments

Comments were solicited from the Scott County Highway Department to gather comments regarding conformance with the revised Alton Ave. NE layout. At the time of writing this report, no comments had been received.

State Highway Department Comments

N/A

Environmental Issues

None.

Street Names

Existing street names that are being continued must be utilized, which includes Ironwood Ave NE, Lady Slipper Ave NE, and Bohemia St NE. All street names must include the NE direction.

New local streets must follow Section 6.003 (J) of the Unified Development Code regarding street names. Proposed new street names must be substantially different in spelling and pronunciation with existing streets to prevent confusion.

Misc. Staff Comments

Mailbox placement must be in accordance with USPS regulations by checking with the New Prague Postmaster.

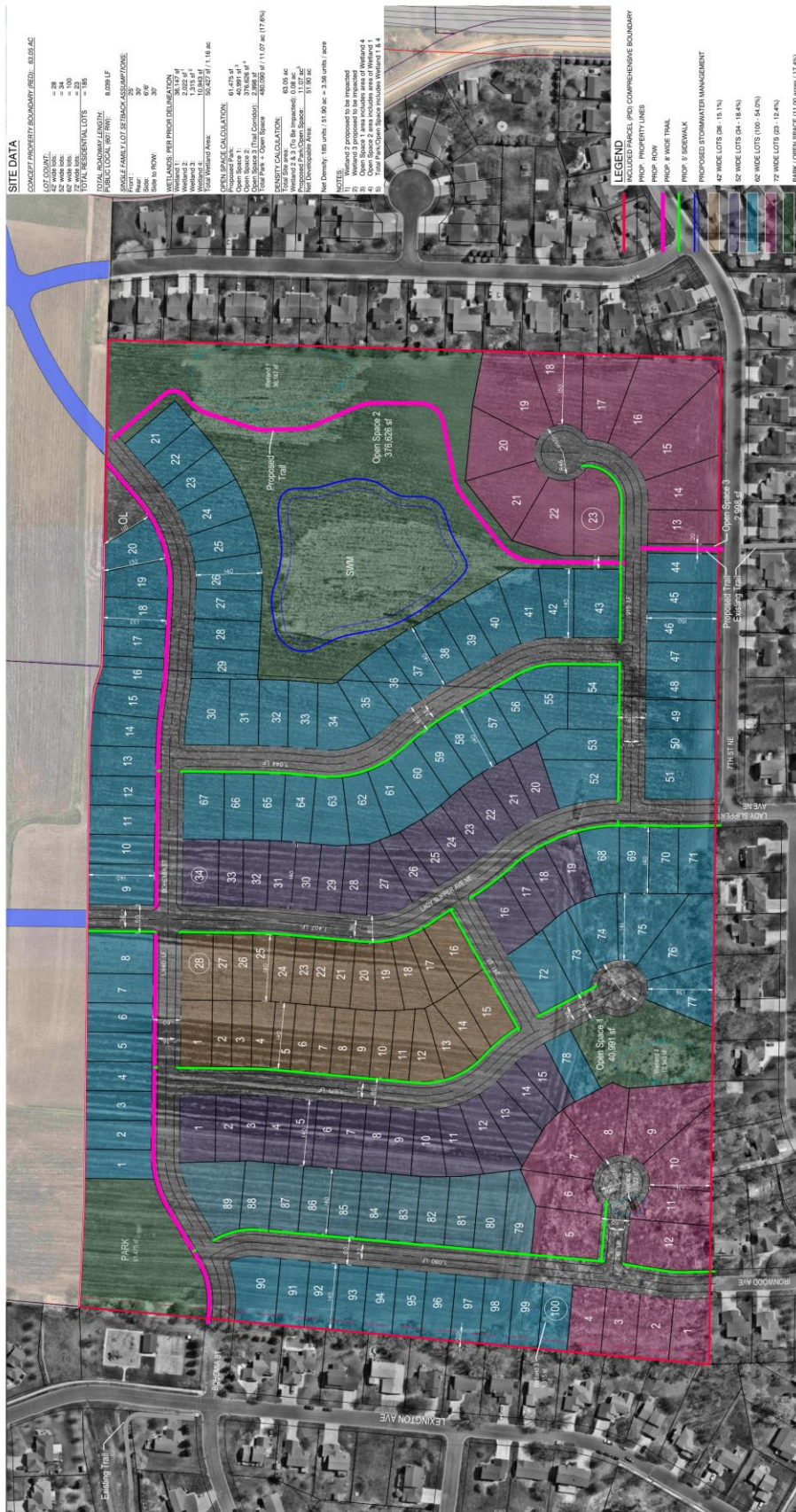
Overall, staff likes the concept and believes it fits well with the area and also seems to line up well with the Alton Ave. corridor study plans.

Staff Recommendation

Staff recommends that the developer consider all comments within this concept report before applying for Annexation, Planned Unit Development, Platting, etc. The City does not take formal action on concept plan reviews.

ATTACHMENTS

- 1. Concept Plans – Dated 7/7/26
- 2. Misc. Maps - Undated
- 3. Pictures – Dated 7/2/26
- 4. Concept Plan Slides – Dated 7/1/26
- 5. Information Slides about JPB Land - Undated



1" = 200'

0 100 200

Date: 7-7-26

N

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HARVEST FIELDS - CONCEPT PLAN
NEW PRAGUE, MINNESOTA

File Location: P:\Alliant\JPB Land LLC\New Prague\GIS\New Prague - Concept Plan A3.dwg Plotted By: Mark Rausch on July 7, 2026 at 7:18:05 AM

HARVEST FIELDS

Site Plan



DATA

Gross Site Area: 63 acres

Proposed Single Family Lots: 185

- 42' wide lots (30'x65' pad): 28
- 52' wide lots (40'x65' pad): 34
- 62' wide lots (50'x65' pad): 100
- 72' wide lots (60'x65' pad): 23

Gross Density: 2.94 units/acre

Net Density: 3.56 units/acre

Dedicated Parkland: 1.4 ac

Additional Open Space: 11.07 ac
(includes trail & ponding areas)

Wetlands: 1.16 ac

Gateway Trail connecting Bohemia St
to 7th St NE

Sidewalks: 1 side of all streets,
except cul-de-sacs

Setbacks

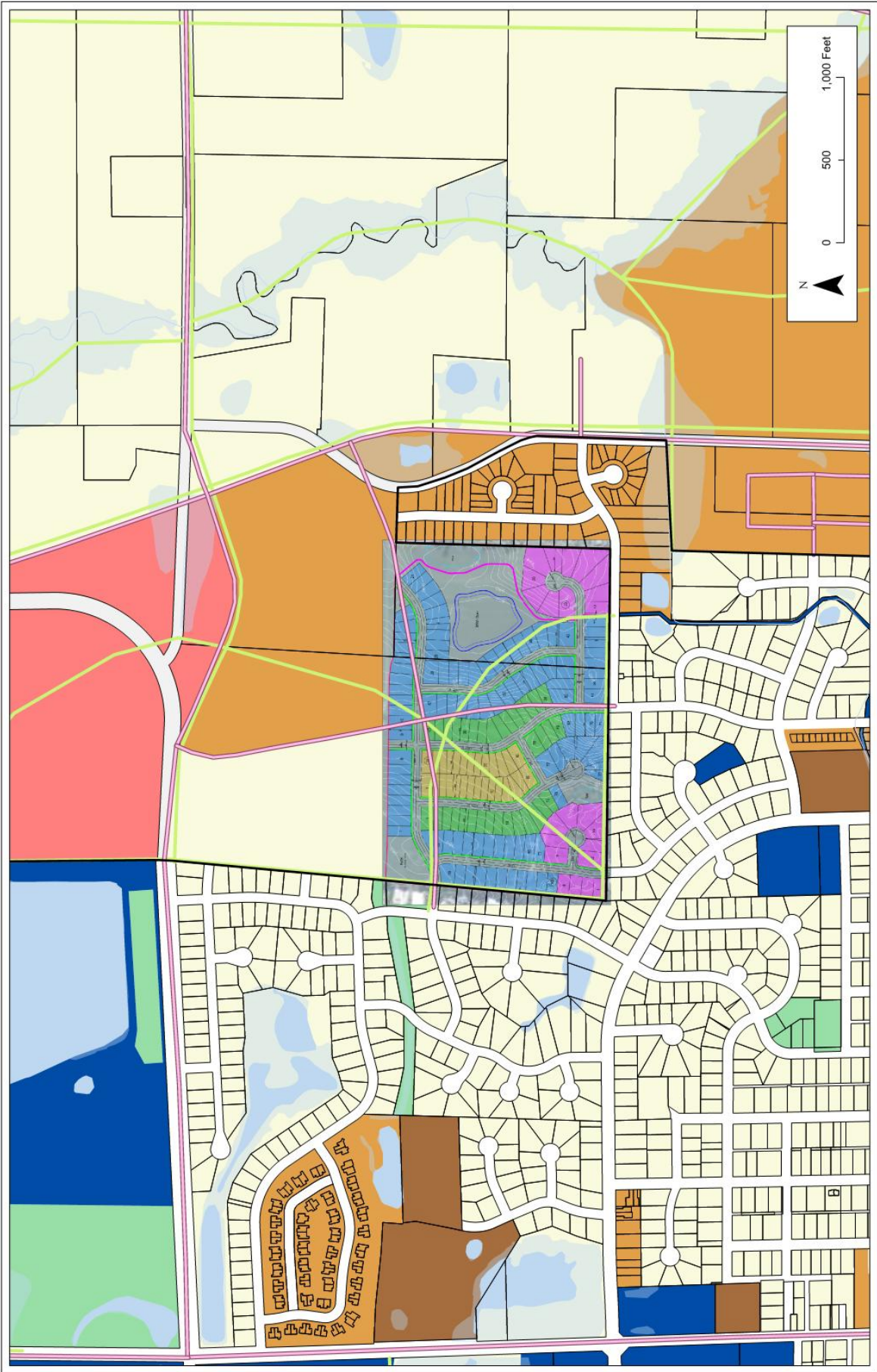
Front: 25'

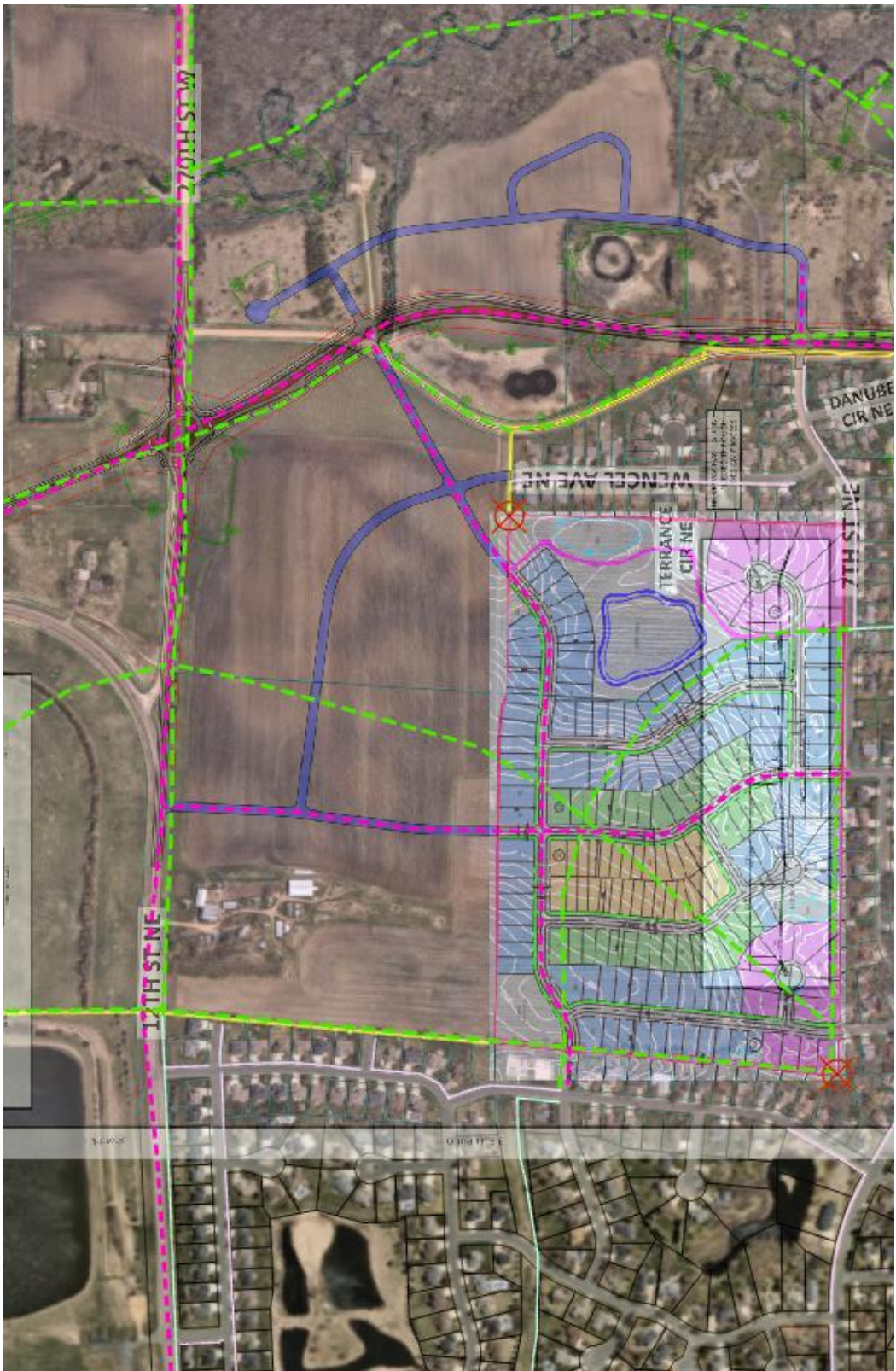
Side: 6'

Side (Corner): 25'

Rear: 30'





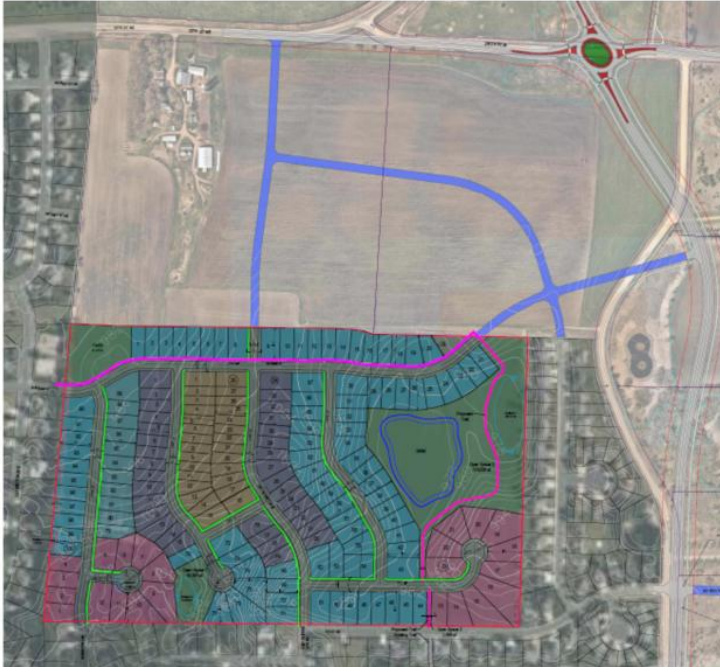


HARVEST FIELDS

Anticipated Phasing



JP Brooks
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PLATTED IN FOUR ADDITIONS

1st Addition - 2027
~50 lots

2nd Addition - 2028 or 2029

Locations to be determined



Looking East at current terminus of Bohemia Street NE at Heritage Park.



Looking west at greenway trail from Heritage Park (Lexington Ave. N. is in the foreground).



Looking NE from current terminus of Ironwood Ave. NE.



Looking west from 7th Street NE at current terminus of the north end of Ladyslipper Ave. NE.



Looking North from current terminus of Ladyslipper Ave. NE.



Looking NE along 7th Street NE from terminus of Ladyslipper Ave. NE.



Looking NW from 7th Street NE towards subject area.

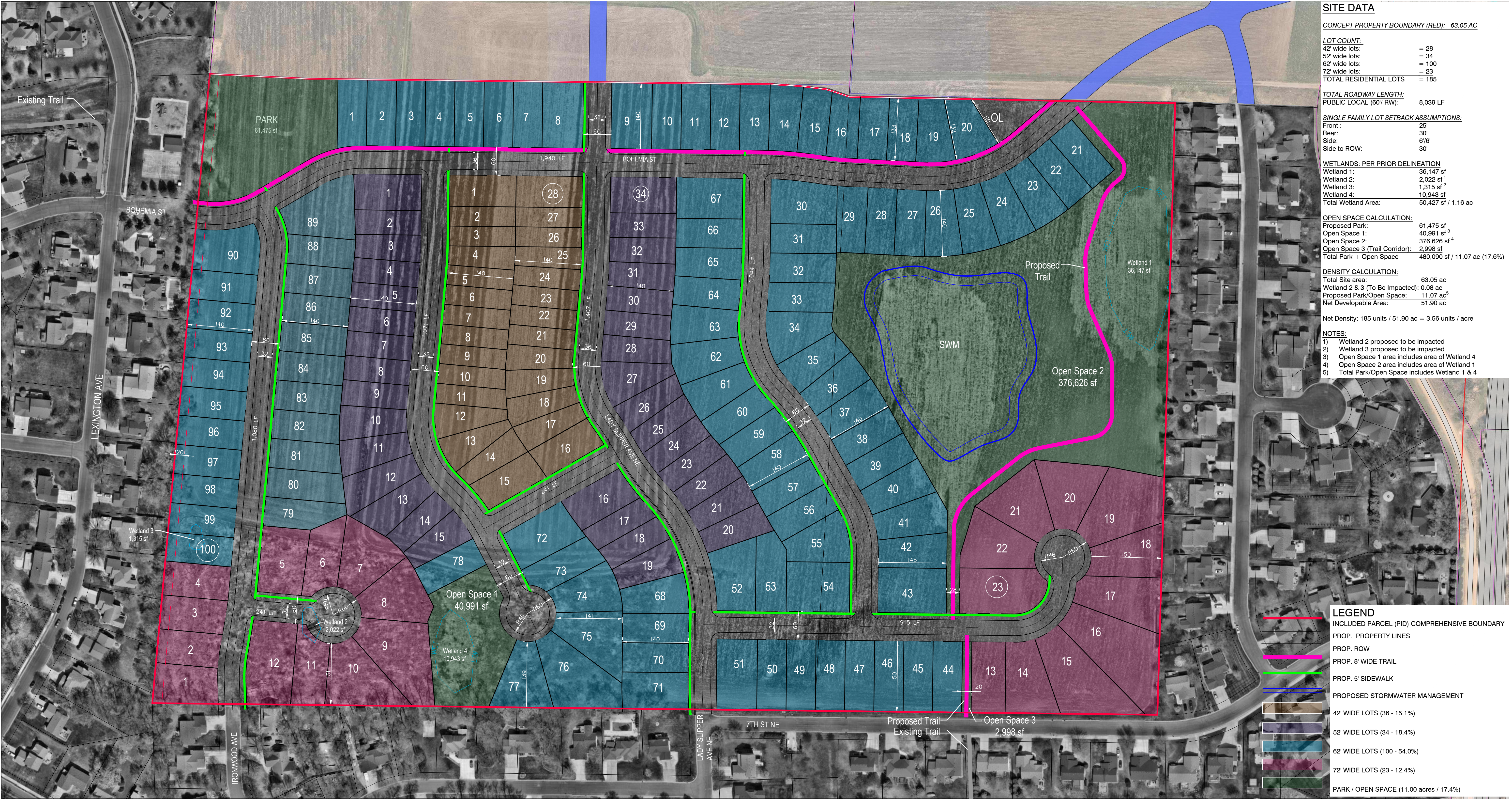


Looking SE from 7th Street NE at the terminus of the greenway trail.



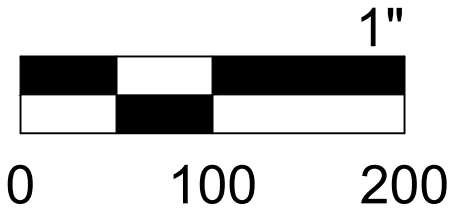
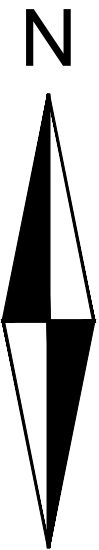
Looking north from current terminus of the greenway trail at 7th Street NE.





HARVEST FIELDS - CONCEPT PLAN

NEW PRAGUE, MINNESOTA

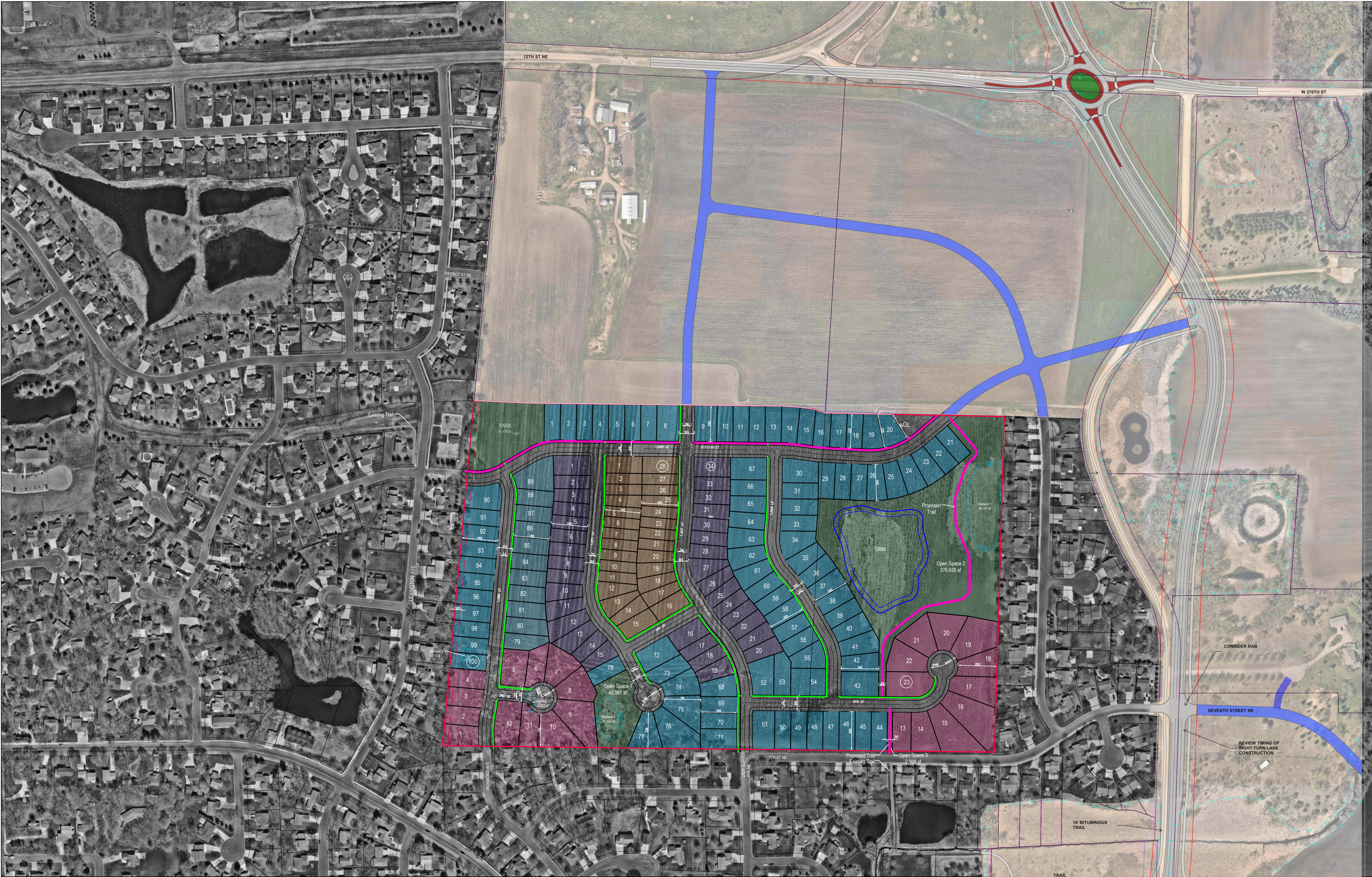


Date: 7-7-26



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SITE DATA

CONCEPT PROPERTY BOUNDARY (RED): 63.05 AC

LOT COUNT:	
42' wide lots:	= 28
52' wide lots:	= 34
62' wide lots:	= 100
72' wide lots:	= 23
TOTAL RESIDENTIAL LOTS	= 185

TOTAL ROADWAY LENGTH:
PUBLIC LOCAL (60' RW): 8,039 LF

SINGLE FAMILY LOT SETBACK ASSUMPTIONS:	
Front:	25'
Rear:	30'
Side:	6'6"
Side to ROW:	30'

WETLANDS: PER PRIOR DELINEATION	
Wetland 1:	36,147 sf
Wetland 2:	2,022 sf ¹
Wetland 3:	1,315 sf ²
Wetland 4:	10,943 sf
Total Wetland Area:	50,427 sf / 1.16 ac

OPEN SPACE CALCULATION:	
Proposed Park:	61,475 sf
Open Space 1:	40,991 sf ³
Open Space 2:	376,626 sf ⁴
Open Space 3 (Trail Corridor):	2,998 sf
Total Park + Open Space	480,090 sf / 11.07 ac (17.6%)

DENSITY CALCULATION:	
Total Site area:	63.05 ac
Wetland 2 & 3 (To Be Impacted):	0.08 ac
Proposed Park/Open Space:	11.07 ac ⁵
Net Developable Area:	51.90 ac

Net Density: 185 units / 51.90 ac = 3.56 units / acre

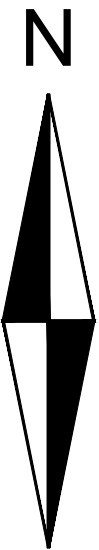
- NOTES:
- 1) Wetland 2 proposed to be impacted
 - 2) Wetland 3 proposed to be impacted
 - 3) Open Space 1 area includes area of Wetland 4
 - 4) Open Space 2 area includes area of Wetland 1
 - 5) Total Park/Open Space includes Wetland 1 & 4

LEGEND

- INCLUDED PARCEL (PID) COMPREHENSIVE BOUNDARY
- PROP. PROPERTY LINES
- PROP. ROW
- PROP. 8' WIDE TRAIL
- PROP. 5' SIDEWALK
- PROPOSED STORMWATER MANAGEMENT
- 42' WIDE LOTS (36 - 15.1%)
- 52' WIDE LOTS (34 - 18.4%)
- 62' WIDE LOTS (100 - 54.0%)
- 72' WIDE LOTS (23 - 12.4%)
- PARK / OPEN SPACE (11.00 acres / 17.4%)

HARVEST FIELDS - CONCEPT PLAN - SURROUNDING VIEW

NEW PRAGUE, MINNESOTA



Date: 7-7-26



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Harvest Fields

NEW PRAGUE, MN

CONCEPT PLAN



ALLIANT

WHO WE ARE



Section 12, Item b.

JPB Land, LLC | JP Brooks Builders is a local developer and homebuilder based in Maple Grove, MN. All decisions are made locally ensuring a consistent and unified community vision from start to finish.

Our Mission is Simple:

To build high quality, well designed homes that reflect the lifestyle and dreams of our homeowners

- JP Brooks has been in business since 2013 and has constructed over **1,000 homes in 45+ communities**
- Currently building **19** neighborhoods in **16** jurisdictions within the Twin Cities metro and western Wisconsin
- Average number of homes closings 2024-2025 = **188** homes
- **Top 15 Builder** in the Twin Cities Market (2025), consistent ranking 7 consecutive years
- Minnesota Green Path Certified Builder



TOP 25
Builders



MINNEAPOLIS/ST. PAUL BUSINESS JOURNAL
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HOUSING FIRST
MINNESOTA™

HARVEST FIELDS

Site Plan


JP Brooks
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DATA

Gross Site Area: 63 acres

Proposed Single Family Lots: 185

42' wide lots (30'x65' pad): 28
 52' wide lots (40'x65' pad): 34
 62' wide lots (50'x65' pad): 100
 72' wide lots (60'x65' pad): 23



Gross Density: 2.94 units/acre
Net Density: 3.56 units/acre

Dedicated Parkland: 1.4 ac
Additional Open Space: 11.07 ac
 (includes trail & ponding areas)
Wetlands: 1.16 ac

Gateway Trail connecting Bohemia St to 7th St NE

Sidewalks: 1 side of all streets, except cul-de-sacs

Setbacks

Front: 25'
 Side: 6'
 Side (Corner): 25'
 Rear: 30'





Planned Unit Development

	R-3 Zoning	PUD Zoning
Setbacks		
Front	25'	25'
Rear	30'	30'
Side	7'	6'
Corner side	-	30'
Lot Standards		
Area (average)	6,200 SF	42 x 140 (5,880 SF) 52 x 140 (7,280 SF) 62 x 140 (8,680 SF) 72 x 140 (10,080 SF) *average lot size is 8,173 SF
Width	50'	42' (28) 52' (34) 62' (100) 72' (23) *average lot width is 58'

- PUD zoning is requested to allow flexibility in lot size and side yard setbacks.



2045 Comprehensive Plan

The Harvest Fields concept contributes positively to the City's housing, land use, transportation and natural resource goals.

- Incorporates the life cycle housing approach that is expected to both retain and attract residents including young professionals, families and retirees. (Housing, p. 31)
 - Mixture of lot sizes featuring homesites intended for entry level and move-up buyers with two and three car garage options, and slab, split level, and full basement foundations.
- Preserves existing wetlands to provide attractive views and scenic enjoyment for those living in the neighborhood and those passing through on the Greenway Trail. (Agriculture & Natural Resources p. 28)
- Expands the multi-modal transportation network through extension of the Greenway Trail, local roadways and minor collector roadways. (Transportation p. 22)
- Utilizes a creative and efficient approach with curvilinear streets, varying lot sizes and views, and links to existing neighborhoods and infrastructure. (Land Use p. 47)



PUD Benefits

The varied lot sizes- from 42' wide up to 72' wide - are intended to attract a range of households. From first-time home buyers to retirees, Heritage Farms is envisioned to be a life-cycle single family neighborhood.

- Dedicates 1.4 acres of parkland expanding Heritage Park
- Extends the Greenway Trail from Bohemia St to 7th St NE
 - Contributes to City's park dedication and improvement fund
 - Preserves existing wetlands, incorporating one of them along the Greenway Trail corridor as a public amenity
- Proposed Architectural Standards exceed City Standards (detailed on the next page)
- Each floorplan offers three (3) distinct elevations & color schemes for streetscape variation
- The same house/elevation will not be located directly adjacent or across the street

Architectural Distinctions

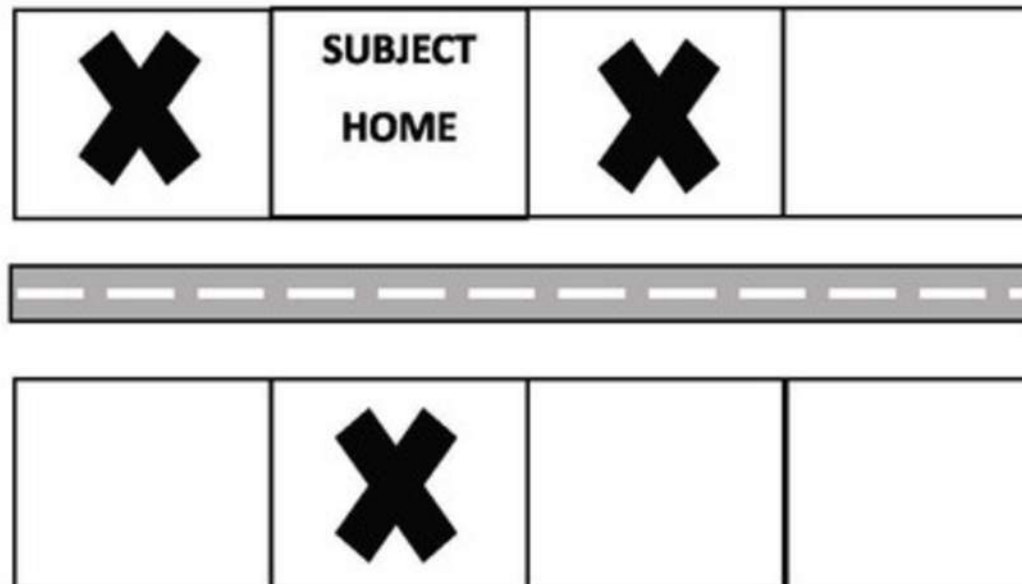
- Front porches with (SmartSide) LP pillars
- Stone base pillar upgrades
- Varying heights and quantities for stone
- Built out gables
- Coach lamps at garage door
- LP SmartSide window wrapping
- Transom or sidelight windows at front entry door
- Different siding options in gables (Board and Batten, Shakes, Built Outs, Dentils, Brackets)
- Garage door is an upgraded short raised panel garage door with grooves. Also allows for windows to be added. Multiple colors, including wood grain to provide higher quality look
- Stone address plaque upgrade option
- All homes Minnesota Green Path certified
- Included front door is an upgraded fiberglass door with a wide array of color options and wood grain options. (Most builders don't do the wood grain because of the cost, we include standard due to positive feedback from customers.)
- Full time designer on staff with over 25 years of experience planning out exterior packages for large, quality communities
- In house design studio where customers can choose their selections
- We are intentional with a self imposed anti-monotony code about not allowing the same elevation or color palette next door, on either side, or directly across the street

Many of these distinctions can be found when viewing the floor plan elevations and 3-D tours on our website at JPBrooks.com. City officials are welcome to tour any of our model homes throughout the metro - see JPBrooks.com for community locations.

Anti-Monotony Code

“X” Home cannot be the same elevation plan type or color scheme as Subject Home.

***You can have the same floor plan next to the subject home as long as the exterior elevation is different.**



HARVEST FIELDS

Proposed House Plans

JP Brooks
BUILDERS

Lot Type	House Type	Floor Plan	Bedrooms	Bathrooms	Garage Stalls	Sq. Ft.
52' Lots 40' Pad	Two Story, SOG	Harriet	4	3	2	1891
		Sullivan				2133
		Sylvia				2454
	Two Story	Hillcrest	4-5	3-4	3	1891-2694
		Stonybrook				2133-3022
		Silvercreek				2454-3412
	Villa	Madison	3	2	2	1596-1740
		Lakewood	2-3			1794-1830
		Waterford				1948-2068
	Split-level	Oak Ridge	2-4	2-3	2	1138-1994
		Washington	3-5			1305-2270
		Weston				1440-2251
62' Lots 50' Pad	Villa	Lakewood	2-3	2	3	1794-1830
		Waterford				1948-2068
		Madison	3			1596-1740
	Split-Entry/ Modified 2- Story	Oak Ridge	2-4	2-3	3	1138-1994
		Maplewood	4	4		2289
		Crestview				2562
		Washington	3-5	2-3		1305-2270
		Weston				1440-2251
	Rambler	Edgewater	2-5	2-3	3	1972-3563
		Madison	3-5			1596-2919
		Somerset	2-5			1846-3193
	Two Story	Brookview	4-5	3-4	3	2295-3506
		Summit				2539-3810
		Tahoe				2899-4384
		Sedona	5-6	4-5		3164-4794
72' Lots 60' Pad	Rambler	Stonewood	4-5	3-4	3-4	1914-3465
		Riverview				2179-4129

- The 42'-wide lots accommodate a newly designed 30'-wide, two-story home with a two-car garage.
- House plans are subject to change with market conditions.
- Every floorplan comes in at least three elevations.
- Four-car garages fit on the 72'-wide lots.

TWO STORY EXAMPLES - 42' WIDE LOTS

JP Brooks
BUILDERS



Designs in Process

3+ beds
2+ baths
2-car garage
Slab on grade
1,800-2,400 square feet

TWO STORY EXAMPLES - 52' WIDE LOTS

Hillcrest

JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



1,891 - 2,694
Square Feet



3
Car Garage

TWO STORY EXAMPLES - 52' WIDE LOTS

Stonybrook

JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,133 - 3,022
Square Feet



3
Car Garage

TWO STORY EXAMPLES - 52' WIDE LOTS

Silvercreek

JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,454 - 3,412
Square Feet



3
Car Garage

VILLA FLOOR PLAN EXAMPLE

Waterford



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2 - 3
Bedrooms



2
Bathrooms



1,948 - 2,068
Square Feet



2 - 3
Car Garage

VILLA FLOOR PLAN EXAMPLE

Lakewood



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BUILDERS



2 - 3
Bedrooms



2
Bathrooms



1,794 - 1,830
Square Feet



2 - 3
Car Garage

The Madison



Section 12, Item b.

JP Brooks
BUILDERS



3 - 5

Bedrooms



2 - 3

Bathrooms



1,596 - 2,919

Square Feet



2 - 3

Car Garage

SPLIT LEVEL FLOOR PLAN EXAMPLE

Washington

JP Brooks
BUILDERS



3 - 5
Bedrooms



2 - 3
Bathrooms



1,305 - 2,270
Square Feet



2 - 3
Car Garage

SPLIT LEVEL FLOOR PLAN EXAMPLE

The Weston



Section 12, Item b.

JP Brooks
BUILDERS



3 - 5
Bedrooms



2 - 3
Bathrooms



1,440 - 2,251
Square Feet



2 - 3
Car Garage

TWO STORY FLOOR PLAN EXAMPLE - 62' LOTS

Brookview

JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,295 - 3,506
Square Feet



3
Car Garage

TWO STORY FLOOR PLAN EXAMPLE - 62' LOTS

Summit

JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,539 - 3,810
Square Feet



3 - 4
Car Garage

TWO STORY FLOOR PLAN EXAMPLE 62' LOTS

Sedona

JP Brooks
BUILDERS



5 - 6
Bedrooms



4 - 5
Bathrooms



3,164 - 4,794
Square Feet



3 - 4
Car Garage

RAMBLER FLOOR PLAN EXAMPLE - 72' WIDE LOTS

Stonewood



JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 3
Bathrooms



1,914 - 3,653
Square Feet



3 - 4
Car Garage

HARVEST FIELDS



JP Brooks
BUILDERS

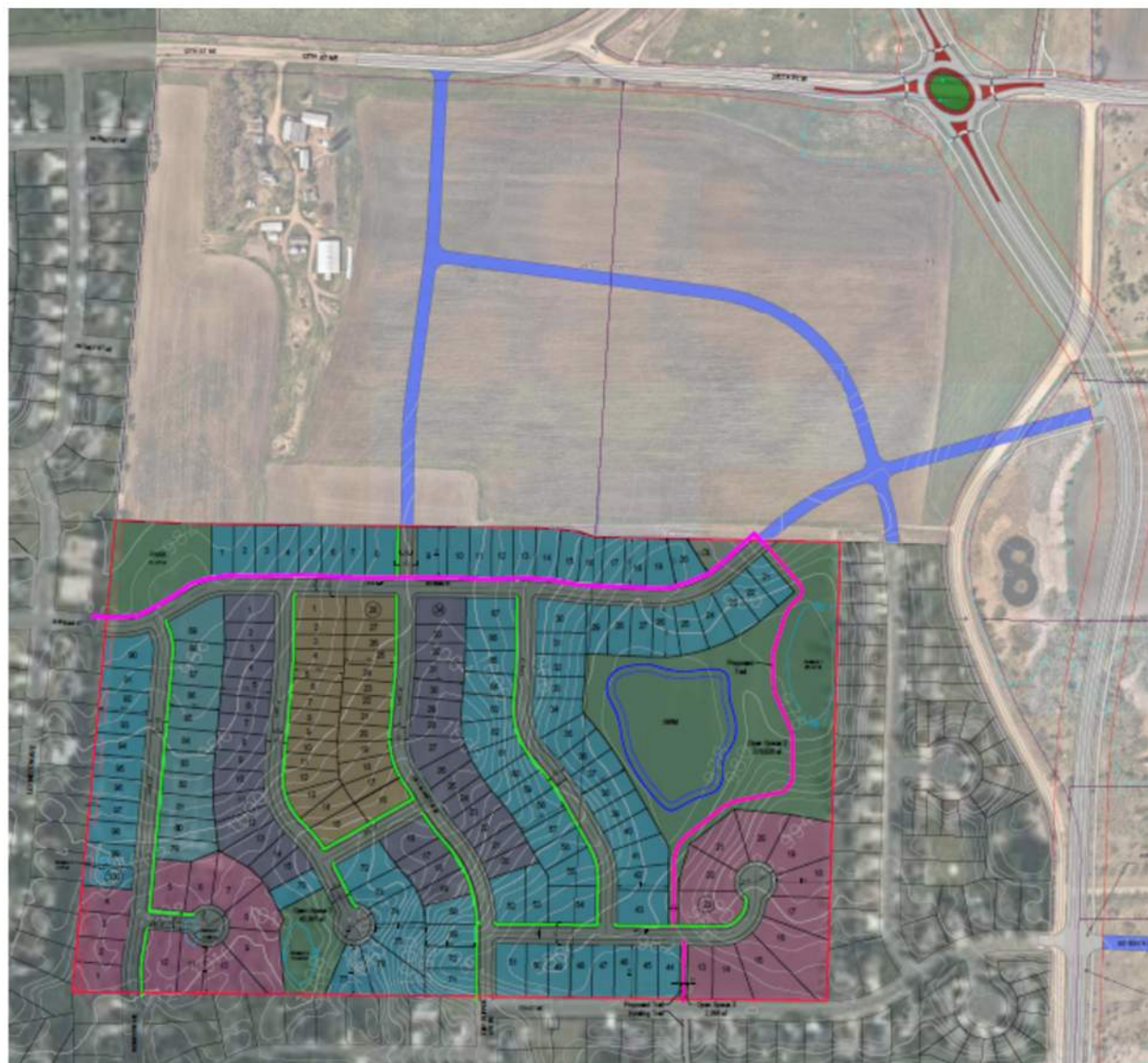
Anticipated Phasing

PLATTED IN FOUR ADDITIONS

1st Addition - 2027
~50 lots

2nd Addition - 2028 or 2029

Locations to be determined





JP Brooks
BUILDERS

Section 12, Item b.

HARVEST FIELDS

DEVELOPER / BUILDER

JPB Land, LLC. | JP Brooks, Inc.

13700 Reimer Drive North, Suite 100

Maple Grove, MN 55311

jpbrooks.com

Paul Tabone

Office: (763) 285-4794

Mobile: (952) 221-4032

Lucinda Spanier

Office: (763) 285-4789

Mobile: (612) 979-3965

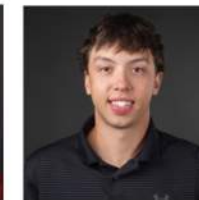
ENGINEERING / SURVEYING CONSULTANT

Alliant Engineering, Inc

733 Marquette Ave. Ste 700

Minneapolis, MN 55402

alliant-inc.com



ALLIANT



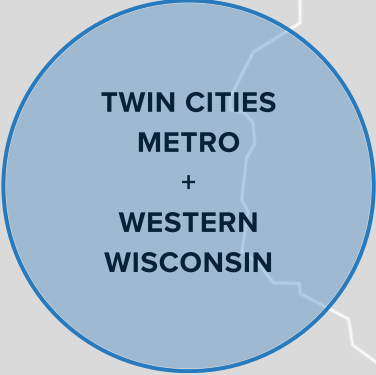
Crafting Communities. Building Futures.

LAND DEVELOPMENT IN THE TWIN CITIES
AND WESTERN WISCONSIN

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MARKETS WE SERVE

Deep local knowledge.
Strong relationships.
Lasting communities.



**TWIN CITIES
METRO
+
WESTERN
WISCONSIN**

We focus on high-growth areas with strong demand, quality schools, and exceptional livability.

OUR APPROACH

Developer + Builder Advantage

Our integrated approach brings control, efficiency, and quality to every step of the process, creating value for landowners and communities alike.

➤ LAND DEVELOPMENT

- Entitlements expertise
- Efficient timelines
- Lower risk
- Stronger returns

➤ HOME BUILDER

- Operational excellence
- Quality construction
- Design flexibility
- Long-term commitment

LAND DEVELOPMENT



Lot acquisition and development for
JP Brooks

Focused in Minneapolis and other
neighboring Midwest markets

200 to 300 lots/year growing to 1,000
lots/year over time

Separate, highly-experienced team



Section 12, Item b.



HOME BUILDER

Section 12, Item b.

JP Brooks

BUILDERS

Family-owned homebuilder in MN & WI

Successful track record of growth over past 12 years

Operational team in place to scale significantly over the coming years

Strong margins & financial profile

TOP 25
Builders



MINNEAPOLIS/ST. PAUL BUSINESS JOURNAL
B P / W

**best places
to work**



TRACK RECORD SINCE 2022

2,400

LOTS ACQUIRED

1,500

LOTS ENTITLED

900

LOTS DEVELOPED



29

COMMUNITIES

Key Midwest MSAs such as
Twin Cities Metro and Western
Wisconsin.

PIPELINE FOR 2026

Lots in Development

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712
TOTAL LOTS

Subdivision sizes range between 50 and 200 lots. We require all entitlements before purchasing land, therefore minimizing risks. Typical duration of the land development process is 4-6 months once entitled, and is usually completed in multiple phases.

➤ **FOX RUN 8th & 9th ADDITIONS**

New Richmond, WI - **75 LOTS**

➤ **WILDFLOWER MEADOWS**

River Falls, WI - **92 LOTS**

➤ **MEADOWBROOK**

Monticello, MN - **180 LOTS**

➤ **OAKVIEW RIDGE**

Hanover/St. Michael, MN - **144 LOTS**

➤ **PRAIRIE RIDGE**

Delano, MN - **84 LOTS**

➤ **FAIRWAY GREENS 4TH ADDITION**

Isanti, MN - **46 LOTS**

➤ **CARRIGAN MEADOWS 5TH ADDITION**

Waverly, MN - **30 LOTS**

➤ **AUGUST FIELDS**

St. Michael, MN - **61 LOTS**

MINNESOTA COMMUNITY SPOTLIGHT

Oakview Ridge

Hanover / St. Michael, MN

- Single Family and Villa floor plans on executive homesites
- Wetlands, pond views, and dedicated open green spaces throughout, including a community park
- Prime location, with easy access to schools, parks, shopping, and highways
- Homes starting in the mid-\$400k's

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WISCONSIN COMMUNITY SPOTLIGHT

Wildflower Meadows

River Falls, WI

- Single Family and Twin Home floor plans options available
- Community park, along with miles of nearby trails, parks, and river access along the Kinnickinnic River
- Convenient access to schools, parks, shopping, and downtown River Falls
- Homes starting in the \$300k's

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122

OUR TEAM

Experienced.
Professional.
Local.
Dedicated.



Art Plante

Chief Operating Officer

- **40+ years** in residential development experience
- Leader in the industry
- Lots developed in Twin Cities since 1997: **7,000+**
- Lifetime total lots developed: **13,500+**

Section 12, Item b.



Josh Pomerleau

President

- **20+ years** in real estate industry
- **9+ years** of land development experience
- Lifetime total lots acquired: **2,400+**



Ethan Tramp

Senior Land
Development Manager

- **11+ years** in national and private building



Lucinda Spanier

Entitlements Manager

- **11+ years** in community planning and development



Paul Tabone

Director of Entitlements

- **22+ years** in the industry
- **10,000+** entitled lots



Carole Toohey

Land Development
Coordinator

- **24+ years** in the industry
- Managed 150+ HOAs

Let's Build
Something
Lasting.



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(763) 496-4921
info@jpb.land

Fitness and Aquatic Center: July 2026 Update

Networking and Communication:

- **FAC app**
- **Member Email Communication:** updates, schedule changes & reminders sent out about 1x/week
- **Monthly Newsletters: FAC & City**
- **Social Media**
- **Website** up to date

Recent FAC Events:

- **June 10:** Senior Summer Picnic: 40 paid & attended
- **June 18:** Yoga at Next Chapter Winery: 25 attended

Upcoming at the FAC:

- **August 3-11:** Gymnasium Closure (floor refinishing)
- **August 3-5:** Fall Swim Lessons Resident Registration Open
- **August 5-7:** Locker Rooms Closed
- **August 8:** Lifeguard Recertification Course
- **August 10-14:** Aquatic Center Annual Maintenance Closure
- **August 17:** Start of HS Girls Swim Season
- **August 27:** NPHS Girls Swim & Dive Home Meet

FAC Updates:

- **Student 3 Month Summer Promo is available for sale May 1st - July 31st.**
 - To date, we have sold 57 student summer promo memberships.
- **Wellness Wednesdays run June - August. 50% off Admissions all day every Wednesday.**
 - July 15: 59 admissions sold
- **Updated Sauna Project:**
 - The goal is to create an upgraded, relaxing wellness atmosphere for FAC adults with a new sauna space.
 - NP Anytime Fitness: recent addition of a Red Light Room & expanded weight room
 - Met with a Sauna user group on June 8, and we received great feedback about the direction of our project (location, size, plan, etc)
 - Their top choice of location: Current tech storage room next to the Cardio Room
 - Quotes gathered are around \$32,000. Other costs estimated at \$35,000-\$38,000 (electrical, flooring, etc)
 - Ideally the new space would include a few changing stalls and hooks or storage for personal items.
 - Other expenses: \$170/month for barcode sauna room access with age restrictions.

- According to long-term industry data from the American College of Sports Medicine (ACSM), **traditional strength training remains a permanent top global fitness trend, making a spacious free-weight area vital for membership retention & financial survival. Strength Training is now heavily utilized by diverse user groups.**
- **Modern strength spaces prioritize open layouts and intuitive setups. Expanding weight rooms allows facilities to create welcoming, less crowded environments.**
- Swapping the Weight Room & Cardio Room is not a viable option. We would not gain space by swapping the rooms.
- **New Goal: find another space suitable for a TRX Room so we can move that space, knock down the existing wall between the TRX Room & Weight Room in order to expand/open up the weight room.**
- Cut back on the amount of cardio equipment - we could stand to not replace about 5-6 cardio machines and still have enough to meet usage demands.
- Look into the possibility of leasing a few upscale treadmills.
 - Quality over quantity - while sustaining enough quantity to meet our user demands.
- **Sponsorship Proposal for Gymnasium & Pool Upgrades for Families: Goal is to Launch this Sponsorship Opportunity in October 2026!**
 - Ask local businesses for sponsorship dollars/donations to go toward facility growth items such as: batting cages, wibit update, sports simulator.