

CITY COUNCIL MEETING AGENDA

City of New Prague

Monday, December 01, 2025 at 6:00 PM City Hall Council Chambers - 118 Central Ave N

OPTIONAL ONLINE CONNECTION. MEETINGS ARE IN PERSON.

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

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1. CALL TO ORDER

a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

3. CONSENT AGENDA

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

- a. Meeting Minutes
 - i. November 17, 2025 Regular Meeting Minutes
 - ii. November 17, 2025 Special Meeting Minutes
- **b.** Claims for Payment: **\$83,150.50**
- c. Conduit Debt Fee Policy
- <u>d.</u> Temporary (1-4 Day) On-Sale Liquor License for Giesenbrau Bier Co. Generations Theater Company Fundraiser on January 10, 2025, 1306 1st St. NE
- e. Resolution #25-12-01-01 Approving a Lawful Gambling Premises Permit Application LG214 and Lease LG215 for New Prague Firemen's Relief Association at New Prague Golf Club, 400 Lexington Avenue South
- **f.** LG220 Gambling Application St. Wenceslaus 1.24.26

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

Speakers limited to 5 minutes

5. PUBLIC HEARING(S) - 6:00 PM

2025 TRUTH IN TAXATION2026 Budget and Property Taxes

6. CITY ENGINEER PROJECTS UPDATE

a. December 1, 2025

7. 2026 STREET AND UTILITY IMPROVEMENT PROJECT

- a. Feasibility Report
- b. Resolution #25-12-01-02 Receiving Report and Calling Hearing on Improvement

8. ORDINANCE(S) FOR INTRODUCTION

a. None

9. ORDINANCE(S) FOR ADOPTION

a. None

10. RESOLUTIONS

- <u>a.</u> #25-12-01-03 Amending Official City Fee Schedule WASTEWATER COLLECTION SYSTEM TRUNK CHARGE AND WASTEWATER CONNECTION CHARGE COST OF SERVICE STUDY
- b. #25-12-01-04 Supporting MnDOT Local Road Improvement Program Grant Application for 10th Ave
- c. #25-12-01-05 Resolution Approving Certain Actions By The New Prague Economic Development Authority

11. GENERAL BUSINESS

a. None

12. MISCELLANEOUS

- Metropolitan Mosquito Control District Update
- **b.** Meeting Minutes
 - i. October 8, 2025 EDA Board Meeting Minutes
 - ii. October 14, 2025 Park Board Meeting Minutes
 - iii. October 22, 2025 Planning Commission Meeting Minutes
 - iv. October 27, 2025 Utilities Commission Meeting Minutes
 - v. October 30, 2025 EDA Board Closed Meeting Minutes

c. Discussion of Items not on the Agenda

13. ADJOURNMENT

UPCOMING MEETINGS AND NOTICES:

December 24 December 25	Holiday – City Offices Closed Holiday – City Offices Closed
December 22	3:30 p.m. Utilities Commission
December 17	6:30 p.m. Planning Commission
December 15	6:00 p.m. City Council
December 10	7:30 a.m. EDA Board
December 9	6:00 p.m. Park Board



CITY COUNCIL MEETING MINUTES

City of New Prague

Monday, November 17, 2025 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, Finance Director Robin Pikal, Planning/Community Development Director Ken Ondich, 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 Wolf, Seconded by Councilmember Seiler.

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. November 3, 2025, Joint City Council / Planning Commission Meeting Minutes
 - ii. November 3, 2025, City Council Meeting Minutes
 - iii. November 3, 2025, City Council Meeting Minutes Closed
- b. Claims for Payment: \$406,343.66
- c. Financial Summary Report
- d. 2026-2029 Election Fee Agreement
- e. 2026 Boards & Commissions Meeting Calendar
- f. Personnel Policy Handbook Update

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

Speakers limited to 5 minutes

No speakers present.

5. SEMIQUINCENTENNIAL ANNIVERSARY OF THE AMERICAN REVOLUTION PRESENTATION

Dennis Dvorak presented on the Semiquincentennial Anniversary of the American Revolution.

a. Executive Order 23-11 by Governor Tim Walz

6. PUBLIC HEARING(S) - 6:00 PM

a. None

7. CITY ENGINEER PROJECTS UPDATE

Public Works Director Matt Rynda provided an update.

a. November 17, 2025

8. 2026 STREET AND UTILITY IMPROVEMENT PROJECT

City Engineer Chris Knutson presented Resolution #25-11-17-01.

a. Resolution #25-11-17-01 - Ordering Preparation of Report on Improvement

Motion to approve Resolution #25-11-17-01 - Ordering Preparation of Report on Improvement.

Motion made by Mayor Nickolay, Seconded by Councilmember Ryan.

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. None

11. RESOLUTIONS

a. #25-11-17-02 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Kathleen Vogel (112 Lincoln Avenue North) Against Certain Property Based Upon Age

Motion to approve Resolution #25-11-17-02 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Kathleen Vogel (112 Lincoln Avenue North) Against Certain Property Based Upon Age

Motion made by Councilmember Bass, Seconded by Councilmember Ryan.

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

Motion carried (5-0)

<u>b.</u> #25-11-17-03 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Jo Ann Dawson (320 Lincoln Avenue North) Against Certain Property Based Upon Age

Motion to approve Resolution #25-11-17-03 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Jo Ann Dawson (320 Lincoln Avenue North) Against Certain Property Based Upon Age

Motion made by Councilmember Bass, Seconded by Councilmember Ryan.

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

Motion carried (5-0)

<u>#25-11-17-04</u> - Deferring Special Assessment for City of New Prague 2025 Street and Utility
Improvement Project for Mark Fahrenkamp (202 Pershing Avenue North) Against Certain Property
Based Upon Age

Motion to approve Resolution #25-11-17-04 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Mark Fahrenkamp (202 Pershing Avenue North) Against Certain Property Based Upon Age

Motion made by Councilmember Bass, Seconded by Councilmember Ryan.

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

Motion carried (5-0)

<u>d.</u> #25-11-17-05 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Karen Hoylo (106 Lincoln Avenue North) Against Certain Property Based Upon Age

Motion to approve Resolution #25-11-17-05 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Karen Hoylo (106 Lincoln Avenue North) Against Certain Property Based Upon Age

Motion made by Councilmember Bass, Seconded by Councilmember Ryan.

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

Motion carried (5-0)

<u>e.</u> #25-11-17-06 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Ed & Laura Prokes (107 Pershing Avenue North - Lot 001) Against Certain Property Based Upon Age

Motion to approve Resolution #25-11-17-06 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Ed & Laura Prokes (107 Pershing Avenue North - Lot 001) Against Certain Property Based Upon Age

Motion made by Councilmember Bass, Seconded by Councilmember Ryan.

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

Motion carried (5-0)

<u>f.</u> #25-11-17-07 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Ed & Laura Prokes (107 Pershing Avenue North - Lot 002) Against Certain Property Based Upon Age

Motion to approve Resolution #25-11-17-07 - Deferring Special Assessment for City of New Prague 2025 Street and Utility Improvement Project for Ed & Laura Prokes (107 Pershing Avenue North - Lot 002) Against Certain Property Based Upon Age

Motion made by Councilmember Bass, Seconded by Councilmember Ryan.

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

Motion carried (5-0)

12. GENERAL BUSINESS

a. Conduit Debt Fee Policy

City Administrator Joshua Tetzlaff presented the proposed Conduit Debt Fee Policy.

Rebecca Kurtz with Ehlers and Finance Director Robin Pikal helped explain and answer any questions.

It was a unanimous decision to edit the policy after the discussion that was had and bring the policy back at another meeting.

b. Enterprise Fund Budget Presentations

Den Gardner, Golf Board Chair, presented the Golf Club Department Updates.
Public Works Director Matt Rynda presented the Sanitary and Storm Sewer Updates.
Utilities General Manager Bruce Reimers presented the Water and Electric Department Updates.
City Administrator Joshua Tetzlaff presented the Ambulance Department Updates.

13. MISCELLANEOUS

a. Discussion of Items not on the Agenda

14. ADJOURNMENT

Motion to adjourn the meeting at 7:47 p.m. 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)

ATTEST:	
	Charles L. Nickolay
	Mayor
Joshua M. Tetzlaff	
City Administrator	



SPECIAL CITY COUNCIL MEETING MINUTES

City of New Prague

Monday, November 17, 2025 at 6:05 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 7:50 p.m.

PRESENT

Mayor Charles Nickolay

Councilmember Shawn Ryan

Councilmember Maggie Bass

Councilmember Rik Seiler

Councilmember Bruce Wolf

Staff Present: City Administrator Joshua Tetzlaff, Finance Director Robin Pikal, Planning/Community Development Director Ken Ondich, 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 Councilmember Bass.

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

Councilmember Wolf

Motion carried (5-0)

3. GENERAL BUSINESS

Discussion was had regarding the 2026 Budget.

a. 2026 Budget Discussion #5

4. MISCELLANEOUS

a. Discussion of Items not on the Agenda

5. ADJOURNMENT

Motion to adjourn the meeting at 8:34 p.m.

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)

City Administrator

ATTEST:	
	Charles L. Nickolay
	Mayor
Joshua M. Tetzlaff	

CITY OF NEW PRAGUE ACCOUNTS PAYABLE 12/01/25

VENDOR	DESCRIPTION	AMOUNT	TO ⁻
101 - GENERAL FUND	DECORN HOR	Anoun	
OTHER - TO BE REIMBURSED			
SEH	DEUTSCH - 1ST ST SE EXTENSION	\$6,158.05	
TOTAL:			\$6.
		=	
COUNCIL			
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$274.98	
TOTAL:		=	\$
ADMINISTRATION			
US BANK CREDIT CARD	WEB SERVICE BILLING	\$0.61	
US BANK CREDIT CARD	LEARNING COURSE - ROBIN	\$104.99	
US BANK CREDIT CARD	MN PAID LEAVE	\$49.18	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$312.84	
TOTAL:			\$
ATTORNEY		_	
SCOTT COUNTY ATTORNEY'S OFFICE	OCTOBER COURT FINES	\$1,308.35	
TOTAL:	COTOBER COURT I INCO	Ψ1,500.55	\$1.
IVIAL.		=	ΨΙ
PLANNING			
SCOTT COUNTY RECORDER	RECORDING FEE	\$276.00	
US BANK CREDIT CARD	GO TO MEETING	\$20.60	
US BANK CREDIT CARD	MN PAID LEAVE	\$33.48	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$27.18	
TOTAL:		=	\$
GOVERNMENT BUILDING			
AMAZON CAPITAL SERVICES	FURNANCE BLOWER MOTOR	\$217.80	
US BANK CREDIT CARD	APPLIANCE RECYCLING	\$491.54	
US BANK CREDIT CARD	MN PAID LEAVE	\$1.07	
US BANK CREDIT CARD	KNOX BOX - TAX	-\$256.88	
TOTAL:			\$
POLICE			
AMAZON CAPITAL SERVICES	SUPPLIES - TREE	\$115.43	
JEFF BELZER NEW PRAGUE FORD	LUBE, OIL, FILTER SERVICE - EQUINOX	\$72.73	
JEFF BELZER NEW PRAGUE FORD	OIL, FILTER SERVICE, ROTATE TIRES #422	\$81.81	
OFFICE OF MN IT SERVICES	LANGUAGE LINE	\$26.25	
SCOTT COUNTY TREASURER	2025 JOINT PROSECUTION	\$11,273.04	
US BANK CREDIT CARD	EQUIPMENT	\$237.16	
US BANK CREDIT CARD	EVIDENCE SUPPLIES	\$88.83	
US BANK CREDIT CARD	BCA TRAINING	\$75.00	
US BANK CREDIT CARD	MN PAID LEAVE	\$175.95	
	COPIER LEASE	\$173.93 \$279.14	
US BANK EQUIPMENT FINANCE			

CITY OF NEW PRAGUE ACCOUNTS PAYABLE 12/01/25

VENDOR	DESCRIPTION	AMOUNT	TOTAL
BUILDING INSPECTOR			
BRIAN PETERSEN	MEAL REIMBURSEMENT RIVERBEND MEETING	\$17.00	
MBPTA	ANNUAL MEMBERSHIP	\$100.00	
SCOTT SASSE	MEAL REIMBURSEMENT RIVERBEND	\$14.19	
STEVE RYNDA CONSTRUCTION	LAWN MOWING - 104 1ST ST NE	\$130.05	
US BANK CREDIT CARD	TRAINING - SCOTT & BRIAN	\$400.00	
US BANK CREDIT CARD	MN PAID LEAVE	\$30.03	
TOTAL:			\$691.27
PUBLIC WORKS			
US BANK CREDIT CARD	MN PAID LEAVE	\$12.49	
TOTAL:	WINT AID LEAVE	Ψ12.43	\$12.49
TOTAL.		=	ψ12.43
STREET			
RIVER COUNTRY COOP	DIESEL	\$1,306.07	
ST LOUIS MRO INC	RANDOM TESTING	\$60.00	
US BANK CREDIT CARD	MN PAID LEAVE	\$53.71	
US BANK EQUIPMENT FINANCE	COPIER LEASE - STREETS	\$75.00	
TOTAL:			\$1,494.78
PARKS			
AMAZON CAPITAL SERVICES	BELOS - SNOW BLOWER MOTOR	\$203.50	
US BANK CREDIT CARD	PLANT FOOD	\$8.99	
US BANK CREDIT CARD	MN PAID LEAVE	\$33.17	
WASHA TRUCKING SERVICES INC	HAULING AG LIME	\$375.00	
TOTAL:	TWO LINE	Ψ07 0.00	\$620.66
LIBRARY		_	
	TOILETS	\$772.64	
US BANK CREDIT CARD	TOILETS	\$772.04	ф 77 0.04
TOTAL:		=	\$772.64
GENERAL FUND TOTAL:		_	
		L	\$25,036.97
FUND 317 - DEBT SERVICE - CIP 2015			
EHLERS	2015A CONTINUING DISCLOSURE	\$3,000.00	
TOTAL:		=	\$3,000.00
FUND 424 - CAPITAL PROJECTS - CIP 2025			
SEH	CIP 2025	\$16,750.20	
TOTAL:			\$16,750.20
FUND 425 - CAPITAL PROJECTS - POLICE STATION			
AMERICAN ENGINEER TESTING INC	POLICE ADDITION	\$2,878.00	
SEH	CIP 2026	\$2,618.00	
WOLD ARCHITECTS AND ENGINEERS	POLICE ADDITION	\$12,490.80	
TOTAL:	I SEISE ADDITION	Ψ12,430.00	\$17,986.80
IVIAL.		=	ψ11,000.00

CITY OF NEW PRAGUE ACCOUNTS PAYABLE 12/01/25

VENDOR	DESCRIPTION	AMOUNT	TOTAL
FUND 602 - ENTERPRISE - SANITARY SEWER			
AMAZON CAPITAL SERVICES	JET VAC - RELAY	\$11.18	
GRAINGER	PACKING SEAL	\$88.09	
PVS TECHNOLOGIES INC	FERRIC CHLORIDE	\$10,076.00	
RIVER COUNTRY COOP	DIESEL GEN #12	\$1,995.38	
RIVER COUNTRY COOP	LP GAS - FORKLIFT	\$28.99	
SALTCO	MONTHLY SALT FEE	\$70.00	
STAR GROUP LLC.	ANTI - GEL GEN 12 & 7	\$159.48	
STAR GROUP LLC.	V-BELT	\$51.79	
US BANK CREDIT CARD	LEARNING COURSE - ROBIN	\$21.00	
US BANK CREDIT CARD	4 MIL BAGS	\$194.67	
US BANK CREDIT CARD	INPUT MODULE	\$415.65	
US BANK CREDIT CARD	BLOWER FAN	\$559.67	
US BANK CREDIT CARD	BOILER PART / IGNITOR	\$472.52	
US BANK CREDIT CARD	RUSTARRESTER	\$434.74	
US BANK CREDIT CARD	OIL SAMPLES	\$6.81	
US BANK CREDIT CARD	MN PAID LEAVE	\$69.95	
TOTAL:			\$14,655.92
FUND 606 - ENTERPRISE - STORM UTILITY			
AMAZON CAPITAL SERVICES	JET VAC - RELAY	\$4.79	
US BANK CREDIT CARD	MN PAID LEAVE	\$9.65	
US BANK CREDIT CARD	LEARNING COURSE - ROBIN	\$10.50	
TOTAL:			\$24.94
FUND 802 - WELLNESS PROGRAM			
US BANK CREDIT CARD	WELLNESS	\$90.00	
TOTAL:		=	\$90.00
TOTAL ACCOUNTS PAYABLE FOR COUNCIL APPROVAL:		Г	\$77,544.83

Section 3, Item b.

Vendor Name	Net Invoice Amount
HERMEL WHOLESALE	
SUPPLIES	\$94.43
JOYCE CASSIDY	
INVENTORY	\$60.78
MTI DISTRIBUTING INC	
SPRAY NOZZLE	\$278.17
CAPS, GASKETS	\$117.11
PLAISTED COMPANIES	
SAND TOP DRESSING	\$2,830.04
US BANK CREDIT CARD	
COBORNS 10-23	\$15.97
INVENTORY	\$885.53
MN PAID LEAVE	\$54.55
EQUIPMENT REPAIR	\$1,079.75
LEARNING COURSE - ROBIN	\$10.50
US BANK EQUIPMENT FINANCE	
COPIER LEASE	\$178.84
Grand Totals:	\$5,605.67



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: CONDUIT DEBT FEE POLICY

DATE: NOVEMBER 24, 2025

Originally presented on November 17th, the purpose of this policy is to establish the fees charged by the City of New Prague (the "City") to recover administrative costs for services related to the issuance of conduit debt obligations. This policy aligns with other municipalities and was reviewed by our Municipal Advisors. The City Council asked for changes to the proposed Conduit Debt Fee Policy. An updated copy is included and the changes are below:

POLICY

- 1. For debt issued through the City of New Prague as conduit debt under Minnesota statutes and IRS regulations for which the proceeds are to be loaned to a borrower and repaid through revenues and/or proceeds from a project for which the proceeds were borrowed, the City of New Prague will charge an upfront administrative fee of up to in the amount of 1% of the principal amount of the bonds, or as negotiated by the New Prague City Council.
- 2. The applicant must select a qualified financial adviser or underwriter to assist the applicant in preparing all necessary application documents and materials. The financial adviser will submit a letter that establishes the financial feasibility of the project. Applications may, in the alternative, include a signed letter from a responsible financial institution indicating that the project is economically feasible and viable and stating that bonds can be successfully sold for the project or that an individual or institution intends to purchase all of the bonds. If the applicant is not seeking other public assistance for the project, the City's financial advisor will be required to review the project for financial feasibility.

The applicant must receive approval from the appropriate state agencies, secure financing and commence construction within one year of the date of the resolution giving preliminary approval to the project or the housing program. Upon application, the Council may approve an extension of the preliminary approval.

The City may will appoint its own bond counsel to represent the City's interest for the bond issue, which will normally be the City's regularly retained bond counsel.

- Projects must be compatible with the overall development plans and objectives of the City and shall meet all applicable zoning and land use regulations of the City.
- 4. Prior to closing and delivery of the bonds for the project, the applicant must pay, or commit to pay at closing an administrative fee in the amount of 1% of par of the bonds, or as negotiated by the New Prague City Council ased upon size of issuance. The administrative fees required by this paragraph will be adjusted at or paid prior to delivery of the bonds if necessary to ensure compliance with the Internal Revenue Code and regulations.

Recommendation

Staff recommends approval of the Conduit Debt Fee Policy.

CITY OF NEW PRAGUE, MN CONDUIT DEBT FEE POLICY Proposed 12/1/2025

PURPOSE

- 1. Conduit debt obligations are certain limited-obligation revenue bonds, certificates of participation, or similar debt instruments issued by a state or local governmental entity for the express purpose of providing capital financing for a specific third party that is not a part of the issuer's financial reporting entity. Although conduit debt obligations bear the name of the governmental issuer, the issuer has no obligation for such debt beyond the resources provided by a lease or loan with the third party on whose behalf they are issued.
- 2. The purpose of this policy is to establish the fees charged by the City of New Prague (the "City") to recover administrative costs for services related to the issuance of conduit debt obligations. An applicant for tax-exempt financing must submit to the City an application, obtained from the City's Finance Department.

POLICY

- 1. For debt issued through the City of New Prague as conduit debt under Minnesota statutes and IRS regulations for which the proceeds are to be loaned to a borrower and repaid through revenues and/or proceeds from a project for which the proceeds were borrowed, the City of New Prague will charge an upfront administrative fee in the amount of 1% of the principal amount of the bonds, or as negotiated by the New Prague City Council.
- 2. The City is to be reimbursed and held harmless for and from any out-of-pocket expenses related to the tax-exempt financing including, but not limited to, legal fees, municipal advisor fees, arbitrage consulting fees, bond counsel fees, the City staff's expenses in connection with the application, and any deposits or application fees required under state law in order to secure allocation of bonding authority. The applicant must execute a letter to the City undertaking to pay all such expenses. A non-refundable City application fee in the amount of \$2,500 must be included with the submission of the application.
- 3. The applicant must select a qualified financial adviser or underwriter to assist the applicant in preparing all necessary application documents and materials. The financial adviser will submit a letter that establishes the financial feasibility of the project. Applications may, in the alternative, include a signed letter from a responsible financial institution indicating that the project is economically feasible and viable and stating that bonds can be successfully sold for the project or that an individual or institution intends to purchase all of the bonds. If the applicant is not seeking other public assistance for the project, the City's financial advisor will be required to review the project for financial feasibility.

The applicant must receive approval from the appropriate state agencies, secure financing and commence construction within one year of the date of the resolution giving preliminary approval to the project or the housing program. Upon application, the Council may approve an extension of the preliminary approval.

The City may appoint its own bond counsel to represent the City's interest for the bond issue, which will normally be the City's regularly retained bond counsel.

CITY OF NEW PRAGUE, MN CONDUIT DEBT FEE POLICY Proposed 12/1/2025

- 4. Projects must be compatible with the overall development plans and objectives of the City and shall meet all applicable zoning and land use regulations of the City.
- 5. Prior to closing and delivery of the bonds for the project, the applicant must pay, or commit to pay at closing an administrative fee in the amount of 1% of par of the bonds, or as negotiated by the New Prague City Council. The administrative fees required by this paragraph will be adjusted at or paid prior to delivery of the bonds if necessary to ensure compliance with the Internal Revenue Code and regulations.
 - If the City determines that issuance of the bonds requested by the applicant is reasonably expected to cause governmental bonds issued by the City in that calendar year to be ineligible for designation as "qualified tax exempt obligations" under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (also known as "bank qualified"), the applicant will be required to reimburse the City, at the time of issuance of the City's bonds, for any interest rate differential between bank qualified and non-bank qualified bonds.
- 6. Subsequent Proceedings. Where changes to the underlying documents or credit facilities of outstanding bond issues are to be made and require Council action (including changes that are a "deemed reissuance" under Internal Revenue Service regulations), the City will not charge an administrative fee but the actual costs incurred by the City must be reimbursed. No formal application form is required.
- 7. Post-Issuance Compliance. The City will require that each borrower demonstrate to the City that the borrower will substantially meet the same procedures for post-issuance compliance that apply to City governmental bonds under the Policy and the Procedures. The City requires that borrowers retain either the City's arbitrage consultant or a trustee and/or an independent arbitrage consultant for the term of the bonds and provide the City with copies of all required reports showing compliance with regulations.

PROCEDURE

- 1. Upon request from a potential borrower for the city to use its statutory authority to issue conduit debt, city staff will inform the borrower of the administrative fee for issuing conduit debt. The borrower will be required to submit a written proposal to the city detailing the purpose of the borrowing, along with the non-refundable application fee.
- 2. Consideration of an application for tax-exempt financing must be done at a public hearing held by the Council. Changes or modifications to the project after the public hearing and preliminary Council approval must be consistent with the scope of the project as proposed at the time of preliminary approval.
- Upon issuance of the bonds, the borrower will be charged the administrative fee
 collected at closing. The City may also negotiate an alternative debt issuance fee on a
 case-by-case basis.



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: GIESENBRAU BIER CO – 1-DAY TEMPORARY ON-SALE LIQUOR LICENSE

FOR THE GENERATIONS THEATER COMPANY FUNDRAISER

DATE: NOVEMBER 24, 2025

Attached is an application for a 1-Day Temporary On-Sale Liquor License from Giesenbrau Bier Co., requesting permission to serve wine at the Generations Theater Company Fundraiser on January 10, 2025, at 1306 1st Street Northeast, New Prague.

This will be a ticketed event and closed to the general public.

All of the conditions of the Temporary On-Sale Liquor License application have been met by the applicant.

The Temporary On-Sale Liquor License is issued with the understanding that the Licensee is responsible to adhere to all liquor provisions found in Chapter 340A and any other statutes or rules that may apply in serving alcohol.

Recommendation

Staff recommends approval of the application and issuing a 1-Day Temporary On-Sale Liquor License to Giesenbrau Bier Co. for the Generations Theater Company Fundraiser on January 10, 2025.



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		forganization	Tax exempt number	
Giesenbrau Bier Co	Feb 2017 4664430			
Organization Address (No PO Boxes)	City	State	Zip Code	
1306 1st St NE	New Prague	MN	56071	
Name of person making application	Busine	ess phone	Home phone	
Erin Hutton	95275	84226	7202248277	
Date(s) of event	Type of organizatio	n 🔲 Microdistil	llery 🔀 Small Brewer	
Jan 10th 2026	Club Char	itable 🔲 Religio	ous 🔲 Other non-profit	
Organization officer's name	City	State	Zip Code	
Erin Hutton	New Prague	MN	56071	
Organization officer's name	City	State	Zip Code	
		MN		
Organization officer's name	City	State	Zip Code	
Cigamization of the control of the co		MN		
If the applicant will carry liquor liability insurance please provide Stone Falls Insurance, \$1million	the carrier's name and	l amount of cover	rage.	
APPLICATION MUST BE APPROVED BY CITY OR COUNTY	APPROVAL BEFORE SUBMITTING TO ALC	OHOL AND GAMBLIN	ig enforcement	
City or County approving the license		Date A	oproved	
Fee Amount	,	Perm	it Date	
Event in conjunction with a community festival 🔲 Yes 🔲 No		City or County	E-mail Address	
Current population of city	_			
Please Print Name of City Clerk or County Official CLERKS NOTICE: Submit this form to Alcohol an No Temp Applications faxed or mailed. Only emai	d Gambling Enfor	Clerk or County O		

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*

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.



CERTIFICATE OF LIABILITY INSURANCE

Section 3, Item d.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

	is certificate does not confer rights to							equire all triuvistillent	M atc	ILCHICHT VII
PROE	DUCER				CONTACT Josh Havlik					
Mill	er-Hartwig Insurance				PHONE	, Ext): 952-469		FAX (A/C, No):		
	Box 1177 eville MN 55044				E-MAIL ADDRES	58:	7-0-100	[A/C, RO]:		<u></u>
					***************************************		URER(S) AFFOR	DING COVERAGE		NAIC#
					INSURE	RA: Incline				11090
INSU				GIESBIE-01	INSURE	RB;				
	senbrau Bier Co 16 1st St NE				INSURE	RC:				
	v Prague MN 56071				INSURE	RD:	770000000000000000000000000000000000000			
	·				INSURE	RE:				
					INSURE	RF:				
				NUMBER: 1951864924				REVISION NUMBER:		
- IN CE EX	IIS IS TO CERTIFY THAT THE POLICIES DICATED. NOTWITHSTANDING ANY RE ERTIFICATE MAY BE ISSUED OR MAY R ICLUSIONS AND CONDITIONS OF SUCH	QUIF PERT POLIC	EMEN AIN, CIES,	NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF ANY	/ CONTRACT THE POLICIES REDUCED BY F	OR OTHER DESCRIBED PAID CLAIMS.	DOCUMENT WITH RESPEC	OT TO V	WHICH THIS
INSR LTR	TYPE OF INSURANCE	INSD	SUBR WVD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	(MM/DD/YYYY)	LIMIT	S	
Α	X COMMERCIAL GENERAL LIABILITY	Y	Y	CP7002815-1		8/1/2025	8/1/2026	EACH OCCURRENCE	\$ 1,000	,000
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,0	00
								MED EXP (Any one person)	\$5,000	
								PERSONAL & ADV INJURY	\$ 1,000	,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000	,000
	X POLICY PRO-							PRODUCTS - COMP/OP AGG	\$2,000	,000
	OTHER:							COMBINED SINGLE LIMIT	\$	
	AUTOMOBILE LIABILITY							(Ea accident)	\$	
	ANY AUTO OWNED SCHEDULED							BODILY INJURY (Per person)	\$	
	AUTOS ONLY AUTOS HIRED NON-OWNED		!						\$	
	AUTOS ONLY AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$	
									\$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$	
	DED RETENTION \$ WORKERS COMPENSATION			3440770000774		014/0405		PER OTH-	\$	
Α	AND EMPLOYERS' LIABILITY Y/N			WC7000887 1		8/1/2025	8/1/2026	PER OTH- STATUTE ER		
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A						E.L. EACH ACCIDENT	\$ 500,0	
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE		
A	DESCRIPTION OF OPERATIONS below Liquor Liability			CP7002815-1		8/1/2025	8/1/2026	E.L. DISEASE - POLICY LIMIT	\$ 500,0	00/200000
Ä	Business Personal Property			CP7002815-1		8/1/2025 8/1/2025	8/1/2026	occ/agg BPP	225,0	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) -Brewery and Taproom- 1306 1st St NE, New Prague, MN 56071 Liquor liability coverage is not location specific and does extend to off premises festivals and events provided an active liquor license is in effect at the location. Liquor Liability is continuous until cancelled meaning notice will be given for any cancellation, non-renewal, failure to pick up a renewal, or any other policy interruption. Liquor liability coverage is not location specific and covers any patios and off-premises events provided a valid liquor license is in-force. Event Name: Generations Theatre Cabaret Fundraiser, January 10th, 5-10pm										
CEF	RTIFICATE HOLDER				CANO	ELLATION				
City of New Prague			SHO THE	OULD ANY OF T	I DATE THE	ESCPIBED POLICIES BE CA EREOF, NOTICE WILL E Y PROVISIONS.				
l	118 Central Ave N				LAHTRO	BIZEN BEDBESEI	NTATIVE			

New Prague MN 56071



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: NEW PRAGUE FIREMENS RELIEF ASSOCIATION – LG214 PREMISES PERMIT

APPLICATION & LG215 LEASE FOR LAWFUL GAMBLING ACTIVITY

DATE: NOVEMBER 24, 2025

Attached is an application request from New Prague Firemen's Relief Association for a Premises Permit and Lease for Lawful Gambling Activity to conduct pull tabs, tip boards, electronic pull-tabs and electronic linked bingo at New Prague Golf Club, 400 Lexington Avenue South, New Prague, beginning January 1, 2026, or as soon thereafter once approved.

Recommendation

Staff recommends approval of the Premises Permit Application and Lease for Lawful Gambling Activity for New Prague Firemen's Relief Association.

LG214 Premises Permit Application

Annual Fee \$150 (NON-REFUNDABLE)

REQUIRED ATTACHMENTS TO LG214					
 If the premises is leased, attach a copy of your lease. Use Lease for Lawful Gambling Activity. 	LG215	Mail the application and required attachments to: Minnesota Gambling Control Board			
\$150 annual premises permit fee, for each permit (non-refundab Make check payable to "State of Minnesota."		1711 West C Roseville, MI		B, Suite 300 S	outh
		Questions?	Call 651-5	39-1900 and a	sk for Licensing.
ORGANIZATION INFORMATION					
Organization Name: New Prague Firemens Relief Associat	ion	Lice	nse Number	: 02426	
Chief Executive Officer (CEO) Paul Tupy		Day	ime Phone:	952-594-45	69
Gambling Manager: Phil Werner		Day	ime Phone:	952-994-46	94
GAMBLING PREMISES INFORMATION					
			****		***************************************
Current name of site where gambling will be conducted: New	Prague G	olf Club			
garrana nama or pico miara garraning war ba contactour					
List any previous names for this location:					
		u			
Street address where premises is located: 400 Lexington A	venue So	ıth			
Street address where premises is located: 400 Lexington A' (Do not use a P.O. box no					
City: OR Township: C	county:			Zip Code:	
	.eSueur			56071	
Does your organization own the building where the gambling v		ucted?	• •	30071	
Yes No If no, attach LG215 Lease for L					
A lease is not required if only a raffle will be conducted.					
Is any other organization conducting gambling at this site?		Yes	No	Don't know	
Note: Bar bingo can only be conducted at a site where anothe zation or another permitted organization. Electronic games ca					
Has your organization previously conducted gambling at this si	ite?	Yes	No	Don't know	
GAMBLING BANK ACCOUNT INFORMATION; N	MUST BE	IN MINN	ESOTA		
Bank Name:		Bank Account	Number		
Bank Street Address:	City: New	Prague	State	e: MN Zip Cod	le: <u>56071</u>
ALL TEMPORARY AND PERMANENT OFF-SITE	STORAG	SE SPACES			
Address (Do not use a P.O. box number):	City	:		State	: Zip Code:
505 5TH Avenue NW	nev	v Prague		MN	56071
				MN	
······		. —			
				MN	.,

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL for a gambling premises

located within city limits Date Approved by City Council: Resolution Number: (If none, attach meeting minutes.) Signature of City Personnel:

Local unit of government must sign.

COUNTY APPROVAL for a gambling premises located in a township

City Name: Olivin Ut 10000	County Name:
Date Approved by City Council: 12-01-25	Date Approved by County Board:
Resolution Number:(If none, attach meeting minutes.)	Resolution Number:
Signature of City Personnel:	Signature of County Personnel:
Title: City Administrator Date Signed: 12-1-25	Title: Date Signed:
	TOWNSHIP NAME:
	Complete below only if required by the county.

On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)

Print Township Name:	
Signature of Township	Officer:

litle:	Date Signed:	

ACKNOWLEDGMENT AND OATH

- I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises.
- The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law.
- I have read this application and all information submitted to the Board is true, accurate, and complete.
- All required information has been fully disclosed.
- I am the chief executive officer of the organization.

- I assume full responsibility for the fair and lawful operation of all activities to be conducted.
- I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them.
- Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect.
- I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license.
- 10. I understand the fee is non-refundable regardless of license approval/denial.

Signature of Chief Executive Officer (designee may not sign)

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 your organization's application. Your organization's name and address will be public

information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board Issues the permit, all information provided will become public. If the Board does not Issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information;

Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

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

LG215 Lease for Lawful Gambling Activity

6/15 Page 1 of Z

LEASE INFORMATION	. :			
Organization:	License/Site Number:	Daytime Phone:		
New Prague Firemens Relief Association	02426	952-994-4694		
Address:	City:	State: Zip;		
505 5th Avenue SE	New Prague	Mn 56071		
Name of Leased Premises:	Street Address:			
New Prague Golf Club	400 Lexington Avenu			
City:	State: Zip: MN 56071	Daytime Phone:		
New Prague Name of Legal Owner:	Business/Street Address:	952-758-5326		
City Of New Prague / JOS hur TETZLAFF		AVE N		
City:		Daytime Phone:		
New Prague	Mn 56071	952-758-4401		
Name of Lessor (If same as legal owner, write "SAME"):	Address:			
-SAME-				
City:	State: Zip:	Daytime Phone:		
Check applicable item: New or amended lease. Effective date: Jan 1st 2026 of the change. New owner. Effective date: Submit new				
CHECK ALL ACTIVITY THAT WILL BE CONDUCTED) (no lease required	for raffles)		
Pull-Tabs (paper)	Electronic Puli-Tabs			
Pull-Tabs (paper) with dispensing device				
	ectronic games may only be			
	1. at a premises licensed f	for the on-sale of intoxicating liquor		
Tipboards Paddlewheel Paddlewheel with table		mait beverages; or 1go is conducted as the primary ting capacity of at least 100.		
PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT	(separate rent for I	booth and bar ops)		
BOOTH OPERATION: Some or all sales of gambling equipment are the leased premises.	conducted by an employee/	volunteer of a licensed organization at		
ALL GAMES, including electronic games: Monthly rent to be paid:%, not to exceed 10% of gross profits for that month. • Total rent paid from all organizations for only booth operations at the leased premises may not exceed \$1,750. • The rent cap does not include BAR OPERATION rent for electronic games conducted by the lessor.				
BAR OPERATION: All sales of gambling equipment conducted by t	he lessor or lessor's employee	9.		
ELECTRONIC GAMES : Monthly rent to be paid: <u>15</u> %, not to excee games and electronic linked bingo games.	d 15% of the gross profits fo	r that month from electronic pull-tab		
ALL OTHER GAMES: Monthly rent to be paid: 20 %, not to exceed 20% of gross profits from all other forms of lawful gambling. • If any booth sales conducted by a licensed organization at the premises, rent may not exceed 10% of gross profits for that month and is subject to booth operation \$1,750 cap.				
BINGO RENT (for leased premises where bingo is the primary business conducted, such as bingo hall)				
Bingo rent is limited to one of the following:				
 Rent to be paid: %, not to exceed 10% of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo. OR - 				
 Rate to be paid: \$ per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor. ⇒ Rent may not be paid for bar bingo. ⇒ Bar bingo does not include bingo games linked to other permitted premises. 				
LEASE TERMINATION CLAUSE (must be completed)				
The lease may be terminated by either party with a written 30 day notice. Other terms:				

LG215 Lease for Lawful Gambling Activity

Lease Term: The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management: The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises. The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited: The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes, Section

Illegal Gambling: The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes, Section 349.18, Subd. 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes, Section 609,75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H, or Minnesota Statutes, Section 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or to the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

the Board, and will be used to determine your compliance with Minnesota statutes

Other Prohibitions: The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG,

Access to Permitted Premises: Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor Records: The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent All-Inclusive: Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

- trash removal
- electricity, heat
- snow removal
- storage
- janitorial and cleaning services
- other utilities or services
- lawn services
- security, security monitoring

Fax:

- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- In the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Board. Rent payments may not be made to an individual.

651-639-4032

and rules governing lawful gambling activities.

ACKNOWLEDGMENT OF LEA	SE TERMS	
		en the lessor and the organization, and that all obligations and subject to the approval of the director of the Gambling Control Board.
Other terms of the lease:		
Signature of Lessor:	Date:	Signature of Organization Official (Lessee): Date:
		11/19/25
Print Name and Title of Lessor:		Print Name and Title of Lessee:
		Paul Tupy CEO
Questions? Contact the Licensing Section 651-539-1900. This publication will be marge print, braille) upon request. Data on this form and any attachments will be	nade available in alternat privacy notice: The info	ive format (i.e. Minnesota Gambling Control Board ormation requested 1711 W. County Road B, Suite 300 South

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

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CITY OF NEW PRAGUE RESOLUTION #25-12-01-01

RESOLUTION APPROVING LAWFUL GAMBLING PREMISES PERMIT APPLICATION FOR NEW PRAGUE FIREMEN'S RELIEF ASSOCIATION

WHEREAS, New Prague Firemen's Relief Association has applied to the Gambling Control Board of the State of Minnesota for a PREMISES PERMIT to conduct lawful gambling as described therein at New Prague Golf Club, 400 Lexington Avenue South, New Prague, Minnesota 56071.

WHEREAS, the provisions of Minn. Stat. 349.213, subd. 2 require that the City Council of the City of New Prague notify the Gambling Control Board of the State of Minnesota of its approval of said application before a PREMISES PERMIT is APPROVED.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of New Prague, that the City Council APPROVES of the application previously described herein, and directs that the City Administrator notify the Gambling Control Board of the State of Minnesota of its approval by submitting a copy of this resolution of approval thereto.

Adopted by the City Council of the City of New Prague on this 1st day of December, 2025.

Charles	L.	Nickolay,	Mayor

ATTEST:

Joshua M. Tetzlaff, City Administrator



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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR

SUBJECT: CHURCH OF ST. WENCESLAUS – MINNESOTA LAWFUL GAMBLING LG220

APPLICATION FOR EXEMPT PERMIT

DATE: NOVEMBER 19, 2025

Attached is a Minnesota Lawful Gambling LG220 Application for the Church of St. Wenceslaus to conduct pull-tabs at an event on January 24, 2026, at 215 Main Street East, New Prague.

Recommendation

Staff recommends approval of the Lawful Gambling Permit for the Church of St. Wenceslaus and recommends requesting a waiver of the waiting period.

LG220 Application for Exempt Permit

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: Church of St Wenceslaus	Previous Gambling Permit Number: X- 70005-25-056			
Minnesota Tax ID Number, if any: 8348249	Federal Employer ID Number (FEIN), If any: 41-0695519			
Mailing Address: 215 Main Street East				
City: New Prague State: MN	Zip: 56071 County: Scott			
Name of Chief Executive Officer (CEO): Fr. Eugene Theisen				
	ne.theisen@npcatholic.org It will be emailed to this email address unless otherwise indicated below)			
Email permit to (if other than the CEO): ruth.weinandt@npcatho				
NONPROFIT STATUS				
Type of Nonprofit Organization (check one):				
Fraternal Veterans	Other Nonprofit Organization			
Attach a copy of one of the following showing proof of nonpro	fit status:			
(DO NOT attach a sales tax exempt status or federal employer ID nu	mber, 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	Secretary of State website, phone numbers:			
60 Empire Drive, Suite 100	www.sos.state.mn.us			
St. Paul, MN 55103	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 page.				
If your organization falls under a parent organization, atta 1. IRS letter showing your parent organization is a nonp				
2. the charter or letter from your parent organization rec				
GAMBLING PREMISES INFORMATION				
Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Chur	ch of St Wenceslaus			
Physical Address (do not use P.O. box): 215 Main Street East, Ne	w Prague, MN 56071			
Check one:	·			
City: New Prague	Zip: 56071 County: Scott			
Township:	Zip: County:			
Date(s) of activity (for raffles, indicate the date of the drawing): <u>Jar</u>	uary 24, 2026			
Check each type of gambling activity that your organization will conc	luct:			
Bingo Paddlewheels V Pull-Tabs	Tipboards Raffle			
Gambling equipment for bingo paper, bingo boards, raffle boards from a distributor licensed by the Minnesota Gambling Control Boar devices may be borrowed from another organization authorized to a www.mn.gov/gcb and click on Distributors under the List of License in the List	d. EXCEPTION: Bingo hard cards and bingo ball selection conduct bingo. To find a licensed distributor, go to			

LG220 Application for Exempt Permit

Section 3, Item f.

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGME the Minnesota Gambling Control Board)	NT (required before submitting application to		
CITY APPROVAL for a gambling premises located within city limits	COUNTY APPROVAL for a gambling premises located in a township		
The application is acknowledged with no waiting period.	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 acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.		
The application is denied.	The application is denied.		
Print City Name: City of New Prague	Print County Name:		
Signature of City Personnel:	Signature of County Personnel:		
Title:Date:	Title:Date:		
The city or county must sign before submitting application to the Gambling Control Board.	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 (requ			
The information provided in this application is complete and accurreport will be completed and returned to the Board within 30 days Chief Executive Officer's Signature: (Signature must be CEO's signature)	ate to the best of my knowledge. I acknowledge that the financial of the event date. Date: // // 2025		
Print Name: Fr. Eugene Theisen			
REQUIREMENTS	MAIL APPLICATION AND ATTACHMENTS		
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.	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 ever		
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	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		
3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).	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.

2025 TRUTH IN TAXATION

City of New Prague – Dec. 1, 2025



September 2, 2025	
Preliminary Levy	\$5,685,800
Property Tax Rate	45.823%
Levy Change in \$	\$372,215
Levy % Change	7.00%
Avg. Tax Impact $\%$ Change	5.72%
Changes Occurring	
Preliminary Levy	\$82,065
Property Tax Rate	-0.777%
December 1, 2025	
Revised Prelim Levy	\$5,603,735
Property Tax Rate	45.046
Tax Rate Change	0.677%
Levy Change in \$	\$290,150
Levy % Change	5.46%
Avg. Tax Impact $\%$ Change	3.88%

2025 PROPERTY TAX LEVY FOR TAXES PAYABLE IN 2026

TAX LEVY BREAKOUT

	2024	2025	2026 (Proposed)
General Fund	\$3,749,628	\$4,238,585	\$4,428,735
EDA	\$75,000	\$75,000	\$75,000
Debt Service	\$861,725	\$959,696	\$831,865
Equipment Levy	\$138,275	\$40,304	\$268,135
Total Levy	\$4,824,628	\$5,313,585	\$5,603,735
Levy Rate	42.048%	44.484%	45.046%





- ► General Fund (+\$190,150)
 - ► Administration: +\$29,230
 - ► Long-term Financial Planning
 - ▶ Aquatic Center: +33,146
 - ▶ Estimate from School District
 - ▶ Ambulance: +\$16,402
 - Change in Accounting
 - ▶ Building Inspection: -\$27,061
 - ► City Attorney: +4,000
 - ► Elections: +\$19,605
 - ► Two Elections (State Primary, General)
 - ► Emergency Management: +\$500
 - ► Engineering: +\$750
 - ► IT: -\$25,000
 - ▶ Park Board: -\$13,126
 - ▶ Planning: -\$83,951
 - ▶ Police: +\$153,272
 - ► Labor, Utilities Expenses
 - ▶ Public Works: +\$13,725
 - ▶ Streets: -\$90,651
 - ▶ Unallocated: -\$17,658



- ▶Debt Service (-\$127,831)
- ►EDA (\$0)
- ► Equipment/Facility Fund (+\$268,135)
- ►Total Levy (+\$290,150)
- ▶Tax Impact to Average Household
 - ►\$323,737 Average Household Taxable Value
 - ►3.88% Average Increase in City Portion of Property Taxes for Residents

Section 5, Item a.

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DEPARTMENT UPDATES COMMUNITY DEVELOPMENT

- Single-Family Home Permits: 4
- Berg Direct Primary Care
- Bevcomm
- Bohemia Flats (54-Units)
- Brickside 19
- Bring the Light Electric
- The Broz Hotel re-opened
- Case Aesthetics remodel
- ElectroMed remodel
- Fancy Bones Pet Salon and Boutique
- Kubes Furniture and Flooring exterior work
- Neisen's Corner Bar II
- Wells Fargo remodel
- The Velvet Veil
- Began Construction:
 - Praha Outdoor Performance Stage (POPS)
 - Heartland Credit Union









DEPARTMENT UPDATES COMMUNITY DEVELOPMENT

Notable Staff Projects

- 3 Interim Use Permits
- 3 Conditional Use Permits
- 8 Variances
- 1 ROW Encroachment Permit
- 2 Code Amendments
- Nearing Completion of the Unified Development Code (UDC)
- Began Work on Park Plan

2026 Projects

- Park Plan
- Annexation Agreements
- Grant Writing
- GIS Upgrades





DEPARTMENT UPDATES POLICE

- The Police Department remained fully staffed in 2025
- \$75,201 in grant funding was secured for cameras in City parks and on key intersections/streets
- \$45,000 in grant funding for MNLEAP National Police Accreditation
- Implementation of one New Prague officer on the Tri-City SWAT Team
- 2 Officers assigned to the Scott County Peer Support Team
- Community Activities:
 - Pinewood Derby
 - Carvin' with Cops
 - Night To Unite
 - Adopt-a-Highway
- New Police Facility planning and construction

DEPARTMENT UPDATES FIRE

- The Department is on pace to have about 275 calls again this year
- Two members retired
- Had 2 houses to train and burn in the last year. First time in the last few years
- Received the new Chief's vehicle, which was purchased with fundraising money
- 2028 is preliminarily when the Department is slated to replace Engine 2. The current Engine is a 1992 International. Ordering lead times are currently about 18 months. This is a joint purchase with the Rural District
- Scott County's new CAD system is planned to become live in the middle of 2026
- The Department had its ISO inspection in 2025, with really good results. These inspections happen about every 7 years
- The Department added an inflatable boat that was purchased with fundraising money
- The Department continued replacing old radios. AS in past years, grant opportunities will be sought whenever possible











DEPARTMENT UPDATES PUBLIC WORKS - STREETS

- Removal and trimming of many trees across the City, including Ash and those found on the 2025 Infrastructure Project
- Assisted Golf Course with pouring a concrete bunker for materials
- Representation around the City, including the NPAS Career in Tech Day and at the local Daycare Center showing off equipment
- Poured new slab at the Memorial Park Baseball Field
- Screen over 600 yards of rock from the City Center lot to make alley rock







DEPARTMENT UPDATES PUBLIC WORKS - PARKS

Notable Updates

- Painted Eastern Parks Garage
- New Battin Cage at Foundry Hill Park
- Installed New Basketball Hoop at Foundry Hill
- New Dugouts Being Built at Memorial Park
- Planted Forty Trees Around Town

Notable Updates DEPARTMENT UPDATES Pending Sale of 2 Lots In Industrial Park to Local Developer **ECONOMIC**

DEVELOPMENT

AUTHORITY

BevComm Construction

Strategic Plan

Great River Energy expansion

2025 GRANT AWARDS

- Minnesota Chiefs of Police Association Community Partnership Grant Community Engagement
 - **\$2,000**
- Minnesota City Participation Program First Time Homebuyers Assistance
 - Allotted: \$150,860
 - Utilized: \$450,250
- Minnesota Department of Public Safety ARMER Grant Fire Radios
 - **\$40,000**
- Minnesota Public Facility Authority Lead Services Grant
 - **\$208,188**
- Scott County Clean-Up and Recycling Grant Citywide Clean-up
 - **\$5,179**
- Scott County Watershed Management Organization City Center Pond Design
 - **\$37,000**
- US Department of Justice COPS Grant National Accreditation
 - **\$45,038**

City & Resident Total: \$787,655!

QUESTIONS?

2026 Proposed General Fund Budget & Levy Over

Section 5, Item a.

Revenue

- 1. Property Tax Levy All Funds: Increase from 2025 budget of \$290,150 or 5.46%. This has an average tax impact of 3.88% on residential property owners.
 - a. Equipment Levy: Increase from 2025 budget to \$268,135.
- 2. LGA: Increase of \$4,299 from 2025 budget
- 3. Interest Income: Increase of \$10,855 from 2025 to help lower levy
- 4. Building Permits: Consistent with 2025 budget due to unpredictability of large storm events

Expenses

- 1. Personnel (Wages & Benefits) Proposed increase of \$179,543 or 8.16%
 - a. Wages Implementation of recommended compensation by AutoSolve based on Compensation Study performed (based on Council direction)
 - i. Staff would receive a 3.3% increase, and then be assigned to the closest step, without lowering wage.
 - ii. Adjusted one Administrative Assistant (Grade 8) to Administrative Coordinator (Grade 10) starting January 1, 2026
 - iii. Modernized, simplified titles of some positions
 - b. Added one additional Public Works Maintenance employee, starting January 1, 2026
 - c. Health Insurance Renewal of 2025 plan, at a 16.9% increase (based on Council direction)
 - d. Dental Insurance As of Jan 1, 2025, current carrier is Health Partners with a 2-year rate guarantee through 12/31/2026. Note: 2025 had a 12.6% decrease.
 - e. Life Insurance & Short-Term Disability 2026 is a bid year, maintained current rates based on preliminary bid review.

2. Operations, Maintenance & Capital:

- a. Property and liability Insurance: LMCIT will have an updated outlook on premiums in Q4 2025. Current proposed budget is a decrease of \$420 and \$0 agent fee increase
- b. Contribution to New Prague Area Schools for Fitness & Aquatic Center increase from FY25 budget of \$33,130
- c. Capital & Special Projects
 - i. Fire: \$27,500 has been included to begin updating radios.
 - ii. Streets: \$124,000 is included to purchase a tree lift (shared with Parks) and a F-550.
 - iii. Parks: \$50,500 is included for tree lift (shared with Streets), utility cart, and building updates.
 - iv. Tech Network: \$50,000 for continued equipment upgrades and replacement

3. Professional Services:

- a. Administration: \$35,000 for Long Term Financial Plan.
- b. Police: Increased by \$17,000 for County Attorney fees.
- c. Tech: \$11,325 for Laserfiche electronic document storage

4. Other Notables:

- a. Elections: The City budgets for elections only during election years. In 2026 there are two elections.
- b. 499 Fund: \$100,000 moved from Government Buildings to Capital Projects Debt Service fund to be used towards project in 2026.
- 5. Operating Transfers Out: For the past 12 years, through 2023, the City has transferred \$121,270 to the Golf Club to assist with debt service and operations. In 2024, the transfer was \$41,946. For 2025, the transfer is \$29,819, and the 2026 draft budget reflects a transfer of \$0.

CITY OF NEW PRAGUE 2025 PROPERTY TAX LEVY, PAYABLE IN 2026 Proposed 2026 Budget

	Certified 2016	Certified 2017	Certified 2018	Certified 2019	Certified 2020	Certified 2021	Certified 2022	Certified 2023	Certified 2024	Certified 2025	Budget 2026	\$ Difference	% Difference
General Fund Levy	\$2,705,477	\$2,947,000	\$3,039,000	\$3,133,985	\$3,253,533	\$3,354,390	\$3,660,878	\$3,728,128	\$3,749,628	\$4,238,585	\$4,428,735	\$190,150	5.07%
Total Tax Abatement	\$126,850												
Debt Service Levy	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$950,000	\$950,000	\$821,283	\$861,725	\$959,696	\$831,865	-\$127,831	-14.83%
EDA Levy	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$75,000	\$75,000	\$75,000	\$75,000	\$0	0.00%
Equipment/Facility Levy								\$200,217	\$138,275	\$40,304	\$268,135	\$227,831	164.77%
Total City Tax Levy	\$3,882,327	\$3,997,000	\$4,089,000	\$4,183,985	\$4,303,533	\$4,354,390	\$4,660,878	\$4,824,628	\$4,824,628	\$5,313,585	\$5,603,735	\$290,150	5.46%
\$ Change from Previous Year% Change from Previous Year5-year Average Change in Total LevyAverage Residential Tax Impact	\$57,356 1.50% 0.71%	\$114,673 2.95% 1.30%	\$92,000 2.30% 1.79%	\$94,985 2.32% 2.48%	\$119,548 2.86% 2.39%	\$50,857 1.18% 2.32%	\$306,488 7.04% 3.14%	\$163,750 3.51% 3.38%	\$0 0.00% 2.92%	\$488,957 10.13% 4.37%	\$290,150 5.46% 5.23% 3.88%		
Net Tax Capacity City Tax Rate	\$6,236,138 62.255%	\$6,421,254 62.246%	\$6,676,041 61.249%	\$7,269,212 57.558%	\$7,963,971 54.038%	\$8,566,374 50.831%	\$9,013,027 51.713%	\$11,115,006 43.406%	\$11,474,031 42.048%	\$11,945,023 44.484%	\$12,439,963 45.046%		

^{*} Average Residential Tax Impact based on Data from Le Sueur and Scott Counties

^{**} EDA Levy (Per MN. Statutes 469.107 subd. 1.)

WHAT IF TAX COMPARISON PAY 2025 vs Pay 2026 - New Prague

FISCAL YEAR	2025			M	ARKET VALUE TAX
(105,823) -	GROSS TAX CAPACITY TIF (-) FISCAL DISPARITY (-) NET TAX CAPACITY	\$ -	FINAL CERTIFIED LEVY FISCAL DISPARITY (-) TAX LEVY OR SPREAD LEVY	\$ 1,086,577,200	Taxable Market Value Referendum Market Value CERTIFIED LEVY
	Tax Rate	44.881%	,	0.00000%	Tax Rate
FISCAL YEAR	2026			M.	ARKET VALUE TAX
	Gross Tax Capacity	¢ 5.002.725	PROPOSED LEVY	\$ 1,115,132,031	Taxable Market Value

RESIDENTIAL IMPACTS

Average and Median residential values, below, are Scott County only.

Fiscal Year 2026 Scott County values are as of 11/13/25. Fiscal Year 2026 Le Sueur County values are as of 11/14/2025

					Totality values als as of the Hazara																
	% EMV Value	# of	%	Avg Ma	arket	Avg Market	Value	\	√alue	Taxable		Taxable		Net		Net		Net	Net	Le Sueur	Scott
	Range	affected	of	Valu	ie	Value	Exclusion	Ex	clusion	Market Value	Ма	rket Value	Taxable % Change	Payable		Payable	lı	nc/Dec	Difference	affected	affected
	Inc/Dec	Properties	Total	202	5	2026	2025		2026	2025		2026	2025 vs 2026	2025		2026	202	5 vs 2026	% Change	Properties	Properties
New Prague	+15.01+%	16	0.6%	\$ 329	9,669	\$ 379,119	\$ 16,880	\$	12,429	\$ 312,789	\$	366,690	17.23%	\$ 1,403.84	\$	1,651.80	\$	247.96	17.7%	1	15
	+10.01-15.00%	12	0.4%	\$ 329	9,669	\$ 370,878	\$ 16,880	\$	13,171	\$ 312,789	\$	357,707	14.36%	\$ 1,403.84	\$	1,611.33	\$	207.50	14.8%	0	12
	+5.01-10.00%	652	23.7%	\$ 329	9,669	\$ 354,394	\$ 16,880	\$	14,655	\$ 312,789	\$	339,740	8.62%	\$ 1,403.84	\$	1,530.40	\$	126.56	9.0%	144	508
	+0.01-5.00%	1,628	59.2%	\$ 329	9,669	\$ 337,911	\$ 16,880	\$	16,138	\$ 312,789	\$	321,773	2.87%	\$ 1,403.84	\$	1,449.47	\$	45.63	3.3%	1088	540
	No Change	55	2.0%	\$ 329	9,669	\$ 329,669	\$ 16,880	\$	16,880	\$ 312,789	\$	312,789	0.00%	\$ 1,403.84	\$	1,409.00	\$	5.16	0.4%	28	27
	-0.01-5.00%	384	14%	\$ 329	9,669	\$ 321,427	\$ 16,880	\$	17,622	\$ 312,789	\$	303,806	-2.87%	\$ 1,403.84	\$	1,368.53	\$	(35.31)	-2.5%	4	380
	-5.01 - 10.00%	2	0%	\$ 329	9,669	\$ 304,944	\$ 16,880	\$	19,105	\$ 312,789	\$	285,839	-8.62%	\$ 1,403.84	\$	1,287.60	\$	(116.24)	-8.3%	1	1
	-10.00 - 15.00%	0	0%	\$ 329	9,669	\$ 288,460	\$ 16,880	\$	20,589	\$ 312,789	\$	267,872	-14.36%	\$ 1,403.84	\$	1,206.66	\$	(197.18)	-14.0%	0	0
	-15.01% +	0	0%	\$ 329	9,669	\$ 280,219	\$ 16,880	\$	21,330	\$ 312,789	\$	258,888	-17.23%	\$ 1,403.84	\$	1,166.19	\$	(237.64)	-16.9%	0	0
		2,749	100%		•				•	•		•								1,266	1,483

% EMV Value Range	# of affected Properties	Net Difference % Change	% Change Weighted	Taxable rket Value 2026	ı	Taxable Market Value Weighted
+15.01+%	16	17.7%	282.61%	\$ 366,690	\$	5,867,044
+10.01-15.00%	12	14.8%	177.37%	\$ 357,707	\$	4,292,481
+5.01-10.00%	652	9.0%	5878.02%	\$ 339,740	\$	221,510,333
+0.01-5.00%	1,628	3.3%	5291.23%	\$ 321,773	\$	523,846,132
No Change	55	0.4%	20.21%	\$ 312,789	\$	17,203,413
-0.01-5.00%	384	-2.5%	-965.79%	\$ 303,806	\$	116,661,443
-5.01 - 10.00%	2	-8.3%	-16.56%	\$ 285,839	\$	571,678
-10.00 - 15.00%	0	-14.0%	0.00%	\$ 267,872	\$	-
-15.01% +	0	-16.9%	0.00%	\$ 258,888	\$	-
	2749		10667.08%		\$	889,952,523

Average Tax Impact 3.88% \$ 323,737 Average Taxable Value

Section 5, Item a.

Account Code	Description	FY24 Actual	FY25 Budget	Th	FY25 ru 10/31/2025	FY26 Proposed		025-2026 ifference	% Difference
101-3-0000-31010	CURRENT PROPERTY TAXES	\$ (3,754,632.01)	\$ (4,238,585.00)	\$	(2,218,640.43)	\$ (4,428,735.00)	\$(190,150.00)	4%
101-3-0000-31020	DELINQUENT PROPERTY TAXE	(5,090.34)	-	\$	(4,947.78)	-	\$`	- '	0
101-3-0000-31030	FRANCHISE TAXES	\$ (87,941.75)	\$ (90,000.00)	\$	-	\$ (90,000.00)	\$	-	0%
TAXES	TOTAL	\$ (3,847,664.10)	\$ (4,328,585.00)	\$	(2,223,588.21)	\$ (4,518,735.00)	\$(190,150.00)	4%
101-3-4100-32110	LIQUOR LICENSES	\$ (41,990.00)	(38,400.00)		(46,209.00)	(45,100.00)		(6,700.00)	17%
101-3-4100-32180	BUSINESS LICENSES	\$ (16,917.50)	(3,000.00)		(10,255.00)	\$ (2,500.00)	-	500.00	-17%
101-3-4100-32181	TOBACCO LICENSES	\$ (2,800.00)	\$ (2,800.00)	\$	-	\$ (2,800.00)	\$	-	0%
101-3-4100-32182	PET LICENSES	\$ (1,620.00)	\$ (1,000.00)	\$	(945.00)	\$ (1,545.00)	\$	(545.00)	55%
101-3-4100-32183	THC LICENSES	\$ (1,050.00)	\$ (1,650.00)	\$	(700.00)	\$ (1,750.00)	\$	(100.00)	6%
101-3-4100-32210	BUILDING PERMITS	\$ (261,543.53)	\$ (195,000.00)	\$	(332,460.92)	\$ (195,000.00)	\$	-	0%
101-3-4100-32215	GOLF CART PERMITS	\$ (4,710.00)	\$ (3,830.00)	\$	(4,900.00)	\$ (4,040.00)	\$	(210.00)	5%
101-3-4100-32220	PLANNING APPLICATIONS	\$ (14,065.00)	\$ (6,000.00)	\$	(5,225.00)	\$ (6,000.00)	\$	-	0%
101-3-4100-32260	PLAN REVIEW	\$ (30,176.35)	\$ (4,000.00)	\$	(2,770.00)	\$ (4,000.00)	\$	-	0%
LICENSES & PERMITS	TOTAL	\$ (374,872.38)	\$ (255,680.00)	\$	(403,464.92)	\$ (262,735.00)	\$	(7,055.00)	3%
101-3-4100-33180	AMERICAN RESCUE AID	\$ (270,611.13)	-	\$	-	\$ -	\$	-	0
101-3-4100-33401	LOCAL GOVERNMENTAL AID	\$ (1,183,527.00)	(1,185,369.00)	\$	(592,684.50)	\$ (1,189,668.00)	\$	(4,299.00)	0%
101-3-4100-33408	MARKET VALUE CREDIT	\$ (189.14)	-	\$	(97.51)	\$ -	\$	-	0
101-3-4210-33161	FEDERAL GRANT-COPS POLICE	\$ (10,687.67)	\$ -	\$	(5,940.08)	\$ -	\$	-	0
101-3-4210-33416	POLICE TRAINING AID	\$ (10,136.42)	\$ (9,000.00)	\$	(10,938.73)	\$ (9,000.00)	\$	-	0%
101-3-4210-33424	POLICE STATE AID	\$ (128,220.26)	\$ (100,000.00)	\$	(140,894.90)	\$ (100,000.00)	\$	-	0%
101-3-4220-33417	FIRE TRAINING AID	\$ (10,629.80)	\$ (12,000.00)	\$	(13,602.60)	\$ (12,000.00)	\$	-	0%
101-3-4220-33423	FIRE STATE AID	\$ (128,877.74)	\$ (120,000.00)	\$	(148,548.65)	\$ (120,000.00)	\$	-	0%
101-3-4220-33435	STATE GRANT	\$ -	\$ (40,000.00)	\$	(4,280.00)	\$ =	\$	40,000.00	-100%
101-3-4300-33181	HIGHWAY STATE AID	\$ (58,500.00)	\$ -	\$	(42,522.22)	\$ -	\$	-	0
101-3-4300-33425	HIGHWAY STATE AID	\$ (124,361.00)	\$ (120,000.00)	\$	(134,552.00)	\$ (120,000.00)	\$	-	0%
101-3-4300-33611	TAA TRANSPORTATION ADVAN	\$ (3,580.00)	\$ (25,396.00)	\$	(10,802.00)	\$ (17,352.00)	\$	8,044.00	-32%
101-3-4300-33610	STATE/COUNTY ROAD MAINT	\$ (4,200.00)	\$ (4,200.00)	\$	(4,200.00)	\$ (4,200.00)	\$	-	0%
INTERGOVERNMENTAL	TOTAL	\$ (1,933,520.16)	\$ (1,615,965.00)	\$	(1,109,063.19)	\$ (1,572,220.00)	\$	43,745.00	-3%
101-3-4100-34107	ASSESSMENT SEARCH REVENU	\$ (1,825.00)	(2,500.00)		(1,775.00)	(2,000.00)		500.00	-20%
101-3-4100-34108	ADMINISTRATIVE CHARGES	\$ (3,107.45)	\$ (7,000.00)	\$	(3,747.67)	\$ (7,000.00)	\$	-	0%

Account Code	Description	FY24 Actual		FY25 Budget	Th	FY25 ru 10/31/2025		FY26 Proposed	2025-2026 Difference	% Difference
101-3-4100-34109	SVC CHG/CODE ENFORCEMEN'S	\$ (2,128.07	') \$	(1,500.00)	\$	(757.18)	\$	(1,500.00)	\$ -	0%
101-3-4210-34210	POLICE LIASON REVENUE	(71,937.47		(100,000.00)		(105,302.99)			\$ (10,300.00)	10%
101-3-4210-34220	POLICE REVENUE	(10,964.38	,	(2,500.00)		(1,165.50)		(2,500.00)	,	0%
101-3-4300-34320	STREET REVENUE	871.13	(3)	(1,000.00)	\$	(2,092.12)	\$	(1,000.00)	\$ -	0%
101-3-4300-36103	YARD WASTE/ORGANICS SITE()	(8,473.47) \$	-	\$	(11,061.49)	\$	-	\$ -	0
101-3-4500-34331	TEAM LEAGUE REVENUE	(4,317.50) \$	(3,019.00)	\$	(5,686.25)	\$	(4,439.00)	\$ (1,420.00)	47%
101-3-5201-34783	PARK FEES-SHELTERS	(2,301.00) \$	(1,848.00)	\$	(1,287.00)	\$	(1,848.00)	\$ -	0%
CHARGES FOR SERVICES	TOTAL	\$ (105,925.47	') \$	(119,367.00)	\$	(132,875.20)	\$	(130,587.00)	\$ (11,220.00)	9%
101-3-4210-35101		\$ (17,860.64		(25,000.00)		(13,023.77)		(25,000.00)		0%
FINES	TOTAL	\$ (17,860.64) \$	(25,000.00)	\$	(13,023.77)	\$	(25,000.00)	\$ -	0%
							_			
101-3-0000-36210		(370,309.52		(89,145.00)		(320,623.11)		(100,000.00)	\$ (10,855.00)	12%
101-3-0000-36211	INTEREST INCOME- MARKET V/			-	\$	-	\$	-	\$ -	0
INTEREST INCOME	TOTAL	\$ (294,906.30) \$	(89,145.00)	\$	(320,623.11)	\$	(100,000.00)	\$ (10,855.00)	12%
101-3-0000-36200	BOND PROCEEDS-EQUIP CERT	-	\$	(265,000.00)	\$	(271.39)	\$	-		
101-3-0000-36240	INSURANCE REIMBURSEMENTS	(396,406.92	2) \$	(5,000.00)	\$	(16,431.72)		(5,000.00)	\$ -	0%
101-3-0000-36300	MISCELLANEOUS INCOME	(6,094.00) \$	(2,000.00)	\$	(77,463.67)	\$	(2,000.00)	\$ -	0%
101-3-0000-36330	CONTRIBUTIONS AND DONATIC	-	\$	(500.00)	\$	-	\$	(500.00)	\$ -	0%
101-3-0000-36440	REIMBURSEMENTS	\$ (8,592.88	3) \$	(2,000.00)	\$	(1,766.52)	\$	(2,000.00)	\$ -	0%
101-3-0000-39101	SALES OF GENERAL FIXED ASS	\$ (12,402.50) \$	-	\$	(24,232.00)	\$	-	\$ -	0
101-3-4210-36200		\$ (2,500.00) \$	-	\$	(9,416.46)	\$	-	\$ -	0
101-3-4210-36240		(615.00) \$	-	\$	(4,142.30)	\$	-	\$ -	0
101-3-4220-36240	REIMBURSEMENTS-FIRE	-	\$	-	\$	(200.00)	\$	-	\$ -	0
101-3-4260-36231	RENTS	-	\$	-	\$	-	\$,	\$ (15,000.00)	0
101-3-4260-36240	REIMBURSEMENTS	-	\$	-	\$	-	\$	(5,000.00)	\$ (5,000.00)	0
101-3-4300-33620	COMPOST SITE GRANT	\$ (10,000.00) \$	-	\$	-	\$	-	\$ -	0
101-3-4300-36200	MISCELLANEOUS INCOME	-	\$	-	\$	(1,790.00)		-	\$ -	0
101-3-4300-36240	REIMBURSEMENTS	-	\$	-	\$	(6,259.63)		-	\$ -	0
101-3-4500-34332		(500.00	,	-	\$	(500.00)		-	\$ -	0
101-3-4520-33640	EMERALD ASH BORER GRANT	. ,	,	-	\$	(11,051.39)		-	\$ -	0
101-3-4520-33641	SMALL TOWN GRANT-DISC GC	-	\$	-	\$	4,656.57	\$	-	\$ -	0

Account Code	Description	FY24 Actual	FY25 Budget	Th	FY25 ru 10/31/2025	FY26 Proposed		2025-2026 Difference	% Difference
101-3-4520-36330	CONTRIBUTIONS AND DONATION	\$ (1,210.00)	\$ -	\$	(1,195.00)	\$ -	\$	-	0
101-3-4521-33640	LOCAL GOV'T GRANTS.AID	\$ -	\$ (35,000.00)	\$	-	\$ -	\$	35,000.00	-100%
MISCELLANEOUS REVENU	JE TOTAL	\$ (441,350.69)	\$ (309,500.00)	\$	(150,063.51)	\$ (29,500.00)	\$	15,000.00	-5%
101-3-0000-39200	TRF- PILOT FROM ELEC FUND	\$ (40,000.00)	\$ (40,000.00)	\$	(33,333.34)	\$ (40,000.00)	\$	-	0%
101-3-0000-36500	USE OF FUND BALANCE	\$ -	\$ (205,308.00)	\$	-	\$ (105,400.00)	\$	99,908.00	-49%
101-3-0000-39206	TRF FROM ARPA FUNDS	\$ (29,924.05)	\$ -	\$	-	\$ -	\$	-	0
101-3-0000-39207	TRF FROM EQUIPMENT FUNDS	\$ (148,506.00)	\$ (40,304.00)	\$	-	\$ (240,500.00)	\$((200,196.00)	497%
TRANSFERS IN	TOTAL	\$ (218,430.05)	\$ (285,612.00)	\$	(33,333.34)	\$ (385,900.00)	\$((100,288.00)	35%
101-4-4111-103	WAGES PART-TIME	\$ 21,982.50	\$ 21,900.00		17,844.25	21,900.00	\$	-	0%
101-4-4111-113	EMPLOYEE BENEFITS	\$ -	\$ 400.00	\$	219.49	\$ 400.00	\$	-	0%
101-4-4111-121	EMPLOYER CONT. P E R A	\$ 1,034.45	\$ 1,035.00	\$	750.09	\$ 1,035.00	\$	-	0%
101-4-4111-122	EMPLOYER CONT. F I C A	\$ 398.16	\$ 423.00	\$	316.34	\$ 423.00	\$	-	0%
101-4-4111-123	EMPLOYER CONT. PFMLA	\$ -	\$ -	\$	-	\$ 91.00	\$	91.00	0
101-4-4111-151	WORKER'S COMP PREMIUMS	\$ 68.33	\$ 91.00	\$	45.39	\$ 72.00	\$	(19.00)	-21%
101-4-4111-200	SUPPLIES	\$ 411.51	\$ 400.00	\$	197.49	\$ 400.00	\$	-	0%
101-4-4111-305	CIVIL LEGAL FEES	\$ 1,593.90	\$ -	\$	-	\$ -	\$	-	0
101-4-4111-310	PROFESSIONAL SERVICES	\$ 9,200.00	\$ 9,200.00	\$	11,359.20	\$ 9,200.00	\$	-	0%
101-4-4111-320	POSTAGE	\$ -	\$ -	\$	30.40	\$ -	\$	-	0
101-4-4111-321	TELEPHONE	\$ 990.77	\$ 1,000.00	\$	973.62	\$ 1,200.00	\$	200.00	20%
101-4-4111-330	TRAVEL, CONF, MILEAGE ALLO	\$ 40.00	\$ 1,000.00	\$	476.30	\$ 1,000.00	\$	-	0%
101-4-4111-340	ADVERTISING & PUBLICATIONS	\$ 24,782.29	\$ 30,000.00	\$	18,533.21	\$ 30,000.00	\$	-	0%
101-4-4111-350	PRINTING & BINDING	\$ 5,883.70	\$ 2,200.00	\$	2,802.78	\$ 4,000.00	\$	1,800.00	82%
101-4-4111-369	INSURANCES	\$ 1,710.35	\$ 2,046.00	\$	1,736.00	\$ 2,046.00	\$	-	0%
101-4-4111-401	CONTRACTED SERVICES	\$ -	\$ 500.00	\$	-	\$ 500.00	\$	-	0%
101-4-4111-430	MISCELLANEOUS EXPENSE	\$ -	\$ 150.00	\$	-	\$ 150.00	\$	-	0%
101-4-4111-433	DUES & SUBSCRIPTIONS	\$ 58.00	\$ 80.00	\$	91.00	\$ 100.00	\$	20.00	25%
101-4-4111-450	TRAINING & SEMINARS	\$ -	\$ 500.00	\$	-	\$ 500.00	\$	-	0%
CITY COUNCIL	TOTAL	\$ 68,153.96	\$ 70,925.00	\$	55,375.56	\$ 73,017.00	\$	2,092.00	3%

Account Code	Description	FY24 Actual	FY25 Budget	Thr	FY25 ru 10/31/2025	FY26 Proposed	2025-2026 Difference	% Difference
101-4-4132-101	WAGES FULL-TIME	\$ 325,390.47	\$ 296,421.00	\$	282,720.88	\$ 319,363.00	\$ 22,942.00	8%
101-4-4132-102	WAGES OVERTIME	\$ 1,073.43	\$ 500.00	\$	1,293.90	\$ 500.00	\$ -	0%
101-4-4132-113	EMPLOYEE BENEFITS	\$ 4,800.00	\$ 4,800.00	\$	4,456.14	\$ 6,234.00	\$ 1,434.00	30%
101-4-4132-121	EMPLOYER CONT. P E R A	\$ 24,324.50	\$ 22,269.00	\$	21,769.88	\$ 23,990.00	\$ 1,721.00	8%
101-4-4132-122	EMPLOYER CONT. F I C A	\$ 22,191.06	\$ 22,732.00	\$	20,625.10	\$ 24,487.00	\$ 1,755.00	8%
101-4-4132-123	EMPLOYER CONT. FMLA	\$ -	\$ -	\$	-	\$ 1,405.00	\$ 1,405.00	0
101-4-4132-131	HEALTH INSURANCE	\$ 60,365.68	\$ 65,643.00	\$	49,793.88	\$ 61,563.00	\$ (4,080.00)	-6%
101-4-4132-132	DENTAL INSURANCE	\$ 5,872.13	\$ 5,190.00	\$	4,321.71	\$ 4,223.00	\$ (967.00)	-19%
101-4-4132-133	LIFE & S-T DISABILITY INS	\$ 983.25	\$ 870.00	\$	834.16	\$ 913.00	\$ 43.00	5%
101-4-4132-151	WORKER'S COMP PREMIUMS	\$ 1,444.35	\$ 1,986.00	\$	990.56	\$ 1,517.00	\$ (469.00)	-24%
101-4-4132-200	SUPPLIES	\$ 1,877.42	\$ 2,000.00	\$	1,394.66	\$ 2,000.00	\$ -	0%
101-4-4132-220	REPAIRS & MAINT. SUPPLIES	\$ 123.93	\$ -	\$	-	\$ -	\$ -	0
101-4-4132-231	SAFETY EQUIP & TRAINING	\$ 1,072.30	\$ 1,105.00	\$	1,104.47	\$ 1,105.00	\$ -	0%
101-4-4132-301	AUDIT	\$ 23,529.21	\$ 32,860.00	\$	17,013.09	\$ 28,110.00	\$ (4,750.00)	-14%
101-4-4132-310	PROFESSIONAL SERVICES	\$ 1,320.00	\$ 25,804.00	\$	17,823.32	\$ 35,000.00	\$ 9,196.00	36%
101-4-4132-320	POSTAGE	\$ 1,162.28	\$ 1,200.00	\$	966.10	\$ 1,200.00	\$ -	0%
101-4-4132-321	TELEPHONE	\$ 1,857.19	\$ 2,000.00	\$	1,805.02	\$ 2,000.00	\$ -	0%
101-4-4132-322	COMPUTER COMM/MAINT	\$ -	\$ -	\$	902.42	\$ -	\$ -	0
101-4-4132-330	TRAVEL, CONF, MILEAGE ALLO'	\$ 102.29	\$ -	\$	20.00	\$ 500.00	\$ 500.00	0
101-4-4132-340	ADVERTISING & PUBLICATIONS	\$ 280.00	\$ -	\$	86.61	\$ -	\$ -	0
101-4-4132-369	INSURANCES	\$ 2,230.60	\$ 2,988.00	\$	2,307.00	\$ 2,988.00	\$ -	0%
101-4-4132-401	CONTRACTED SERVICES	\$ 93.50	\$ 100.00	\$	85.00	\$ 100.00	\$ -	0%
101-4-4132-410	RENTALS	\$ 6,992.94	\$ 2,500.00	\$	3,333.18	\$ 2,500.00	\$ -	0%
101-4-4132-430	MISCELLANEOUS EXPENSE	\$ -	\$ 200.00	\$	10.14	\$ 200.00	\$ -	0%
101-4-4132-431	CREDIT CARD EXPENSE	\$ 647.90	\$ 1,000.00	\$	349.66	\$ 1,000.00	\$ -	0%
101-4-4132-433	DUES & SUBSCRIPTIONS	\$ 7,760.78	\$ 14,000.00	\$	14,727.33	\$ 14,000.00	\$ -	0%
101-4-4132-450	TRAINING & SEMINARS	\$ 371.72	\$ 2,500.00	\$	2,204.08	\$ 3,000.00	\$ 500.00	20%
101-4-4132-460	LICENSE FEES/REGISTRATION	\$ 20.00	\$ -	\$	20.00	\$ -	\$ -	0
ADMINISTRATION	TOTAL	\$ 495,886.93	\$ 508,668.00	\$	450,958.29	\$ 537,898.00	\$ 29,230.00	6%

Account Code	Description		FY24 Actual		FY25 Budget	Thr	FY25 u 10/31/2025		FY26 Proposed		2025-2026 Difference	% Difference
101-4-4135-200	SUPPLIES	\$	_	\$	_	\$	18.19	\$	-	\$	_	0
101-4-4135-207	COMPUTER SUPPORT SERVICE		77,734.86	\$	67,000.00	\$	74,026.09	\$	72,000.00	\$	5,000.00	7%
101-4-4135-322	COMPUTER COMM/MAINT	\$	111,543.04	\$	50,000.00	\$	49,179.18	\$	60,000.00	\$	10,000.00	20%
101-4-4135-369	INSURANCES	\$	396.25	\$	421.00	\$	424.00	\$	421.00	\$	-	0%
101-4-4135-500	CAPITAL OUTLAY	\$	-	\$	90,000.00	\$	48,813.78	\$	50,000.00	\$	(40,000.00)	-44%
TECHNOLOGY NETWORK		\$	189,674.15	\$	207,421.00	\$	172,461.24	\$	182,421.00		(25,000.00)	-12%
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101-4-4141-103	WAGES PART-TIME	\$	14,472.75	\$	-	\$	-	\$	15,000.00	\$	15,000.00	0
101-4-4141-200	SUPPLIES	\$	1,590.64	\$	-	\$	6.99	\$	3,500.00	\$	3,500.00	0
101-4-4141-310	PROFESSIONAL SERVICES	\$	1,200.00	\$	1,200.00	\$	1,200.00	\$	1,200.00	\$	-	0%
101-4-4141-320	POSTAGE	\$	93.56	\$	15.00	\$	-	\$	120.00	\$	105.00	700%
101-4-4141-330		\$	946.04	\$	50.00	\$	-	\$	600.00	\$	550.00	1100%
101-4-4141-369	INSURANCES	\$	30.85	\$	-	\$	-	\$	50.00	\$	50.00	0
101-4-4141-430	MISCELLANEOUS EXPENSE	\$	451.30	\$	100.00	\$	-	\$	500.00	\$	400.00	400%
ELECTIONS	TOTAL	\$	18,785.14	\$	1,365.00	\$	1,206.99	\$	20,970.00	\$	19,605.00	1436%
		_		_				_		_		
101-4-4155-312	ASSESSOR FEES	\$		\$	48,000.00		47,730.00	\$	50,000.00	\$	2,000.00	4%
ASSESSOR	TOTAL	\$	45,700.00	\$	48,000.00	\$	47,730.00	\$	50,000.00	\$	2,000.00	4%
101-4-4161-304	CRIMINAL LEGAL FEES	\$	17,906.84	\$	30,000.00	\$	13,647.77	Ф	31,500.00	Ф	1,500.00	5%
101-4-4161-305	CIVIL LEGAL FEES	Ψ \$	72,366.39	\$	50,000.00	φ \$	38,965.11	ψ \$	52,500.00	\$	2,500.00	5%
ATTORNEY	TOTAL	\$	90,273.23	\$	80,000.00		52,612.88	\$	84,000.00	\$	· · · · · · · · · · · · · · · · · · ·	5%
ATTORNET	IOIAL	Ψ	30,213.23	Ψ	00,000.00	Ψ	02,012.00	Ψ	04,000.00	Ψ	4,000.00	3 70
101-4-4171-303	ENGINEERING FEES	\$	113.00	\$	15,000.00	\$	3,905.00	\$	15,750.00	\$	750.00	5%
ENGINEERING	TOTAL	\$	113.00		15,000.00		3,905.00	\$	15,750.00		750.00	5%
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101-4-4191-101	WAGES FULL-TIME	\$	212,183.23	\$	271,063.00	\$	189,200.25	\$	268,771.00	\$	(2,292.00)	-1%
101-4-4191-113	EMPLOYEE BENEFITS	\$	-	\$	-	\$	131.79	\$	-	\$	-	0
101-4-4191-121	EMPLOYER CONT. P E R A	\$	15,772.25	\$	20,330.00	\$	13,534.83	\$	20,158.00	\$	(172.00)	-1%
101-4-4191-122	EMPLOYER CONT. FICA	\$	14,913.33	\$	20,758.00	\$	14,001.75	\$	20,576.00	\$	(182.00)	-1%
101-4-4191-123	EMPLOYER CONT. PFMLA	\$	-	\$	-	\$	-	\$	1,183.00	\$	1,183.00	0
101-4-4191-131	HEALTH INSURANCE	\$	26,286.48	\$	58,106.00	\$	22,970.25	\$	46,989.00	\$	(11,117.00)	-19%

Account Code	Description		FY24 Actual		FY25 Budget	Thi	FY25 ru 10/31/2025		FY26 Proposed		2025-2026 Difference	% Difference
101-4-4191-132	DENTAL INSURANCE	\$	2,840.52	\$	4,631.00	\$	1,850.49	\$	3,147.00	\$	(1,484.00)	-32%
101-4-4191-133	LIFE & S-T DISABILITY INS	\$	620.16	\$	776.00	\$	489.72	\$	655.00	\$	(121.00)	-16%
101-4-4191-151	WORKER'S COMP PREMIUMS	\$	1,400.71	\$	2,188.00	\$	1,090.60	\$	1,471.00	\$	(717.00)	-33%
101-4-4191-200	SUPPLIES	\$	513.97	\$	1,500.00	\$	446.65	\$	1,500.00	\$	-	0%
101-4-4191-212	MOTOR FUELS	\$	105.06	\$	250.00	\$	111.10	\$	250.00	\$	-	0%
101-4-4191-231	SAFETY EQUIP & TRAINING	\$	765.93	\$	789.00	\$	788.90	\$	790.00	\$	1.00	0%
101-4-4191-303	ENGINEERING FEES	\$	224.50	\$	1,600.00	\$	-	\$	1,500.00	\$	(100.00)	-6%
101-4-4191-305	CIVIL LEGAL FEES	\$	-	\$	20,000.00	\$	545.30	\$	20,000.00	\$	-	0%
101-4-4191-310	PROFESSIONAL SERVICES	\$	14,643.00	\$	61,500.00	\$	43,742.50	\$	1,500.00	\$	(60,000.00)	-98%
101-4-4191-320	POSTAGE	\$	703.00	\$	400.00	\$	460.42	\$	500.00	\$	100.00	25%
101-4-4191-321	TELEPHONE	\$	1,535.35	\$	1,600.00	\$	1,569.44	\$	1,600.00	\$	-	0%
101-4-4191-330	TRAVEL, CONF, MILEAGE ALLO'		133.46	\$	275.00	\$	59.50	\$	300.00	\$	25.00	9%
101-4-4191-340	ADVERTISING & PUBLICATIONS	\$	4,076.00	\$	4,000.00	\$	1,081.71	\$	4,500.00	\$	500.00	13%
101-4-4191-350	PRINTING & BINDING	\$	112.00	\$	-	\$	-	\$	-	\$	-	0
101-4-4191-369	INSURANCES	\$	1,881.13	\$	2,291.00	\$	1,948.93	\$	2,406.00	\$	115.00	5%
101-4-4191-404	REPAIRS & MAINTENANCE	\$	-	\$	-	\$	33.95	\$	-	\$	-	0
101-4-4191-408	VEHICLE MAINT	\$	-	\$	100.00	\$	-	\$	100.00	\$	-	0%
101-4-4191-410	RENTALS	\$	1,473.92	\$	2,000.00	\$	1,171.26	\$	2,000.00	\$	-	0%
101-4-4191-431	CREDIT CARD EXPENSE	\$	320.93	\$	500.00	\$	174.80	\$	500.00	\$	-	0%
101-4-4191-433		\$	247.20	\$	1,000.00	\$	981.54	\$	1,000.00	\$	-	0%
101-4-4191-450	TRAINING & SEMINARS	\$	1,817.90	\$	1,800.00	\$	1,592.83	\$	2,200.00	\$	400.00	22%
101-4-4191-460		\$	1,288.25	\$	1,000.00	\$	506.00	\$	1,200.00	\$	200.00	20%
101-4-4191-500		\$	33.98	\$	10,290.01	\$	21,830.13	\$	-		(10,290.01)	-100%
PLANNING	TOTAL	\$	303,892.26	\$	488,747.01	\$	320,314.64	\$	404,796.00	\$	(83,951.01)	-17%
404 4 4404 404	WACEC FULL TIME	Φ	7.040.40	Φ	0.000.00	Φ.	0.045.00	Φ	0.000.00	Φ	500.00	70/
101-4-4194-101		\$	7,942.40	\$	8,322.00	\$	6,815.28	\$	8,920.00	\$	598.00	7%
101-4-4194-102		\$	7.19	\$	-	\$	-	\$	-	\$	-	0
101-4-4194-121	EMPLOYER CONT. P E R A	\$	590.88	\$	624.00	\$	623.42	\$	668.00	\$	44.00	7%
101-4-4194-122	EMPLOYER CONT. FICA	\$	538.53	\$	637.00	\$	583.62	\$	682.00	\$	45.00	7%
101-4-4194-123		\$	4 000 45	\$	-	\$	1 050 10	\$	39.00	\$	39.00	0
101-4-4194-131		\$	1,963.45	\$	2,176.00	\$	1,850.10	\$	2,506.00	\$	330.00	15%
101-4-4194-132	DENTAL INSURANCE	ф Ф	203.04	\$	177.00	\$	143.40	\$	177.00	\$	-	0%
101-4-4194-133	LIFE & S-T DISABILITY INS	\$	24.96	\$	239.00	\$	20.80	\$	251.00	\$	12.00	5%

Account Code	Description		FY24 Actual	FY25 Budget	Th	FY25 ru 10/31/2025	FY26 Proposed		025-2026 ifference	% Difference
101-4-4194-151	WORKER'S COMP PREMIUMS	\$	36.06	\$ 51.00	\$	25.43	\$ 38.00	\$	(13.00)	-25%
101-4-4194-200	SUPPLIES	\$	1,530.53	\$ 1,600.00	\$	1,544.95	\$ 1,600.00	\$	` - ′	0%
101-4-4194-220	REPAIRS & MAINT. SUPPLIES	\$	1,179.96	\$ 4,000.00	\$	2,219.81	\$ 4,000.00	\$	_	0%
101-4-4194-231	SAFETY EQUIP & TRAINING	\$, -	\$ 100.00	\$	-	\$ 100.00	\$	-	0%
101-4-4194-310	PROFESSIONAL SERVICES	\$	904.54	\$ 1,350.00	\$	740.52	\$ 1,400.00	\$	50.00	4%
101-4-4194-369	INSURANCES	\$	343.97	\$ 215.00	\$	367.48	\$ -	\$	(215.00)	-100%
101-4-4194-381	ELECTRIC	\$	15,379.69	\$ 20,000.00	\$	14,739.47	\$ 22,000.00	\$	2,000.00	10%
101-4-4194-382	WATER/SEWER	\$	2,776.94	\$ 2,500.00	\$	3,015.59	\$ 2,700.00	\$	200.00	8%
101-4-4194-384	REFUSE	\$	1,044.78	\$ 1,100.00	\$	872.76	\$ 1,100.00	\$	-	0%
101-4-4194-385	NATURAL GAS	\$	6,126.06	\$ 14,000.00	\$	8,382.05	\$ 14,000.00	\$	-	0%
101-4-4194-387	CITY WIDE CLEAN-UP	\$	3,154.60	\$ 4,000.00	\$	2,545.00	\$ 4,000.00	\$	-	0%
101-4-4194-401	CONTRACTED SERVICES	\$	15,439.56	\$ 16,000.00	\$	12,866.30	\$ 16,000.00	\$	-	0%
101-4-4194-404	REPAIRS & MAINTENANCE	\$	-	\$ 5,000.00	\$	404.98	\$ 5,000.00	\$	-	0%
101-4-4194-500	CAPITAL OUTLAY	\$	56,691.20	\$ -	\$	103,227.53	\$ -	\$	-	0
GOVERNMENT BUILDINGS	TOTAL	\$	115,878.34	\$ 82,091.00	\$	180,236.72	\$ 85,181.00	\$	3,090.00	4%
		_						_		
101-4-4210-101	WAGES FULL-TIME	\$	1,153,717.17	\$ 1,327,644.00	\$	1,089,571.70	\$ 1,412,511.00	\$	84,867.00	6%
101-4-4210-102	WAGES OVERTIME	\$	83,497.00	\$ 60,000.00	\$	76,735.06	\$ 65,000.00	\$	5,000.00	8%
101-4-4210-107	POLICE COURT TIME	\$	1,254.26	\$ 3,200.00	\$	6,557.26	\$ 3,200.00	\$	-	0%
101-4-4210-113	EMPLOYEE BENEFITS	\$	25,328.35	\$ 15,000.00	\$	13,532.38	\$ 17,000.00	\$	2,000.00	13%
101-4-4210-121	EMPLOYER CONT. P E R A	\$	205,259.65	\$ 231,964.00	\$	203,617.21	\$ 250,861.00	\$	18,897.00	8%
101-4-4210-122	EMPLOYER CONT. F I C A	\$	22,054.90	\$ 27,731.00	\$	21,428.65	\$ 29,780.00	\$	2,049.00	7%
101-4-4210-123	EMPLOYER CONT. PFMLA	\$	-	\$ -	\$	-	\$ 6,219.00	\$	6,219.00	0
101-4-4210-131	HEALTH INSURANCE	\$	194,433.05	\$ 280,900.00	\$	210,955.72	\$ 288,235.00	\$	7,335.00	3%
101-4-4210-132	DENTAL INSURANCE	\$	20,516.05	\$ 22,263.00	\$	15,581.20	\$ 19,685.00	\$	(2,578.00)	-12%
101-4-4210-133	LIFE & S-T DISABILITY INS	\$	3,239.30	\$ 3,865.00	\$	3,013.80	\$ 4,079.00	\$	214.00	6%
101-4-4210-151	WORKER'S COMP PREMIUMS	\$	80,445.75	\$ 113,412.00	\$	56,559.00	\$ 84,468.00	-	(28,944.00)	-26%
101-4-4210-200	SUPPLIES	\$	12,553.68	\$ 12,000.00	\$	6,688.79	\$ 13,000.00	\$	1,000.00	8%
101-4-4210-207	COMPUTER SUPPORT SERVICE	\$	4,344.78	\$ 6,000.00	\$	5,984.67	\$ 6,000.00	\$	-	0%
101-4-4210-212	MOTOR FUELS	\$	15,012.17	\$ 23,000.00	\$	13,976.94	\$ 23,000.00	\$	-	0%
101-4-4210-220	REPAIRS & MAINT. SUPPLIES	\$	1,258.58	\$ 700.00	\$	1,089.92	\$ 700.00	\$	-	0%
101-4-4210-231	SAFETY EQUIP & TRAINING	\$	612.74	\$ 631.00	\$	631.12	\$ 750.00	\$	119.00	19%
101-4-4210-310	PROFESSIONAL SERVICES	\$	2,368.31	\$ 2,500.00	\$	17,559.14	\$ 19,500.00	\$	17,000.00	680%

Account Code	Description		FY24 Actual		FY25 Budget	Th	FY25 ru 10/31/2025		FY26 Proposed		2025-2026 Difference	% Difference
101-4-4210-320	POSTAGE	\$	341.91	\$	500.00	\$	206.73	\$	500.00	\$	-	0%
101-4-4210-321	TELEPHONE	\$	6,672.96	\$	9,200.00	\$	7,127.31	\$	9,200.00	\$	-	0%
101-4-4210-322	COMPUTER COMM/MAINT	\$	7,505.83	\$	8,800.00	\$	7,588.08	\$	8,800.00	\$	-	0%
101-4-4210-330	TRAVEL, CONF, MILEAGE ALLO'	\$	1,334.61	\$	1,300.00	\$	1,214.23	\$	1,450.00	\$	150.00	12%
101-4-4210-340	ADVERTISING & PUBLICATIONS	\$	-	\$	350.00	\$	-	\$	350.00	\$	-	0%
101-4-4210-350	PRINTING & BINDING	\$	162.45	\$	400.00	\$	77.00	\$	400.00	\$	-	0%
101-4-4210-369	INSURANCES	\$	31,668.08	\$	35,208.00	\$	38,560.24	\$	35,208.00	\$	-	0%
101-4-4210-381	ELECTRIC	\$	-	\$	-	\$	404.98	\$	14,338.00	\$	14,338.00	0
101-4-4210-382	WATER/SEWER	\$	-	\$	-	\$	-	\$	6,796.00	\$	6,796.00	0
101-4-4210-384	REFUSE	\$	-	\$	-	\$	-	\$	360.00	\$	360.00	0
101-4-4210-385	NATURAL GAS	\$	-	\$	-	\$	-	\$	5,000.00	\$	5,000.00	0
101-4-4210-401	CONTRACTED SERVICES	\$	27,438.64	\$	46,500.00	\$	43,612.17	\$	54,000.00	\$	7,500.00	16%
101-4-4210-404	REPAIRS & MAINTENANCE	\$	399.43	\$	300.00	\$	-	\$	350.00	\$	50.00	17%
101-4-4210-408	VEHICLE MAINT	\$	4,839.77	\$	6,500.00	\$	4,364.07	\$	7,000.00	\$	500.00	8%
101-4-4210-410	RENTALS	\$	3,971.39	\$	4,000.00	\$	2,929.05	\$	4,200.00	\$	200.00	5%
101-4-4210-415	LEASE EQUIPMENT	\$	32,013.00	\$	34,000.00	\$	43,697.23	\$	34,000.00	\$	-	0%
101-4-4210-433	DUES & SUBSCRIPTIONS	\$	1,380.39	\$	950.00	\$	2,601.70	\$	2,600.00	\$	1,650.00	174%
101-4-4210-441	SPECIAL PROJECTS	\$	40,579.43	\$	-	\$	13,632.93	\$	-	\$	-	0
101-4-4210-442	GRANTS/SPECIAL PROJECTS	\$	-	\$	-	\$	72,787.52	\$	-	\$	-	0
101-4-4210-450	TRAINING & SEMINARS	\$	10,696.89	\$	14,500.00	\$	14,727.58	\$	16,000.00	\$	1,500.00	10%
101-4-4210-453	SEIZED PROPERTY DIST.	\$	-	\$	1,500.00	\$	-	\$	1,500.00	\$	-	0%
101-4-4210-455	POLICE COMPLIANCE EXPENSE		140.00	\$	500.00	\$	285.86	\$	500.00	\$	-	0%
101-4-4210-460	LICENSE FEES/REGISTRATION		361.44	\$	600.00	\$	559.50	\$	650.00	\$	50.00	8%
101-4-4210-490		\$	200.00	\$	3,200.00	\$	825.00	\$	3,200.00	\$	-	0%
101-4-4210-500	CAPITAL OUTLAY	\$	58,511.79	\$	64,000.00	\$	62,704.23	\$	66,000.00	\$	2,000.00	3%
POLICE	TOTAL	\$	2,054,113.75	\$	2,363,118.00	\$	2,061,387.97	\$	2,516,390.00	\$	153,272.00	6%
101 1 1000 100	MAGEO DADT TIME	Φ.	00 004 00	Φ.	50,000,00	Φ.		Φ.	FF 000 00	Φ.	F 000 00	400/
101-4-4220-103	_	\$	39,681.00		50,000.00	\$	-	\$	55,000.00	\$	5,000.00	10%
101-4-4220-122		\$	3,035.60	\$	5,485.00	\$	-	\$	4,208.00	\$	(1,277.00)	-23%
101-4-4220-123		\$	400.077.74	\$	-	\$	-	\$	242.00	\$	242.00	0
101-4-4220-124		\$	128,877.74	\$	120,000.00	\$	148,548.65	\$	120,000.00	\$	- (4.000.00)	0%
101-4-4220-151		\$	14,932.60	\$	19,687.00	\$	9,821.56	\$	15,679.00	\$	(4,008.00)	-20%
101-4-4220-200	SUPPLIES	\$	15,441.17	\$	12,500.00	\$	6,376.49	\$	15,000.00	\$	2,500.00	20%

Account Code	Description		FY24 Actual		FY25 Budget	Th	FY25 ru 10/31/2025		FY26 Proposed		2025-2026 Difference	% Difference
101-4-4220-212	MOTOR FUELS	\$	4,075.26	\$	3,000.00	\$	3,017.35	\$	3,000.00	\$	_	0%
101-4-4220-220	REPAIRS & MAINT. SUPPLIES	\$	5,129.81	\$	8,000.00	\$	7,357.19	\$	8,000.00	\$	-	0%
101-4-4220-310	PROFESSIONAL SERVICES	\$	5,943.15	\$	5,000.00	\$	2,545.00	\$	5,000.00	\$	-	0%
101-4-4220-321	TELEPHONE	\$	1,852.33	\$	1,500.00	\$	1,781.21	\$	2,000.00	\$	500.00	33%
101-4-4220-322	COMPUTER COMMUNICATIONS	\$	(32.97)	\$	50.00	\$	-	\$	50.00	\$	-	0%
101-4-4220-330	TRAVEL, CONF, MILEAGE ALLO	\$	2,750.36	\$	2,500.00	\$	2,200.93	\$	3,500.00	\$	1,000.00	40%
101-4-4220-340	ADVERTISING & PUBLICATIONS	\$	192.50	\$	300.00	\$	216.00	\$	300.00	\$	-	0%
101-4-4220-369	INSURANCES	\$	4,632.12	\$	5,150.00	\$	4,684.00	\$	5,408.00	\$	258.00	5%
101-4-4220-381	ELECTRIC	\$	4,567.31	\$	5,000.00	\$	3,431.39	\$	5,550.00	\$	550.00	11%
101-4-4220-382	WATER/SEWER	\$	2,301.01	\$	3,800.00	\$	1,327.58	\$	3,800.00	\$	-	0%
101-4-4220-384	REFUSE	\$	278.04	\$	250.00	\$	225.03	\$	280.00	\$	30.00	12%
101-4-4220-385	NATURAL GAS	\$	2,044.94	\$	4,000.00	\$	3,193.48	\$	4,000.00	\$	-	0%
101-4-4220-401	CONTRACTED SERVICES	\$	120.00	\$	200.00	\$	180.00	\$	200.00	\$	-	0%
101-4-4220-404	REPAIRS & MAINTENANCE	\$	9,006.55	\$	8,000.00	\$	4,021.94	\$	8,000.00	\$	-	0%
101-4-4220-430	MISCELLANEOUS EXPENSE	\$	-	\$	-	\$	27.00	\$	-	\$	-	0
101-4-4220-433	DUES & SUBSCRIPTIONS	\$	145.00	\$	200.00	\$	145.00	\$	175.00	\$	(25.00)	-13%
101-4-4220-442	GRANTS/SPECIAL PROJECTS	\$	147,944.17	\$	-	\$	44,280.00	\$	-	\$	-	0
101-4-4220-450	TRAINING & SEMINARS	\$	14,971.87	\$	12,000.00	\$	11,686.13	\$	12,000.00	\$	-	0%
101-4-4220-451	REIMBURSEMENTS-TRAINING	\$	1,000.00	\$	-	\$	-	\$	-	\$	-	0
101-4-4220-500	CAPITAL OUTLAY	\$	-	\$	42,000.00	\$	-	\$	27,500.00		(14,500.00)	-35%
FIRE	TOTAL	\$	408,889.56	\$	308,622.00	\$	255,079.43	\$	298,892.00	\$	(9,730.00)	-3%
101-4-4240-101	WAGES FULL-TIME	\$	223,056.76	\$	240,539.00	\$	203,095.10	\$	240,870.00	\$	331.00	0%
101-4-4240-101	EMPLOYEE BENEFITS	Ψ \$	800.00	\$	940.00		747.17	\$	940.00	\$	331.00	0%
101-4-4240-113	EMPLOYER CONT. P E R A	ψ	16,578.23	\$	18,040.00	φ \$	14,746.00	\$	18,065.00	\$	25.00	0%
101-4-4240-121	EMPLOYER CONT. F L CA	Ψ	15,600.04	\$	18,473.00	φ \$	14,905.99	\$	18,498.00	\$	25.00	0%
101-4-4240-123	EMPLOYER CONT. PFMLA	\$	10,000.04	\$	10,470.00	Ψ	14,900.99	Ψ	1,060.00	\$	1,060.00	0
101-4-4240-131	HEALTH INSURANCE	Ψ	42,588.84	\$	58,013.00	\$	38,364.72	\$	62,656.00	\$	4,643.00	8%
101-4-4240-132	DENTAL INSURANCE	Ψ	4,592.88	\$	5,370.00	\$	3,109.30	\$	4,436.00	\$	(934.00)	-17%
101-4-4240-133	LIFE & S-T DISABILITY INS	Ψ 2.	682.80	\$	717.00	\$	564.29	\$	714.00	\$	(3.00)	0%
101-4-4240-151	WORKER'S COMP PREMIUMS	\$	1,235.21	\$	1,952.00	\$	972.92	\$	1,297.00	\$	(655.00)	-34%
101-4-4240-200	SUPPLIES	\$	879.55	\$	1,300.00	\$	275.71	\$	5,100.00	\$	3,800.00	292%
101-4-4240-212	MOTOR FUELS	\$	1,081.48	\$	2,000.00	\$	938.31	\$	2,000.00	\$	-	0%
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Account Code	Description	FY24 Actual	FY25 Budget	Th	FY25 ru 10/31/2025	FY26 Proposed	2025-2026 Difference	% Difference
101-4-4240-231	SAFETY EQUIP & TRAINING	\$ 612.74	\$ 631.00	\$	631.12	\$ 631.00	\$ -	0%
101-4-4240-310	PROFESSIONAL SERVICES	\$ 2,898.17	\$ 7,500.00	\$	5,506.32	\$ 7,500.00	\$ -	0%
101-4-4240-320	POSTAGE	\$ 10.77	\$ 100.00	\$	28.51	\$ 100.00	\$ -	0%
101-4-4240-321	TELEPHONE	\$ 1,662.26	\$ 1,600.00	\$	1,659.55	\$ 1,700.00	\$ 100.00	6%
101-4-4240-330	TRAVEL, CONF, MILEAGE ALLO'	\$ -	\$ 250.00	\$	-	\$ 250.00	\$ -	0%
101-4-4240-369	INSURANCES	\$ 1,725.13	\$ 2,119.00	\$	1,718.93	\$ 2,225.00	\$ 106.00	5%
101-4-4240-401	CONTRACTED NUISANCE ABAT	\$ 708.77	\$ 1,500.00	\$	1,217.42	\$ 1,500.00	\$ -	0%
101-4-4240-408	VEHICLE MAINTENANCE	\$ 495.43	\$ 700.00	\$	137.76	\$ 700.00	\$ -	0%
101-4-4240-410	RENTALS	\$ 1,128.89	\$ 850.00	\$	927.19	\$ 1,200.00	\$ 350.00	41%
101-4-4240-431	CREDIT CARD FEES	\$ 5,507.02	\$ 6,000.00	\$	2,972.01	\$ 6,000.00	\$ -	0%
101-4-4240-433	DUES & SUBSCRIPTIONS	\$ 104.89	\$ 900.00	\$	112.90	\$ 900.00	\$ -	0%
101-4-4240-450	TRAINING & SEMINARS	\$ 1,241.76	\$ 3,200.00	\$	834.87	\$ 2,000.00	\$ (1,200.00)	-38%
101-4-4240-460	LICENSE FEES/REGISTRATION	\$ 42.50	\$ 50.00	\$	-	\$ 50.00	\$ -	0%
101-4-4240-500	CAPITAL OUTLAY	\$ 7,777.19	\$ 34,709.99	\$	18,616.35	\$ -	\$ (34,709.99)	-100%
BUILDING INSPECTION	TOTAL	\$ 331,011.31	\$ 407,453.99	\$	312,106.00	\$ 380,392.00	\$ (27,061.99)	-7%
101-4-4250-200	SUPPLIES	\$ -	\$ -	\$	369.00	\$ -	\$ -	0
101-4-4250-220	REPAIRS & MAINT. SUPPLIES	\$ (100.08)	\$ -	\$	-	\$ -	\$ -	0
101-4-4250-369	INSURANCES	\$ 493.63	\$ 591.00	\$	491.00	\$ 591.00	\$ -	0%
101-4-4250-404	REPAIRS & MAINTENANCE	\$ 3,002.26	\$ 2,750.00	\$	2,821.38	\$ 3,250.00	\$ 500.00	18%
EMERGENCY MANAGEMEN	i TOTAL	\$ 3,395.81	\$ 3,341.00	\$	3,681.38	\$ 3,841.00	\$ 500.00	15%
101-4-4270-401	CONTRACTED SERVICES	\$ 15,600.00	\$ 15,600.00	\$	7,800.00	\$ 15,600.00	\$ -	0%
101-4-4270-460	LICENSE FEES/REGISTRATION	\$ -	\$ 100.00	\$	-	\$ 150.00	\$ 50.00	50%
ANIMAL CONTROL	TOTAL	\$ 15,600.00	\$ 15,700.00	\$	7,800.00	\$ 15,750.00	\$ 50.00	0%

101-4-4260-220 REPAIRS & MAINT. SUPPLIES	Account Code	Description		FY24 Actual		FY25 Budget	Thr	FY25 u 10/31/2025		FY26 Proposed		025-2026 ifference	% Difference
101-4-4260-301 AUDIT	101-4-4260-220	REPAIRS & MAINT. SUPPLIES	\$	-	\$	-	\$	-	\$	2,000.00	\$	2,000.00	0
101-4-4260-3469				-		-		-					
101-4-4260-369				-		-		-					
101-4-4260-381 ELECTRIC \$ - \$ - \$ - \$ 4,950.00 \$ 4,950.00 0	101-4-4260-369	INSURANCES	\$	-	\$	-		-	-		\$		
101-4-4260-384 REFUSE	101-4-4260-381	ELECTRIC	\$	-	\$	-	\$	-	\$		\$		0
101-4-4260-385	101-4-4260-382	WATER/SEWER	\$	-	\$	-	\$	-	\$		\$		0
101-4-4260-404 REPAIRS & MAINTENANCE	101-4-4260-384	REFUSE	\$	-	\$	-	\$	-	\$	250.00	\$	250.00	0
AMBULANCE TOTAL \$ - \$ - \$ 16,402.00 \$ 16,402.00 0 101-4-4300-101 WAGES FULL-TIME \$ 84,224.42 \$ 88,414.00 \$ 73,939.78 \$ 99,988.00 \$ 11,574.00 13% 101-4-4300-113 EMPLOYEE BENEFITS \$ - \$ 56.00 \$ 84.62 \$ 56.00 \$ - 0% 101-4-4300-121 EMPLOYER CONT. P E R A \$ 6,260.77 \$ 6,627.00 \$ 5,714.91 \$ 7,495.00 \$ 868.00 13% 101-4-4300-122 EMPLOYER CONT. F I C A \$ 6,090.61 \$ 6,764.00 \$ 5,557.49 \$ 7,649.00 \$ 885.00 13% 101-4-4300-123 EMPLOYER CONT. PFMLA \$ - \$ - \$ - \$ 440.00 \$ 440.00 0 101-4-4300-131 HEALTH INSURANCE \$ 13,743.52 \$ 15,231.00 \$ 12,950.60 \$ 17,544.00 \$ 2,313.00 15% 101-4-4300-132 DENTAL INSURANCE \$ 1,421.16 \$ 1,242.00 \$ 1,003.90 \$ 1,242.00 \$ - 0% 101-4-4300-133 LIFE & S-T DISABILITY INS \$ 237.00 \$ 249.00 \$ 197.50 \$ 269.00 \$ 20.00 8% 101-4-4300-151 WORKER'S COMP PREMIUMS \$ 3,379.93 \$ 4,827.00 \$ 2,407.08 \$ 3,549.00 \$ (1,278.00) -26% 101-4-4300-330 SAFETY EQUIP & TRAINING \$ 306.37 \$ 316.00 \$ 315.56 \$ 400.00 \$ 84.00 27% 101-4-4300-433 DUES & SUBSCRIPTIONS \$ - \$ 500.00 \$ - \$ - \$ (500.00) -87% 101-4-4300-430 DUES & SUBSCRIPTIONS \$ - \$ 500.00 \$ - \$ - \$ (500.00) -87% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 42.07 \$ 500.00 \$ - 0% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 42.07 \$ 500.00 \$ 13,725.00 11% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 102,972.83 \$ 139,232.00 \$ 13,725.00 11% 101-4-4310-101 WAGES FULL-TIME \$ 381,004.98 \$ 400,037.00 \$ 313,417.63 \$ 431,085.00 \$ 31,048.00 8 8% 101-4-4310-101 WAGES FULL-TIME	101-4-4260-385	NATURAL GAS	\$	-	\$	-	\$	-	\$	4,000.00	\$	4,000.00	0
101-4-4300-101 WAGES FULL-TIME \$ 84,224.42 \$ 88,414.00 \$ 73,939.78 \$ 99,988.00 \$ 11,574.00 13% 101-4-4300-113 EMPLOYEE BENEFITS \$ - \$ 56.00 \$ 84.62 \$ 56.00 \$ - 0% 101-4-4300-121 EMPLOYER CONT. P E R A \$ 6,260.77 \$ 6,627.00 \$ 5,714.91 \$ 7,495.00 \$ 868.00 13% 101-4-4300-122 EMPLOYER CONT. F I C A \$ 6,090.61 \$ 6,764.00 \$ 5,557.49 \$ 7,649.00 \$ 885.00 13% 101-4-4300-123 EMPLOYER CONT. P FMLA \$ - \$ - \$ - \$ 440.00 \$ 440.00 0 101-4-4300-131 HEALTH INSURANCE \$ 13,743.52 \$ 15,231.00 \$ 12,950.60 \$ 17,544.00 \$ 2,313.00 15% 101-4-4300-132 DENTAL INSURANCE \$ 1,421.16 \$ 1,242.00 \$ 1,003.90 \$ 1,242.00 \$ - 0% 101-4-4300-131 LIFE & S-T DISABILITY INS \$ 237.00 \$ 249.00 \$ 197.50 \$ 269.00 \$ 20.00 8% 101-4-4300-151 WORKER'S COMP PREMIUMS \$ 3,379.93 \$ 4,827.00 \$ 2,407.08 \$ 3,549.00 \$ (1,278.00) -26% 101-4-4300-231 SAFETY EQUIP & TRAINING \$ 306.37 \$ 316.00 \$ 315.56 \$ 400.00 \$ 84.00 27% 101-4-4300-433 DUES & SUBSCRIPTIONS \$ - \$ 500.00 \$ - \$ - \$ (500.00) -100% 101-4-4300-422 GRANTS/SPECIAL PROJECTS \$ 518.95 \$ - \$ 129.98 \$ - \$ - \$ (500.00) -100% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 42.07 \$ 500.00 \$ 139,232.00 \$ 13,725.00 11% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 42.07 \$ 500.00 \$ - 0% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 42.07 \$ 500.00 \$ 139,232.00 \$ 13,725.00 11% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ 42.07 \$ 500.00 \$ 139,232.00 \$ 13,725.00 11% 101-4-4310-101 WAGES FULL-TIME	101-4-4260-404	REPAIRS & MAINTENANCE		-	\$	-	\$	-	\$	500.00	\$	500.00	0
101-4-4300-113 EMPLOYEE BENEFITS \$ - \$ 56.00 \$ 84.62 \$ 56.00 \$ - 0% 101-4-4300-121 EMPLOYER CONT. P E R A \$ 6,260.77 \$ 6,627.00 \$ 5,714.91 \$ 7,495.00 \$ 868.00 13% 101-4-4300-122 EMPLOYER CONT. F I C A \$ 6,090.61 \$ 6,764.00 \$ 5,557.49 \$ 7,649.00 \$ 885.00 13% 101-4-4300-123 EMPLOYER CONT. PFMLA \$ - \$ - \$ - \$ - \$ 440.00 \$ 440.00 0 0 101-4-4300-131 HEALTH INSURANCE \$ 13,743.52 \$ 15,231.00 \$ 12,950.60 \$ 17,544.00 \$ 2,313.00 15% 101-4-4300-132 DENTAL INSURANCE \$ 1,421.16 \$ 1,242.00 \$ 1,003.90 \$ 1,242.00 \$ - 0% 101-4-4300-133 LIFE & S-T DISABILITY INS \$ 237.00 \$ 249.00 \$ 197.50 \$ 269.00 \$ 20.00 8% 101-4-4300-151 WORKER'S COMP PREMIUMS \$ 3,379.93 \$ 4,827.00 \$ 2,407.08 \$ 3,549.00 \$ (1,278.00) -26% 101-4-4300-369 INSURANCES \$ 610.64 \$ 781.00 \$ 629.34 \$ 100.00 \$ (681.00) -87% 101-4-4300-433 DUES & SUBSCRIPTIONS \$ - \$ - \$ 129.98 \$ - \$ - \$ - \$ (500.00) -100% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ <t< th=""><th>AMBULANCE</th><th>TOTAL</th><th>\$</th><th>-</th><th>\$</th><th>-</th><th>\$</th><th>-</th><th>\$</th><th>16,402.00</th><th>\$</th><th>16,402.00</th><th>0</th></t<>	AMBULANCE	TOTAL	\$	-	\$	-	\$	-	\$	16,402.00	\$	16,402.00	0
101-4-4300-113 EMPLOYEE BENEFITS \$ - \$ 56.00 \$ 84.62 \$ 56.00 \$ - 0% 101-4-4300-121 EMPLOYER CONT. P E R A \$ 6,260.77 \$ 6,627.00 \$ 5,714.91 \$ 7,495.00 \$ 868.00 13% 101-4-4300-122 EMPLOYER CONT. F I C A \$ 6,090.61 \$ 6,764.00 \$ 5,557.49 \$ 7,649.00 \$ 885.00 13% 101-4-4300-123 EMPLOYER CONT. PFMLA \$ - \$ - \$ - \$ - \$ 440.00 \$ 440.00 0 0 101-4-4300-131 HEALTH INSURANCE \$ 13,743.52 \$ 15,231.00 \$ 12,950.60 \$ 17,544.00 \$ 2,313.00 15% 101-4-4300-132 DENTAL INSURANCE \$ 1,421.16 \$ 1,242.00 \$ 1,003.90 \$ 1,242.00 \$ - 0% 101-4-4300-133 LIFE & S-T DISABILITY INS \$ 237.00 \$ 249.00 \$ 197.50 \$ 269.00 \$ 20.00 8% 101-4-4300-151 WORKER'S COMP PREMIUMS \$ 3,379.93 \$ 4,827.00 \$ 2,407.08 \$ 3,549.00 \$ (1,278.00) -26% 101-4-4300-369 INSURANCES \$ 610.64 \$ 781.00 \$ 629.34 \$ 100.00 \$ (681.00) -87% 101-4-4300-433 DUES & SUBSCRIPTIONS \$ - \$ - \$ 129.98 \$ - \$ - \$ - \$ (500.00) -100% 101-4-4300-450 TRAINING & SEMINARS \$ 20.00 \$ 500.00 \$ <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>													
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	PUBLIC WORKS	TOTAL	\$	116,813.37	\$	125,507.00	\$	102,972.83	\$	139,232.00	\$	13,725.00	11%
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101-4-4310-103 WAGES PART-TIME \$ 360.00 \$ 4,000.00 \$ 562.50 \$ 4,000.00 \$ - 0% 101-4-4310-106 FULL TIME WAGES (STORM SW \$ 108.93 \$ - \$ - \$ - \$ - 0			φ			4,000.00		302.30	-	4,000.00		-	
101-4-4310-108 WAGES ON-CALL \$ 20,487.33 \$ 22,499.00 \$ 16,856.68 \$ 23,375.00 \$ 876.00 4%						22 <u>4</u> 99 nn	Ψ	- 16 856 68		23 375 NN	Ψ	876.00	

Account Code	Description	FY24 Actual	FY25 Budget	Th	FY25 ru 10/31/2025	FY26 Proposed	025-2026 ifference	% Difference
101-4-4310-113	EMPLOYEE BENEFITS	\$ 3,164.03	\$ 2,375.00	\$	2,761.26	\$ 3,000.00	\$ 625.00	26%
101-4-4310-121	EMPLOYER CONT. P E R A	\$ 30,554.21	\$ 33,115.00	\$	26,114.42	\$ 35,209.00	\$ 2,094.00	6%
101-4-4310-122	EMPLOYER CONT. F I C A	\$ 27,801.94	\$ 33,959.00	\$	24,067.04	\$ 36,095.00	\$ 2,136.00	6%
101-4-4310-123	EMPLOYER CONT. PFMLA	\$ · -	\$ -	\$	-	\$ 1,897.00	\$ 1,897.00	0
101-4-4310-131	HEALTH INSURANCE	\$ 82,200.84	\$ 108,649.00	\$	83,181.43	\$ 122,809.00	\$ 14,160.00	13%
101-4-4310-132	DENTAL INSURANCE	\$ 8,465.89	\$ 8,550.00	\$	6,557.98	\$ 8,550.00	\$ -	0%
101-4-4310-133	LIFE & S-T DISABILITY INS	\$ 1,245.88	\$ 1,269.00	\$	1,030.92	\$ 1,318.00	\$ 49.00	4%
101-4-4310-151	WORKER'S COMP PREMIUMS	\$ 19,872.86	\$ 26,300.00	\$	13,617.43	\$ 20,867.00	\$ (5,433.00)	-21%
101-4-4310-200	SUPPLIES	\$ 1,068.69	\$ 1,200.00	\$	1,072.19	\$ 1,200.00	\$ -	0%
101-4-4310-212	MOTOR FUELS	\$ 28,236.65	\$ 40,000.00	\$	24,843.96	\$ 40,000.00	\$ -	0%
101-4-4310-220	REPAIRS & MAINT. SUPPLIES	\$ 27,338.42	\$ 43,000.00	\$	24,845.42	\$ 44,000.00	\$ 1,000.00	2%
101-4-4310-224	SIDEWALK MAINTENANCE	\$ 2,000.00	\$ 2,000.00	\$	192.00	\$ 2,000.00	\$ -	0%
101-4-4310-231	SAFETY EQUIP & TRAINING	\$ 2,768.09	\$ 2,051.00	\$	3,349.07	\$ 4,200.00	\$ 2,149.00	105%
101-4-4310-303	ENGINEERING FEES	\$ 178.00	\$ 500.00	\$	-	\$ 500.00	\$ -	0%
101-4-4310-310	PROFESSIONAL SERVICES	\$ 1,775.89	\$ 2,700.00	\$	1,029.50	\$ 7,500.00	\$ 4,800.00	178%
101-4-4310-316	SNOW REMOVAL	\$ 24,341.07	\$ 57,000.00	\$	11,912.50	\$ 57,000.00	\$ -	0%
101-4-4310-320	POSTAGE	\$ 0.69	\$ 20.00	\$	2.07	\$ 20.00	\$ -	0%
101-4-4310-321	TELEPHONE	\$ 3,191.08	\$ 4,100.00	\$	2,067.87	\$ 2,200.00	\$ (1,900.00)	-46%
101-4-4310-322	COMPUTER COMM/MAINT	\$ -	\$ 200.00	\$	-	\$ 200.00	\$ -	0%
101-4-4310-330	TRAVEL, CONF, MILEAGE ALLO'	\$ -	\$ 100.00	\$	-	\$ 100.00	\$ -	0%
101-4-4310-340	ADVERTISING & PUBLICATIONS	\$ 735.00	\$ 600.00	\$	25.69	\$ 600.00	\$ -	0%
101-4-4310-369	INSURANCES	\$ 13,836.83	\$ 16,154.00	\$	13,412.16	\$ 16,962.00	\$ 808.00	5%
101-4-4310-381	ELECTRIC	\$ 4,267.95	\$ 5,500.00	\$	4,006.71	\$ 6,000.00	\$ 500.00	9%
101-4-4310-382	WATER/SEWER	\$ 1,419.36	\$ 1,550.00	\$	2,192.16	\$ 1,750.00	\$ 200.00	13%
101-4-4310-384	REFUSE	\$ 1,095.07	\$ 1,200.00	\$	898.89	\$ 1,200.00	\$ -	0%
101-4-4310-385	NATURAL GAS	\$ 3,998.09	\$ 10,500.00	\$	5,673.28	\$ 10,000.00	\$ (500.00)	-5%
101-4-4310-404	REPAIRS & MAINTENANCE	\$ 15,451.07	\$ 30,000.00	\$	13,439.08	\$ 30,000.00	\$ -	0%
101-4-4310-408	VEHICLE MAINT	\$ 6,124.63	\$ 10,500.00	\$	4,561.28	\$ 8,000.00	\$ (2,500.00)	-24%
101-4-4310-410	RENTALS	\$ 8,155.67	\$ 13,500.00	\$	9,676.14	\$ 11,500.00	\$ (2,000.00)	-15%
101-4-4310-414	LEASE AGREEMENTS	\$ 2,000.00	\$ 2,000.00	\$	2,000.00	\$ 2,000.00	\$ -	0%
101-4-4310-430	MISCELLANEOUS EXPENSE	\$ 1,000.00	\$ 1,000.00	\$	-	\$ 1,000.00	\$ -	0%
101-4-4310-433	DUES & SUBSCRIPTIONS	\$ 19.89	\$ 130.00	\$	12.90	\$ 135.00	\$ 5.00	4%
101-4-4310-441	SPECIAL PROJECTS	\$ 3,395.40	\$ -	\$	-	\$ -	\$ -	0

Account Code	Description		FY24 Actual		FY25 Budget	Thr	FY25 u 10/31/2025		FY26 Proposed		025-2026 ifference	% Difference
101-4-4310-442	GRANTS/SPECIAL PROJECTS	\$	95.00	\$	_	\$	_	\$	-	\$	_	0
101-4-4310-443	MnDOT HSIP GRANT - 10TH AV		38,663.22	\$	_	\$	_	\$	-	\$	_	0
101-4-4310-450	TRAINING & SEMINARS	\$	420.76	\$	2,150.00	\$	803.40	\$	2,150.00	\$	-	0%
101-4-4310-460	LICENSE FEES/REGISTRATION	\$	297.12	\$	265.00	\$	153.00	\$	600.00	\$	335.00	126%
101-4-4310-500	CAPITAL OUTLAY	\$	43,766.79	\$	265,000.00	\$	78,447.09	\$	124,000.00	\$(141,000.00)	-53%
STREETS	TOTAL	\$	819,964.15	\$	1,164,673.00	\$	699,757.45	\$	1,074,022.00	٠,	(90,651.00)	-8%
			•				•		, ,		,	
101-4-4316-369	INSURANCES	\$	290.20	\$	366.00	\$	298.00	\$	384.00	\$	18.00	5%
101-4-4316-381	ELECTRIC	\$	54,119.74	\$	78,000.00	\$	48,690.30	\$	80,000.00	\$	2,000.00	3%
STREET LIGHTS	TOTAL	\$	54,409.94	\$	78,366.00	\$	48,988.30	\$	80,384.00	\$	2,018.00	3%
101-4-4510-200	SUPPLIES	\$	9.89	\$	-	\$	-	\$	-	\$	-	0
OUTDOOR SWIMMING POOL	TOTAL	\$	9.89	\$	-	\$	-	\$	-	\$	-	0
101-4-4515-369	INSURANCES	\$	317.20	\$	329.00	\$	340.00	\$	345.00	\$	16.00	5%
101-4-4515-491	CONTRIBUTION TO NPAS	\$	153,695.14	\$	140,000.00	\$	171,685.14	\$	173,130.00	\$	33,130.00	24%
AQUATICS CENTER	TOTAL	\$	154,012.34	\$	140,329.00	\$	172,025.14	\$	173,475.00	\$	33,146.00	24%
		_		_		_		_		_		-01
101-4-4516-103	WAGES PART-TIME	\$	4,481.65		4,575.00	\$	4,481.65	\$	4,575.00		-	0%
MUNICIPAL BAND	TOTAL	\$	4,481.65	\$	4,575.00	\$	4,481.65	\$	4,575.00	\$	-	0%
404 4 4500 404	NAVA OFO FULL TIME	Φ.	000 000 00	Φ.	040.070.00	•	100 074 04	Φ.	000 044 00	Φ.	00 005 00	400/
101-4-4520-101	WAGES FULL-TIME	\$	262,232.33	\$	243,076.00	\$	193,871.01	\$	266,341.00	\$	23,265.00	10%
101-4-4520-102	WAGES OVERTIME	\$	4,310.39	\$	3,500.00	\$	1,955.99	\$	3,500.00	\$	-	0%
101-4-4520-103	WAGES PART-TIME	\$	82,080.70	\$	80,000.00	\$	73,459.66	\$	80,000.00	\$	-	0%
101-4-4520-113	EMPLOYEE BENEFITS	\$	1,478.57	\$	2,055.00	\$	1,815.38	\$	2,055.00	\$	- 4 745 00	0% 9%
101-4-4520-121	EMPLOYER CONT. P E R A	\$ \$	20,100.31	\$	20,093.00	\$	15,069.65	\$	21,838.00	\$	1,745.00	
101-4-4520-122	EMPLOYER CONT. FICA	Ψ.	25,441.23	\$	25,140.00	\$	20,322.62	\$	26,920.00	\$	1,780.00	7%
101-4-4520-123 101-4-4520-131	EMPLOYER CONT. PFMLA HEALTH INSURANCE	\$ \$	- 26 250 26	\$ \$	40 020 00	\$ \$	- 27 206 07	\$ \$	1,172.00 46,997.00	\$ \$	1,172.00 6,159.00	0 15%
101-4-4520-131	DENTAL INSURANCE	Ф	36,250.26 3,596.11	\$ \$	40,838.00 3,632.00	\$ \$	27,206.97 1,913.25	\$ \$	3,632.00	\$ \$	6,159.00	15% 0%
101-4-4520-132	LIFE & S-T DISABILITY INS	ъ \$	819.54		751.00	\$ \$	1,913.25 562.96	\$ \$	790.00	\$ \$	- 39.00	0% 5%
101-4-4520-153	WORKER'S COMP PREMIUMS	\$ \$	16,215.61	\$ \$	20,311.00	\$ \$	10,135.88	\$ \$	17,026.00	\$ \$	(3,285.00)	5% -16%
101-4-4520-151	SUPPLIES	Ф \$	2,590.36	ъ \$	3,000.00	т .	3,021.21	ъ \$	3,200.00	Ф \$	200.00	-10% 7%
101-4-4020-200	SUFFLIES	Φ	2,390.36	Ф	3,000.00	\$	3,021.21	Ф	ა,∠∪∪.∪∪	Φ	∠00.00	1 70

Account Code	Description		FY24		FY25		FY25		FY26	2	2025-2026	%
Account Code	Description		Actual		Budget	Th	ru 10/31/2025		Proposed	D	ifference	Difference
101-4-4520-212	MOTOR FUELS	\$	8,129.92	\$	14,000.00	\$	8,246.95	\$	14,000.00	\$	-	0%
101-4-4520-220	REPAIRS & MAINT. SUPPLIES	\$	48,884.00	\$	55,000.00	\$	24,435.39	\$	58,000.00	\$	3,000.00	5%
101-4-4520-231	SAFETY EQUIP & TRAINING	\$	1,070.34	\$	1,700.00	\$	1,530.76	\$	1,800.00	\$	100.00	6%
101-4-4520-310	PROFESSIONAL SERVICES	\$	568.63	\$	500.00	\$	918.98	\$	1,000.00	\$	500.00	100%
101-4-4520-320	POSTAGE	\$	30.08	\$	50.00	\$	-	\$	50.00	\$	-	0%
101-4-4520-321	TELEPHONE	\$	1,884.32	\$	2,000.00	\$	1,524.70	\$	2,000.00	\$	-	0%
101-4-4520-322	COMPUTER COMM/MAINT	\$	801.36	\$	600.00	\$	100.20	\$	150.00	\$	(450.00)	-75%
101-4-4520-340	ADVERTISING & PUBLICATIONS	\$	962.50	\$	700.00	\$	-	\$	700.00	\$	-	0%
101-4-4520-369	INSURANCES	\$	13,488.94	\$	14,284.00	\$	13,138.31	\$	14,998.00	\$	714.00	5%
101-4-4520-381	ELECTRIC	\$	13,540.46	\$	14,700.00	\$	22,531.04	\$	18,000.00	\$	3,300.00	22%
101-4-4520-382	WATER/SEWER	\$	5,906.72	\$	7,000.00	\$	7,234.35	\$	7,500.00	\$	500.00	7%
101-4-4520-384	REFUSE	\$	2,753.25	\$	3,000.00	\$	2,552.30	\$	3,000.00	\$	-	0%
101-4-4520-385	NATURAL GAS	\$	4,338.27	\$	6,000.00	\$	4,030.18	\$	7,500.00	\$	1,500.00	25%
101-4-4520-401	CONTRACTED SERVICES	\$	1,962.55	\$	5,000.00	\$	2,303.40	\$	5,000.00	\$	-	0%
101-4-4520-404	REPAIRS & MAINTENANCE	\$	11,004.17	\$	12,000.00	\$	28,219.17	\$	12,000.00	\$	-	0%
101-4-4520-408	VEHICLE MAINTENANCE	\$	2,491.44	\$	4,000.00	\$	994.30	\$	4,000.00	\$	-	0%
101-4-4520-410	RENTALS	\$	5,279.95	\$	7,400.00	\$	5,025.16	\$	7,400.00	\$	-	0%
101-4-4520-430	MISCELLANEOUS EXPENSE	\$	-	\$	1,000.00	\$	-	\$	1,000.00	\$	-	0%
101-4-4520-433	DUES & SUBSCRIPTIONS	\$	19.89	\$	750.00	\$	12.90	\$	750.00	\$	-	0%
101-4-4520-440	REAL ESTATE TAXES	\$	16,717.00	\$	-	\$	1,417.00	\$	-	\$	-	0
101-4-4520-441	SPECIAL PROJECTS	\$	19,724.80	\$	21,000.00	\$	21,185.00	\$	21,500.00	\$	500.00	2%
101-4-4520-442	GRANTS/SPECIAL PROJECTS	\$	6,638.22	\$	-	\$	7,216.42	\$	-	\$	-	0
101-4-4520-450	TRAINING & SEMINARS	\$	3.50	\$	700.00	\$	2,000.00	\$	1,500.00	\$	800.00	114%
101-4-4520-460	LICENSE FEES/REGISTRATION	\$	144.75	\$	200.00	\$	57.58	\$	200.00	\$	-	0%
101-4-4520-500	CAPITAL OUTLAY	\$	164,168.06	\$	80,000.00	\$	84,693.95	\$	50,500.00	\$	(29,500.00)	-37%
PARKS	TOTAL	\$	785,628.53	\$	693,980.00	\$	588,702.62	\$	706,019.00	\$	12,039.00	2%
		_		_				_				
101-4-4521-441	SPECIAL PROJECTS	\$	44,840.26	\$	35,000.00	\$	29,210.82	\$	65,000.00	\$	30,000.00	86%
101-4-4521-500	CAPITAL OUTLAY	\$	-	\$	43,126.00	\$	-	\$	-		(43,126.00)	-100%
PARK BOARD	TOTAL	\$	44,840.26	\$	78,126.00	\$	29,210.82	\$	65,000.00	\$	(13,126.00)	-17%

Account Code	Description	FY24 Actual	FY25 Budget	Th	FY25 nru 10/31/2025	FY26 Proposed	2025-2026 Difference	% Difference
101-4-4550-200	SUPPLIES	\$ 204.16	\$ 700.00	\$	522.57	\$ 700.00	\$ _	0%
101-4-4550-220	REPAIRS & MAINT. SUPPLIES	\$ 2,157.60	\$ 1,700.00	\$	761.23	\$ 1,700.00	\$ _	0%
101-4-4550-310	PROFESSIONAL SERVICES	\$ 172.00	\$ -	\$	-	\$ -	\$ -	0
101-4-4550-369	INSURANCE	\$ 3,297.30	\$ 3,977.00	\$	3,337.00	\$ 4,178.00	\$ 201.00	5%
101-4-4550-381	ELECTRIC	\$ 9,805.40	\$ 11,500.00	\$	8,314.96	\$ 12,000.00	\$ 500.00	4%
101-4-4550-382	WATER/SEWER	\$ 1,280.64	\$ 1,300.00	\$	1,204.90	\$ 1,400.00	\$ 100.00	8%
101-4-4550-384	REFUSE	\$ 906.99	\$ 850.00	\$	696.17	\$ 950.00	\$ 100.00	12%
101-4-4550-385	NATURAL GAS	\$ 2,336.43	\$ 5,000.00	\$	2,907.64	\$ 5,000.00	\$ -	0%
101-4-4550-401	CONTRACTED SERVICES	\$ 8,919.24	\$ 9,500.00	\$	7,432.70	\$ 9,500.00	\$ -	0%
101-4-4550-404	REPAIRS & MAINTENANCE	\$ 494.28	\$ 1,500.00	\$	355.59	\$ 1,500.00	\$ -	0%
LIBRARY	TOTAL	\$ 29,574.04	\$ 36,027.00	\$	25,532.76	\$ 36,928.00	\$ 901.00	3%
101-4-4920-365	INSURANCE DEDUCTIBLES	\$,	\$ 10,000.00	\$	2,500.00	\$ 10,000.00	\$ -	0%
101-4-4920-369	PROP/LIAB INSURANCE	\$ 16,516.14	\$ 17,762.00	\$	15,764.00	\$ 17,342.00	\$,	-2%
101-4-4920-430	MISCELLANEOUS EXPENSE	\$ 1,075.21	\$ 1,000.00	\$	32.00	\$ 5,000.00	\$ 4,000.00	400%
101-4-4920-438	BAD DEBT	\$ 0.47	\$ -	\$	-	\$ -	\$ -	0
101-4-4920-440	PROPERTY TAX	\$ -	\$ -	\$	1,999.99	\$ -	\$ -	0
101-4-4920-615	TOWNSHIP TAX PAYMENT	\$ 1,658.28	\$ 3,238.00	\$	468.29	\$ 1,500.00	\$, ,	-54%
101-4-4920-700	DISCRETIONARY EXPENSES	\$ 5,000.00	\$ 45,000.00	\$	-	\$ 25,500.00	\$ (19,500.00)	-43%
101-4-4920-720	OPERATING TRF - OUT	\$ 16,677.20	\$ -	\$	-	\$ -	\$	0
UNALLOCATED	TOTAL	\$ 420,611.30	\$ 77,000.00	\$	20,764.28	\$ 59,342.00	\$ (17,658.00)	-23%
101-4-4920-721	OPERATING TRF - GOLF COURS	 	\$ 	\$	14,909.50	-	(29,819.00)	-100%
TRANSFER OUT	TOTAL	\$ •	\$ •	-	14,909.50	-	\$ (29,819.00)	-100%
	Total Revenues	(7,234,529.79)	\$ ()) /	\$	(4,386,035.25)	(7,024,677.00)		
	Total Expenditures	\$ 6,613,658.91	\$ 7,028,854.00	\$	5,632,201.45	\$ 7,024,677.00		
	Grand Total							
General Fund	Revenue Over/(Under) Expenditures	\$ (620,880.77)	\$ -	\$	1,246,166.20	\$ -		

		EDA - FUND	680			
Description	Account Code	2024 Actual	2025 Budgeted	2026 Proposed	Difference 2026-2025	% Difference
	Expense	\$59,035.35	\$75,250.00	\$76,000.00	\$750.00	1%
WAGES FULL-TIME	680-4-4650-101	\$41,894.37	\$47,111.00	\$50,323.00	\$3,212.00	7%
EMPLOYEE BENEFITS	680-4-4650-113	\$0.00	\$24.00	\$0.00	-\$24.00	-100%
EMPLOYER CONT. PERA	680-4-4650-121	\$3,112.45	\$3,532.00	\$3,723.00	\$191.00	5%
EMPLOYER CONT. FICA	680-4-4650-122	\$3,099.65	\$3,604.00	\$3,850.00	\$246.00	7%
HEALTH INSURANCE	680-4-4650-131	\$3,619.57	\$6,728.00	\$7,519.00	\$791.00	12%
DENTAL INSURANCE	680-4-4650-132	\$307.92	\$670.00	\$670.00	\$0.00	0%
LIFE & S-T DISABILITY INS.	680-4-4650-133	\$122.16	\$128.00	\$134.00	\$6.00	5%
WORKER'S COMPENSATION INS.	680-4-4650-151	\$260.33	\$365.00	\$273.00	-\$92.00	-25%
SUPPLIES	680-4-4650-200	\$4.06	\$500.00	\$0.00	-\$500.00	-100%
REPAIRS & MAINT. SUPPLIES	680-4-4650-220	\$0.00	\$500.00	\$0.00	-\$500.00	-100%
AUDIT	680-4-4650-301	\$10.16	\$725.00	\$622.00	-\$103.00	-14%
ENGINEERING FEES	680-4-4650-303	\$0.00	\$0.00	\$0.00	\$0.00	0
CIVIL LEGAL FEES	680-4-4650-305	\$4,058.33	\$3,000.00	\$0.00	-\$3,000.00	-100%
PROFESSIONAL SERVICES	680-4-4650-310	\$468.98	\$327.00	\$150.00	-\$177.00	-54%
POSTAGE	680-4-4650-320	\$69.06	\$200.00	\$0.00	-\$200.00	-100%
COMPUTER COMM/MAINT	680-4-4650-322	\$10.55	\$0.00	\$50.00	\$50.00	0
TRAVEL, CONF, MILEAGE ALLOW.	680-4-4650-330	\$170.00	\$300.00	\$0.00	-\$300.00	-100%
ADVERTISING & PUBLICATIONS	680-4-4650-340	\$288.00	\$1,200.00	\$1,000.00	-\$200.00	-17%
INSURANCES	680-4-4650-369	\$429.76	\$2,954.00	\$450.00	-\$2,504.00	-85%
DUES & SUBSCRIPTIONS	680-4-4650-433	\$1,110.00	\$545.00	\$600.00	\$55.00	10%
SPECIAL PROJECTS	680-4-4650-441	\$0.00	\$2,837.00	\$5,976.00	\$3,139.00	126%
EMPLOYER CONT. PFMLA	680-4-4650-123			\$221.00	\$221.00	0
	Revenue	-\$91,697.97	-\$75,250.00	-\$76,000.00	-\$750.00	1%
CURRENT PROPERTY TAXES	680-3-0000-31010	-\$75,000.00	-\$75,000.00	-\$75,000.00	\$0.00	0%
DELINQUENT PROPERTY TAXES	680-3-0000-31020	-\$180.52	\$0.00	\$0.00	\$0.00	0
INTEREST INCOME	680-3-0000-36210	-\$16,517.45	-\$250.00	-\$1,000.00	-\$750.00	300%
	Revenue Over/(Under) Expenditures	\$ (32,662.62)	\$ -	\$ -	\$ -	

EDA INDUSTRIAL PARK - FUND 681								
		2024 Actual	2025 Budgeted	2026 Proposed	Difference			
Description	Account Code	2024 Actual	2023 Buugeteu	202011000364	2026-2025	% Difference		
	Expense	\$1,214.40	\$1,773.00	\$0.00	-\$1,773.00	-100%		
ENGINEERING FEES	681-4-4650-303	\$0.00	\$0.00	\$0.00	\$0.00	0		
CIVIL LEGAL FEES	681-4-4650-305	\$1,214.40	\$1,773.00	\$0.00	-\$1,773.00	-100%		
PROFESSIONAL FEES	681-4-4650-310	\$0.00	\$0.00	\$0.00	\$0.00	0		
ADVERTISING & PUBLICATIONS	681-4-4650-340	\$0.00	\$0.00	\$0.00	\$0.00	0		
INSURANCE DEDUCTIBLE	681-4-4650-365	\$0.00	\$0.00	\$0.00	\$0.00	0		
DEPRECIATION EXPENSE	681-4-4650-420	\$0.00	\$0.00	\$0.00	\$0.00	0		
BAD DEBT EXPENSE	681-4-4650-438	\$0.00	\$0.00	\$0.00	\$0.00	0		
LOSS ON FIXED ASSET	681-4-4650-439	\$0.00	\$0.00	\$0.00	\$0.00	0		
REAL ESTATE TAXES	681-4-4650-440	\$0.00	\$0.00	\$0.00	\$0.00	0		
REIMBURSEMENTS	681-4-4650-451	\$0.00	\$0.00	\$0.00	\$0.00	0		
LICENSE FEES/REGISTRATION	681-4-4650-460	\$0.00	\$0.00	\$0.00	\$0.00	0		
CAPITAL PROJECTS	681-4-4650-500	\$0.00	\$0.00	\$0.00	\$0.00	0		
SETTLEMENT CHARGES	681-4-4650-620	\$0.00	\$0.00	\$0.00	\$0.00	0		
	Revenue	-\$7,075.77	\$0.00	-\$1,000.00	-\$1,000.00	0		
MISCELLANEOUS INCOME	681-3-0000-36200	\$0.00	\$0.00	\$0.00	\$0.00	0		
INTEREST INCOME	681-3-0000-36210	-\$7,075.77	\$0.00	-\$1,000.00	-\$1,000.00	0		
TRANSFERS IN	681-3-0000-39200	\$0.00	\$0.00	\$0.00	\$0.00	0		
LOCAL GRANT	681-3-4650-33436	\$0.00	\$0.00	\$0.00	\$0.00	0		
RENTAL INCOME	681-3-4650-36231	\$0.00	\$0.00	\$0.00	\$0.00	0		
GAIN/LOSS ON LAND VALUE	681-3-4650-39101	\$0.00	\$0.00	\$0.00	\$0.00	0		
	Revenue Over/ (Under) Expenditures	\$ (5,861.37)	\$ 1,773.00	\$ (1,000.00)	\$ 773.00			

				Net	Amount to
Fund	Description	Bond	Notes		Levy
380	Phillipp Square			\$	11,550
315	2013B (Ref 05B 07BC 08A)	G.O. Refunding Bonds, Series 2013B	Refunds 2005B, 2007B, 2007C, 2008A	\$	267,549
316	2014A	G.O. Bonds, Series 2014A		\$	60,109
317	2015A	G.O. Bonds, Series 2015A		\$	2,800
319	2019A	G.O. Bonds, Series 2019A		\$	54,157
320	2020A	G.O. Bonds, Series 2020A	Refunds 2010A, 2012A, 2012B, & 2013A	\$	1,723
321	2021A	G.O. Bonds, Series 2021A		\$	25,573
322	2022A	G.O. Bonds, Series 2022A		\$	24,577
323	2023A	G.O. Bonds, Series 2023A	Sunrise, Sunset	\$	137,420
324	2024A	G.O. Bonds, Series 2024A		\$	146,407
499		Capital Improvement Fund		\$	100,000
		Total		\$	831,865

2026 Visioning List

Each year, the City Council meets with the City department heads and holds a number of workshops to determine projects and ideas the City would like to accomplish. Some of the projects are small in both cost and interest to the public, such as updating the employee review process, while others are large in both cost and interest to the public, such as building a new City Hall or development of the land in the southwest portion of town thought to be an athletic complex. Some projects are internal to City operations, such as implementing a City-wide GIS solution while others are more public based, such as a trail to Cedar Lake Farm Regional Park.

This list is in no way exhaustive of the activities of staff but is meant to act as a beacon for specific projects that are desired to be completed and to act as a list that will increase the accountability of both the Council and the staff for completion of projects. It is possible that some projects listed will not be completed in their given year due to extenuating circumstances or because a change in desirability took place. At the end of each calendar year, the City Administrator will share a report with the City Council that will outline the progress on the visioning list and the outlook for the next year.

Within the following list, each project/idea will have the following:

- a Target Date that the City would like to complete the project by;
- a Date Added that shows the year the idea was first added to the list;
- an Original Target Date that shows the Target date a project/idea was first assigned to track if a project has moved around;
- a Responsible Department that the City Administrator will use to track which departments are working on the various projects;
- a Details section that will layout and explain what the project is and why it is being supported;
- and Progress section that will show progress on the projects/ideas.

The list is expected to be updated annually and approved at the end of each year during the budgeting process. As the list continues to be used through the years, completed projects will be listed in an abbreviated form at the end of the document for up to five years to remind readers what the City has been able to accomplish.

I hope that this process will continue to evolve into the future and be completed so that the City can continue to progress, providing better and more efficient services to our residents as we continue to grow.

Joshua M. Tetzlaff, AICP

City Administrator, City of New Prague

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Short-term Goals

The following projects are considered short-term in nature and are meant to be completed in the next 1-3 years, or between the years 2023 and 2025. The list has been categorized by year that it is intended to be completed.

2026

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Equipment Fund/General	Equipment Fund/General Obligation Debt Reduction			
Timeframe	Ongoing			
Resp. Depart.	Administration			
Details	As yearly debt payments are reduced, the levy amount previously used to pay debt will be instead allocated to an Equipment Replacement fund. This will reduce the need to borrow for the purchasing of equipment on a yearly basis as well as allow the City to maintain a more consistent levy increase. It will also create a cushion should debt need to be again used in the future to reduce overall levy impacts. For the 2026, \$268,135 is being levied towards the Equipment Fund.			

Long-Term Financial Plan				
Target Year	2026	Year Added	2023	
Original Target Year	2023	Change in Target Year?	Council wanted to	
Original rarget fear			finish other projects	
Resp. Depart.	Administration			
Details	Working through the lon	g-term financial plan in 20	23, it was quickly	
	discovered that doing so	discovered that doing so with the budget created a large amount of work		
	having to change both w	having to change both with any small change to the budget. Because of		
	this, staff recommends completely the plan, and then subsequent updates,			
	in the spring, which will help guide staff along with the Visioning Document			
	when it puts together the budget for the upcoming year.			
	 6/2025 Update: City Council asked that this item be pushed to 			
	2026 for discussion.			
	 9/2025 Update: \$35,000 has been preliminarily budgeted in the 			
	2026 budget for	this work.		

Orderly Annexation Agreements			
Target Year	2026	Year Added	2022
Original Target Year	2023	Change in Target Year?	Waited until Comp Plan updated
Resp. Depart.	Community Developmer	nt	
Details	Helena and Lanesburgh to New Prague. • 3/2025 Update: City would like to discussed an open modernizing work through the year. • 6/2025 Update:	Staff have shared with bot o discuss updating agreemenness to start discussions uld likely be a good idea. To staff is working with the Co discussions with the town	lanned expansion of th townships that the ents. Lanesburgh has . Helena did say that falks will continue ity Attorney's office to

Organize Revolving Loan Fund Program for Downtown Businesses			
Target Year	2026	Year Added	2022
Original Target Year	2023	Change in Target Year?	Waited until Comp
Original rarget fear			Plan updated
Resp. Depart.	Community Development		
Details	The City has funding available to start a revolving loan fund program. Staff		
	will organize and work with the EDA on potentially starting up a program		
	for downtown businesses. As the EDA works through its Strategic Planning		
	process in the second half of 2025, whether it wants to organize a		
	Revolving Loan Fund Pro	gram for downtown will b	e discussed.

Electronic Document Storage			
Target Year	2026	Year Added	2022
Original Target Year	2023	Change in Target Year?	On hold to determine
Original rarget Year			need
Resp. Depart.	Administration		
Details	City staff have included in the 2026 budget implementation of an		
	electronic storage system for all the City's documents, that makes them		
	more accessible and usable. A system like this will also cut down drastically		
	on time spent on records	s requests and space need	ed for physical.

Reduce Golf Course Subsidy			
Target Year	2024-2027	Year Added	2022
Original Target Year	2023-2032	Change in Target Year?	Target year reduced as reduction has taken place
Resp. Depart.	Administration/Golf		
Details	•	ne Golf Course is \$29,816. from \$121,270 starting in subsidy to \$0 in 2026.	•

Historic District			
Target Year	2026	Year Added	2022
Original Target Year	2024	Change in Target Year?	Waited until Comp
Original ranget real			Plan updated
Resp. Depart.	Community Development		
Details	Staff will explore establishing downtown New Prague as a historic district		
	by the State of Minnesota.		

City Center Development			
Target Year	2025	Year Added	2025
Original Target Year	2025	Change in Target Year?	
Resp. Depart.	Administration		
Details	2025 Year Added 2025 2025 Change in Target Year?		nter, north of Main h of the north 2/3 ^{rds} of ne Comprehensive Plan site. The City also nittee was put together ne site. The City is site. n approved by the ading for the potential g funding options for ry stormwater through donation to seek approval in ne full site has taken he needed stormwater te of funds identified to oping to be started by ve been submitted for oder warranty work owing City Council's on & Menk to unlock

Construct New Police Station			
Target Year	2025	Year Added	2024
Original Target Year	2025	Change in Target Year?	
Resp. Depart.	Administration/Police		
Details	Construction on a new police station began in summer 2025, with		
	completion expected spring of 2026.		

Trail Expansion/Maintenance				
Target Year	2026 (Even Years)	Year Added	2022	
Original Target Year	2026	Change in Target Year?		
Resp. Depart.	Community Developmen	Community Development		
Details	them off due to lack of fu continued effort to begin	rd acknowledges trail expanding. Expanding the train completing some of thos ty on further planning of a	I network would be a e projects. Staff will be	

City Council Technology			
Target Year	2026	Year Added	2022
Original Target Year	2026	Change in Target Year?	
Resp. Depart.	Administration		
Details	Purchase three laptops for use by the newly elected Council members		
	starting their terms in 2027.		

City-wide GIS Solution			
Target Year	2026	Year Added	2022
Original Target Year	2026	Change in Target Year?	
Resp. Depart.	Administration		
Details	Implement a City-wide GIS solution that allows all departments to utilize		
	GIS to improve their efficiencies. Work began on this project in 2025 and		
	will conclude early 2026.		

2026 Infrastructure Improvement Project			
Target Year	2026	Year Added	2022
Original Target Year	2026	Change in Target Year?	
Resp. Depart.	Public Works		
Details	There are sections of 10th Avenue SE that are over 20 years old and being one of the City's most heavily travelled roadways, the surface needs		
	upkeep and possibly a facelift.		

2027

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Strategic Plan			
Target Year	2025	Year Added	2024
Original Target Year	2025	Change in Target Year?	
Resp. Depart.	Council/Administration		
Resp. Depart. Details	Most organizations that that the organization as Board of Directors (or own of the mission of the organization of the mission of the organization of the mission of the organization of the organization of the organization of the continuation to have a formal Strategiand the community know decision are made. It'll have being reviewed as to who community that Council and the Council when rethe goals for the communication of the community of the co	are considered successful a whole is moving in the savner) to the hourly employ anization and the goals it I years. As I consider New Pues to be regional leader, I ic Planning process. This way the direction the City is help boards and commission ether those projects match has set. It'll help staff whe viewing the budget that the nity. And it will help explain general public and allow the was made. Expertise to lead this overage third-party mediator to lead third-party mediator to lead the best of the control of the strategic planning process the saking to get the best of the control of the control of the saking to get the best of the control of the saking to get the best of the control	ame direction. From the vees, everyone is aware nopes to accomplish rague and what can be believe the next step is ould help Council, staff, neaded and why certain in when new projects are in the vision for the in preparing the budget is advancing in the reasons behind the Council to point to all discussion. To allow rocess, I would ead the discussion and result possible.

1 st Avenue SE (County Road 60) Reconstruction/Turnback			
Target Year	2027	Year Added	2022
	2026	Change in Target Year?	Working through
Original Target Year			logistics with the
			County
Resp. Depart.	Administration/Public Works		
Details	There have been past discussions with the City Engineer and the Le Sueur		
	County Engineer regarding a possible rehabilitation and turnback of 1st Ave		
	SE as a county road. The condition of 1 st Ave SE is deteriorating more each		
	year and the County has indicated past discussions about using the mileage		
	of this county road designation elsewhere in the County.		

Target Year	2027 (Odd years)	Year Added	2022
Original Target Year	2027	Change in Target Year?	
Resp. Depart.	Community Development		
Details	A continuing effort will be made to expand the City's sidewalk system to		
	make the City more accessible for all modes of transportation. This		
	includes ADA updates when necessary.		

Staffing Levels Assessment			
Target Year	2026	Year Added	2022
Original Target Year	2023	Change in Target Year?	Funding
Resp. Depart.	Administration		
Details	Have a staffing levels assessment performed for all departments to		
	determine if the City departments are appropriately sized for the level of		
	service expectations we have for the City.		

Increase Security Camera	S		
Target Year	2025-2028	Year Added	2022
Original Target Year	2023-2026	Change in Target Year?	Staff applying for grants for partial funding
Resp. Depart.	Police		
Details	In 2025, the City installed security cameras, both in parks and at key intersections around the City. Staff would like to evaluate their performance and determine if additional cameras would be helpful.		

Additional Wastewater Operator			
Target Year	2026	Year Added	2022
Original Target Year	2025 Change in Target Year? Not needed in 2026		
Resp. Depart.	Public Works		
Details	As the wastewater plant ages, an additional operator will be needed to		
	keep up with maintenance of the plant.		

Tri-Creek Park and Trail System			
Target Year	2027+	Year Added	2025
Original Target Year	2027+	Change in Target Year?	
Resp. Depart.	Administration/Planning/Parks		
Details	The community currently has one creek (Phillips Creek) within City limits		
	and is in very close proximity to two others (Sand Creek and Raven		
	Stream). These are community assets that should be preserved, protected,		
	and utilized to allow showcase New Prague. They offer an opportunity to		
	build out as a backbone to the New Prague Trail System. The City Council is		
	committed to setting funding aside yearly for acquiring property and		
	building out the Tri-Cree	k Park and Trail System.	

Safety Equipment			
Target Year	2026	Year Added	2022
Original Target Year	2025	Change in Target Year?	
Resp. Depart.	Police		
Details	To keep our officers safe, this will be a planned purchasing of safety		
	equipment, including ballistic shields, for use by our officers should a		
	situation arise. Due to frequency of use, purchasing equipment will largely		
	rely on receiving grant fu	ınding.	

2028

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

City Council Technology			
Target Year	2028	Year Added	2022
Original Target Year	2028	Change in Target Year?	
Resp. Depart.	Administration		
Details	Purchase three laptops for use by the newly elected Council members		
	starting their terms in 2029.		

Trail Expansion/Maintenance			
Target Year	2028 (Even Years)	Year Added	2022
Original Target Year	2028	Change in Target Year?	
Resp. Depart.	Community Development		
Details	Each year, the Parks Board acknowledges trail expansion projects but puts		
	them off due to lack of funding. Expanding the trail network would be a		
	continued effort to begin completing some of those projects.		

2028 Infrastructure Improvement Project			
Target Year	2028	Year Added	2022
Original Target Year	2028	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2028 CIP		

Update Snow Removal and Grass Cutting Maps (Update Every Five Years)

Target Year	2028	Year Added	2022
Original Target Year	2028	Change in Target Year?	
Resp. Depart.	Administration/Public Works		
Details	Staff will examine the areas of town that the City cleans snow and cuts		
	grass and will make changes as necessary for equity and service purposes.		

Increase Security Cameras			
Target Year	2025-2028	Year Added	2022
Original Target Year	2023-2026	Change in Target Year?	Staff applying for grants for partial funding
Resp. Depart.	Police		
Details	In 2025, the City installed security cameras, both in parks and at key intersections around the City. Staff would like to evaluate their performance and determine if additional cameras would be helpful.		

Medium-term Goals

The following projects are considered medium-term in nature and are meant to be completed in the next 4-6 years, or between the years 2026 and 2028. The list has been categorized by year that it is intended to be completed.

2029

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Sidewalk Expansion/Maintenance			
Target Year	2029 (Odd years) Year Added 2022		
Original Target Year	2029	Change in Target Year?	
Resp. Depart.	Community Development		
Details	A continuing effort will be made to expand the City's sidewalk system to make the City more accessible for all modes of transportation. This		
	includes ADA updates wh	nen necessary.	

2029 Infrastructure Improvement Project			
Target Year	2029	Year Added	2022
Original Target Year	2029	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2029 CIP		

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

City Council Technology			
Target Year	2030	Year Added	2022
Original Target Year	2030	Change in Target Year?	
Resp. Depart.	Administration		
Details	Purchase three laptops for use by the newly elected Council members		
	starting their terms in 2031.		

Trail Expansion/Maintenance			
Target Year	2030 (Even Years) Year Added 2022		
Original Target Year	2030	Change in Target Year?	
Resp. Depart.	Community Development		
Details	Each year, the Parks Board acknowledges trail expansion projects but puts		
	them off due to lack of funding. Expanding the trail network would be a		
	continued effort to begin	n completing some of thos	e projects.

Update Compensation Study			
Target Year	2030	Year Added	2025
Original Target Year	2030	Change in Target Year?	
Resp. Depart.	Council/Administration		
Details	As the City continues to evolve as an organization, it is important that the		
	City is competitive in the labor market for attracting and retain top talent.		
	Because of this, the City intends to complete a full compensation study of		
	employee wages, benefits, and job descriptions every ten years. This study		
	is planned to be updated every five years to look at wages. 2030 would be		
	performing an update of	the 2025 study, to implen	nent in 2031.

2030 Infrastructure Improvement Project			
Target Year	2030	Year Added	2022
Original Target Year	2030	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2030 CIP		

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Sidewalk Expansion/Maintenance			
Target Year	2031 (Odd Years) Year Added 2022		
Original Target Year	2031	Change in Target Year?	
Resp. Depart.	Community Development		
Details	A continuing effort will be made to expand the City's sidewalk system to		
	make the City more accessible for all modes of transportation. This		
	includes ADA updates wh	nen necessary.	

2031 Infrastructure Improvement Project			
Target Year	2031	Year Added	2022
Original Target Year	2031	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2031 CIP		

Long-term Goals

The following projects are considered long-term in nature and are meant to be completed in the next 7-10 years, or between the years 2031 and 2034. The list has been categorized by the year that it is intended to be completed.

2032

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Trail Expansion/Maintenance			
Target Year	2032 (Even Years) Year Added 2022		
Original Target Year	2032	Change in Target Year?	
Resp. Depart.	Community Development		
Details	Each year, the Parks Board acknowledges trail expansion projects but puts		
	them off due to lack of funding. Expanding the trail network would be a		
	continued effort to begin completing some of those projects.		

2032 Infrastructure Impro	vement Project		
Target Year	2032	Year Added	2022
Original Target Year	2032	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2032 CIP		

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Sidewalk Expansion/Maintenance			
Target Year	2033 (Odd Years)	Year Added	2023
Original Target Year	2033	Change in Target Year?	
Resp. Depart.	Community Development		
Details	A continuing effort will be made to expand the City's sidewalk system to		
	make the City more accessible for all modes of transportation. This		
	includes ADA updates when necessary.		

2033 Infrastructure Improvement Project			
Target Year	2033	Year Added	2023
Original Target Year	2033	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2033 CIP		

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Trail Expansion/Maintenance			
Target Year	2034 (Even Years) Year Added 2025		
Original Target Year	2034	Change in Target Year?	
Resp. Depart.	Community Development		
Details	Each year, the Parks Board acknowledges trail expansion projects but puts		
	them off due to lack of funding. Expanding the trail network would be a		
	continued effort to begin completing some of those projects.		

2034 Infrastructure Impro	ovement Project		
Target Year	2034	Year Added	2025
Original Target Year	2034	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2034 CIP		

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Sidewalk Expansion/Maintenance			
Target Year	2035 (Odd Years)	Year Added	2026
Original Target Year	2035	Change in Target Year?	
Resp. Depart.	Community Development		
Details	Each year, the Parks Board acknowledges trail expansion projects but puts		
	them off due to lack of funding. Expanding the trail network would be a		
	continued effort to begin completing some of those projects.		

2035 Infrastructure Improvement Project			
Target Year	2035	Year Added	2026
Original Target Year	2035	Change in Target Year?	
Resp. Depart.	Public Works		
Details	2035 CIP		

Future, Uncommitted Goals

The following projects are considered future projects and have not been given a goal for completion. This may be due to funding, direction, or any other circumstance that the Council does not wish to put a timetable on a project but wants to keep it on the radar. It is possible these projects are waiting on another, outside party and may be completed on short notice should the other responsible party move on the project.

Staff Development	
Timeframe	Ongoing
Resp. Depart.	All
Details	Budget each year for staff in each department to be able to grow their
	skills as professionals

Splash Pad Feasibility Study				
Target Year	???	Year Added	2022	
Original Target Year	2022	Change in Target Year?	Citizen Group Not Ready to Proceed	
Resp. Depart.	Community Developmen	nt		
Details	better understand the redone in conjunction with ** This item is dependentheir application to form Q4 2022 Update Q4 2024 Update	nt on a group unaffiliated value of a non-profit. The group has not completed of a groups previously woulded and there are no gro	oject. This study will be with the City completing eted this step. orking on fundraising	

City Hall			
Target Year		Year Added	2022
Original Target Year		Change in Target Year?	
Resp. Depart.	Administration		
Details	Following discussions by the City Council, this item is placed for future consideration. In 2022, a Facilities Study is being performed to determine the amount of need for a new facility.		

40-Acre Athletic Complex				
Target Year		Year Added	2022	
Original Target Year		Change in Target Year?		
Resp. Depart.	Resp. Depart. Community Development			
Details	Unsure if site is even best used as an athletic facility. Are there other areas			
	better suited? Is the City interested in building an athletic complex?			

National Pollutant Discharge Elimination System				
Target Year	2037	Year Added	2022	
Original Target Year	2042	Change in Target Year?		
Resp. Depart.	Public Works			
Details	wastewater discharge had be remedied. Our current situation so the City required not yet formally annound grant the City a 15-year was considered.	nesota informed the City of delevated chloride levels to wastewater facility is not uested a 20-year variance forced, we are under the assuvariance. At that time, the ade or a water treatment of the State regulations.	and that this needed to t able to correct this from the State. While Imption the State will City, whether through a	

Sanitary Sewer Trunk Main – NorthEast				
Target Year		Year Added	2022	
Original Target Year		Change in Target Year?		
Resp. Depart.	Public Works			
Details	Expansion of the sanitary sewer trunk main to the east from the			
	wastewater treatment plant to allow continued development.			

Sanitary Sewer Trunk Main – NorthWest				
Target Year		Year Added	2022	
Original Target Year		Change in Target Year?		
Resp. Depart.	Public Works			
Details	Expansion of the sanitary sewer trunk main to the west from the			
	wastewater treatment plant to allow continued development.			

Sanitary Sewer Trunk Main – SouthEast				
Target Year		Year Added	2022	
Original Target Year		Change in Target Year?		
Resp. Depart.	Public Works			
Details	Expansion of the sanitary sewer trunk main to the southeast part of the			
	City to allow continued development.			

Sanitary Sewer Trunk Main – SouthWest				
Target Year		Year Added	2022	
Original Target Year		Change in Target Year?		
Resp. Depart.	Public Works			
Details	Expansion of the sanitary sewer trunk main to the southwest part of the			
	City to allow continued development.			

Future Infrastructure Improvement Projects			
Target Year		Year Added	2022
Original Target Year		Change in Target Year?	
Resp. Depart.	Public Works		
Details	2036+ CIP		

Completed Projects

The following projects are considered to have been completed. This list will keep projects for five years and will serve as a reminder for the City Council, staff, and citizens of the projects the City has been able to complete in the recent years. Some projects, which may not have initially appeared on the goals list but were completed in a given year due to short-notice may also be included on this list.

Preparation for Absentee Ballot Processing				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	Administration			
Details	County portion of town. staff, and hiring election	ary steps to take over abso This included purchasing r judges to work for both 40 ndated by the County, this	new equipment, training 6-day periods prior to	

Update Employee Review Process				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	Administration			
Details	that focuses on self-impremployees take an active get there. This process have a to better keep track	tion rolled out a new employeement, assessment, and e role in what they need to as supervisors meet with each of progress and improver der the same process so to	d progress, having improve and how to employees twice per nent. It also puts all	

City Hall Renovation			
Completed Year	2022	Year Added	2022
Original Target Year	2022	Change in Target Year?	
Resp. Depart.	Public Works		
Details			

Toxicity Reduction Evaluation			
Completed Year	2022	Year Added	2022
Original Target Year	2023	Change in Target Year?	
Resp. Depart.	Public Works		
Details			

Have Risk Assessment Performed on City Technology			
Completed Year		Year Added	2022
Original Target Year		Change in Target Year?	
Resp. Depart.	Administration		
Details	on the City's IT equipme were identified for the C	TrueNorth to have a Risk nt. Through this assessmen City to work on to increase orward, staff will work on s	nt, a number of items its ability to perform in a

Green Step Cities				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	Resp. Depart. Administration/Planning Commission			
Details	The City completed the process of becoming a Green Step City.			

Paperless Council/Board Packets				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	All			
Details	The City began the transition to paperless Council/Board packets. This first			
	step was to create a PDF document that is sent to all Council and Board			
	members in lieu of a paper packet. A transition policy was passed			
	September 2022 to put this into action.			

2022 Infrastructure Improvement Project				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	Public Works			
Details	Staff coordinated and oversaw the 2022 CIP project, which included the			
	reconstruction of Columbus Avenue and underlying infrastructure from			
	Main Street to 4 th Avenue.			

Emerald Ash Borer Plan				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	Community Development			
Details	Staff completed an emerald ash borer plan to assist the City in combatting			
	the emerald ash borer. A grant was received to assist in the costs of			
	preparing and implementing the plan.			

Events Permit				
Completed Year	2022	Year Added	2022	
Original Target Year	2022	Change in Target Year?		
Resp. Depart.	Community Development			
Details	During November 2022, the City Council approved an ordinance that put			
	an Events Permit into place. This permit is styled in a manner that sees			
	different fees and requirements based on the size of an event, with larger			
	more intensive events requiring a larger fee and more intense			
	backgrounding.			

Discount Memberships for Employees				
Completed Year	2023	Year Added	2022	
Original Target Year	2022	Change in Target Year?	Approved 2022,	
Original rarget fear			Implemented 2023	
Resp. Depart.	Administration			
Details	As an employment benefit for City employees, the City Council placed a			
	program in place that allowed City employees the ability to purchase up to			
	two 10-punch golf cards at a discounted rate.			

Bylaw Updating				
Completed Year	2023	Year Added	2022	
Original Target Year	2022 – EDA	Change in Target Year?	Started in 2022 but did	
Original ranget real	2023 – Golf Board		not fully complete.	
Resp. Depart.	Administration			
Details	Due to bylaws that have not been updated/revised since 1991, the City			
	Council approved updated EDA bylaws to ensure they are meeting the			
	needs of the City Council and EDA.			
	The City Council also took the opportunity to review the enabling			
	resolution for the Golf Board and updated the resolution to better clarify			
	the powers of the Board.			

Implement Multifactor Authentication for all City Computer Users				
Completed Year	2023 Year Added 2022			
Original Target Year	2022	Change in Target Year?	Did not have budgeted	
Original ranget real	2022		funds	
Resp. Depart.	Administration			
Details	The City Council implemented Multifactor Authentication for all City			
	Computer users to better protect the City's data and systems.			

City Development Guide				
Completed Year	2023	Year Added	2022	
Original Target Year	2023	Change in Target Year?		
Resp. Depart.	Community Development			
Details	Staff updated the City's Development Guide, which is passed out to			
	developers and interested parties to assist in working through the City's			
	development process.			

Paperless Council/Board Packets				
Completed Year	2023	Year Added	2022	
Original Target Year	2023	Change in Target Year?		
Resp. Depart.	Administration			
Details				

Extension of 6 th Avenue NW and 8 th Avenue NW				
Completed Year	2023 Year Added 2022			
Original Target Year	2023 Change in Target Year?			
Resp. Depart.	Administration/Public Works			
Details	As part of the 2023 Improvement Project, the EDA finished their			
	development obligations on the latest phase of the industrial park,			
	extending 6 th Avenue NW and 8 th Avenue NW to the edge of City Limits.			

Rental Inspection Ordinance				
Completed Year	2023	Year Added	2022	
Original Target Year	2022	Change in Target Year?	Process begun in 2022	
Resp. Depart.	Community Development			
Details	Working with a committee of staff, citizens, and rental unit owners, the			
	City Council drafted a Rental Inspection Ordinance that gives advantages to			
	both renters and rental-owners.			

Finance/Administration Software Updates				
Completed Year	2023 Year Added 2022			
Original Target Year	2023	Change in Target Year?		
Resp. Depart.	Administration/Utilities			
Details	The City made a swich from Incode 9 to CivicSystems to tie together and operate the City. CivicSystems increased ease of use, allowed for easier			
	public interactions with the City, and came a reduced cost when compared to Incode 9.			

Continuity of Operations Plan				
Completed Year	2023 Year Added 2022			
Original Target Year	2023	Change in Target Year?		
Resp. Depart.	Administration			
Details	Administrator Tetzlaff worked with staff to complete a plan that will allow			
	for operations to more smoothly continue when a short-term vacancy			
	occurs in a position. This document will be a continually evolving document			
	as the City grows and changes.			

Ordinance Updating					
Completed Year	2023	Year Added	2022		
Original Target Year	2023	Change in Target Year?			
Resp. Depart.	Community Development				
Details	The City Council approved updates to the City Code regarding rights-of-way				
	and refuse collection.				

2023 Infrastructure Improvement Project				
Completed Year	2023	Year Added	2022	
Original Target Year	2023	Change in Target Year?		
Resp. Depart.	Public Works			
Details	The 2023 Infrastructure Improvement Project was completed, which replaced underground infrastructure, poured new streets, and added sidewalks to Sunrise Avenue, Sunset Avenue, 1st Street N, 2nd Street, NE, and 3rd Street NE3.			

City Facility Assessment					
Completed Year	2022	Year Added	2022		
Original Target Year	2023	Change in Target Year?			
Resp. Depart.	Administration				
Details	Working with Wold Architects, the City completed a Facilities Assessment				
	to gauge the condition and space availability of current City facilities.				

New Parks Department Facility				
Completed Year	2023	Year Added	2023	
Original Target Year	2024+	Change in Target Year?	A facility became available	
Resp. Depart.	Administration			
Details	Following the completion of the facility assessment, a new Parks			
	Department facility was listed as a high priority need. When the facility			
	located at 412 5 th Avenue NW became available, it offered the City the			
	ability to meet its needs for a Parks Department facility while also saving			
	over \$3m compai	red to building a new facilit	у.	

Bylaw Updating				
Target Year	2024	Year Added	2022	
Original Target Year	2023	Change in Target Year?	Started in 2023 but did	
Original ranget real			not fully complete.	
Resp. Depart.	Administration			
Details	Staff, in conjunction with Fire Department, reviewed the internal working			
	procedures used by the Fire Department to update the documents and			
	make them more cohesive.			

Community Recreational Facility Study				
Target Year	2024	Year Added	2022	
Original Target Year	2023	Change in Target Year?	Process took longer than expected	
Resp. Depart.	Administration			
Details				

Replace Sidearms				
Target Year	2024	Year Added	2022	
Original Target Year	2024	Change in Target Year?		
Resp. Depart.	Police			
Details	As recommended by manufacturers to maintain a level of safety and service, the City replaced the sidearms of City officers using one-time public safety funding.			

Online System for Licenses					
Target Year	2024	Year Added	2022		
Original Target Year	2023	Change in Target Year?			
Resp. Depart.	Community Development				
Details	The City implemented software that allows for permit, project, and license				
	applications to be submitted online. This went live on May 1st.				

Emergency Operations Plan				
Target Year	2024	Year Added	2022	
Original Target Year	2024	Change in Target Year?		
Resp. Depart.	Administration/Police Department			
Details	Plan, to help guide City C By working through this was able to be formulate	ouncil approved an update officials should a large scal plan during a time of no ended when people are not we ening professionally and p	e emergency take place. mergency, a solid plan orried about the many	

Comprehensive Plan Update				
Target Year	2024	Year Added	2022	
Original Target Year	2022-2023	Change in Target Year?	Process took longer	
			than expected	
Resp. Depart.	Community Development			
Details	Throughout 2023 and 2024, the City worked with a city planning firm to perform a full update of the City's Comprehensive Plan, which acts as a guiding document for the City to direct responsible growth of New Prague into the future.			

East/West Sanitary Sewer Trunk Mains Feasibility Study				
Target Year	2024	Year Added	2022	
Original Target Year	2023	Change in Target Year?	Started in 2023.	
Original rarget Year			Finished in 2024	
Resp. Depart.	Publics Works			
Details	The City worked with an engineering firm to plan for the expansion of its			
	sanitary sewer system to allow for growth into the future. This study			
	included a high level look at pipe location and depth, as well as phasing			
	and costs for expansion.			

Upgrade City Website				
Target Year	2024	Year Added	2022	
Original Target Year	2024	Change in Target Year?		
Resp. Depart.	Administration			
Details	In 2024, the City worked with its website host to give the site a fresh look.			

2024 Infrastructure Improvement Project			
Target Year	2024	Year Added	2022
Original Target Year	2024	Change in Target Year?	
Resp. Depart.	Public Works		
Details	The 2024 Infrastructure Improvement Project was completed, which		
	replaced underground infrastructure, poured new streets, and added		
	sidewalks to 1st Street SE, Lexington Avenue N, Lyndale Avenue N, 1st Street		
	NE, 2 nd Street NE, 3 rd Street NE, and 6 th Street NE.		

Dog Park			
Completed Year	2024	Year Added	2022
Original Target Year		Change in Target Year?	
Resp. Depart.	Public Works/Community Development		
Details	Following demand for a dog park from residents, the Park Board as part of		
	their 2024 initiatives put creating a dog park in New Prague as a priority. In		
	Summer 2024, located at 701 12 Avenue NE, the New Prague dog park was		
	opened to the public.		

Green Step Cities				
Completed Year	2025	Year Added	2022	
Original Target Year	2023	Change in Target Year?	Implementation was a	
Original ranget real			three year process	
Resp. Depart.	Administration/Planning	Commission		
Details	The Planning Commission	n, who is the City's Green	Step Coordination Team,	
	and staff worked to implement the Green Step program in New Prague.			
	The program is aimed at making cities more efficient by directing spending			
	in specific areas of infrastructure and populous. Program resources come			
	at no cost to the City.			
	Now that the program is in place, staff will continue to monitor the City's			
	expenses and costs as related to utilities, infrastructure, and other tracking			
	measures to determine h	now well the program is w	orking for New Prague.	

Sidewalk Expansion/Maintenance				
Target Year	2025	Year Added	2022	
Original Target Year	2023	Change in Target Year?	Applying for Grants	
Resp. Depart.	Community Development			
Details	In 2025, the City used MnDOT grant funding build a sidewalk along 12 th			
	Avenue SE, from Tikalsky Street SE to 9 th Street SE.			

City Hall Hours			
Target Year	2025	Year Added	2022
Original Target Year	2023	Change in Target Year?	Was not completed on
Original ranget real			time
Resp. Depart.	Administration		
Details	During the summer of 2025, the City changed City Hall hours to 7:00 am to		
	4:30 pm on Monday through Thursday and 7:00 am to 11:00 am on Friday.		
	This was done to try to be more accommodating to people's schedules		
	who need to visit City Hall without creating additional time that City Hall		
	would need to be staffed	l.	

Full Compensation Study				
Target Year	2025	Year Added	2025	
Original Target Year	2025	Change in Target Year?		
Resp. Depart.	Council/Administration			
Details	In 2025, the City Council commissioned a full compensation study to			
	determine whether it was providing compensation to employees that was			
	competitive with the surrounding market.			

2025 Infrastructure Improvement Project			
Target Year	2025	Year Added	2022
Original Target Year	2025	Change in Target Year?	
Resp. Depart.	Public Works		
Details	The 2025 Infrastructure Improvement Project was completed, which		
	replaced underground infrastructure, poured new streets, and added		
	sidewalks to Lincoln Avenue N, Pershing Avenue N, 1st Street NE, and 2nd		
	Street NE. Alley improvements were also made north of Main Street and a		
	sidewalk was added to 12 th Avenue SE.		

2026 Amateur State Baseball Tournament				
Target Year	2025 Year Added 2022			
Original Target Year	2026 Change in Target Year?			
Resp. Depart.	Public Works?			
Details	The City took necessary steps to ready Memorial Park Ballfield to host the			
	2026 Amateur State Baseball Tournament, including pouring new concrete			
	for viewing area and moving the batting cage.			

Zoning Ordinance Update										
Target Year	2025	Year Added	2022							
Original Target Year 2024 Change in Target Year? Funding										
Resp. Depart. Community Development										
Details	Following the completion	n of the City's Comprehens	sive plan, the City spent							
	a year overhauling its Zo	ning Ordinance to ensure	that it is up to date with							
State regulations and matches what the community wants for City-wide										
development patterns.										

_													
5	Sum of Amount	Years									Sec	tion 5, Item a.	
													_
F	Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Grand Total	
	Building Inspections		35,000					15,000				50,000	
	•		,					,					
	Vehicle Replacement		35,000					15,000				50,000	

Sum of Amount	Years									Secti	ion 5, Item a.
Electric	5,882,000	14,188,000	794,000	626,000	589,000	606,000	734,000	652,590	661,677	65,000	24,798,267
#5 Generator Replacement		300,000									300,000
Air Compressor										20,000	20,000
Bucket Truck	150,000	150,000									300,000
Directional Drill			150,000								150,000
Dump Truck Replacement			65,000								65,000
Future Distribution CIP	463,000	477,000	491,000	506,000	522,000	537,000	553,000	569,590	586,677		4,705,267
Future Generation	5,000,000	13,000,000									18,000,000
Mini Excavator Backhoe (2/3 Cost)										45,000	45,000
Miscellaneous Equipment	29,000	31,000	33,000	35,000	37,000	39,000	41,000	43,000	45,000		333,000
SCADA/ Switch Gear	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000		270,000
Service Truck Replacement	60,000	50,000		55,000			60,000				225,000
Skid Loader Replacement								10,000			10,000
Tractor Backhoe			25,000								25,000
Trencher/Plow		150,000									150,000
Vac Machine Replacement							50,000				50,000
West Substation Upgrade - Controls/Gear	150,000										150,000

Sum of Amount	Years						Section 5, Item a.
Fire	26,250	27,563	578,941	30,387			663,141
City Fire Pumper			550,000				550,000
Portable Radios	26,250	27,563	28,941	30,387			113,141
Fire - Rural	26,250	27,563	578,941	30,387			663,141
City Fire Pumper - \$0 Cost			550,000				550,000
Portable Radios - \$0 Cost	26,250	27,563	28,941	30,387			113,141

Section 13,500 154,600 131,600 131,600 130,000 140,000 131,6	Sum of Amount	Years									Section	on 5, Item a.
Chilhouse Carpet	Golf	203,500	154,000 15	3,600 131	1,000	250,000	84,000	6,500	241,000	5,000	30,000	1,258,600
Cubhouse Chairs	Brush Chipper (35% of cost)		1	2,600								12,600
Dump Truck	Clubhouse Carpet	12,000										12,000
Fairway / Deep Tine Aeriffer	Clubhouse Chairs	2,500										2,500
Fertitives Monorer #2	Dump Truck		4	0,000								40,000
Fertilizer Spreader #1	Fairway / Deep Tine Aerifier	65,000										65,000
Gelf Carte	Fairway Mower #2			80	0,000							80,000
Greens Hower #1 36,000	Fertilizer Spreader #1							6,500				6,500
Greens Mower #1	Golf Carts					250,000						250,000
Greens Mower #2 96,000 18,000 19,00	Greens / Tee Aerifier		5	60,000								50,000
Greens Roller #2 Leaf Blower #1 Leaf Blower #2 15,000 Mower #3 Mower #4 Real Sharpener Real Sharpener Rough Mower #2 Stump Grinder (1/3 of cost) Tractor T	Greens Mower #1	36,000										36,000
Leaf Blower #1 15,000 15,000 15,000 Mower #3 15,000 48,000 48,000 Mower #4 48,000 48,000 48,000 Reel Sharpener 85,000 105,000 85,000 Rough Mower #2 105,000 105,000 36,000 Stump Grinder (1/3 of cost) 36,000 5,000 5,000 Tractor 40,000 40,000 40,000 Trap Machine 52,000 40,000 52,000 Utility Mower #2 54,000 40,000 40,000 Utility Mower #2 54,000 40,000 40,000 Utility Vehicle 54,000 22,000 40,000 Work Cart #1 22,000 22,000 22,000 Work Cart #2 16,000 16,000 16,000	Greens Mower #2	36,000										36,000
Leaf Blower #2 15,000 15,000 15,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 85,000 85,000 85,000 85,000 105,	Greens Roller #2			19	9,000							19,000
Mower #3 48,000 48,000 48,000 Mower #4 48,000 48,000 48,000 Reel Sharpener 85,000 105,000 85,000 Rough Mower #2 105,000 105,000 105,000 Skid Loader 36,000 105,000 5,000 5,000 Stump Grinder (1/3 of cost) 40,000 40,000 40,000 Tractor 40,000 30,000 30,000 Utility Mower #1 52,000 105,000 105,000 Utility Mower #2 54,000 105,000 40,000 40,000 Work Cart #1 22,000 40,000 40,000 Work Cart #2 16,000 16,000 16,000	Leaf Blower #1		1	5,000								15,000
Mower #4 48,000 48,000 48,000 48,000 85,000 85,000 85,000 85,000 105,000 105,000 105,000 105,000 105,000 36,000 50,000	Leaf Blower #2		15,000									15,000
Reel Sharpener 85,000 105,000 105,000 Rough Mower #2 36,000 105,000 36,000 Skid Loader 36,000 5,000 5,000 Stump Grinder (1/3 of cost) 40,000 5,000 5,000 Tractor 40,000 30,000 30,000 Trap Machine 52,000 52,000 52,000 Ubility Mower #1 52,000 54,000 54,000 Ubility Webride 54,000 40,000 40,000 Work Cart #1 22,000 40,000 22,000 Work Cart #2 16,000 16,000 16,000	Mower #3								48,000			48,000
Rough Mower #2 105,000 105,000 105,000 36,000 36,000 36,000 36,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 5,000 40,000 30,000<	Mower #4								48,000			48,000
Skid Loader 36,000 36,000 36,000 Stump Grinder (1/3 of cost) 5,000 5,000 Tractor 40,000 40,000 Trap Machine 30,000 30,000 Utility Mower #1 52,000 54,000 Utility Webricle 40,000 40,000 Work Cart #1 22,000 40,000 Work Cart #2 22,000 22,000 Work Cart #3 16,000 16,000	Reel Sharpener		85,000									85,000
Stump Grinder (1/3 of cost) 5,000 5,000 Tractor 40,000 40,000 Trap Machine 30,000 30,000 Utility Mower #1 52,000 52,000 Utility Wower #2 54,000 40,000 Utility Vehicle 40,000 40,000 Work Cart #1 22,000 22,000 Work Cart #2 22,000 16,000 Work Cart #3 16,000 16,000	Rough Mower #2								105,000			105,000
Tractor 40,000 40,000 30,000 30,000 30,000 30,000 30,000 30,000 52,000 52,000 52,000 52,000 52,000 52,000 54,000	Skid Loader		3	6,000								36,000
Tractor 40,000 40,000 30,000 30,000 30,000 30,000 30,000 30,000 52,000 52,000 52,000 52,000 52,000 52,000 54,000	Stump Grinder (1/3 of cost)									5,000		5,000
Utility Mower #1 52,000 52,000 52,000 Utility Mower #2 54,000 40,000 54,000 Utility Vehicle 40,000 40,000 40,000 Work Cart #1 22,000 22,000 22,000 Work Cart #2 22,000 16,000 16,000							40,000					40,000
Utility Mower #2 54,000 54,000 54,000 Utility Vehicle 40,000 40,000 40,000 Work Cart #1 22,000 22,000 22,000 Work Cart #2 22,000 22,000 16,000 Work Cart #3 16,000 16,000 16,000	Trap Machine										30,000	30,000
Utility Mower #2 54,000 54,000 54,000 Utility Vehicle 40,000 40,000 40,000 Work Cart #1 22,000 22,000 22,000 Work Cart #2 22,000 22,000 16,000 Work Cart #3 16,000 16,000 16,000		52,000										52,000
Utility Vehicle 40,000 40,000 Work Cart #1 22,000 22,000 Work Cart #2 22,000 22,000 Work Cart #3 16,000 16,000			54.000									54.000
Work Cart #1 22,000 22,000 Work Cart #2 22,000 22,000 Work Cart #3 16,000 16,000									40.000			
Work Cart #2 22,000 22,000 Work Cart #3 16,000 16,000							22.000		-,			·
Work Cart #3 16,000 16,000												
				16	3.000		,					·
	Work Cart #4											16,000

Sum of Amount	Years									Secti	on 5, Item a.
Government Building	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	900,000
Government Building Improvements	_	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000	900.000

						Section 5 Item a
Sum of Amount	Years					Section 5, Item a
Park Board	45,000	102,001	812,003	10,003		969,007
Climbing Wall				1		1
Concrete Cornhole at Southside Park		5,000				5,000
Concrete in Hockey Rink for Pickleball and Hockey Use	40,000					40,000
Hammock Stands and used for Slack Lines too at Memorial Park		12,000				12,000
Interactive Art Installation				1		1
Memorial Park Entrance Sign Replacement	5,000					5,000
Middle School Tennis Courts Lighting			222,000			222,000
Mini-Golf Course (3 holes?)			1			1
Park Reforestation			10,000	10,000		20,000
Philipps Creek / Sand Creek Trail Feasibility Study			1			1
Pickleball Courts (dedicated) - Estimate between \$40k and \$50k per court including fencing, lighting, etc.			450,000			450,000
Prairie Restoration Maintenance - Settlers Park		15,000				15,000
Sidewalk / Trail Study/Plan		30,000				30,000
Skate Park Equipment Addition			40,000			40,000
Sledding Hill Picnic Shelter			90,000			90,000
Sprinkler Systems for Memorial Sotball Fields		40,000				40,000
Tri-Creek Park and Trail System		1	1			2
Wiffle Ball Field				1		1

Sum of Amount	Years									Section	on 5, Item a.
Parks	50,501	78,000	61,000	27,035	176,518	45,000	67,950	410,922	5,000	173,800	1,095,726
1 Ton Truck - 2018			44,200								44,200
1/2 Ton Truck - 2008		40,000									40,000
1/2 Ton Truck - 2013	1										1
1/2 Ton Truck - 2014	23,000										23,000
1/2 Ton Truck - 2015		32,000									32,000
16ft Lawn Mower - 2019					146,518						146,518
310 Top Dresser - 2017							15,950				15,950
440 Top Dresser - 2017							42,000				42,000
60" Zero Turn Lawn Mower - 2025										35,000	35,000
72" Zero Turn Lawn Mower - 2023					30,000						30,000
Ball Diamond Drag - 2015				5,890							5,890
Brush Chipper (30% of cost) - 2013			10,800								10,800
Building Improvements	10,000	6,000	6,000	6,000							28,000
Explorer - 2017						10,000					10,000
Fairway Roller - 2017				15,145							15,145
Heavy Duty Utility Tractor - 2021								358,700			358,700
Mini Front End Loader -2024										98,800	98,800
Rotary Aerator 83" - 2018								25,222			25,222
Sprayer - 2025								27,000			27,000
Stump Grinder (1/3 of cost) - 2024									5,000		5,000
Tree Lift 50%	17,500										17,500
Utility Vehicle - 2021						35,000					35,000
Utility Vehicle - 2025										40,000	40,000
Vehicle Replacement - 2022 - Public Works Director 20%							10,000				10,000

Sum of Amount	Years				Section 5, Item a.
Planning				35,000	 35,000
Vehicle Replacement				35,000	35,000

Sum of Amount	Years									Section 5, Item a.
Police	105,904	147,220	150,401	113,000	116,000	116,000	116,000	116,000	116,000	1,096,525
Portable Radios		37,200	37,200							74,400
Squad Car Camera	12,323	12,816	13,329	12,500	12,500	13,000	13,000	13,000	13,000	115,468
Squad Car Install and Equipment	20,000	21,000	22,000	23,000	24,500	24,000	24,000	24,000	24,000	206,500
Squad Car Replacement	45,500	47,000	47,500	47,500	49,000	49,000	49,000	49,000	49,000	432,500
Taser/Bodycam	28,081	29,204	30,372	30,000	30,000	30,000	30,000	30,000	30,000	267,657

Sum of Amount	Years								Section	n 5, Item a.
Storm Water	65,000	65,000	300,000	325,000	325,000	7,500	5,000			1,092,500
Future CIP	65,000	65,000	300,000	325,000	325,000					1,080,000
Utility Vehicle 50%						7,500				7,500
Vehicle Replacement - Public Works Director 10%							5,000			5,000

Sum of Amount	Years									Section	on 5, Item a.
Streets	125,500	682,000	17,930	322,063	25,534	7,500	86,500	340,260	238,800	26,000	1,872,087
1 Ton Truck w/ Plow - 2016		62,000									62,000
1/2 Ton Crew Cab Truck - 2014		60,000									60,000
1/2 Ton Crew Cab Truck - 2023									65,000		65,000
12' Snow Plow - 2017							11,500				11,500
12 Ton Trailer - 2014				8,355							8,355
2 Ton Dump Truck W/ Plow - 2016	108,000										108,000
2 Ton Dump Truck W/ Plow & Sander - 2023								70,000			70,000
20 Ton Trailer - 2009			10,730								10,730
5 Ton Asphalt Roller - 2014				43,303							43,303
5 Ton Dump Truck w/Plows and Sanding Equipment - 2014				265,405							265,405
72" Grapple Bucket - 2019				5,000							5,000
Brush Chipper (20% of cost) - 2013			7,200								7,200
Cold Planer - 2016					25,534						25,534
Pay Loader - 2012		180,000									180,000
Pay Loader - 2019									168,800		168,800
Skid Loader - 2017							55,000				55,000
Snow Blower - 2020										26,000	26,000
Street Roof		85,000									85,000
Street Sweeper - 2017		295,000									295,000
Stump Grinder (1/3 of cost) - 2024									5,000		5,000
Tractor - 2018								270,260			270,260
Tree Lift 50%	17,500										17,500
Utility Vehicle 50% - 2021						7,500					7,500
Vehicle Replacement - 2022 - Public Works Director 40%							20,000				20,000

Sum of Amount	Years									Secti	on 5, Item a
Wastewater	564,552	403,363	809,297	2,217,356	1,405,550	1,483,884	435,362	1,165,994	634,786	868,744	9,988,888
1 Ton Pickup w/Utility Box and Crane										200,000	200,000
1/2 Ton Pickup		40,000									40,000
Air Compressor Replacement			100,000								100,000
Air Heater Skid Replacement								500,000			500,000
All Polymer Injection Systems Replacement								75,000			75,000
Camera - Sewer Push Camera	30,000										30,000
Chalupsky Lift Station				100,000							100,000
Chemical Feed Pumps Replacement									300,000		300,000
Chemical Tank & PVC Replacement	125,000										125,000
Clarifier Scraper System Replacement			70,000								70,000
Confined Space Entry Equipment for Lift Stations/Hatches	11,000										11,000
Forklift Replacement							33,000				33,000
Future CIP		52,000	300,001	325,000	325,000	350,000					1,352,001
HVAC Controls Upgrade				400,000							400,000
Lift Station Rehab & Pump Replacement Program	30,839	31,764	32,717	33,698	34,709	35,751	36,823	37,928	39,066	40,238	353,533
Main Lift Control Cabinet Replacement										125,000	125,000
Membrane Cartridge Replacement	180,000	180,000	200,000	200,000	200,000	200,000	200,000	200,000			1,560,000
Plant Blowers		25,000	25,000	15,000							65,000
Pump and Instrument Panel Replacement	37,713	39,599	41,579	43,658	45,841	48,133	50,539	53,066	55,720	58,506	474,354
Rebuild Sludge Tank Blower		35,000									35,000
Rehab (2) Barscreens & Replace (2) Compactors						300,000					300,000
Rehab Pretreatment UPS			20,000								20,000
Roof Repair 1/3								240,000	240,000	240,000	720,000
Rotary Press Control / PLC Upgrade						50,000					50,000
SCADA Hardware Software/PLC Upgrade	150,000				300,000					200,000	650,000
Truck with Vactor				750,000							750,000
UV System Replacement				350,000							350,000
Valves & Actuators in BAF Replacement					500,000						500,000
Valves & Actuators in Biosolids Replacement							100,000				100,000
Valves & Actuators in Membrane Replacement						500,000					500,000
Vehicle Replacement										5,000	5,000
Vehicle Replacement - Public Works Director 30%							15,000				15,000
VFD's and Controls for BAF Blowers								60,000			60,000
Water Softener Upgrade			20,000					,			20,000

Sum of Amount	Years									Secti	on 5, Item a.
Water	1,012,000	510,000	576,000	631,050	551,200	630,500	606,000	647,789	660,917	694,553	6,520,009
Filter #1 Chemical Feed System	40,000										40,000
Future CIP	850,000	400,000	441,000	463,050	486,200	510,500	536,000	562,789	590,917	614,553	5,455,009
Mini Excavator Backhoe (1/3 Cost)										10,000	10,000
Misc. Equipment	20,000	20,000	20,000	20,000	20,000	25,000	25,000	25,000	25,000	25,000	225,000
SCADA	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000
Service Truck	57,000			60,000		50,000					167,000
Tractor Backhoe			25,000								25,000
Utilities General Manager Vehicle								15,000			15,000
Well #1 Replacement		45,000									45,000
Well #2 Replacement		-,		43,000							43,000
Well #3, #4, #6 Pump Replacement	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000
Well #5 Replacement	32,523	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	45,000	,	, , , , , ,					. 5,555	45,000
Grand Total	8,106,457	16,519,710		4,563,281	3,538,802	3,080,384	2,172,312	3,709,555	2,422,180	1,958,097	51,002,891



MEMORANDUM

TO: Mayor and City Council

Joshua Tetzlaff, City Administrator

FROM: Chris Knutson, PE (Lic. MN)

DATE: November 25, 2025

RE: Project Updates

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

2024 STREET AND UTILITY IMPROVEMENTS PROJECT

The contractor has not completed all closeout repairs. The bonding agency has been contacted for assistance.

2025 STREET AND UTILITY IMPROVEMENTS PROJECT

Work this year on punchlist items is assumed complete for the season. The contractor will return in the spring.

CITY CENTER STORM POND

This project is approximately 90% complete and on-hold as funding is determined.

LEAD SERVICE LINE REPLACEMENTS

2025 Project (Phase 1)

The contractor has indicated they may start basement inspections this fall to review the necessary work. Actual construction is not expected until March or April next spring.

2026 Project (Phase 2)

Results of the Intended Use Plan are expected soon. A proposal was provided to the Utilities commission on Monday to allow design work to start soon after award. Water department staff has reviewed the services and reduced the number of expected lead or galvanized services from 80 to 54.

2026 STREET IMPROVEMENT PROJECT

A neighborhood meeting was held last week with 4 household in attendance. The Feasibility Report is included with the council packet.

cdk

x:\ko\n\newpr\common\council meetings\120125 cc project updates.docx

Section 7, Item a.

Feasibility Report

2026 Street Improvement Project

New Prague, Minnesota

NEWPR 188030 | December 1, 2025



Building a Better World for All of Us®



December1, 2025

RE: 2026 Street Improvement Project

Feasibility Report

New Prague, Minnesota

SEH No. NEWPR 188030 4.00

Honorable Mayor and Members of the City Council City of New Prague 118 Central Avenue N New Prague, MN 56071

Dear Mayor and Council Members:

Pursuant to your request, Short Elliott Hendrickson Inc. (SEH®) is submitting this Engineer's Feasibility Report for the 2026 Street Improvement Project. The proposed project would include street improvements to 10th Avenue SE between 15th Street SE (CSAH 29) and 1st Street SE.

The project includes consideration of pavement mill and overlay, partial concrete curb and gutter, trail resurfacing, ADA improvements, lane reconfiguration, mini-roundabout construction, and miscellaneous items required to appropriately complete the improvements. This report will include a narrative describing the proposed improvements, estimate project costs, estimated project financing, and figures showing the proposed work. An executive summary is included with this report. Three options to complete this improvement are provided for consideration.

Having considered several aspects of items included for construction of this project and having discussed the project in detail with City Staff, it is my opinion from an engineering perspective, the proposed improvement project as presented within this report is necessary, cost effective, and feasible.

Thank you for the opportunity to work with you on this important project. I am available to answer any questions you may have.

Sincerely,

Christopher Knutson, PE

Project Manager

(Lic. MN)

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Feasibility Report

2026 Street Improvement Project New Prague, Minnesota

SEH No. NEWPR 188030

December 1, 2025

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

Christopher Knutson, PE

Date: <u>December 1, 2025</u> License No.: <u>49534</u>

Reviewed By: Lee Istvanovich Date: December 1, 2025

Short Elliott Hendrickson Inc. 11 Civic Center Plaza, Suite 200 Mankato, MN 56001-7710 507.388.1989



Executive Summary

Background

In 2023, 10th Avenue SE located between 15th Street SE (CSAH 29) and 1st Street SE was determined to need pavement rehabilitation due to its deteriorating surface. This improvement was part of the Feasibility Report for the 2024 Street and Utility Improvement Project and included pavement repairs, ADA improvements, consideration of a mini-roundabout at 3rd Street SE, and a center median through much of the street as a recommended option. As the City sought funding from outside sources, this improvement was not included in the 2024 construction project. As outside funding has not been successful and the project needs persist, it is now being considered for construction in 2026.

In September 2025, the City Council authorized SEH to prepare this Feasibility Report for the 2026 Street Improvement Project as identified in the previous report.

Project Scope

The Project Area as proposed consists of 10th Avenue SE between 1st Street SE and CSAH 29 with work consisting of bituminous mill and overlay with intersection and median island improvements. Three options are presented with specific improvements to driving lanes, turn lanes, and medians varying. All three options recommend a mini-roundabout be constructed at the intersection of 10th Avenue SE and 3rd Street SE, and all three recommend a center turn lane be incorporated between 3rd Street and 1st Street.

Cost and Funding

Detailed cost estimates for all three options are included in Appendix A. The cost estimates below include budget amounts for construction, contingency (10 percent of construction), and project related costs. The project related costs include engineering, legal, fiscal, testing, and administrative costs.

Improvements	Construction Costs	Project Costs
Option 1	\$920,000	\$1,196,000
Option 2	\$1,140,000	\$1,482,000
Option 3	\$970.000	\$1.261.000

Table 1 – Estimated Costs (Executive Summary)

Table 2 – Estimated Funding (Executive Summary)

Improvements	Assessment	Local	MSAS	Total Funding
Option 1	\$180,000	\$200,000	\$816,000	\$1,196,000
Option 2	\$180,000	\$200,000	\$1,102,000	\$1,482,000
Option 3	\$180,000	\$200,000	\$881,000	\$1,261,000

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Feasibility Report

2026 Street Improvement Project

Prepared for City of New Prague, Minnesota

1 Introduction/Background

Tenth Avenue SE located between 15th Street SE (CSAH 29) and 1st Street SE was evaluated in 2023 for improvements due to its quickly deteriorating condition. This improvement was part of the Feasibility Report for the 2024 Street and Utility Improvement Project and included pavement repairs, ADA improvements, consideration of a mini-roundabout at 3rd Street SE, and a center median through much of the street. As the City was seeking funding from outside sources and this project area was removed from the 2024 Street and Utility Improvement Project to be considered after major street reconstruction projects were complete.

On October 6, 2025, the City Council authorized SEH to prepare this Feasibility Report for the 2026 Street Improvement Project. The scope of work is largely unchanged from the previous study, though a third option is now considered. It is desired to complete this improvement in 2026 as a parallel route, 1st Avenue SE, is likely to be improved in 2027 and both roadways cannot be under construction at the same time.

2 Project Recommendations – Roadway

See Figures 2-13 for additional information.

2.1 | Existing Condition

The existing pavement on 10th Avenue SE was constructed primarily as part of developer-led projects between 2000 and 2007. The existing street section is expected to include 4.5-inches of bituminous (3 lifts), 8 inches of aggregate base, 12 inches of sand, fabric, and drain tile. The 2007 Main Street intersection improvement included reconstruction of the north block between 1st Street SE and Main St with an additional 12 inches of sand. Geotechnical test-borings provided results showing slightly more bituminous, approximately 6-inches thick. Most of the street is 44 feet wide from face-of-curb to face-of-curb with three lanes of traffic (northbound, southbound, and center left-turn lane). There is no parking provided on the street.

The existing bituminous pavement showed accelerated deterioration since 2022, especially during times of multiple freeze-thaw cycles during the spring seasons. While a mill and overlay was expected to occur in the near future, it was made a higher priority and previously proposed to be completed as part of the 2024 SUIP due to excessive and increased maintenance costs.

City staff and residents have expressed safety concerns for pedestrians crossing the roadway and that excessive speeding that has been recorded. Though a traffic study has not been completed for this corridor, this is likely attributed to many factors, including: wider pavement width (44-feet), 3-lane configuration, curvy alignment, higher speed limit (35mph), minimal access points, and potential for outside traffic connecting a State Highway to a County Highway.

2.2 Proposed Improvements – 15th Street SE to 3rd Street SE

The proposed improvements to 10th Avenue SE, south of the 3rd Street SE, is a mill and overlay. On each side of the road, approximately 10 feet of the existing pavement would be milled. This would be a tapered mill and approximately 1.5 inches at the curb edge and nearly 0" depth on the inside. This would predominantly leave the existing pavement section in-place. An overlay of 1.5 inches of pavement would then be placed over the street surface. Some areas of more extensive or severe deterioration may require deeper milling and patching prior to the paving of the final bituminous surface. In addition to improving the pavement surface, three options are being considered for lane configurations.

2.3 Option 1: 3 Lane Configuration – Match Existing Conditions

An option of completing the mill and overlay improvement and then placing pavement markings to the existing condition has been considered. A 14 feet wide center turn lane would be provided along the entire stretch of roadway with 15 feet wide drive lanes in both northbound and southbound directions. Though the drive lanes would be 15 feet wide, they would be marked at 12 feet wide to provide a buffer to the adjacent curb, which is required to be a minimum 2 feet wide.

Pedestrian crossings of 10th Avenue SE are proposed to be enhanced with Rectangular Rapid Flashing Beacons (RRFB) at the crosswalks of 5th Street SE, 9th Street SE, and 12th Street SE. They are proposed to be solar powered with wireless communications and push button actuation. Pedestrians would push the button to activate flashing lights below crosswalk signage. The RRFB installation along with new crosswalk markings would provide an enhancement to bring visibility of pedestrians intending to cross 10th Avenue SE.

2.4 Option 2: 3 Lane Configuration – Vegetated Median

A second option of completing the mill and overlay improvement with the addition of a vegetated median is also being considered. The outside curb would be left in-place and a curbed median would be constructed in the center lane would turn movements are not required. The median would be 10 feet wide, though it would be marked at 14 feet side to provide a buffer to the adjacent drive lanes. Where left turns are currently in-place, the median would be discontinues and the left turn lanes constructed. Similar to Option 1, 15 feet wide drive lanes in both northbound and southbound directions would be marked on either side of the median. Option 1 and 2 present identical lane configurations, with the median providing a physical barrier in-place of diagonal striping. As proposed the median would only be mulched and prepared for trees and shrubs to be planted in the future as a separate project.

Also like Option 1, pedestrian crossings of 10th Avenue SE are proposed to be enhanced with RRFBs at the crosswalks of 5th Street SE, 9th Street SE, and 12th Street SE. The primary difference is that the center median would provide a temporary refuge for pedestrians crossing 10th Avenue SE. The 44 feet wide crossings would be effectively reduced to the lane width for each direction of traffic.

2.5 Option 3: 2 Lane Configuration

The third option being considered is a two-lane configuration with 12-feet wide driving lanes and 10-feet wide shoulders/parking lanes on each side. The narrower lanes without separation would be similar to most other roadways in New Prague and are expected to assist with slowing traffic

speeds. Though parking is not expressly presented as a goal for this improvement, it would be allowed throughout most of the roadway except for near intersections and the south side of the road at 15th Street SE (CSAH 29) where a center left turn lane will be retained. The amount of left turn movements on this roadway is not enough to warrant a dedicated lane.

As with previous options, pedestrian crossings of 10th Avenue SE are proposed to be enhanced with RRFBs at the crosswalks of 5th Street SE, 9th Street SE, and 12th Street SE. The lane reconfiguration without the center turn lane allows additional space for curb bumpouts at each of the crosswalks. It is proposed to narrow the drive lanes to a width between 14 feet and 16 feet wide. This will reduce the crossing width for pedestrians and similar to improvements completed on Main Street (TH19).

2.6 3rd Street SE Intersection

To improve vehicle movements and reduce vehicle speeds (traffic calming) on 10th Avenue SE, it is proposed to construct a mini-roundabout at the intersection of 3rd Street SE. This roundabout would be similar to those constructed on Main Street in size and allow smaller vehicles to drive around the center island while allowing larger vehicles to drive over the center island. Two options were considered for this mini-roundabout:

- 1. Smaller mini-roundabout fitting the footprint of the existing intersection. Maintaining curb radii at the four corners in their current location.
- Slightly larger mini-roundabout requiring full replacement of all curb at the intersection. This would improve turning movements for larger vehicles and allow "medium" sized vehicles such as school busses to make the turn around the center island without driving over.

The preferred option is to construct the smaller mini-roundabout and leave the majority of the existing curb in-place. The larger radii would require utility construction outside of the street and increase construction costs. The improvement as shown will still accommodate all vehicles as needed, though larger vehicles will need to drive over the center island. The existing roadway in the 3rd Street SE intersection will have full the pavement surface completely replaced.

2.7 Proposed Improvements –3rd Street SE to 1st Street SE

As with the south side of the 3rd Street SE intersection, the proposed improvements to 10th Avenue SE north of the 3rd Street SE, is a mill and overlay. On each side of the road, approximately 10 feet of the existing pavement would be milled. This would be a tapered mill and approximately 1.5 inches at the curb edge and nearly 0 inch depth on the inside. This would predominantly leave the existing pavement section in-place. An overlay of 1.5 inches of pavement would then be placed over the street surface.

The pavement surface at the 1st Street SE intersection has more extensive cracking, settlement, and deterioration such that the mill and overlay improvement would likely show cracking soon after completion. It is proposed to complete a full-depth removal and replacement of the pavement surface. No significant pedestrian improvements are being considered currently. The 1st Street SE crosswalk was previously improved and meets ADA requirements. The north side of the intersection will require ADA improvements, though it is recommended to consider those with future pavement improvements in that area.

2.8 | 3rd Street SE – East of 10th Avenue SE

When completing the study of 10th Avenue SE, the pavement condition for 3rd Street SE was also reviewed. It was determined that 3rd Street SE, east of the proposed mini-roundabout, should be replaced to west of the Horizon Drive SE intersection. This pavement has extensive patching and was constructed at the same time as 10th Avenue SE. Improvements are proposed to include bituminous mill and overlay.

3 Other Improvements

3.1 Bituminous Trail and Sidewalks

There is a bituminous trail on the west side and concrete sidewalk on the east side of 10th Avenue SE for the full length of the project. It is proposed to reconstruct the curb ramps at each of the intersecting streets but otherwise leave the concrete sidewalk intact. It is proposed to reconstruct the bituminous trail surface for the full length of the project. As-built drawings show the trail construction to include 2-inches of bituminous pavement over 4 inches of aggregate base, far less than what would be constructed with a current project. The proposed improvement is to remove the trail surface and replace with 3-inches of bituminous pavement.

The construction of a mini-roundabout at the 3rd Street SE intersection would require geometric modifications to the pedestrian crossings, which would shift the crosswalks farther from the intersection. Additional pedestrian improvements are discussed in Section 2.

3.2 | Sanitary Sewer and Water Main

No improvements are recommended nor required to either the sanitary sewer or water main systems on 10th Avenue SE. These utilities were installed during the original construction of the street and are not expected to require any changes. Due to the proposed street surface improvements, it will be required adjust manholes and gate valves within the street to the new proposed elevation.

3.3 Storm Sewer

Storm sewer will primarily be left in-place for the projects. Catch basins will be reviewed by city staff for potential repairs, though they are not expected to be extensive and may be completed by city staff. Some storm sewer reconfiguration is expected with Option 3 improvements due to the curb bumpouts. Curb on either side of catch basins will be removed and replaced as necessary to ensure drainage in the gutter reaches the storm sewer.

3.4 Private Utilities

Because the mill and overlay project will not require significant excavation, it is not expected that any private utilities will be affected by the project. Where sidewalks or trails are reconfigured at intersections, a review of above-ground infrastructure (poles, pedestals, transformers, etc.) will be required at each location with modifications likely made to accommodate both. Because of several large above-ground utility boxes at the northwest corner of 3rd Street SE, the trail will likely need to be relocated directly behind the curb to avoid relocating them.

3.5 Streetlights

The installation of the proposed mini-roundabout at 3rd Street SE would require changes to illumination at the intersection. New streetlights are also proposed along the remainder of 10th Avenue SE. Work would be completed by New Prague Utilities. The streetlight at the intersection of 15th Street SE may interfere with required ADA improvements.

4 Rights-of-Way/Easements

All work as currently proposed appears feasible to fit within the existing right-of-way and is generally within the footprint of the existing street. The only area of potential concern would be at 3rd Street SE where trail and sidewalk will be modified to fit the proposed mini-roundabout. Right of entry agreements or small permanent easements may be required depending on the final configurations of trails and sidewalks.

5 Required Permits and Approvals

The following permits are expected to be needed:

- Minnesota Pollution Control Agency (MPCA) (NPDES General Stormwater Permit)
- Le Sueur County Right of Way
- MnDOT Right of Way Permit (Traffic Control Signing on Highway)

6 Cost Estimates and Project Financing

The costs quoted herein are estimates only. The actual cost of the work would be determined through the public bidding process and a reconciliation of all project related costs. Detailed cost estimates are included in Appendix A. The cost estimates include budget amounts for construction cost, project related costs (20% of construction), and contingency costs (10% of construction). Project related costs include administrative, legal, and engineering.

The Estimated Construction Costs are shown in the tables below.

 Improvements
 Construction Costs
 Project Costs

 Option 1
 \$920,000
 \$1,196,000

 Option 2
 \$1,140,000
 \$1,482,000

 Option 3
 \$970,000
 \$1,261,000

Table 3 – Estimated Construction Costs

Noted below is the expected funding apportionment for the project. It should be noted that the City of New Prague is seeking funding through the Local Road Improvement Program (LRIP) that if successful, would reduce both local and Municipal State Aid System (MSAS) funding needs. The existing trail width of 8 feet will make it ineligible for reimbursement as it does not meet minimum design standards for multi-use trails (10 feet). For the mini-roundabout to be fundable through MnDOT, a traffic study would be required. City staff has instead chosen to use local funds for both the mini roundabout and trail improvements. The funding below assumes 3rd Street SE, the mini-roundabout, 10th Avenue SE north of the roundabout, and trail improvements will be completed with local funding.

Table 4 – Estimated Project Funding

Improvements	Assessment	Local	MSAS	Total Funding
Option 1	\$180,000	\$200,000	\$816,000	\$1,196,000
Option 2	\$180,000	\$200,000	\$1,102,000	\$1,482,000
Option 3	\$180,000	\$200,000	\$881,000	\$1,261,000

6.1 Proposed Assessments and Rates

Assessments for the project to benefiting properties will be based on the City of New Prague's Assessment Policy for Street and Utility Improvements. Benefitting properties are assessed based on the improvements provided with the project and the type of property. For the proposed area of the project, most properties are single family residential homes. Commercial properties include Hy-Vee and Praha Village. There are private roads that serve townhomes and assessments proposed are based on city policy. Most single-family homes on the project abut the improvements with the rear of their property, which is not assessable. The commercial properties as presented in the table below include city-owned properties that will be included in the assessment role, though not charged the assessment.

Table 5 - Proposed Assessments

Assessment Item	Proposed Rate	Proposed Total Units	Proposed Total Assessment
Mill and Overlay (Residential)	\$2,550 each	11	\$28,050.00
Mill and Overlay (Commercial)	\$44.20 per linear foot	3,430.9	\$151,645.78

The assessment rate as presented above is based on the 2024 Project (\$2,500 each), which is the most recent project to include that improvement. The rate as proposed includes a minimal increase of \$50. The commercial rate is based on the City policy that includes dividing the residential rate by 75 and then multiplying by 1.3.

7 Proposed Schedule

The proposed schedule is as follows. This schedule assumes the project is <u>NOT</u> successful with a grant application to the Local Road Improvement Program. If the grant request is successful, it is anticipated the City may delay improvements to allow additional MnDOT review and a traffic study for the 3rd Street SE intersection. It is still expected to be completed by the end of the construction season, however.

Table 6 – Proposed Schedule

Task	Date
Council Orders Preparation of a Feasibility Study*	October 6, 2025*
Conduct Neighborhood Meeting	August 7, 2024*
Present Feasibility Report; Council Calls for Hearing on Improvement*	December 1, 2025*

Task	Date
Publish Notice of Hearing on Improvement	December 4 and December 11 (Submit to paper and mail to property owners Tuesday, December 2, 2025)
Public Hearing; Council Authorizes Preparation of Plans and Specifications*	December 15, 2025*
Final Design/Construction & Bidding Documents	December 2025 – March 2025
MnDOT State Aid Submittal	March 2026
Present Final Plans and Specifications; Council Authorizes Advertisement for Bids*	April 6, 2026
Bid Opening	Friday, May 8, 2026
Council Receives Bids and Considers Award of Bid*	May 18, 2026
Construction	June to September 2026 (2 months working schedule)
Council Declares Cost to be Assessed, Orders Preparation of Assessment Roll, and Calls for Hearing on Proposed Assessments*	September 2026
Publish Notice of Hearing on Proposed Assessments	September 2026
Council Holds Assessment Hearing and Adopts Assessments *	October 2026
Assessments Due	November 2026 (30 days from Resolution Adopting Assessments)
Assessments Levied to County	December 1, 2025

^{*}Milestones where City Council Actions/Resolutions are required.

8 | Summary and Recommendations

From the results of the feasibility study and preliminary investigations, it can be concluded that:

- 1. The project is feasible as it relates to general engineering principles, practices, and construction procedures as it has been presented in this report.
- 2. The project is necessary to maintain the City's infrastructure.
- The project is cost-effective when all related costs are considered public and private.

We recommend the following:

- 1. Accept this feasibility report and order a public hearing to be held as soon as possible.
- 2. After reviewing the alternatives and their respective impacts, the City Council should select one of the proposed options for implementation.
- 3. After holding the public hearing, the City Council should consider ordering the improvement and authorizing the preparation of plans and specifications.

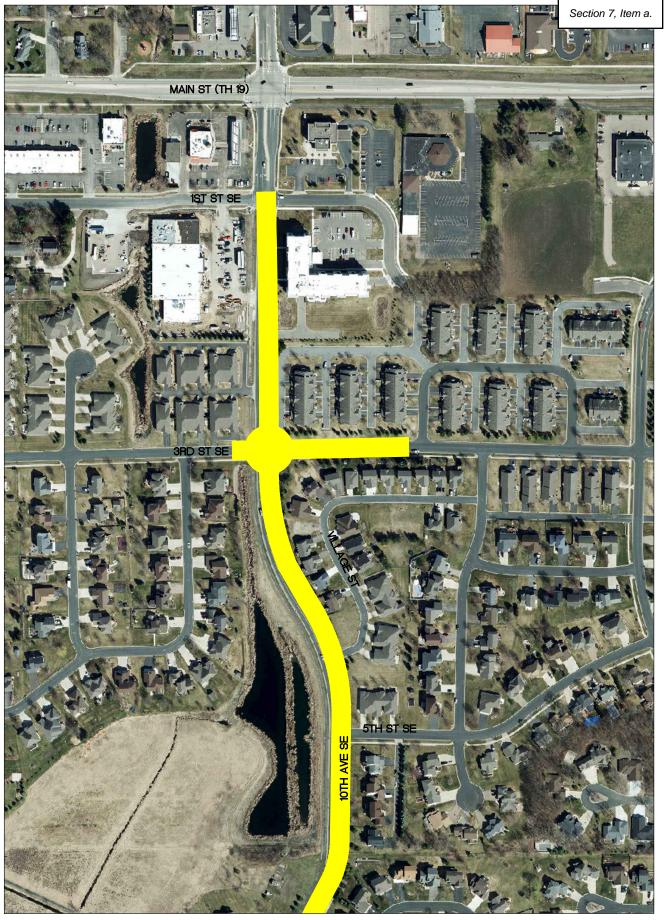
9 Standard of Care

The conclusions and recommendations contained in this report were arrived at in accordance with generally accepted professional engineering practice at this time and location. Other than this, no warranty is implied or intended.

Figures

- Figure 1 Project Location Map
- Figure 2 Option 1 Typical Section
- Figure 3 Option 1 Layout (1 of 3)
- Figure 4 Option 1 Layout (2 of 3)
- Figure 5 Option 1 Layout (3 of 3)
- Figure 6 Option 2 Typical Section
- Figure 7 Option 2 Layout (1 of 3)
- Figure 8 Option 2 Layout (2 of 3)
- Figure 9 Option 2 Layout (3 of 3)
- Figure 10 Option 3 Typical Section
- Figure 11 Option 3 Layout (1 of 3)
- Figure 12 Option 3 Layout (2 of 3)
- Figure 13 Option 3 Layout (3 of 3)





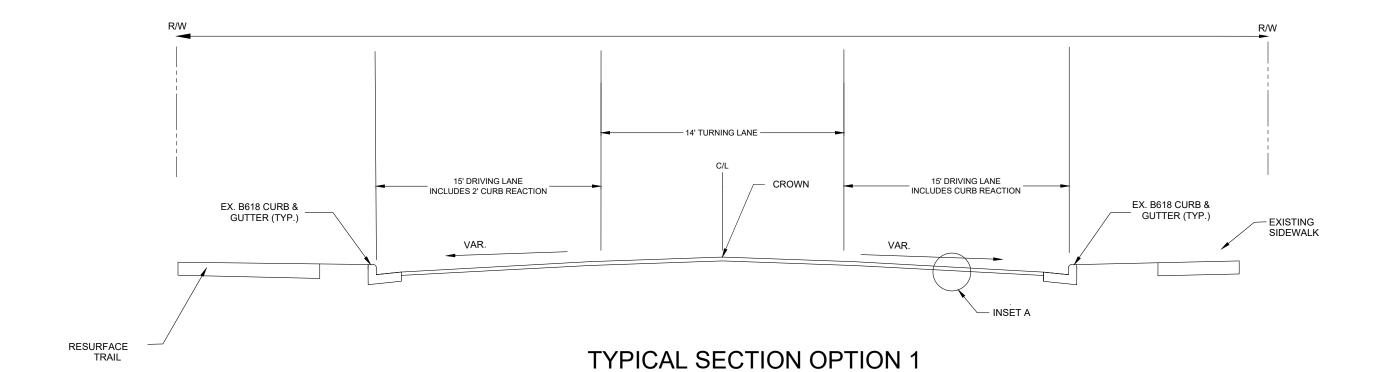


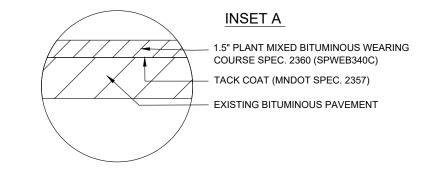
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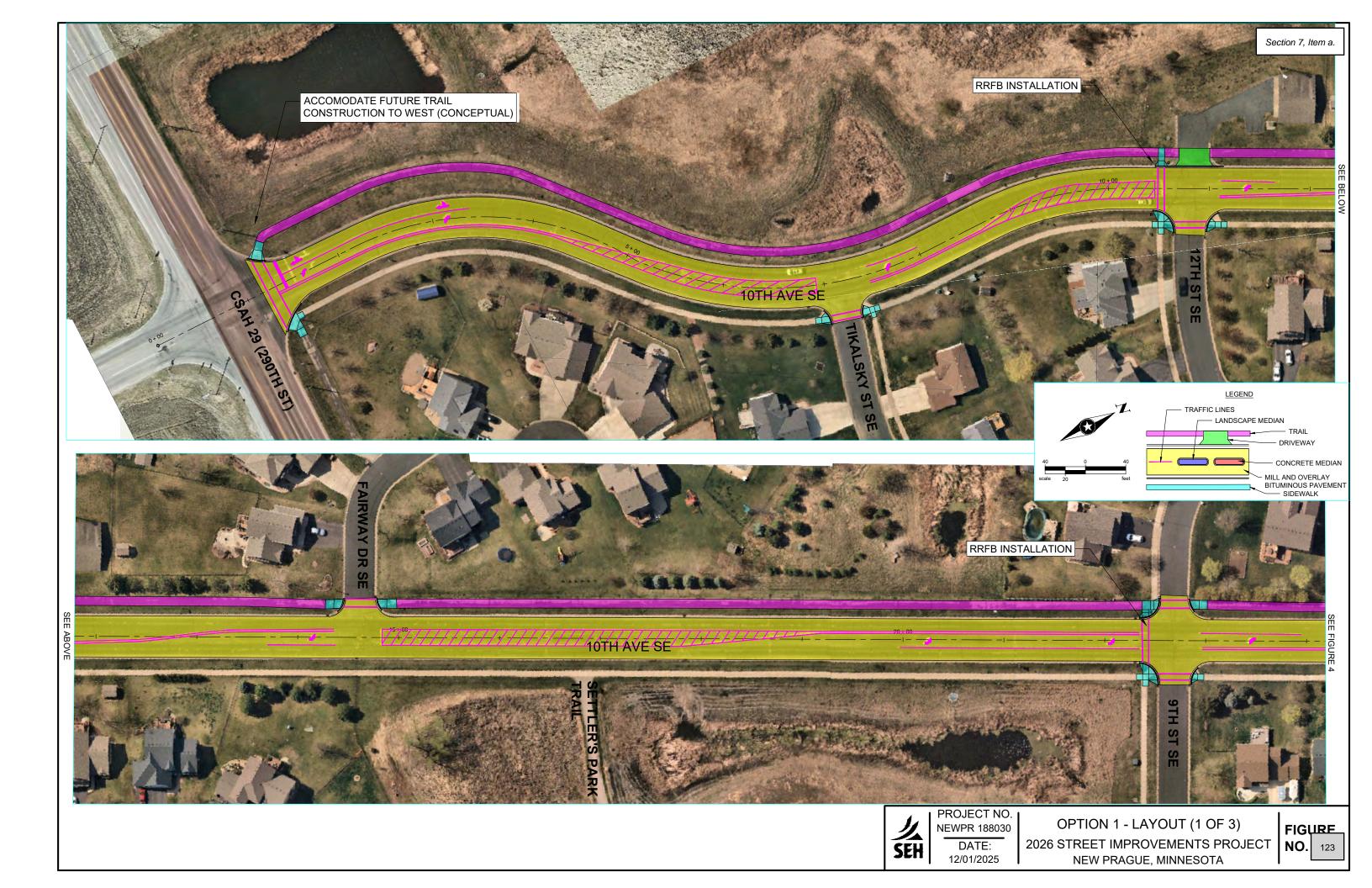
DATE: 12/01/2025

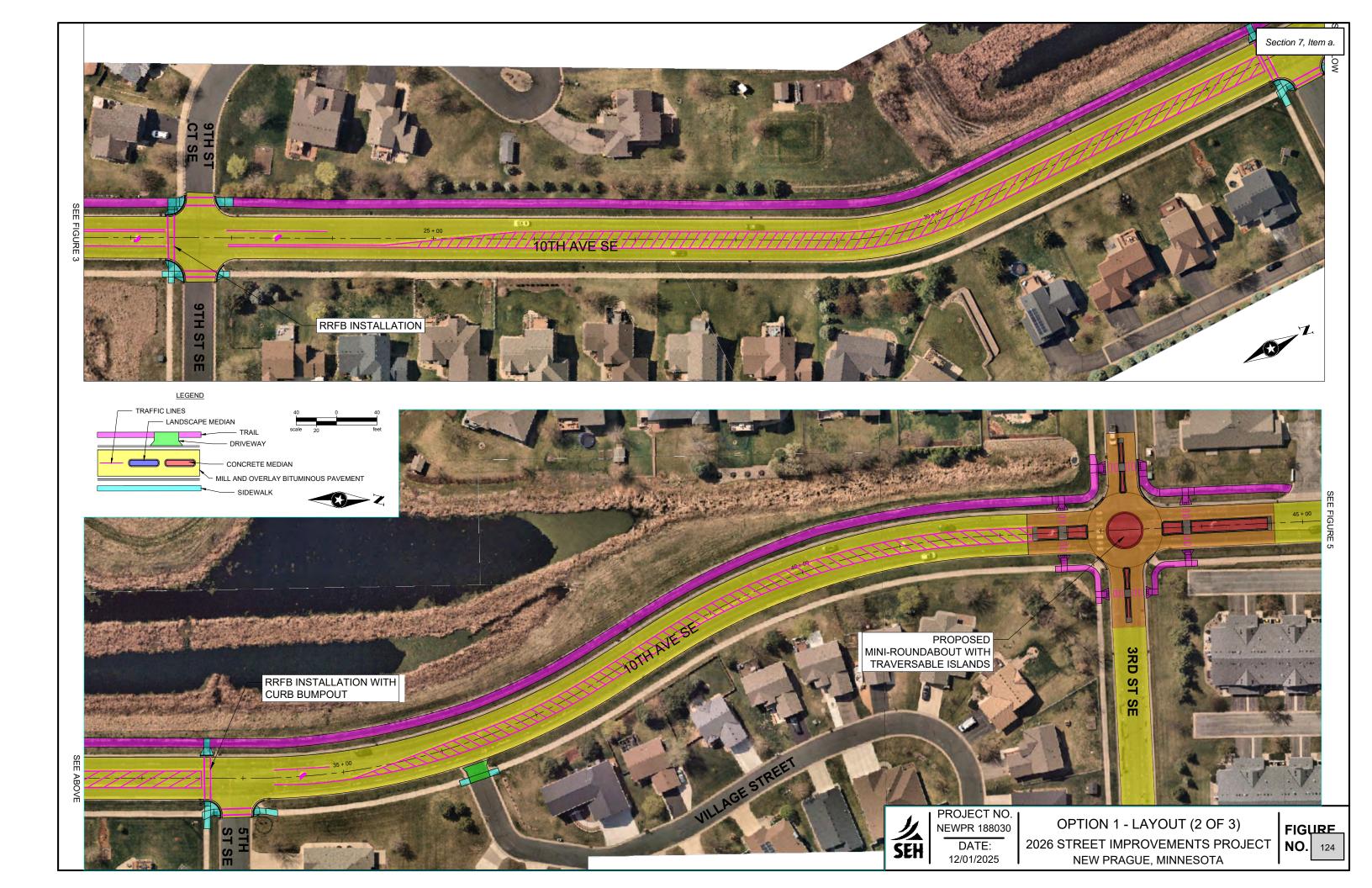
PROJECT LOCATION MAP 2026 STREET IMPROVEMENTS PROJECT NEW PRAGUE, MINNESOTA

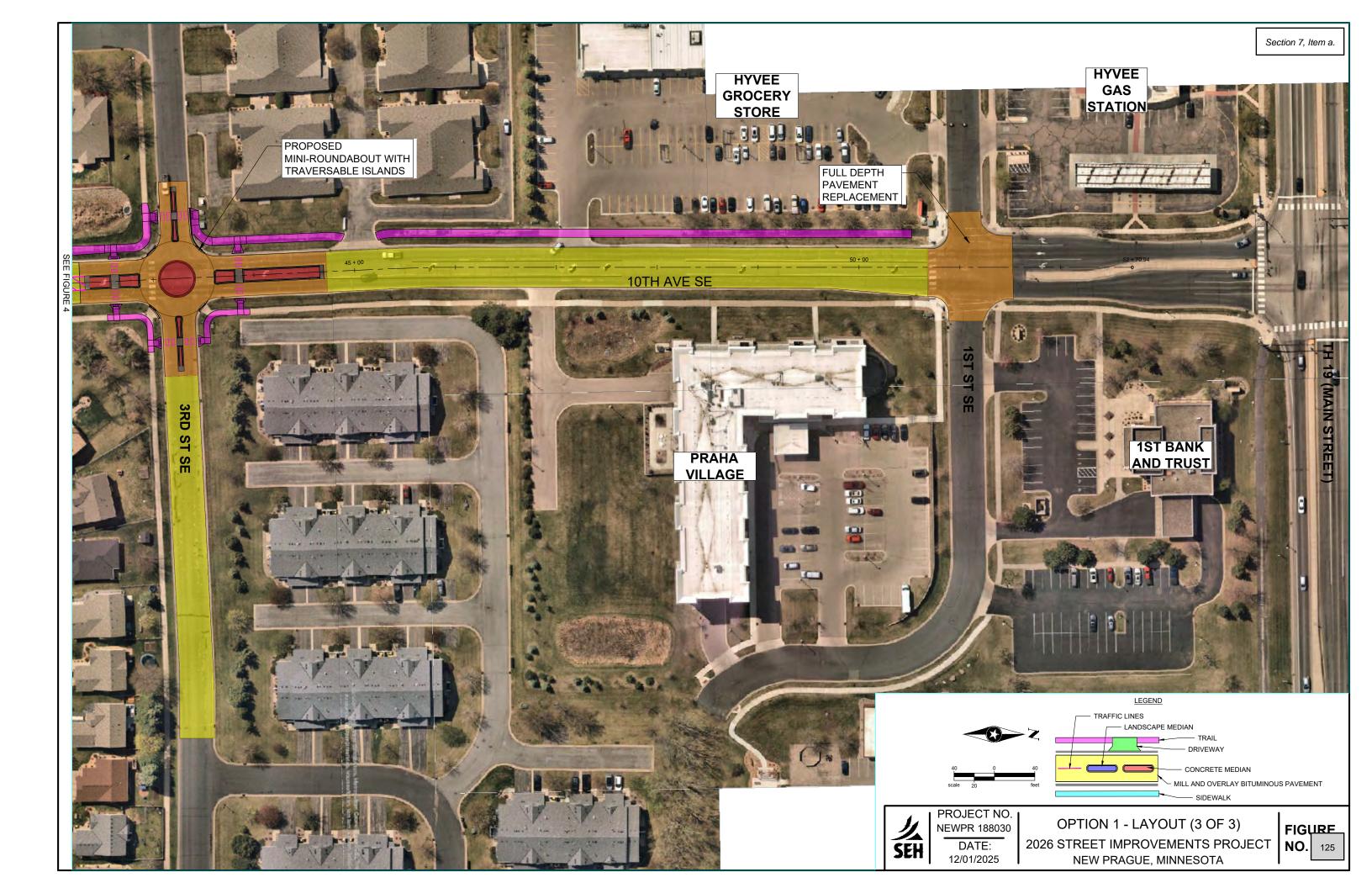
FIGURE NO. 121

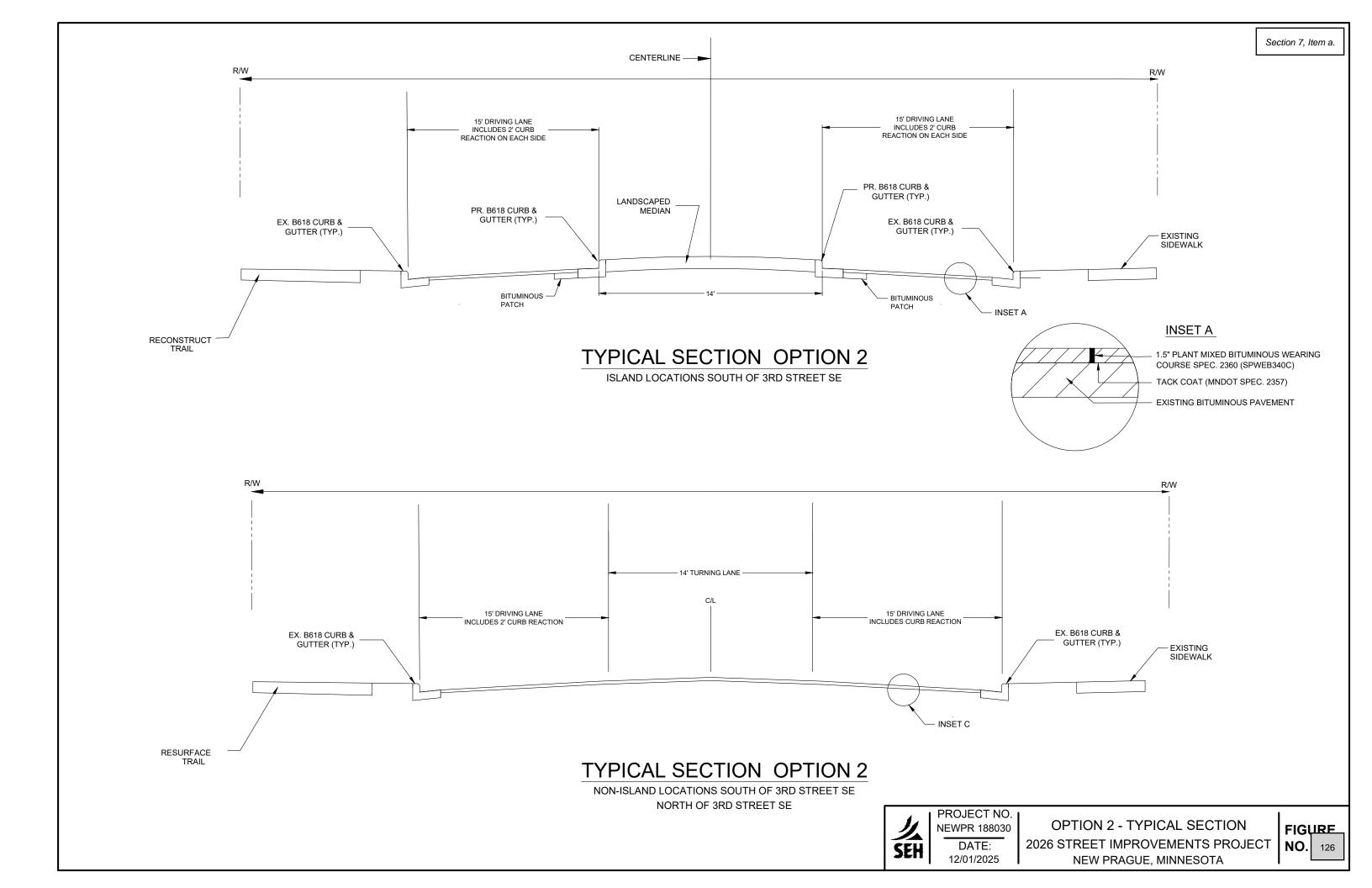


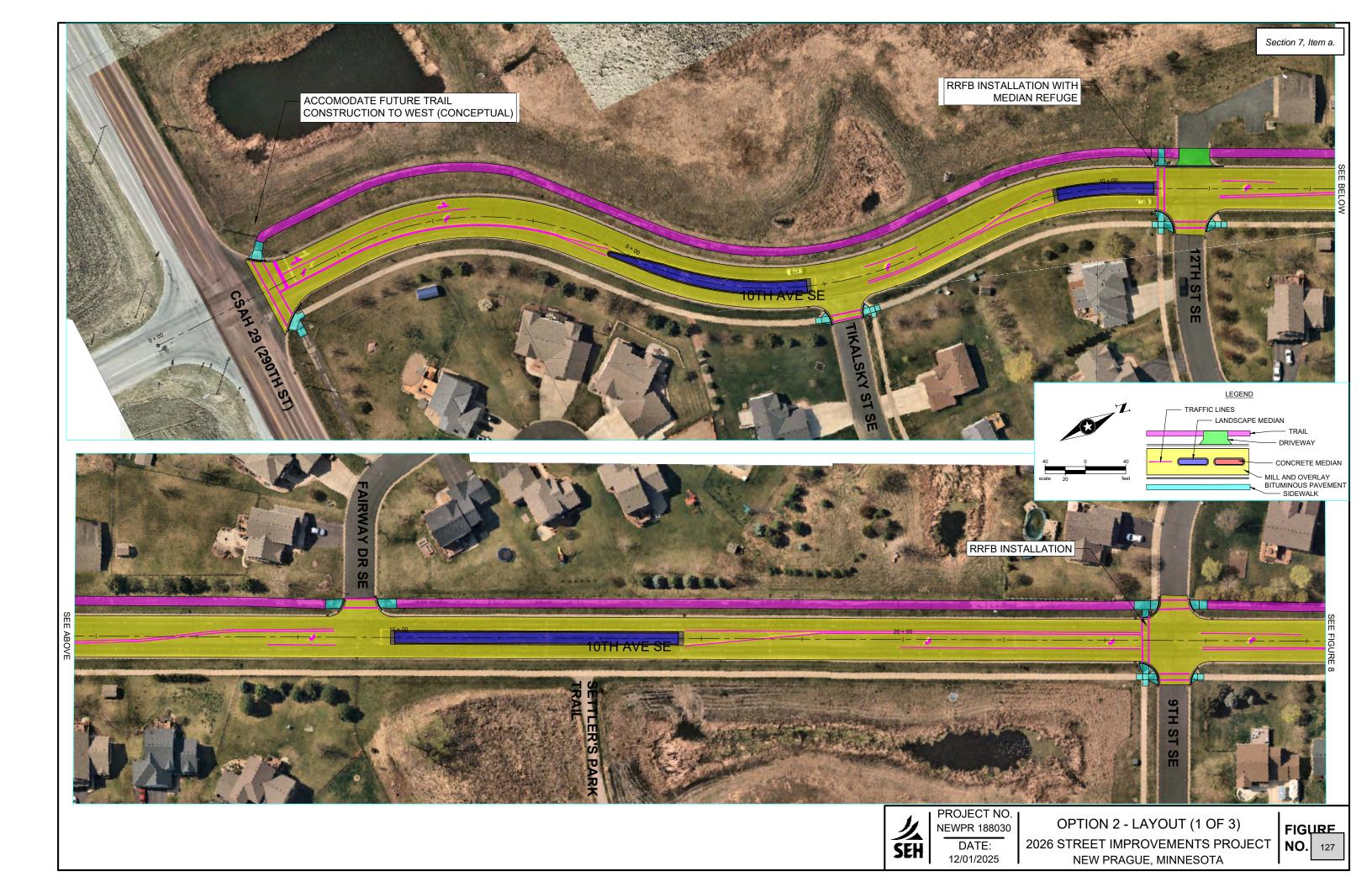


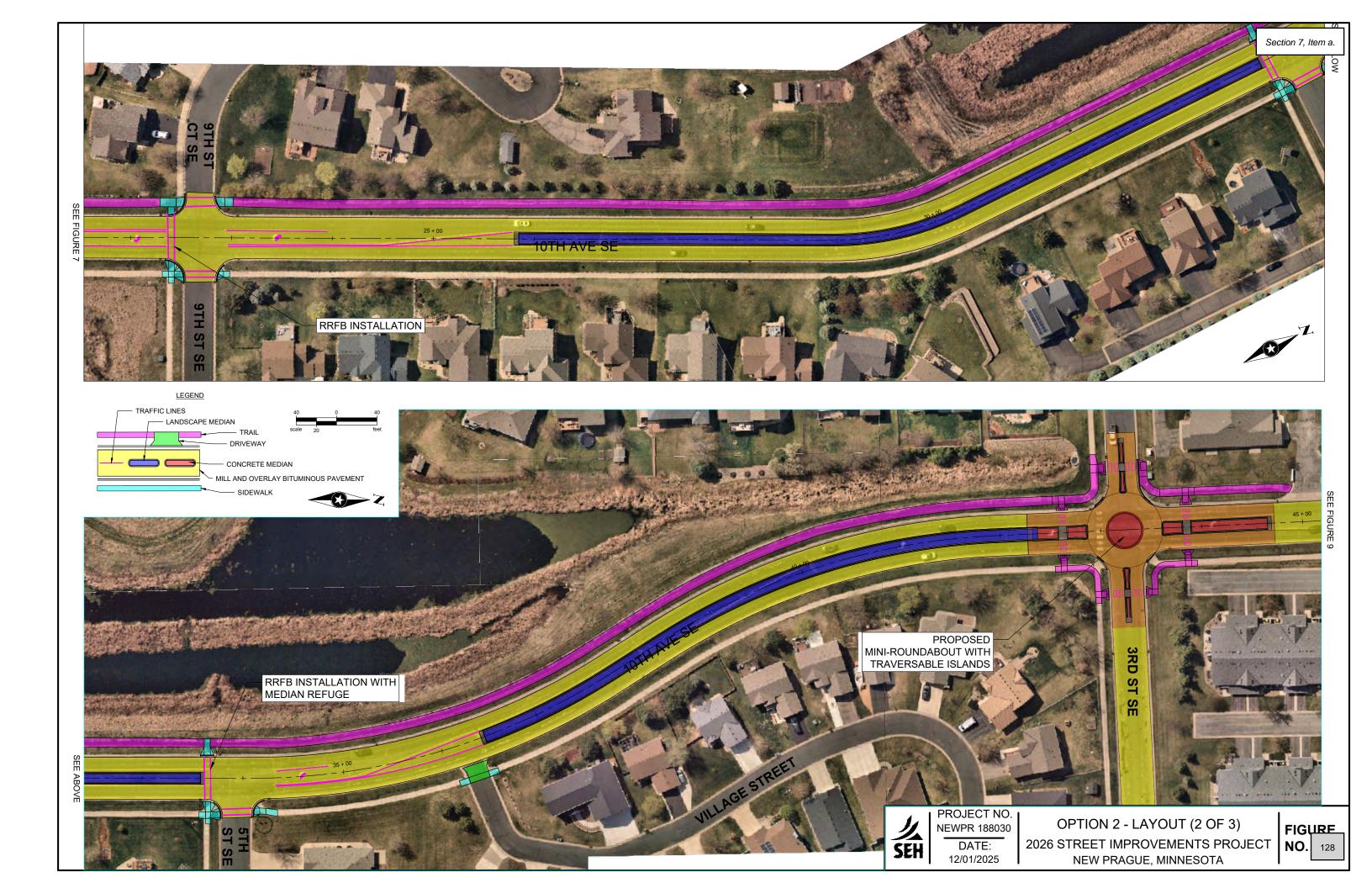


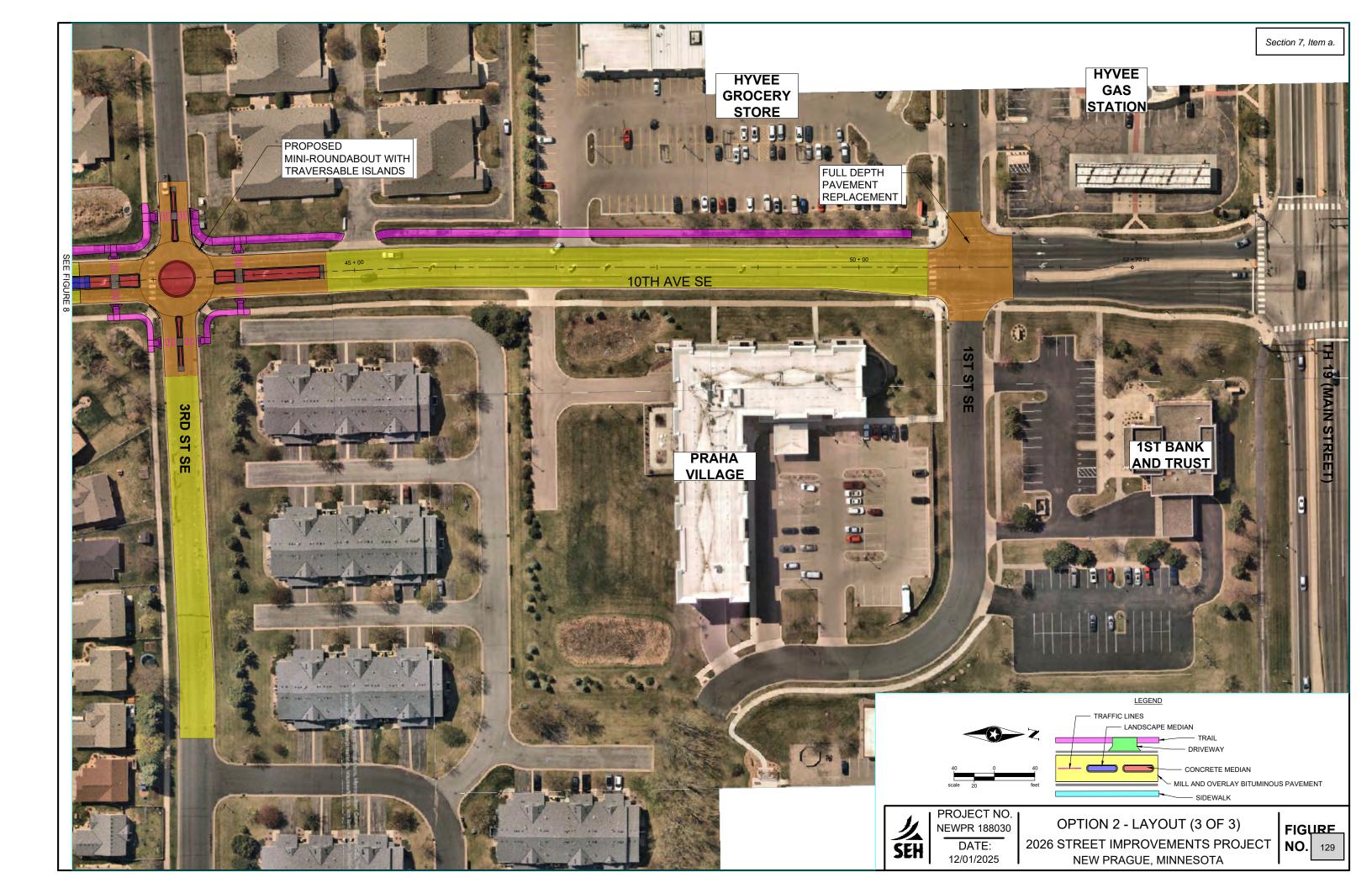


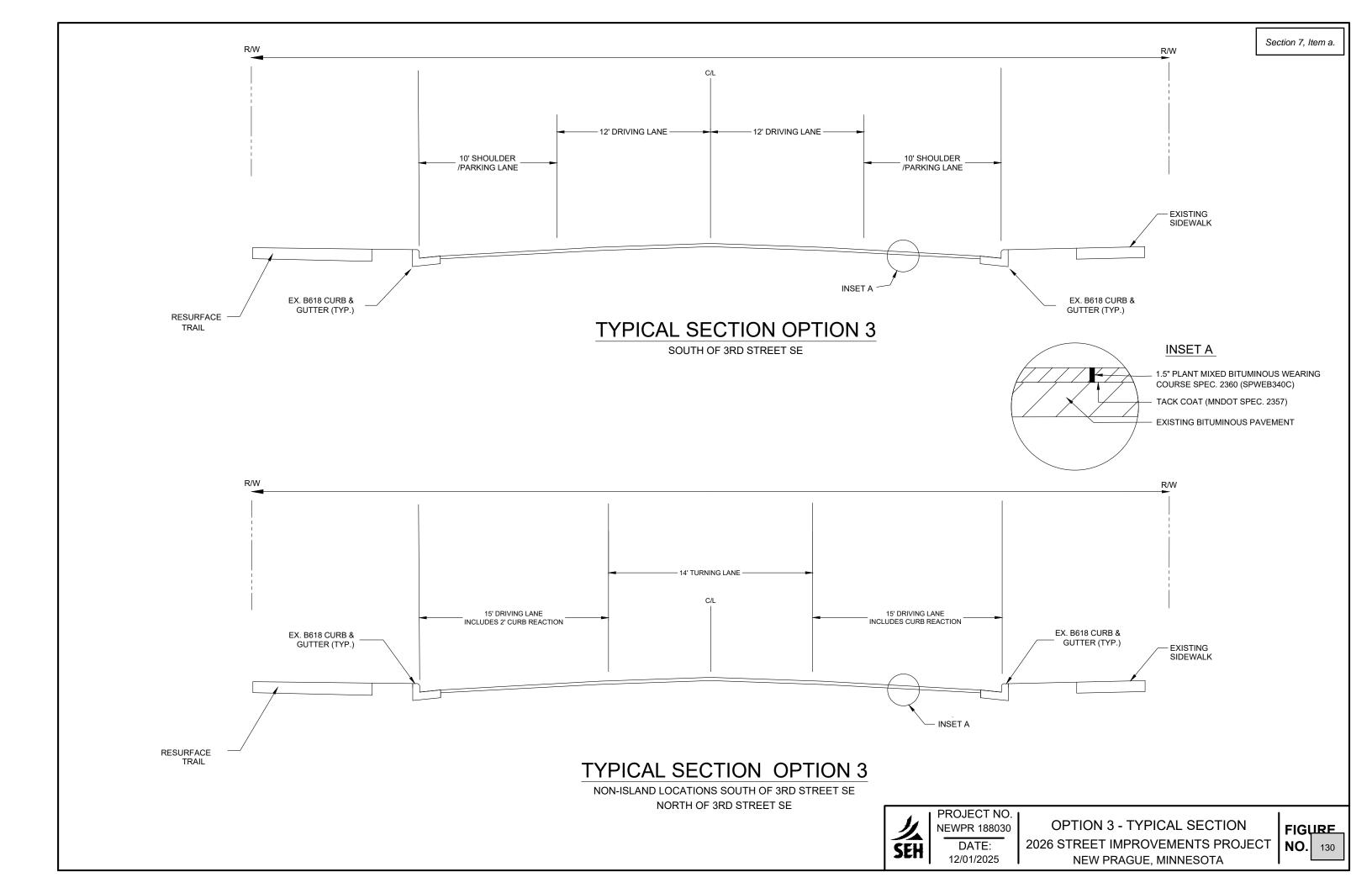


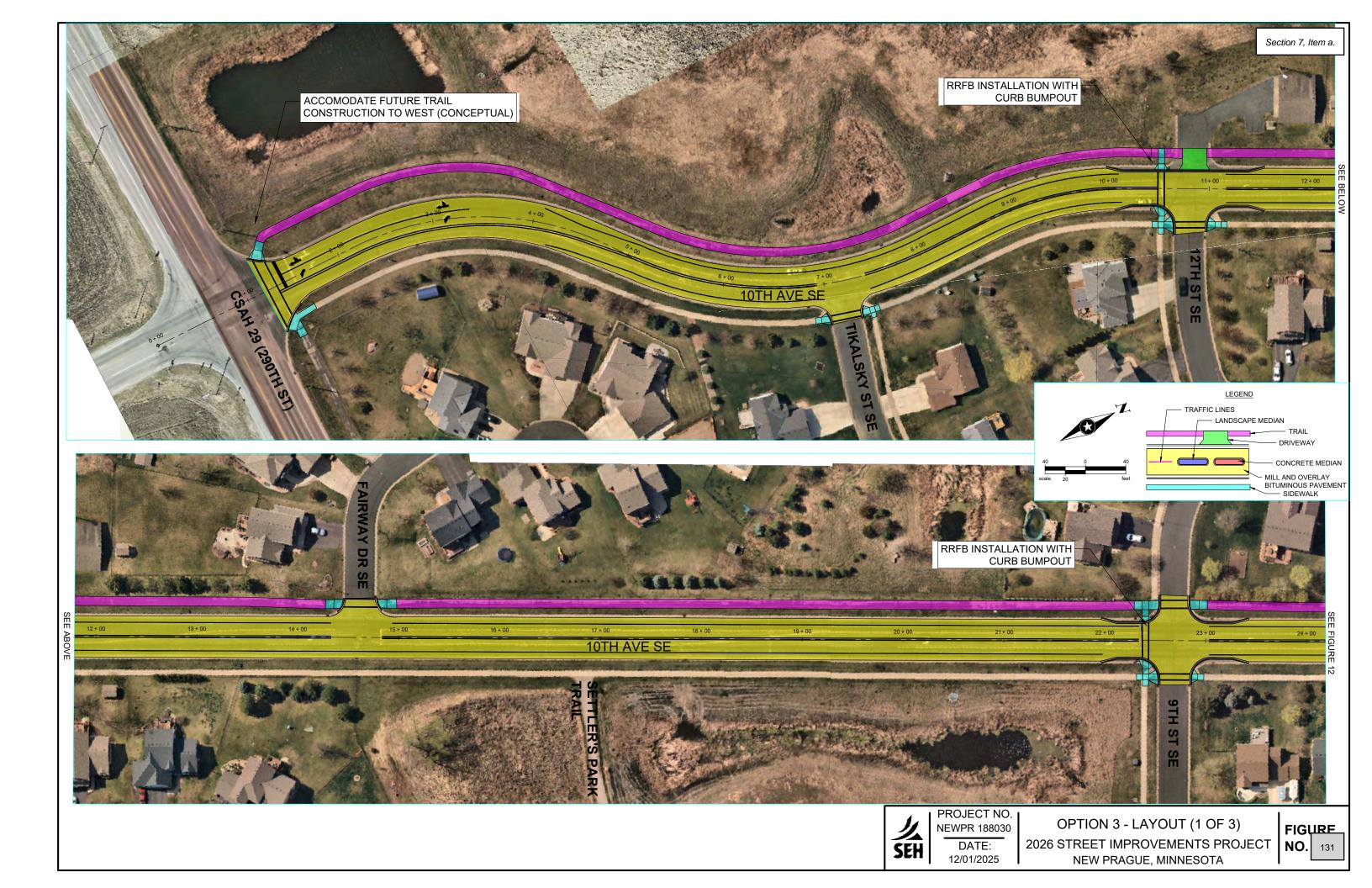


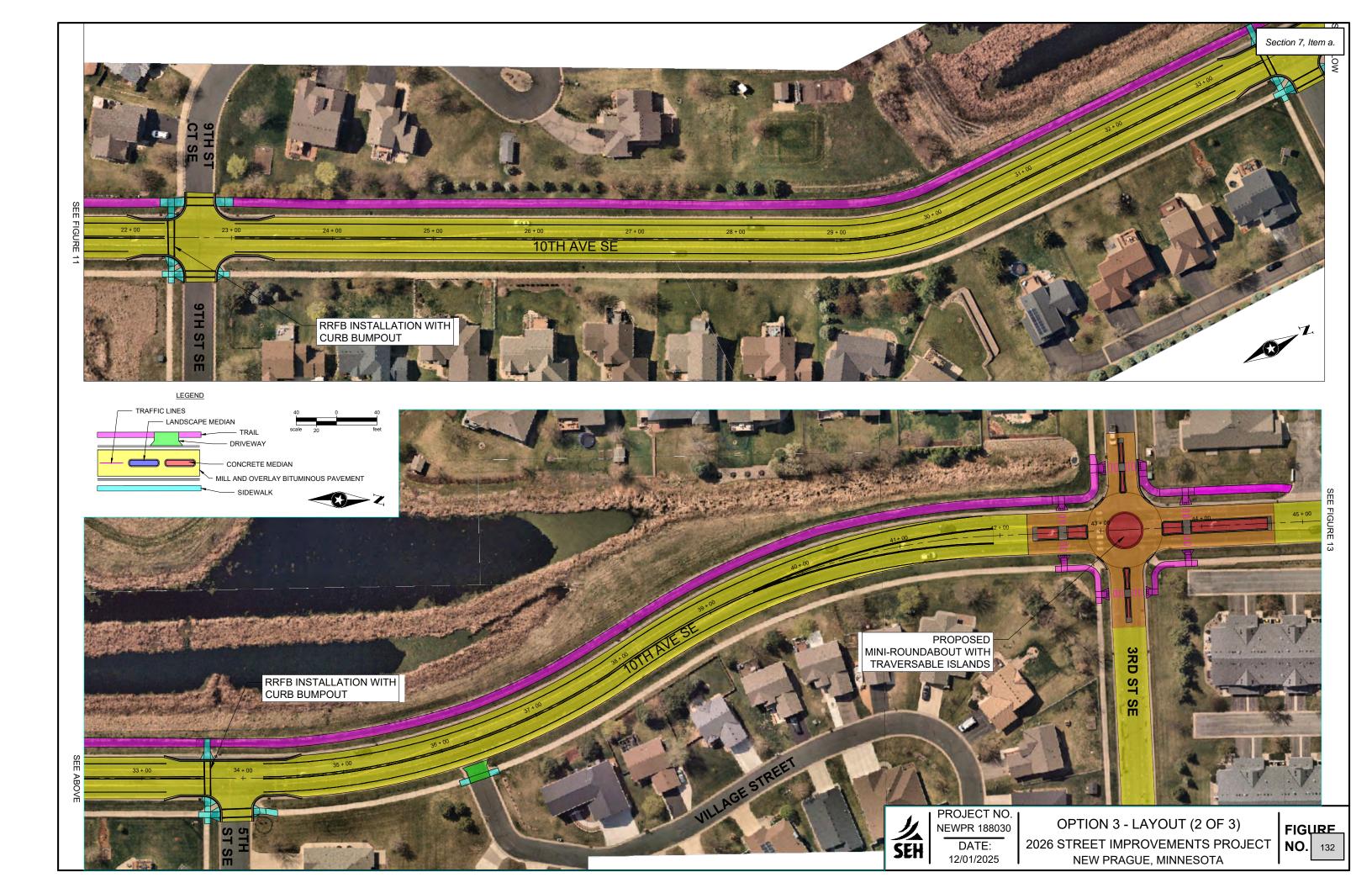


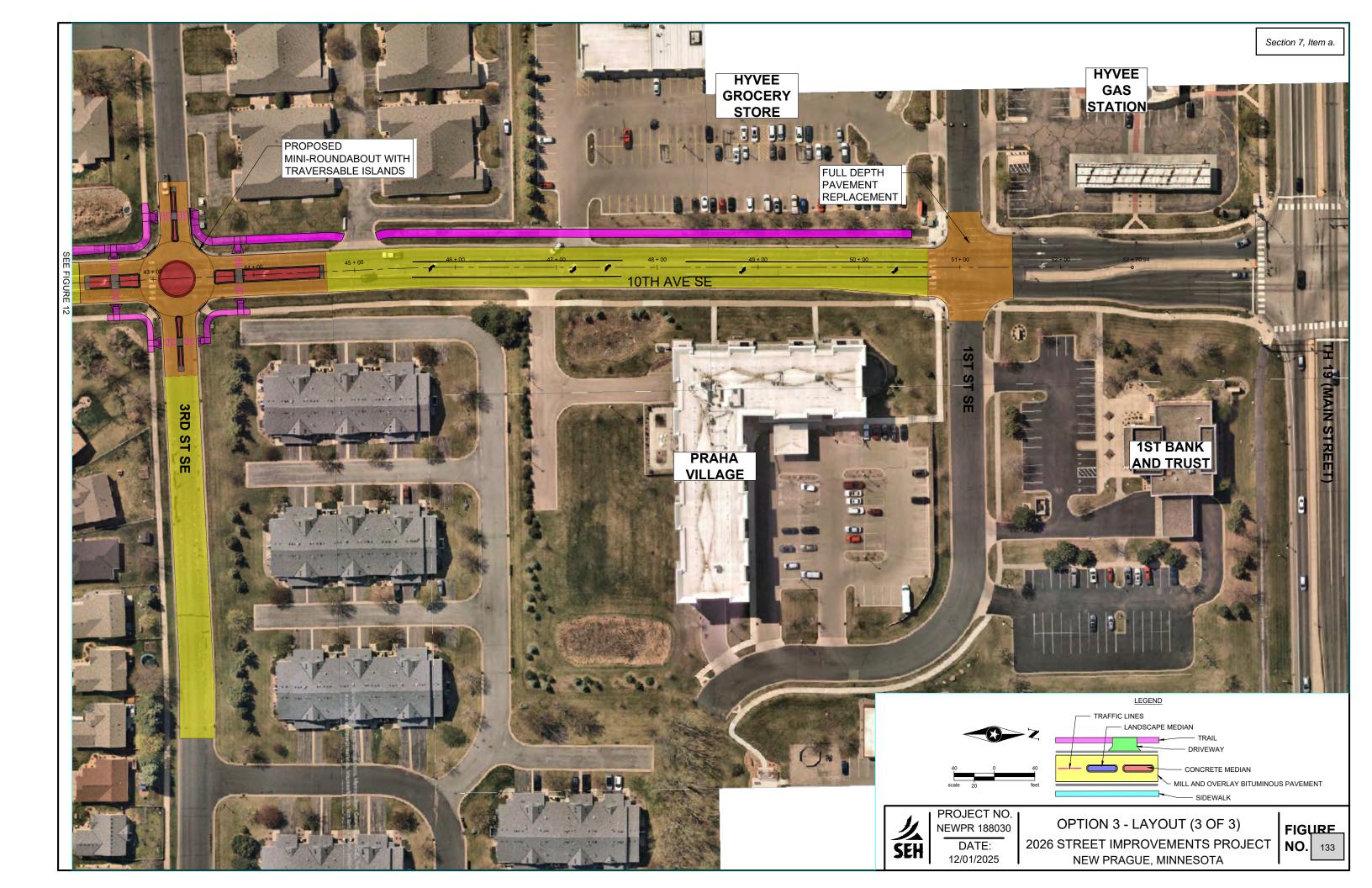












Appendix A

Cost Estimates

OPTION 1 - MILL AND OVERLAY WITH THREE LANE CONFIGURATION

2026 Street Improvement Project Preliminary Cost Estimate November 17, 2025

OPTION 1

Item No.	Item	Unit	Unit Price	Est. Quantity	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe					
2021.501	MOBILIZATION	LUMP SUM	\$ 50,000.00	1.0	\$ 50,000.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$ 2.14	359.0	\$ 768.26
2104.518	REMOVE CONCRETE WALK	SQ FT	\$ 4.75	1626.0	\$ 7,723.50
2104.504	REMOVE BITUMINOUS TRAIL PAVEMENT (P)	SQ YD	\$ 8.00	4000.0	\$ 32,000.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$ 170.00	7.0	
2130.523	WATER (DUST CONTROL)	M GALLON	\$ 55.00	40.0	\$ 2,200.00
2232.504	MILL BITUMINOUS PAVEMENT (10' EDGE MILL)	SQ YD	\$ 2.57	9444.0	\$ 24,271.08
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	\$ 1.00	8597.0	\$ 8,597.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 3.00	1160.0	\$ 3,480.00
2401.601	TRAILPREPARATION	LUMP SUM	\$ 20,000.00	1.0	
2360.504	TYPE SP 9.5 WEARING COURSE MIX (2,B)(SPWEA240B) (PATCHING)	SQ YD	\$ 35.00		\$ 1,540.00
2360.504	TYPE SP WEA WEAR COURSE MIX (2,B)(SPWEA230B) (TRAIL)(3")	SQ YD	\$ 16.97	3946.0	\$ 66,963.62
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	\$ 95.00	1567.0	\$ 148,865.00
2405.502	ADJUST FRAME AND RING CASTING	EACH	\$ 800.00	8.0	\$ 6,400.00
2504.602	ADJUST VALVE BOX	EACH	\$ 500.00	11.0	
2521.518	4" CONCRETE WALK	SQ FT	\$ 8.24	423.0	\$ 3,485.52
2521.518	6" CONCRETE WALK	SQ FT	\$ 17.00	3036.0	\$ 51,612.00
2531.503	REMOVE AND REPLACE CURB (HAND FORM)	LIN FT	\$ 38.00	394.0	\$ 14,972.00
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$ 125.00	97.0	\$ 12,125.00
2531.618	TRUNCATED DOMES	SQ FT	\$ 67.00	254.0	\$ 17,018.00
2550.502	RECTANGULAR RAPID FLASHING BEACON (RRFB)	EACH	\$ 50,000.00	3.0	\$ 150,000.00
2563.601	TRAFFIC CONTROL	LUMP SUM	\$ 10,000.00	1.0	\$ 10,000.00
2573.502	STABILIZED CONSTRUCTION ENTRANCE	EACH	\$ 1,500.00	1.0	\$ 1,500.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$ 200.00	21.0	\$ 4,200.00
2573.503	SILT FENCE, TYPE HI	LIN FT	\$ 3.50	100.0	\$ 350.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$ 3.50	100.0	\$ 350.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	\$ 44.00	20.0	\$ 880.00
2575.504	OVER-SEEDING	SQ YD	\$ 1.00	220.0	
2575.504	WEED SPRAYING	SQ YD	\$ 0.50	110.0	\$ 55.00
2575.523	WATER (TURF RESTORATION)	M GALLON	\$ 58.00		\$ 580.00
2575.604	TURF ESTABLISHMENT	SQ YD	\$ 2.25	220.0	
	Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal	1			\$ 650,000.00

TOTALS \$ 650,000.00

Improvement	Const Cost	10% Contingency	20% Pr. Related	Project Cost
Option 1 Subtotal	\$ 650,000.00	\$ 65,000.00	\$ 130,000.00	\$ 845,000.00
Roundabout to North Subtotal	\$ 270,000.00	\$ 27,000.00	\$ 54,000.00	\$ 351,000.00
Total Estimated Construction Cost	\$ 920,000.00	\$ 92,000.00	\$ 184,000.00	\$ 1,196,000.00

OPTION 2 - MILL AND OVERLAY WITH CENTER LANDSCAPE MEDIAN

2026 Street Improvement Project Preliminary Cost Estimate November 17, 2025

OPTION 2

Item No.	Item	Unit	Unit Price	Est. Quantity	Total Price
Street, Curb	& Gutter, Sidewalk, Driveways, Drainage Pipe				
2021.501	MOBILIZATION	LUMP SUM	\$ 50,000.00	1.0	\$ 50,000.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$ 2.14	359.0	\$ 768.26
2104.518	REMOVE CONCRETE WALK	SQ FT	\$ 4.75	1626.0	\$ 7,723.50
2104.504	REMOVE BITUMINOUS TRAIL PAVEMENT (P)	SQ YD	\$ 8.00	4000.0	\$ 32,000.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$ 170.00	7.0	\$ 1,190.00
2130.523	WATER (DUST CONTROL)	M GALLON	\$ 55.00	40.0	\$ 2,200.00
2232.504	MILL BITUMINOUS PAVEMENT (10' EDGE MILL)	SQ YD	\$ 2.57	9444.0	\$ 24,271.08
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	\$ 1.00	8597.0	\$ 8,597.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 3.00	1160.0	\$ 3,480.00
2401.601	TRAIL PREPARATION	LUMP SUM	\$ 20,000.00	1.0	\$ 20,000.00
2531.503	CENTER MEDIAN (LINEAR FOOT)	LIN FT	\$ 112.44	1926.0	\$ 216,568.00
2360.504	TYPE SP 9.5 WEARING COURSE MIX (2,B)(SPWEA240B) (PATCHING)	SQ YD	\$ 35.00	44.0	\$ 1,540.00
2360.509	TYPE SP 9.5 WEAR COURSE MIX (2,B)(SPWEA230B) (TRAIL)(3")	TON	\$ 105.00	720	\$ 75,600.00
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	\$ 95.00	1567.0	\$ 148,865.00
2405.502	ADJUST FRAME AND RING CASTING	EACH	\$ 800.00	8.0	\$ 6,400.00
2504.602	ADJUST VALVE BOX	EACH	\$ 500.00	11.0	\$ 5,500.00
2521.518	4" CONCRETE WALK	SQ FT	\$ 8.24	423.0	\$ 3,485.52
2521.518	6" CONCRETE WALK	SQ FT	\$ 17.00	3036.0	\$ 51,612.00
2531.503	REMOVE AND REPLACE CURB (HAND FORM)	LIN FT	\$ 38.00	394.0	\$ 14,972.00
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$ 125.00	97.0	\$ 12,125.00
2531.618	TRUNCATED DOMES	SQ FT	\$ 67.00	254.0	\$ 17,018.00
2550.502	RECTANGULAR RAPID FLASHING BEACON (RRFB)	EACH	\$ 50,000.00	3.0	\$ 150,000.00
2563.601	TRAFFIC CONTROL	LUMP SUM	\$ 10,000.00	1.0	\$ 10,000.00
2573.502	STABILIZED CONSTRUCTION ENTRANCE	EACH	\$ 1,500.00	1.0	\$ 1,500.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$ 200.00	21.0	\$ 4,200.00
2573.503	SILT FENCE, TYPE HI	LIN FT	\$ 3.50	100.0	\$ 350.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$ 3.50	100.0	\$ 350.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	\$ 44.00	20.0	\$ 880.00
2575.504	OVER-SEEDING	SQ YD	\$ 1.00	220.0	\$ 220.00
2575.504	WEED SPRAYING	SQ YD	\$ 0.50	110.0	\$ 55.00
2575.523	WATER (TURF RESTORATION)	M GALLON	\$ 58.00	10.0	\$ 580.00
2575.604	TURF ESTABLISHMENT	SQ YD	\$ 2.25	220.0	\$ 495.00
	Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal	•			\$ 870,000.00
	TOTALS				\$ 870,000.00
	Improvement	Const Cost	10% Contingency	20% Pr. Related	Project Cost
	Option 2 Subtotal	\$ 870,000.00			\$ 1,131,000.00
	Roundabout to North Subtotal	\$ 270,000.00			
	Total Estimated Construction Cost	\$ 1,140,000.00	\$ 114,000.00	\$ 228,000.00	\$ 1,482,000.00

OPTION 3 - MILL AND OVERLAY WITH CENTER TURN LANE AND CURB EXTENSIONS South of 3rd Street SE $\,$

2026 Street Improvement Project Preliminary Cost Estimate November 17, 2025

OPTION 3

			<u> </u>				
Item No.	Item	Unit	Unit Price	Est. Quantity	Total Price	Ð	
Street, Curb a	& Gutter, Sidewalk, Driveways, Drainage Pipe						
2021.501	MOBILIZATION	LUMP SUM	\$ 50,000.00	1	\$ 50,00	00.00	
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$ 6.00	1345	\$ 8,07	70.00	
2104.518	REMOVE CONCRETE WALK	SQ FT	\$ 3.00	2500	\$ 7,50	00.00	
2104.504	REMOVE BITUMINOUS TRAIL PAVEMENT (P)	SQ YD	\$ 8.00	4000	\$ 32,00	00.00	
2104.503	REMOVE CURB AND GUTTER	LIN FT	\$ 6.00	950	\$ 5,70	00.00	
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$ 170.00	20	\$ 3,40	00.00	
2130.523	WATER (DUST CONTROL)	M GALLON	\$ 55.00	40	\$ 2,20	00.00	
2232.504	MILL BITUMINOUS PAVEMENT (10' VAR)	SQ YD	\$ 3.00	9450	\$ 28,35	50.00	
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	\$ 1.00	8500	\$ 8,50	00.00	
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 6.00	1890	\$ 11,34	40.00	
2401.601	TRAIL PREPARATION	LUMP SUM	\$ 10,000.00	1	\$ 10,00	00.00	
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)(PATCHING)	TON	\$ 110.00	100	\$ 11,00	00.00	
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	\$ 95.00	1544	\$ 146,68	80.00	
2360.509	TYPE SP 9.5 WEAR COURSE MIX (2,B)(SPWEA230B) (TRAIL)(3")	TON	\$ 105.00	720	\$ 75,60	00.00	
2405.502	ADJUST FRAME AND RING CASTING	EACH	\$ 800.00	8	\$ 6,40	00.00	
2504.602	ADJUST VALVE BOX	EACH	\$ 500.00	11	\$ 5,50	00.00	
2521.518	6" CONCRETE WALK	SQ FT	\$ 10.00	3500	\$ 35,00	00.00	
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	\$ 45.00	900	\$ 40,50	00.00	
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$ 125.00	100	\$ 12,50	00.00	
2531.618	TRUNCATED DOMES	SQ FT	\$ 65.00	254	\$ 16,5	10.00	
2550.502	RECTANGULAR RAPID FLASHING BEACON (RRFB)	EACH	\$ 35,000.00	3	\$ 105,00	00.00	
2563.601	TRAFFIC CONTROL	LUMP SUM	\$ 10,000.00	1	\$ 10,00	00.00	
2573.502	STABILIZED CONSTRUCTION ENTRANCE	EACH	\$ 1,500.00	2	\$ 3,00	00.00	
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$ 200.00	30	\$ 6,00	00.00	
2573.503	SILT FENCE, TYPE HI	LIN FT	\$ 3.50	100	\$ 35	50.00	
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$ 3.50	100	\$ 35	50.00	
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	\$ 60.00	50	\$ 3,00	00.00	
2575.523	WATER (TURF RESTORATION)	M GALLON	\$ 58.00	10	\$ 58	80.00	
2575.601	TURF ESTABLISHMENT	LUMP SUM	\$ 15,000.00	1	\$ 15,00	00.00	
	Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal	•			\$ 660,03	30.00	
Storm Sewer							
2104.502	REMOVE DRAINAGE STRUCTURE	EACH	\$ 800.00	4	\$ 3,20	00.00	
2503.503	15" STORM SEWER	LIN FT	\$ 100.00	80	\$ 8,00	00.00	
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	\$ 650.00	20	\$ 13,00	00.00	
2506.502	CASTING ASSEMBLY (STORM)	EACH	\$ 1,200.00	4	\$ 4,80	00.00	
2506.602	CONNECT TO EXISTING STORM SEWER	EACH	\$ 1,400.00	8	\$ 11,20	00.00	
	Storm Sewer Subtotal						
	TOTALS						
			\$ 700,00				
	Improvement	Const Cost	10% Contingency	20% Pr. Related	Project Cos		
	Option 3 Subtotal Roundabout to North Subtotal	\$ 700,000.00 \$ 270,000.00				00.00	
	Total Estimated Construction Cost	\$ 970,000.00	, , , , , , , , , , , , , , , , , , , ,				

SOUTH LIMIT OF ROUNDABOUT TO NORTH - FOR ALL OPTIONS

2026 Street Improvement Project

Preliminary Cost Estimate

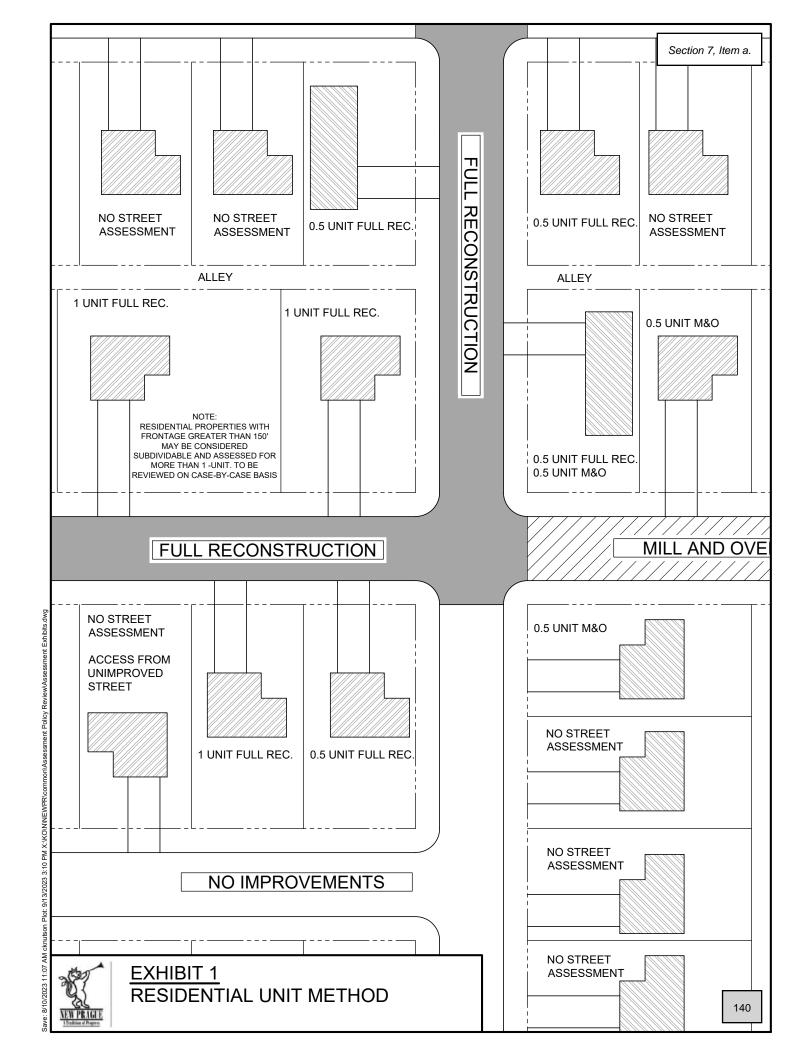
November 17, 2025

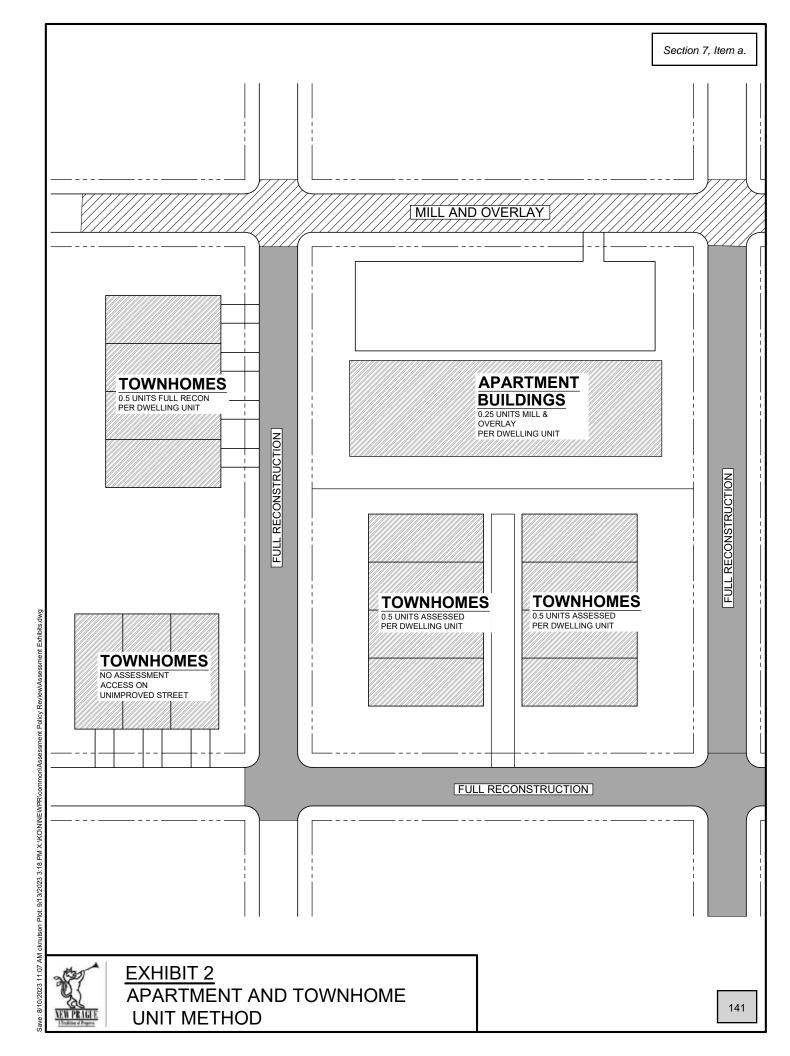
Item No.	Item	Unit	Unit Price	Est. Quantity		Total Price	
Street, Curb	& Gutter, Sidewalk, Trail Subtotal						
1	MOBILIZATION	LUMP SUM	\$ 5,000.00	1.0	\$	5,000.00	
2	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$ 5.00	270.0	\$	1,350.00	
3	REMOVE CONCRETE WALK	SQ FT	\$ 3.00	1180.0	\$	3,540.00	
4	REMOVE BITUMINOUS TRAIL PAVEMENT	SQ YD	\$ 8.00	670.0	\$	5,360.00	
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$ 5.00	2439.0	\$	12,195.00	
6	REMOVE CURB AND GUTTER	LIN FT	\$ 6.00	60.0	\$	360.00	
7	WATER (DUST CONTROL)	M GALLON	\$ 55.00	40	\$	2,200.00	
8	MILL BITUMINOUS PAVEMENT (10' VAR)	SQ YD	\$ 3.00	1990	\$	5,970.00	
9	JOINT ADHESIVE (MASTIC)	LIN FT	\$ 1.00	8500	\$	8,500.00	
10	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 6.00	1890	\$	11,340.00	
11	TRAIL PREPARATION	LUMP SUM	\$ 5,000.00	1	\$	5,000.00	
12	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	\$ 40.00	97.0	\$	3,880.00	
13	JOINT ADHESIVE (MASTIC)	LIN FT	\$ 1.00	3016.0	\$	3,016.00	
14	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 5.00	90.0	\$	450.00	
15	TYPE SP 19.0 NON WEAR COURSE MIX (3,B) (SPNWC330B)	TON	\$ 85.00	440.0	\$	37,400.00	
16	TYPE SP 12.5 WEAR COURSE MIX (3,C) (SPWEB340C)	TON	\$ 95.00	506.4	\$	48,109.90	
17	TYPE SP 9.5 WEAR COURSE MIX (2,B)(SPWEA230B) (TRAIL)(3")	TON	\$ 105.00	100.0	\$	10,500.00	
18	6" CONCRETE WALK	SQ FT	\$ 17.00	300.0	\$	5,100.00	
19	7" COLORED CONCRETE (MEDIAN & ROUNDABOUT)	SQ FT	\$ 15.00	2350.0	\$	35,250.00	
20	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	\$ 45.00	580.0	\$	26,100.00	
21	REPLACE CURB (HAND FORM)	LIN FT	\$ 38.00	180.0	\$	6,840.00	
22	TRUNCATED DOMES	SQ FT	\$ 67.00	104.0	\$	6,968.00	
23	TRAFFIC CONTROL	LUMP SUM	\$ 5,000.00	1.0	\$	5,000.00	
24	STORM DRAIN INLET PROTECTION	EACH	\$ 200.00	10.0	\$	2,000.00	
25	SILT FENCE,	LIN FT	\$ 5.00	100.0	\$	500.00	
26	BOULEVARD TOPSOIL BORROW (CV)	CU YD	\$ 60.00	40.0	\$	2,400.00	
27	TURF ESTABLISHMENT	LUMP SUM	\$ 4,000.00	1.0	\$	4,000.00	
28	PAVEMENT MARKINGS	LUMP SUM	\$ 10,000.00	1.0	\$	10,000.00	
	Street, Curb & Gutter, Sidewalk, Trail Subtotal				\$	270,000.00	

Appendix B

Preliminary Assessments

- B-1 Assessment Policy Map
- B-2 Preliminary Assessment Roll
- B-3 Preliminary Assessment Map





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Cootion 7

Section 7, Item a.

Parcel No. 23.605.0060	Name Hy-Vee Inc.	Additional Name Attn: Real Estate Dept	Address 5820 Westown Pkwy	PropertyAddress 200 10th Ave SE	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess. \$0.00	Overlay Unit	Commercial- Institutional Mill & Overlay Assess. \$10,497.50	Total Assessment \$10,497.50
23.605.0065	Hy-Vee Inc.	Attn: Real Estate Dept	5820 Westown Pkwy			\$0.00	135	\$5,967.00	\$5,967.00
23.497.0170	Betty C Aune		308 10th Ave SE	308 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0180	Sonia L Schelhaas		318 10th Ave SE	318 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0200	Kathleen M Blaschko		306 10th Ave SE	306 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0230	Rebecca L Schaecher		316 10th Ave SE	316 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0210	Mary Gaffke		304 10th Ave SE	304 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0220	Margaret C Webb		314 10th Ave SE	314 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0250	Dustin K Aune		302 10th Ave SE	302 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0280	Larry D & Janyce R Coon	Revocable Trust Agreement	312 10th Ave SE	312 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0260	Christopher C Anderson		302 Lyndale Ave N	300 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00

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Section 7, Item a.

Parcel No.	Name	Additional Name	Address	PropertyAddress	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Institutional Mill & Overlay	Total Assessment
23.497.0270	Katherine M Engel		310 10th Ave SE	310 10th Ave SE	0.5			\$0.00	\$1,275.00
23.497.0140	Theodore & Lisa Bertrand		328 10th Ave SE	328 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0120	Rhonda Champion	c/o Patricia J Bell	326 10th Ave SE	326 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0090	Brady J Devaan	Tracey J Ziskovsky	324 10th Ave SE	324 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0040	Scott J & Anne Pexa Rev Trust		196 280th St W	322 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.497.0010	Brian T & Julie A Paur		1400 12th St SE	320 10th Ave SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.605.0080	David A & Joan Hover		401 Redpoll Ave SE	401 Redpoll Ave SE		\$0.00		\$0.00	\$0.00
23.999.0260	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N			\$0.00	1166.7	\$51,568.14	\$51,568.14
23.617.0090	Kevin D & Julie K Rens		1001 9th St Ct SE	1001 9th St Ct SE		\$0.00		\$0.00	\$0.00
23.617.0100	Matthew & Jennifer Mushitz		1003 9th St Ct SE	1003 9th St Ct SE		\$0.00		\$0.00	\$0.00
23.617.0110	Dean J & Stacy J Dorner		1005 9th St Ct SE	1005 9th St Ct SE		\$0.00		\$0.00	\$0.00
23.617.0010	Gregory & Jane Kemper		1014 9th St Ct SE	1014 9th St Ct SE	0.5			\$0.00	\$1,275.00
23.710.0980	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N			\$0.00		\$30,944.42	\$30,944.42
23.999.0270	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N			\$0.00	641.2	\$28,341.04	\$28,341.04

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Section 7, Item a.

Parcel No.	Name	Additional Name	Address	PropertyAddress	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Institutional Mill & Overlay	Total Assessment
23.999.0290	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N			\$0.00			\$7,863.18
23.615.0100	Peter P Scheffler	Erica L Havlicek	1004 Fairway Dr SE	1004 Fairway Dr SE		\$0.00		\$0.00	\$0.00
23.615.0110	Ryan A & Shannon M Denzer		1006 Fairway Dr SE	1006 Fairway Dr SE		\$0.00		\$0.00	\$0.00
23.615.0120	Daniel J & Callie A Witty		1008 Fairway Dr SE	1008 Fairway Dr SE		\$0.00		\$0.00	\$0.00
23.615.0010	Kristopher & Barbara Nyreen		1013 Fairway Dr SE	1013 Fairway Dr SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.999.0280	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N	1001 10th Ave SE	1	\$2,550.00		\$0.00	\$2,550.00
23.710.0980	Randolph J & Lisa Maria Kubes		1244 Monroe St			\$0.00		\$0.00	\$0.00
23.605.0050	Praha Village LLC	c/o Cassia/Vice Pres of Finance	7171 Ohms Ln	1100 1st St SE		\$0.00	372.5	\$16,464.50	\$16,464.50
23.611.0090	Megan M Denzer		1115 Village St SE	1115 Village St SE		\$0.00		\$0.00	\$0.00
23.611.0100	Kenneth J & Sally A Tupy		1113 Village St SE	1113 Village St SE		\$0.00		\$0.00	\$0.00
23.611.0110	Jayme W Schmit		1111 Village St SE	1111 Village St SE		\$0.00		\$0.00	\$0.00
23.611.0120	Jean Vazquez		1109 Village St SE	1109 Village St SE		\$0.00		\$0.00	\$0.00
23.611.0130	Adam Breheim		1107 Village St SE	1107 Village St SE		\$0.00		\$0.00	\$0.00
23.611.0140	Susan M Bennett		1105 Village St SE	1105 Village St SE		\$0.00		\$0.00	\$0.00

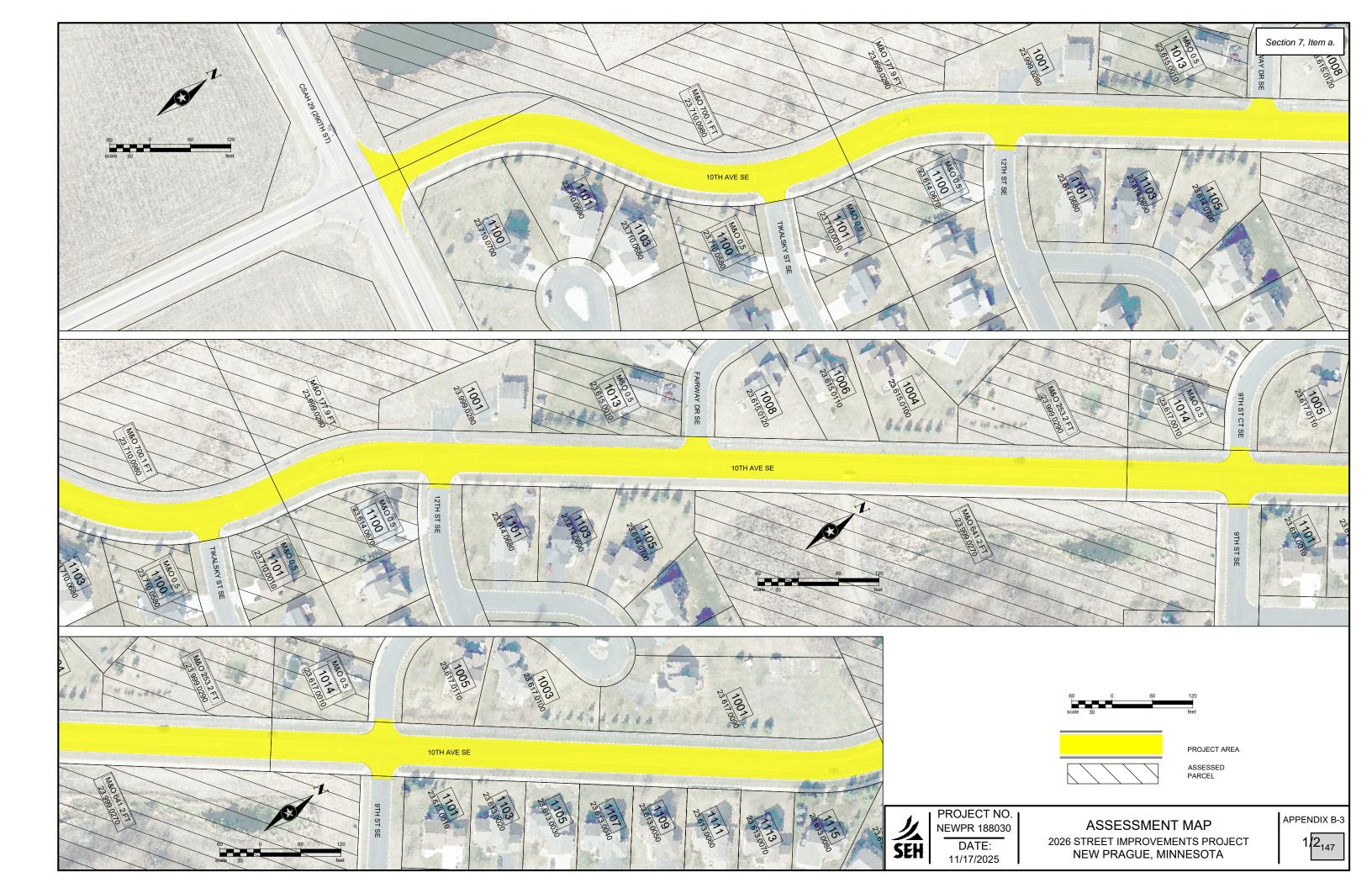
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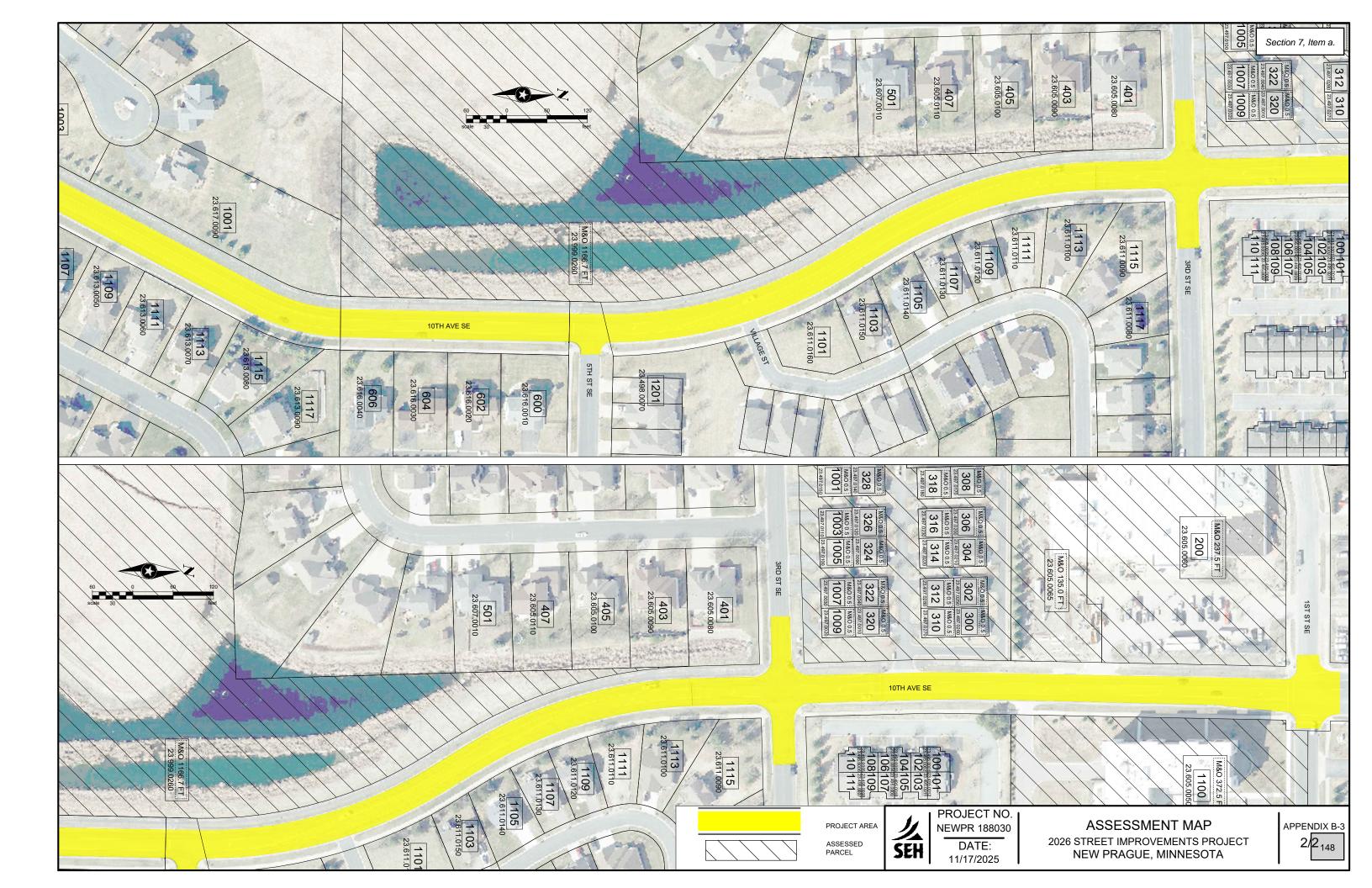
Parcel No.	Name	Additional Name	Address	PropertyAddress	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Commercial- Institutional Mill & Overlay Assess.	Total Assessment
23.611.0150	Robert & Rachel Schaus		1103 Village St SE	1103 Village St SE		\$0.00		\$0.00	\$0.00
23.611.0160	Kurt Peterson	Laura Mager	1101 Village St SE	1101 Village St SE		\$0.00		\$0.00	\$0.00
23.616.0010	Justin R & Ashley J Hauge		600 Evergreen Ave SE	600 Evergreen Ave SE		\$0.00		\$0.00	\$0.00
23.616.0020	Christina M Wood		602 Evergreen Ave SE	602 Evergreen Ave SE		\$0.00		\$0.00	\$0.00
23.616.0030	Denny Garzon Villaneuva	See Vue	604 Evergreen Ave SE	604 Evergreen Ave SE		\$0.00		\$0.00	\$0.00
23.616.0040	Justin & Stephanie Ottinger		606 Evergreen Ave SE	606 Evergreen Ave SE		\$0.00		\$0.00	\$0.00
23.613.0090	Troy M & Jennifer M Davis		1117 Horseshoe Ln SE	1117 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0080	Marsha S Lilland		1115 Horseshoe Ln SE	1115 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0070	Joanne M Dean		1113 Horseshoe Ln SE	1113 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0060	Nicholas & Amber Hunter		1111 Horseshoe Ln SE	1111 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0050	Jay L & Penny R Skare		1109 Horseshoe Ln SE	1109 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0040	Brian Doherty	Danielle Eaton	1107 Horseshoe Ln Se	1107 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0030	Brent V & Lynda Schaumburg		1105 Horseshoe Ln SE	1015 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0020	Thomas W Schoemaker		1103 Horseshoe Ln SE	1103 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.613.0010	Greg & Tonya Pavek		1101 Horseshoe Ln SE	1101 Horseshoe Ln SE		\$0.00		\$0.00	\$0.00
23.999.0270	City of New Prague	Attn: Joshua Tetzlaff	118 Central Ave N	1114 9th St SE		\$0.00		\$0.00	\$0.00

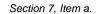
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Parcel No.	Name	Additional Name	Address	PropertyAddress	Residential Mill & Overlay Unit	Residential Mill & Overlay Assess.	Commercial- Institutional Mill & Overlay Unit	Institutional Mill & Overlay	Total Assessment
23.614.0700	Laura E Dias		1105 Park Ln SE	1105 Park Ln SE		\$0.00		\$0.00	\$0.00
23.614.0690	Rodney & Debra Kos		1103 Park Ln SE	1103 Park Ln SE		\$0.00		\$0.00	\$0.00
23.614.0680	Christopher & Sommer Yarolimek		1101 Park Ln SE	1101 Park Ln SE		\$0.00		\$0.00	\$0.00
23.614.0670	Timothy & Lisa Hinricher		1100 12th St SE	1100 12th ST SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.710.0010	Michael D & Beverly R Thompson		1101 Tikalsky St SE	1101 Tikalsky St SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.710.0580	Scott L & Maren C Davis		1100 Tikalsky St SE	1100 Tikalsky St SE	0.5	\$1,275.00		\$0.00	\$1,275.00
23.710.0680	Donald D & Lisa M Simon		1103 Olivia St SE	1103 Olivia St SE		\$0.00		\$0.00	\$0.00
23.710.0690	Kenneth A & Mary Jo Thomas		1101 Olivia St SE	1101 Olivia St SE		\$0.00		\$0.00	\$0.00
23.710.0700	Michael Toft	Sheilah Felix	1100 Olivia St SE	1100 Olivia St SE		\$0.00		\$0.00	\$0.00
	TOTAL				11.0	\$28,050.00	3430.9	\$151,645.78	\$179,695.78







Building a Better World for All of Us®









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

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CITY OF NEW PRAGUE RESOLUTION #25-12-01-02

2026 STREET IMPROVEMENT PROJECT RECEIVING REPORT AND CALLING HEARING ON IMPROVEMENT

WHEREAS, pursuant to resolutions of the council adopted November 17, 2025, a report has been prepared by Short Elliott Hendrickson Inc. (SEH®) with reference to the improvement of the following street:

10th Avenue SE between 15th Street SE (CSAH 29) and 1st Street SE

and this report was received by the council on December 1, 2025, and

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

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

- 1. The council will consider the improvement of such streets in accordance with the report and the assessment of abutting property and properties for which benefit can be attributed for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429, at an estimated total cost of the improvement of \$1,261,000.
- 2. A public hearing shall be held on such proposed improvement on the 15th day of December, 2025, in the Council Chambers of New Prague City Hall at 6:00 p.m. and the city administrator shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the council this 1st day of December, 2025.

	Charles Nickolay	
	Mayor	
ATTEST:	·	
 Joshua M. Tetzlaff		
City Administrator		



Real People. Real Solutions.

MEMORANDUM

Date: November 25, 2025

To: Matt Rynda, Director of Public Works

Kenneth D. Ondich, Planning / Community Development Director

City of New Prague 118 Central Avenue N. New Prague, MN 56071

From: Jon D. Peterson, P.E.

Subject: Wastewater Collection System Trunk Charge and Wastewater Connection Charge Cost of

Service Study

City of New Prague, Minnesota

Project No.: 25X139428

I. Introduction

The City of New Prague directed Bolton and Menk, Inc. to develop cost-of-service models to allocate collection system trunk costs and wastewater collection and treatment connection charges.

Cost of Service models are developed to allocate the capital and operational costs of the wastewater collection and treatment system to the users of the system. Capital costs include the expenses for constructing the collection system and treatment system components. Operational costs encompass the fees associated with operating and maintaining the collection system and the treatment facility. Wastewater system costs are then allocated to one of three categories of charge. Area charges are typically used to allocate the cost of developing a collection system for a defined service area. Sewer Availability Charges (SAC) or Sewer Connection charges are used to recover costs associated with connecting new residential and commercial customers to the existing system. User charges are applied to system users to recover the operational costs of the system and cover budgeted financial expenses.

This memorandum will focus on the allocation of development costs for the construction of wastewater collection system trunk lines to provide service to new areas, as well as the Sewer Connection Charge for new user connections.

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II. Collection System Trunk Charge

A. Overview

The development of new areas within the city will require extending the sewer system to serve these areas. A trunk charge system would provide a means to fund these developments. The areas currently under consideration for development, and the sewer collection system improvements required to serve them are outlined in the 2024 Sanitary Sewer System Feasibility Study prepared by Bolton and Menk, Inc. Information needed for the development of a charge system for development of currently un-sewered service areas includes projected capital costs for construction of new trunk sewer systems, capital charges for upgrading any existing lift stations or trunk sewers to serve the development areas, definition of the service zone developable land areas, and any other administrative or legal costs which may be included in the charge system.

Using this funding system, the city would be responsible for construction of the trunk service facilities. Funding for local sewer construction to collect wastewater and transfer it to the trunk facilities would be the responsibility of the are developer.

B. Summary of Trunk Development Costs

Six service areas were defined in the 2024 Sanitary Sewer System Feasibility Study. Each service area has a defined acreage available for development, and a projected cost to provide sanitary sewer service to the area. Additionally, the cost of potential existing system modifications required to provide service was developed for inclusion in the development costs. The service areas and the associated costs are outlined in Table 1.

	TABLE 1-TRUNK SEWER DEVELOPMENT COST												
			FACILITY						EXI	SITING SYSTEM			
	TOTAL AREA	CO	NSTRUCTION COST	CO	NTINGENCY	ENG/ADMIN	CAPITAL BUILDOUT		MODIFICATION		TOTAL COLLECTION		
SERVICE AREA	SERVED (ACRES)		(2025)		(20%)	(15%)		COST	О	ONTINGENCY	S	STEM COST	
SOUTHWEST LIFT STATION (SWLS)	1617	\$	7,484,600	\$	1,496,920	\$1,347,228	\$	10,328,748	\$	309,862	\$	10,638,610	
SOUTH LIFT STATION (SLS)	366	\$	2,097,200	\$	419,440	\$ 377,496	\$	2,894,136	\$	86,824	\$	2,980,960	
SOUTHEAST LIFT STATION (SELS)	760	\$	3,774,400	\$	754,880	\$ 679,392	\$	5,208,672	\$	156,260	\$	5,364,932	
NORTHEAST LIFT STATION (NELS)	1262	\$	5,940,700	\$	1,188,140	\$1,069,326	\$	8,198,166	\$	245,945	\$	8,444,111	
NORTHWEST LIFT STATION (NWLS	513	\$	6,062,900	\$	1,212,580	\$1,091,322	\$	8,366,802	\$	251,004	\$	8,617,806	
GRAVITY -WEST (GRAV-W)	97	\$	657,600	\$	131,520	\$ 118,368	\$	907,488	\$	27,225	\$	934,713	
TOTALS	4615						\$	35,904,012	\$	1,077,120	\$	36,981,132	

III. Proposed Trunk Charges Model

The proposed model for Trunk system development charges is based on the following:

- Capital costs are based on the costs developed in the 2024 Sanitary Sewer System Feasibility Study. These costs should be reviewed and updated annually to account for inflation in construction costs. In addition, as sanitary sewer system improvements are implemented, the charge system should be evaluated to determine that it provides adequate financing support.
- 2. The Trunk Charges Model assumes all anticipated capital costs will be distributed across all anticipated development areas. While capital costs vary by service area due to local geography, access to existing facilities, and the expected level of development in the region, it

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makes sense to manage the trunk development fund by charging a single, across-the-board rate. The recommended Trunk Sewer Area Charge for 2026 is \$6,010 per acre of development. This charge should be reviewed on an annual basis, with the expectation that it would increase by 3-5% annually to account for increasing construction costs.

- 3. The model includes an estimated allocation to the city of 25% of the financing to implement sewer system improvements required for development. This allocation represents other funding sources the city may utilize to finance the construction of improvements. Alternative funding may be required to cover construction costs due to the timing of payment of Trunk Sewer charges to the city. This level of involvement may also be modified by the city to reflect development goals.
- 4. Implementation of other development charges may be utilized to offset some of the cost-of-service charges identified as part of the implementation of capital improvements. These other charges have not specifically been included in the Trunk Charges Model. The Trunk Sewer Area Charge model is presented in Table 2.

TABLE 2- TRUNK SEWER AREA CHARGE										
		TOTAL			α	OST ALLOCATION				
	С	OLLECTION				TO ALTERNATE	N	ET COLLECTION	TRU	NK SEWER AREA
SERVICE AREA		SYSTEM COST		COST/ACRE		FINANCING	• •	SYSTEM COST	CHARGE PER ACRE	
SOUTHWEST LIFT STATION (SWLS)	\$	10,638,610	\$	6,579	\$	2,659,653	\$	7,978,958	\$	4,934
SOUTH LIFT STATION (SLS)	\$	2,980,960	\$	8,145	\$	745,240	\$	2,235,720	\$	6,109
SOUTHEAST LIFT STATION (SELS)	\$	5,364,932	\$	7,059	\$	1,341,233	\$	4,023,699	\$	5,294
NORTHEAST LIFT STATION (NELS)	\$	8,444,111	\$	6,691	\$	2,111,028	\$	6,333,083	\$	5,018
NORTHWEST LIFT STATION (NWLS)	\$	8,617,806	\$	16,799	\$	2,154,452	\$	6,463,355	\$	12,599
GRAVITY -WEST (GRAV-W)	\$	934,713	\$	9,636	\$	233,678	\$	701,034	\$	7,227
TOTAL DEVELOPMENT	\$	36,981,132	\$	8,013	\$	9,245,283	\$	27,735,849	\$	6,010
COST ALLOCATION TO ALTERNATE FINANCING		25%								

IV. Sewer Connection Charge Cost Allocation

A. Overview

Sewer Connection Charges are typically charged to new system users to capture the cost of previous investments in the wastewater treatment and collection system. Since treatment and collection systems normally have capacity above that required at the time of construction, it is fair to distribute a portion of the financial cost to new users. Information required for the development of a charge system to connect new users to the existing system includes historical and projected capital improvement costs for the collection system, capital expenditures at the wastewater treatment facility allocated to maintenance and increased capacity functions, and a definition of the system-wide service population.

V. Summary of Sewer Connection Costs of Service

- A. Key components of the Sewer Connection Charges Cost of service are as follows:
 - A significant improvement to the wastewater treatment facility was implemented in 2011. This improvement was financed through a loan facilitated by the Minnesota Public

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Facilities Authority. The loan will run through the year 2038.

- 2. The wastewater treatment facility has the capacity to treat waste for a resident population of 21,925. This estimated capacity is based on current operational efficiencies of the facility. The current population is 8244.
- 3. The City of New Prague has an agreement to treat wastewater from the Cedar Lake Area Water and Sanitary Sewer District (CLAWSSD). As part of this arrangement, the allocated portion of wastewater treatment facility capital cost was determined \$1,405,321. This portion of the capital expense does not need to be assigned to new users in the system.

VI. Proposed Sewer Connection Charges Model

The model for sewer connection charges is shown in Table 3. Note that this model allocates capital cost and debt service cost to all potential users of the New Prague system. The proposed 2026 charge for each new user in this model is \$6,645 per connection. The current charge for sewer connections is \$7,150. This charge includes an allocation of \$1,215.50 to trunk charges, and \$5,934.50 to treatment charges. With implementation of an Collection System Trunk Charge noted earlier in this memorandum, the new proposed treatment charge would be allocated to treatment system replacement costs. This charge would be charged to each new connection to the system.

TABLE 3- SEWER CONNECTION CHARGE CALCULATION										
	MA	INTENANCE/				STRICTER		STRICTER		
	I .	LACEMENT OF		EXPANDED		UENT/EXISTING	FFF	FLUENT/EXPANDE		
	1	TING CAPACITY		CAPACITY		CAPACITY		D CAPACITY		TOTAL
TOTAL COST	\$	17,863,844	\$	12,425,919	\$	1,493,192	\$	497,731	\$	32,280,686
CLAWSSD COST ALLOCATION	\$	1,296,915	\$		\$	108,406	\$		\$	1,405,321
NEW PRAGUE COST ALLOCATION	\$	16,566,929	\$	12,425,919	\$	1,384,786	\$	497,731	\$	30,875,365
NEW PRAGUE COST ALLOCATION INCLUDING 30 YEAR DEBT										
SERVICE	\$	27,335,433	\$	20,502,767	\$	2,284,897	\$	821,255	\$	50,944,353
NEW PRAGUE POPULATION - EXISTING CAPACITY		8270		8270		8270		8270		
NEW PRAGUE POPULATION-FUTURE CAPACITY		13655		13655		13655		13655		
NEW PRAGUE POPULATION- TOTAL FACILITY CAPACITY		21925		21925		21925		21925		
NEW PRAGUE POPULATION/USER CONNECTION		2.86		2.86		2.86		2.86		
NEW PRAGUE USERS- EXISTING CAPACITY		2892		2892		2892		2892		
NEW PRAGUE USERS-FUTURE CAPACITY		4774		4774		4774		4774		
NEW PRAGUE TOTAL USERS		7666		7666		7666		7666		
SEWER CONNECTION CHARGE- INCLUDING DEBT SERVICE	\$	3,566	\$	2.674	\$	298	\$	107	\$	6,645

Sincerely,

Bolton & Menk, Inc.

Jon D. Peterson, P.E.

Water/Wastewater Senior Project Manager | Principal

JDP:mif/bja



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 J. TETZLAFF- CITY ADMINISTRATOR

FROM: KEN ONDICH – COMMUNITY DEVELOPMENT DIRECTOR

MATT RYNDA – PUBLIC WORKS DIRECTOR

SUBJECT: PROPOSED AMENDMENTS TO 2025 OFFICIAL CITY FEE SCHEDULE

DATE: NOVEMBER 25, 2025

Attached to this memo is a proposed amendment to the 2025 Official City Fee Schedule. Any language or fees that are proposed to change are highlighted in yellow. The amendments proposed are related to the recently completed Wastewater Collection System Trunk Charge and Wastewater Connection Charge of Cost Service Study completed by Bolton & Menk related to sanitary sewer fees for development of unplatted land and relating to building permits.

The proposed amendments at this time include:

- Under Connection Permit Charges Add a new fee of \$6,645.00 per REU for lots platted after 12/1/2025 and noting that the existing fee totaling \$7,150.00 per REU (\$1,215.50 for trunk fund and \$5,934.50 for WWTF fund) remains for lots platted prior to 12/1/25. This is to acknowledge a reduced connection fee for newly platted lots as the trunk fund is being collected as part of the new Trunk Sanitary Sewer Area Charge.
- Under <u>Development Fees</u> Add Trunk Sanitary Sewer Area Charge of \$6,010 per acre for unplatted land which is being developed. As noted above, this fee takes the place of the trunk fee portion of the connection permit charge for sanitary sewer. The City did not previously have a sewer area charge, opting for the trunk fee at the time of the building permit.

It is notable that the City has not increased its permit connection charges for sanitary sewer since 2007 and it is also notable that the increase cost related to a new single family home would be increased by approximately \$997.50 (based on 4 single family dwellings per acre in a typical development) compared to the fee now, except that developers would be responsible for the area charge which didn't previously exist, so it's really spreading the fees between developers and eventual builders (and which staff recognizes the developer is likely to recoup by increasing the cost to purchase a lot).

Staff Recommendation

Approval of the attached "Resolution Adopting An Official 2025 Fee Schedule".

2025 OFFICIAL CITY F	
(DRAFT Amendments E	· · · · · · · · · · · · · · · · · · ·
ADMINISTRATIVE SERVICE CHARGES:	2025 Fee (In Dollars)
Assessment Search (per parcel)	\$25.00
Nuisance/Code Violation Search (per parcel)	\$20.00
Nuisance Abatement Service Administrative Charge (per lot, per incident)	75.00 or 15% of Service Charge - Whichever is Greater
Nuisance Abatement Assessment Administrative Fee (only if assessed to taxes)	\$100.00 per property that is assessed
Utility Charges Assessment Administrative Fee (only if assessed to taxes)	\$100.00 per property that is assessed
NSF Charge	\$30.00
Special Meeting Fee for Park Board, Planning Commission and City Council as requested	φ30.0
(workshops not included)	\$500.00 + \$50.00 per diem per membe
Consent Assessment Administrative Fee	\$350.00 \$350.00 per dreim per member
Employee Mileage	(Standard Federal IRS Rate
Employee inneage	(Sundard Federal INS Paris
Past Due and Delinquent Invoices (Non-Utility Bills)	1% Monthly Service Charge of Past Due Amount or \$1.00, whichever is greate
Overnight Parking Permit	\$10.00
Application for Deferral of Special Assessment	\$100.00
Subordination of Small Cities Development Program Agreements	\$150.00
Release of Deferred Assessment Certificate	\$100.00 (does not include recording fee
City Repayment / Lien Agreement Verification Fee	\$30.00
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MAPS:	
Small - Less than 11 x 17 (Color or Black and White)	\$1.20
Medium - 11 x 17 to 17 x 22 (Color or Black and White)	\$6.00
Large - Larger than 17 x 22 up to 34 x 44 (Color or Black and White)	\$24.00
Copy charge per page (Black and White)	0.35
Copy charge per page (Color)	0.65
Fax service per page	1.10
Notary (per document)	2.20
Custom GIS Maps (per hour)	99.00
PUBLIC WORKS SERVICES:	
(Minimum 1 hour charge for all items below)	
Mileage	(Standard Federal IRS Rate
Sweeper	\$90.00/h
Roller	\$60.00/h
Loader	\$105.00/h
Sewer Jetter	\$115.00/h
Five Ton Dump Truck	\$115.00/h
Tractor & Implements (mower, etc.)	\$75.00/h
Gravel	Actual Cos
Blacktop	Actual Cos
Labor (during regular hours of 7:30AM - 3:45 PM)	\$75.00/h
Labor (after hours)	\$94.00/h
Labor (Sundays and Holidays)	\$125.00/h
Skid Loader	\$65.00/h
Lawn Mower	\$45.00/h

2025 OFFICIAL CITY FEE SCHEDU	
(DRAFT Amendments Effective 12/1/2	· · · · · · · · · · · · · · · · · · ·
Pickup & Plow	2025 Fee (In Dollar \$85.00/l
Parks Utility Vehicle	\$50.001
Pick-up Truck	\$75.00/1
Equipment rate to be charged at established rate plus actual labor costs	\$75.00/1
Road Surface / Sidewalk Deposit	\$500.0
Road Surface / Sidewalk Deposit	\$500.0
IISCELLANEOUS LICENSES/PERMITS:	
Bingo/Gambling License	\$20.0
Commercial Lawn Spraying License	\$30.0
Dance Permit	\$100.0
Tobacco / Cigarette License	\$200.0
THC License Application / Investigation Fee	\$200.00 (prorated towards registration fee as necessar
THC License Annual Fee	\$350.00 (prorated towards registration fee as necessar
Lower Potency Hemp Edible - Retailer (LPHE-R) Registration/Renewal Fee - Annual	\$125.0
Cannabis Microbusiness - Retailer Renewal Fee**** - Annual	\$1,000.0
Cannabis Retailer* Registration Fee**	\$500.0
Cannabis Retailer* Renewal Fee***	\$1,000.0
*Initial registration fee includes first annual renewal fee: a registration fee shall be charged at the time of the second renewal and each subsequent year. **Not to exceed 1/2 of the initial state license fee under M.S. 342.11. ***Not to exceed 1/2 of the renewal state license fee under M.S. 342.11 ****Cannot charge an initial registration fee.	
Dogs in Outdoor Dining Areas Permit	\$50.0
Dog License (includes dog park use)	\$15.00 per license year (no refunds or transfer
Replacement Dog Tag	\$5.0
Peddlers/Transient Merchant License	\$30.0
Solicitor License / Permit (per person)	\$0.0
Golf Cart Operator Permit (annual)	\$30.0
Golf Cart Event Operation Permit (each event)	\$30.0
Class 2 ATV / Utility Task Vehicle Operator Permit (annual)	\$40.0
Adult Use License (annual)	\$3,000.0
Commercial Refuse Hauler License (up to 3 year license)	\$150.00 per ye
Residential Refuse Hauler License (up to 3 year license)	\$150.00 per ye
Fireworks Display Permit	\$50.
Pawn Broker / Seconhand Goods Dealer Application Fee	\$500.
Annual Pawn Broker License Fee	\$10,000.00 Annu
Filming Permit - Documentary	\$250 plus actual cos
Filming Permit - Low Impact Commercial	\$500 plus actual cos
Filming Permit - High Impact Commercial	\$1,000 plus actual cos
Large Assembly Permits	
Level A - New Event (single/mult. days, street closures, alcohol, fencing, live entertainment	\$150.
Level A - Repeat Event (single/mult. days street closures, alcohol, fencing, live entertainn	\$75.0
Level B - New/Repeat Event (single/mult. days, sidewalk use, live entertainment)	\$50.
Level C - New/Repeat Event (single day, park area, no live entertainment)	\$30.
ROW Management	ψ50
Excavation Permit Fee	\$100.0

2025 OFFICIAL CITY FEE SCHEDULE					
(DRAFT Amendments Effective 12/1/25)					
Curall Window Facility Domnit Fac	2025 Fee (In Dollars) \$250/application for first 5 facilities, \$100 each after 5 (up to 15 max)				
Small Wireless Facility Permit Fee Obstruction Permit Fee					
	\$50.00				
Degradation Fee In Lieu of Restoration	Negotiated fee determined on a case by case basis.				
Small Wireless Facility Agreement Fees (Set by M.S. 237.163 as may be amended)	24.50				
Collocation Rental Fee on City Structure	\$150 per year				
Maintainace for Collocation Fee	\$25 per year				
Monthly Electrical Service					
Per Radio Node Less than or equal to 100 maximum watts	\$73.00				
Per Radio Node Over 100 maximum watts	\$182.00				
Actual costs of electricity (if actual costs exceed forgoing fees)	See Electric Fees in this fee schedule				
LIQUOR LICENSES:					
Off Sale Intoxicating	\$150.00				
Off Sale 3.2% Malt Liquor	\$100.00				
Small Brewer (Off Sale)	\$100.00				
On Sale Intoxicating	3,000.00				
On Sale 3.2% Malt Liquor	\$400.00				
Brewer Taproom (On Sale)	\$400.00				
Set-up License	\$300.00				
Sunday Liquor	\$200.00				
Temporary On Sale Non-intoxicating (1-4 days)	\$100.00				
Temporary On Sale Intoxicating (1-4 days)	\$100.00				
Wine License	\$500.00				
License Investigation Fee - On/Off Sale Intoxicating	\$200.00				
Application Fee	\$200.00				
Premises Extension Permit for Alcohol on Temporary Patio	\$100.00				
PUBLICATIONS:					
Audit Booklet	\$28.00				
City Code of Ordinances	Free Online Viewing Only				
•					
Comprehensive Plan Comprehensive Utility Plans (each)	Free Online Viewing Only				
Subdivision Ordinance	Free Online Viewing Only				
	Free Online Viewing Only				
Zoning Ordinance	Free Online Viewing Only				
ZONING/SUBDIVISION APPLICATION FEES:					
Minor Subdivision Fee	\$400.00				
Comprehensive Plan Amendment	\$660.00				
Concept Review (Plats, CUP)	\$330.00				
Conditional Use / Planned Unit Development Fee	\$550.00				
Conditional / Interim Use Amendment	\$440.00				
Interim Use Permit	\$550.00				
Final Plat Application Fee	\$495.00				
Final Plat Major Modification	\$440.00				
RLS Review Fee	\$550.00				
Building Relocation Deposit/Escrow	\$5,000.00				

2025 OFFICIAL CITY FEE S	
(DRAFT Amendments Effective	ve 12/1/25) 2025 Fee (In Dollar
Preliminary Plat Application Fee	\$660.1
Rezoning	\$550.
Sign Permit (permanent)	\$82.
Sign Permit (temporary - only need to pay one time per year)	\$33.
Vacation Fee (Easements and Right of Way)	\$495. \$495.
Zoning Code Amendment	\$550.
Right of Way Encroachment Permit	\$330.
Variance Fee	\$350. \$385.
Residential Rental Inspection Fee (Valid for 2 to 4 years - See City Code for Details)	\$100 per building plus \$25 for each additional u
Residential Rental Re-Inspection Fee (valid for failing to keep a scheduled inspection or not	\$100 per building plus \$25 for each additional u
fixing a violation found on a previous inspection)	\$50 per inspecti
Zoning Verification Letter	\$50 per inspecti \$55.
2nd Kitchen Permit/Agreement	\$33. \$110.
Bed and Breakfast Home/Inn License	\$110. \$110.
	\$110. \$605.
Annexation Administration Fee - plus filing fees from state	
Natural Landscape Permit Fee	\$220. \$1.760
Wetland Mitigation/Monitoring Escrow	\$1,760.
RK FACILITY RENTALS:	
Shelter (except Memorial Park Shelter)	
Resident (of City of New Prague)	\$33.00 plus sales
Non-resident	\$66.00 plus sales
Picnic Table Rental	\$17 plus sales tax per table (For tables not normally located at a shelt
Damage Deposit (Shelter Rental)	\$100.
Daily Use of Softball/Baseball Fields (Includes a picnic shelter at park)(Does not include dragging of the fields - contact the City for requests to drag fields for actual costs)	
Resident - One Field (\$30 for shelter and \$20 for field)	\$50.00 plus sales
Non-Resident - One Field (\$60 for shelter and \$40 for field)	\$100.00 plus sales
Resident - Two Fields (\$30 for shelter and \$20 for each field)	\$70.00 plus sales
Non-Resident - Two Fields (\$60 for shelter and \$40 for each field)	\$140.00 plus sales
Daily Use of Memorial Stadium Baseball Field (single game)	\$80.00 plus sales t
Volleyball Court	\$10.00/day plus sales
Tournament Fees	
Memorial Park Softball Fields (Includes Memorial Park Shelter and both fields)	
One Day Tournament - Resident (\$30 for shelter and \$20 for each field)	\$70.00 plus sales
One Day Tournament - Non-Resident (\$60 for shelter and \$40 for each field)	\$140.00 plus sales
Two Day Tournament - Resident (\$30 for shelter and \$40 for each field)	\$110.00 plus sales
Two Day Tournament - Non-Resident (\$60 for shelter and \$80 for each field)	\$220.00 plus sales
Damage Deposit for Memorial Park Shelter Concession Stand	\$100.
Temporary Liquor License for On-Sale 3.2 Malt Liquor (With Tournaments)	\$25.
Memorial Stadium Baseball Field (Concessions to be Coordinated with the Orioles)	420
	\$160.00 plus sales
One Day Tournament	
	\$160.00 plus sales t

2025 OFFICIAL CITY FE	
(DRAFT Amendments Eff	
Youth Teams	2025 Fee (In Dollars \$180.00 + \$40 per game played (plus sales tax
Adult Softball/Baseball League Fees (Annual - Not Including Teams Using Memorial Park	\$180.00 + \$40 per game played (plus sales tax
Baseball Stadium)	
,	©250 75
Teams Playing 2 Times a Week	\$358.75 plus sales ta
Teams Playing 1 Time a Week	\$301.25 plus sales ta
Fall League Teams (starting after Labor Day) 2 Times a Week	\$215.00 plus sales ta
Fall League Teams (starting after Labor Day) 1 Time a Week	\$107.50 plus sales ta
Youth Ball Team Fees (Annual)	0100.00.1.1.1
Teams Playing 2 Times a Week	\$180.00 plus sales ta
Teams Playing 1 Time a Week	\$151.25 plus sales ta
POLICE SERVICE CHARGES:	
Police Reports (incident print-out 1 to 100 pages)	\$0.25 per pag
Copies of Audio and Visual media (media storage device may be CD, DVD, USB Flash Drive)	\$20.00 per media storage devic
	Charged on a case by case basis with actual costs determined for searching
	retrieving, and making, certifying, compiling and electronically making copie
Computer Research, or copies over 100 pages	of the data or the data itsel
Police Accident Reports	\$0.25 per pag
Police Officer	\$130.00/1
Fine for Public Use of Cannabis	\$100.00
BUILDING PERMITS:	
*Valutation determined by Building Official based on square footage and information from	
area municipalities.	
Building Permit	Fee Schedule - MN Statute 326B.153 + 0.05% + State Surcharg
Common Home Improvements	(Fixed valuation feet
Re-roofing	\$110.00 + State Surcharg
Re-siding	\$110.00 + State Surcharg
Windows (Total Replacement - Sash Replacement Only is Exempt)	\$110.00 + State Surcharg
Front Door or Patio Door Replacement Only	\$44.00 + State Surchar
Lower level finish	\$170.00 + State Surchar
Swimming pool (above ground)	\$59.00 + State Surcharge+Planning Site Plan Revie
	\$360.00 + State Surcharge+Planning Site Plan Revie
Swimming pool (below ground) Deck	
	\$170.00 + State Surcharge+Planning Site Plan Revie
Re-Decking	\$85.00 + State Surcharg
Pergola	\$60.00 + State Surcharge+Planning Site Plan Revie
Bathroom Remodel	\$110.00 + State Surcharg
Plan Review	65.05% Building Permit Fo
Repetitive Plan Review	32.55% Building Permit Fo
Plumbing Permits	
Industrial, commercial, multi-residential	1.55% of valuation (\$75.00 min. + State Surcharg
Residential - New construction (single/two family)	\$147.00 + State Surcharg
Residential - Bathroom finish	\$65.00 + State Surcharg
Residential - Lawn sprinkler	\$75.00 + State Surcharg
Residential - Water Treatment	\$65.00 + State Surcharg

2025 OFFICIAL CITY FEE (DRAFT Amendments Effec	
(DRAFT Amendments Effec	2025 Fee (In Dolla
Residential - Water Heater	\$65.00 + State Surcha
Repetitive Plan Review	\$60.00 · State Salona
Residential - Miscellaneous	\$55.00 + State Surcha
Mechanical Permits	\$55.00 · State Salona
Industrial, commercial, multi-residential	1.55% of valuation (\$75.00 min. + State Surchar
Residential - HVAC system (single/two family)	\$147.00 + State Surcha
Residential - Factory fireplace	\$65.00 + State Surcha
Residential - Furnace replacement	\$65.00 + State Surcha
Residential - Air conditioning	\$65.00 + State Surcha
Residential - Garage heater	\$65.00 + State Surcha
Residential - Air exchanger	\$65.00 + State Surcha
Residential - Miscellaneous	\$65.00 + State Surcha
Erosion Control, Turf Establishment and Tree Escrow (Residential)	\$1,650 (unused portion returned after warranty peri
Erosion Control, Turf Establishment and Landscaping Escrow (Commercial)	\$3,300 per acre (unused portion returned after warranty per
Work without Permit	Double Permit
Temporary Structures (more than 30 but less than 180 days)	\$82.00 per sea
Demolition Permit	
	\$80.00 plus escrow on case by case basis as deemeed nee
Move-In house pre-inspection	\$250.00 plus mileage if outside City Lin
Move-In accessory structure pre-inspection Lead certification verification fee	\$100 plus mileage if outside City Lin
	\$5
Change of Commercial Tenant	\$75
Other Inspection Fees	
A re-inspection fee may be assessed for each re-inspection when such portion of work for	
which inspection is called is not complete or when corrections called for are not made. Re-	
inspection fees may be assessed when the inspection record card is not readily available,	
approved plans are not readily available, failure to provide access on the the date for which	
the inspection is requested, or for deviating from plans requiring approval from the Building Official	
a. Inspection outside of normal business hours (minimum charge - 2 hrs)	\$82.00 per ho
b. Re-Inspection fees assessed	\$82.00 per ho
c. Inspection for which no fee is specifically indicated (minimum charge 1 hour)	\$82.00 per ho
d. Additional plan review required by changes, additions or revisions to approved plans	\$82.00 per ho
e. Use of outside consultants for plan checking and inspection, or both	Actual cos
* Or the total hourly cost to jurisdiction, whichever is greatest. The cost shall include	
supervision, overhead, hourly wages and fringe benefits of the employee involved.	
** Actual cost includes administrative and overhead costs	
Planning Survey/Site Plan Review for commercial structures (non-refundable)	\$100 per h
Planning Survey/Site Plan Review for New dwellings (non-refundable)	\$100
Planning Survey/Site Plan Review for Decks, additions and similar projects	\$50
Engineering Survey/Site Plan/Grading Plan Review by City Engineer	Actual Co
Refunds	No more than 80% of the permit fee will be refunded. Requests must be writing within 180 days of date permit is applied for. No refunds for preview f

2025 OFFICIAL CITY FEE SCHEDULE					
(DRAFT Amendments E	,				
FIRE INSPECTION FEES:	2025 Fee (In Dollars				
Fire protection equipment (Sprinkler Systems, etc.)	Fee Schedule - MN Statute 326B.153 + 0.05% + State Surcharge				
Flammable/Combustible Liquid Storage	\$115.00 for first tank and \$82.00 for each additional tank				
Flammable/Combustible Liquid Storage Install Plan Review	\$88.00 per tank				
Plan Review	65.05% of permit fee				
Daycare/Childcare License Inspection	\$60.00				
CONNECTION PERMIT CHARGES:					
Sewer Connection Charge (Total)	\$7,150 per REU				
For building permits for lots platted after 12/1/2025	\$6,645.00 per REU				
For building permits for lots platted prior to 12/1/2025:					
Trunk Fund at 17%	\$1,215.50 per REU				
WWTF Fund at 83%	\$5,934.5 per REU				
Water Connection Charge					
Residential - single family - 1" line	\$1,800.00				
Residential - townhouse unit (75% of REU)	\$1,350.00				
Commercial / Industrial / Institutional	\$1,800.00 per REU				
(Based on Met. Council Service Availablity Charge Manual)					
Water Meters					
3/4" meter and equipment	\$400.00 and is subject to change per vendor pricing				
1" meter and equipment	\$450.00 and is subject to change per vendor pricing				
1-1/2" meter and equipment	\$1080.00 and is subject to change per vendor pricing				
2" meter and equipment	\$1300.00 and is subject to change per vendor pricing				
3" meter and equipment	To be quoted at time of purchase				
4" meter and equipment	To be quoted at time of purchase				
Pressure Reducer Valve	\$225.00 and is subject to change per vendor pricing				
DEVELOPMENT FEES:					
Park Dedication Fee					
Land Dedication Requirement					
Land Requirement	Commercial/Industrial Per Capita Share: 282 sq. ft. per employee				
	Residential Per Capita Share: 815 sq. ft. per resident				
Building Permit Fee	.25% of value of residential dwelling unit*				
	*applicable only to residential lots platted prior to April 25, 2010				
Fee in Lieu of Land Based on Land Requirement	Fair Market Value of the Buildable Unplatted Land x Land Requirement				
Water Area Access Charge (unplatted land being developed)	\$2,814.00/ac.				
Trunk Sanitary Sewer Area Charge (unplatted land being developed)	\$6,010.00/ac				
Emergency Warning Siren Area Charge	\$165/ac				
Sidewalk Fee	\$55 per lo				
Saw and Seal Fee (Developer Installed Roadways)	\$3.50/lineal foot (Saw Joint Every 40' of new road)				
Municipal Electric Development Fees (costs subject to change per material pricing)					
Development Electric Service Install and Material Cost	At cost plus 15%				

2025 OFFICIAL CIT	Y FEE SCHEDULE
(DRAFT Amendmen	,
	2025 Fee (In Dollars)
Street Lights (NPUC Standard Light)	\$1,850/light and is subject to change per vendor pricing
Street Lights Other than NPUC Standard (All Fixtures Require NPUC Approval)	At-Cost Plus 15%
Street Light Wire and Conduit	\$2.25/ft
Road Crossing Conduit Pricing - Based on 4" PVC	\$9.00/fi
Road Crossing Conduit Pricing - Other than 4" PVC	At-Cost Plus 15%
Winter Construction Frost Charges (November 1st through April 15th)	Additional \$5.00/ft
Winter Construction Equipment Charges (November 1st through April 15th)	\$150.00/per piece of equipment
MISCELLANEOUS	
Memorial plaques	
5" x 8" engraved tree plaque	\$83.00 or actual cost
4" x 6" engraved metal bench plaque	\$.40 per letter or actual cost
Wooden Post for Plaques	\$75.00 or actual cost
Memorial trees	\$300.00 or actual cost
Memorial benches	
6' metal coated	\$490.00 or actual cost
MUNICIPAL FINANCING APPLICATION FEES:	
Tax Increment Financing Application Fee (plus city expenses)	\$1,200.00
Tax Abatement (plus city expenses)	\$1,200.00
Tax Exempt Financing	\$1,200.00
*All costs incurred by the City for TIF, Abatement, and Tax Exempt Financing	V-1,200100
applications will be billed seperately. Such costs include, but are not limited to,	
costs for legal, fiscal, and staff time.	
UTILITY BILLING RATES:	
WATER:	
Water (Base) Rates	
5/8" or 3/4" meter	\$18.10/billing cycle
1" meter	\$18.81/billing cycle
1 1/2" meter	\$18.96/billing cycle
2" compound meter	\$39.17/billing cycle
3" compound meter	\$44.46/billing cycle
4" compound meter	\$64.83/billing cycle
6" compound meter	\$95.66/billing cycle
Multi-Dwelling Units (with one water meter)	\$13.69/monthly per unit
Multi-Dwellings constructed after 1-1-2025 (with one water meter)	Base Rate \$18.10 / unit per monthly billing cycle
	\$4.89/1,000 gallons Non Summer (Oct 1 - May 31) \$5.89/1000 gallons (June 1-
Water Rate	Sept 30)
Water Rate for City Golf Course (All Months)	\$4.65/1000 gallons
Bulk Water Charge	\$35.00/1000 gallons
Bulk Water Loading Charge	\$40.00/ load
Pool fill metered from Fire Hydrant	\$75.00 meter set up fee & water charge \$8.50/ 1000 gallons
Water Conservation Violation Fines	The second of th
First Day	\$50/day
Each Additional Day	\$100/day
Minnesota Department of Health Water Service Connection Fee	\$.81/Month Subject to change per Minnesota Department of Health

2025 OFFICIAL CITY I	
(DRAFT Amendments E	Effective 12/1/25) 2025 Fee (In Dol
	2020100 (M. 20.
REFUSE:	
Yard Waste Site Fee	\$0.40/month added to residential utility acco
SANITARY:	
Sanitary Sewer Rate	\$11.50 base rate + \$16.99/1,000 gal
STORM:	
Storm Sewer Rate	
Base Rate (Used in the formula for storm sewer charges: Base Rate x Acres x REF)	\$1
ELECTRIC:	
Electric Rates	
Residential	\$16.82 Customer Charge & \$0.1369/
Commercial	\$32.86 Customer Charge & \$0.1302/
Small Industrial	\$68.04 Customer Charge & \$13.76/kw Demand & \$0.0753/
Industrial	\$120.00 Customer Charge & \$14.14/kw Demand &\$0.0753/
Large Industrial	\$140 Customer Charge \$17.20/kw Demand & \$0.0753/
Interruptible	\$32.86 Customers Charge & \$0.0945/
Street Light Rental - Residential LED Light Fixture on 23' Fiberglass Pole	\$25.00/m
Street Light Rental - Commercial LED Light Fixture on 35' Fiberglass Pole	\$35.00/m
Security Lights - Rental	\$12.35/m
City Street Light (LED less than 100 watt)	\$12.60/m
City Street Light (LED 100 watt or more)	\$16.25/m
Metered Street Lights (Current non LED Fixtures)	\$12.60 Customer Charge & \$0.1469/
Metered Street Lights (LED Fixtures)	\$12.60 Customer Charge & \$0.2500/
Peak Alert Rate (Customer Owned Generation)	+==
Customer Charge	\$138.60/n
Demand Charge	\$4.41
Energy Charge	\$0.0797/
Off Peak	ψ0101211
Summer Energy Charge (June through September)	\$0.0839/
Winter Energy Charge (October through May)	\$0.0710/
Off Peak Load Control Credit	\$5.00/monthly (non-met
Car Charging (Time of Use)	ψυνον πιοτικών (ποι πιον
10pm - 8am	\$0.0822/
8am - 10pm	\$0.2507/
Whole House Time of Use Rate	ψ0.23 0 //
Customer Charge	\$16.82/m
8am - 10pm	\$0.1683/
10pm - 8am	\$0.084/
	First 3kW Free, then billed \$4.50/kW/Month based on rated AC output of
Solar Grid Access Charge	
Residential Solar Reimbursement Under 40kW	\$0.1369/
Energy Cost Adjustment (ECA)	Based on additional charge or credit of wholesale energy / I

2025 OFFICIAL CITY (DRAFT Amendments	
(DRAFT Amenuments	2025 Fee (In Dolla
200 Amp Residential Underground Service - Up to 100' In Length	1,600.00 (includes 200A Disconne
Additional Charge for 200 Amp Service Installs Over 100'	1,000.00 (metades 200A Discomi
Winter Frost Charges will be applied November 1st through April 15th	Additional \$5.0
Service Conduit (If Needed)	\$7.0
Residential Service - Over 200 Amp	At-Cost Plus 1
Other Utility Service Drops (Materials Provided by Service Provider)	\$150.00/service o
Other Utility Service Drops Winter Installation (November 1st through April 1st)	\$200.00/service of
Electric Service Connection Charges	\$200.00/Sci vice (
Commercial Electric Service Connection Charge	Billed Per Policy of the New Prague Utilities Commiss
Commercial Electric Service Connection Charge	Billed 1 ci 1 oney of the New 11ague offittes commiss
UTILITY EQUIPMENT:	
Bucket / Digger Truck	\$135.00
Service Truck	\$75.00
Skid Loader	\$60.0
Tractor Backhoe	\$100.00
Trencher	Quoted Per I
Directional Bore	Quoted Per I
DEPOSITS:	
Residential Electric	\$150
Residential Water	\$50
Residential Sanitary Sewer	\$100
Small Industrial, Industrial and Large Industrial Electric	2 months estimated consumption based on load & demand w/\$300.00
Commercial Electric	2 months estimated consumption based on load & demand w/\$150.00
Commercial Water	2 months estimated consumption with a \$100.00 minin
Commercial Sanitary Sewer	2 months estimated consumption with a \$100.00 minin
DISCONNECTION/RECONNECTION OF UTILITIES:	
During Work Hours (8:00AM to 4:30PM)	\$35.00 plus sales
After Work Hours	\$150.00 plus sales
MISCELLANEOUS:	
Fire Hydrant Maintainance (Annual per private hydrant)	\$60.00/hr, minimum
Water System Flow Testing	\$200.00/hr, minimum
Irrigation Meter Connection/Disconnection Fee	\$70.00
Temporary Service Connection Fee - Residential	200
Temporary Service Connection Fee - Commercial	Cost based on type & size of ser
Utility Line Worker Labor Rate	\$87.50/hr during normal business hours, \$140.00/hr all other hours
Utility Line Worker Labor Rate for Mutual Aid with other Utilities	\$140.00/hr all he
Interest Rate for customer deposits (water and electric)	Rate as Published on Department of Commerce Website - based on MN Sta 325E.02

CITY OF NEW PRAGUE RESOLUTION #25-12-01-03

RESOLUTION ADOPTING AN AMENDED OFFICIAL 2025 FEE SCHEDULE

WHEREAS, several sections of the City Code allow the City Council to adopt permit fees which will be effective in the City; and,

WHEREAS, City Staff has reviewed and suggested changes to the existing 2025 Fee Schedule that would become effective with the amendment; and,

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, MN, that the attached 2025 Official City Fee Schedule is hereby approved as amended and will become effective on 12/1/2025, until further amended.

This resolution is approved effective immediately upon its passage and without publication.

Adopted by the City Council of the City of New Prague on this 1st day of December, 2025.

					-	Charles	L.	Nickolay,	Mayor
ATTEST	:								
	Joshua	М.	Tetzlaff,	City	Adminis	strator			



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

EVAN GARIEPY, PLANNER

SUBJECT: RESOLUTION SUPPORTING MNDOT LOCAL ROAD IMPROVEMENT PROGRAM (LRIP)

GRANT APPLICATION

DATE: NOVEMEBER 24, 2025

In 2023, the City applied for the MnDOT Local Road Improvement Program (LRIP) to fund the repaving and reconstruction of 10th Ave SE from 1st St SE to CSAH 29. Unfortunately, the City was not chosen at the time to receive funding. MnDOT has reopened the LRIP grant for funding of 2026-2028 construction projects that impact trunk highways, routes of regional significance (which 10th Ave SE is,) or rural CSAH. The City plans to reapply for this grant to help fund reconstruction to improve the drivability and safety of 10th Ave SE.

The grant funding can cover construction costs, but will not cover consultant engineering, inspection, utilities, right-of-way acquisition, or standalone enhancement projects. No match is required, and the City may request a maximum of \$1,500,000. City Engineer Chris Knutson is in support of this application. He is currently working on the updated feasibility report for the area, so will be able to provide updated costs and figures to incorporate with the grant application.

The 10th Ave SE reconstruction project will begin in 2026 and include mill and overlay, flashing pedestrian crossing signs, the installation of a mini roundabout at the intersection of 3rd St SE, and curb bump outs. These features are intended to mitigate traffic speeds, prevent lane departures, and improve pedestrian visibility and safety. If we are awarded the grant, it would greatly benefit the City and reduce the costs of construction.

Staff have reached out to the Le Sueur County Highway Engineer, David Tiegs. He provided a letter of support in 2023 for the City's application. For the 2025 application cycle, a Resolution from the Le Sueur County Board is required rather than just a letter of support. He will be bringing this to the Board on November 25th, 2025. We tentatively anticipate their support. Either way, the grant application requires a Resolution from City Council in support of the project.

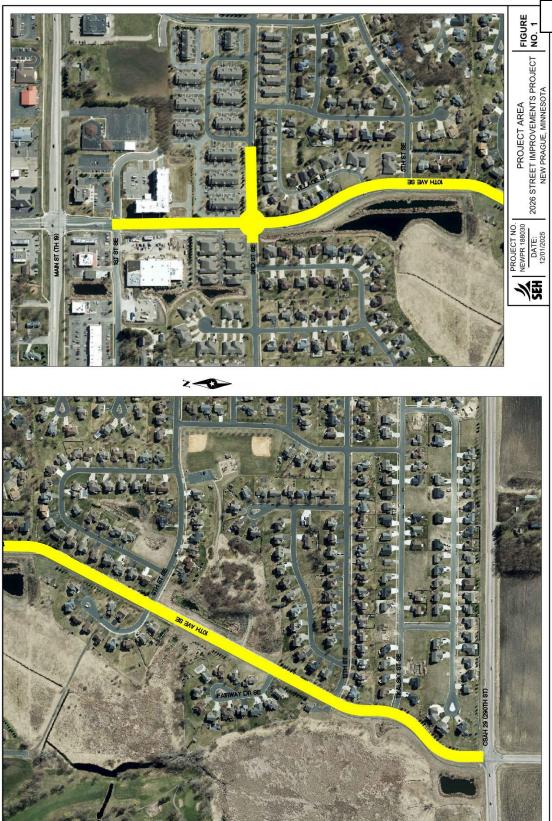
The deadline for the final application submittal is December 12th, 2025. We would not receive notification of being chosen until March 2026 at the earliest. Currently, Staff anticipates that the final grant request will be for approximately \$400,000 out of a total cost of approximately \$1.2 million, subject to change according to the City Engineer.

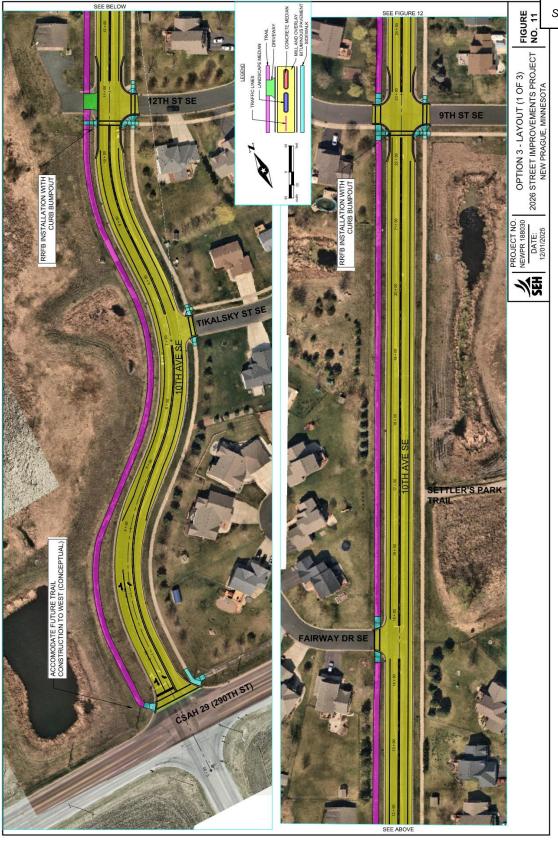
Staff Recommendation

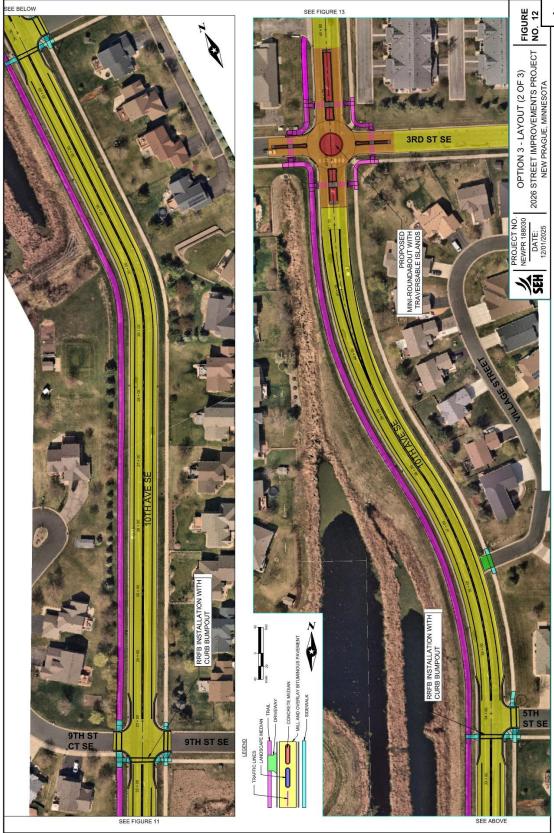
Approve the attached resolution supporting the MnDOT LRIP grant application.

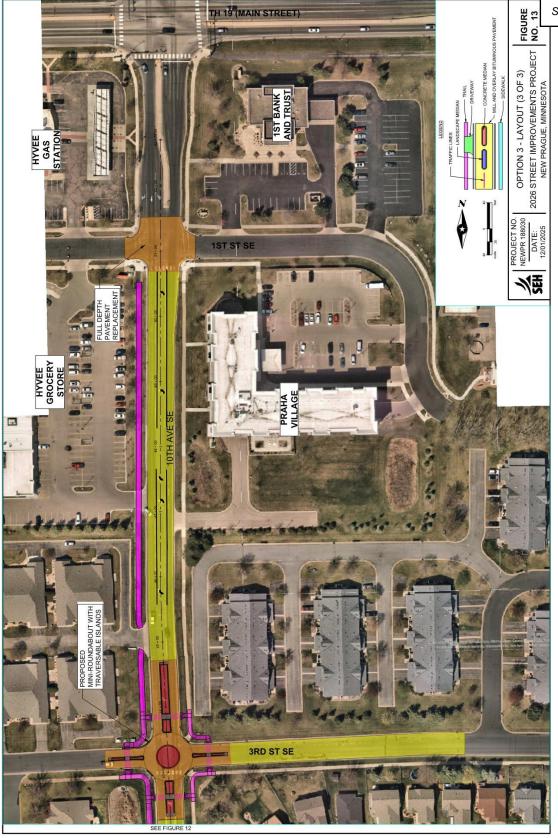
Attachments:

- 10th Ave. SE Reconstruction Layout from City Engineer Chris Knutson, 11/24/2025
- Resolution of Support.









RESOLUTION #25-12-01-04

RESOLUTION OF THE NEW PRAGUE CITY COUNCIL SUPPORTING MNDOT LOCAL ROAD IMPROVEMENT PROGRAM GRANT APPLICATION

WHEREAS, \$47 million in LRIP funding is available, with a cap of \$1.5 million for each project; and,

WHEREAS, the City of New Prague's 2026 Street and Utility Improvement Project Feasibility Report identified pedestrian safety measures and a roundabout as needed improvements along 10th Ave SE from 1st St SE to Le Sueur CSAH 29; and,

WHEREAS, the suggested project improvements would act as traffic calming techniques along the major collector to reduce vehicle speeds, increase pedestrian visibility, and prevent collisions and lane departures; and,

WHEREAS, the project considers multi-modal perspectives by adding pedestrian refuge areas at the roundabout and flashing crossing signs between the sidewalk and trail along 10th Ave SE. These multi-modal considerations make pedestrian crossings more obvious to drivers, better ensuring their safety; and,

WHEREAS, construction is predicted to begin and be completed in 2026; and,

WHEREAS, all municipal applicants must have a resolution of support from their City Councils; and,

WHEREAS, the City of New Prague is a Municipal State Aid City and does not require a sponsoring agency; and,

WHEREAS, the New Prague City Council fully supports the application for LRIP Grant funds; and,

WHEREAS, the City of New Prague understands it is responsible for all project costs not covered by LRIP grant funds including but not limited to consultant engineering, right-of-way acquisition, inspection, public or private utilities, standalone enhancement projects, as well as construction costs above the LRIP grant award; and,

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Prague, Minnesota, that:

- 1. The City Council supports the reconstruction project and agrees to maintain such improvements.
- 2. The City Council supports submittal of the LRIP application.
- 3. The City agrees to pay all costs associated with the project beyond the LRIP grant award.

Charles L.	. Nickolay, Mayor	
ATTEST:	Joshua M. Tetzlaff, City Administrator	

Passed this 1st day of December, 2025.

Section 10. Item c.



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

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR

FROM: KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: APPROVE SALE OF LOTS 4 & 5, BLOCK 2, NEW PRAGUE BUSINESS

PARK 11TH ADDITION TO AVENTUS INVESTMENTS, LLC

DATE: NOVEMBER 19, 2025

On November 19th, 2025, the New Prague EDA held a public hearing regarding the sale of the last two remaining EDA owned industrial park lot to Aventus Investments, LLC. During the public hearing for each lot, no public comments were received, and the EDA approved Resolutions No. 25-11-19-01 and 25-11-19-02 both of which are titled "Approving Sale of Land and Purchase and Development Agreement...".

The actions taken by the EDA must be approved by the City Council per the EDA's Enabling Resolution. City Attorney Scott Riggs drafted the attached resolution for the City Council's consideration to approve the actions taken by the EDA on November 19th.

Attached are the memo, resolution and purchase and development agreement reviewed by the EDA.

Staff Recommendation

Approve the attached resolution titled "...Approving Certain Actions by the New Prague Economic Development Authority".

Section 10. Item c.

CITY OF NEW PRAGUE, MINNESOTA

RESOLUTION NO. 25-12-01-05

RESOLUTION APPROVING CERTAIN ACTIONS BY THE NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY

WHEREAS, the City of New Prague ("City") is a municipal corporation organized and operating under the laws of Minnesota; and

WHEREAS, the City established the New Prague Economic Development Authority (the "Authority") by resolution (the "Enabling Resolution"), pursuant to Minnesota Statutes, sections 469.090 to 469.1081 (the "EDA Act"); and

WHEREAS, the Enabling Resolution prohibits the Authority from selling land without the prior approval of the City; and

WHEREAS, on November 19, 2025, the Authority adopted Resolutions No. No. 25-11-19-01 and 25-11-19-02, both of which are titled New Prague Economic Development Authority Resolution Approving Sale of Land and Purchase and Development Agreement Between the Authority and Aventus Investments, LLC (the "Authority Resolutions"), subject to the required conditions of approval of the City; and

WHEREAS, the purpose of the Authority Resolutions was to enter into two separate agreements (the "Contracts") between the Authority and Aventus Investments, LLC (the "Developer") regarding the sale of land to the Developer and Developer's projects.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of New Prague, Minnesota, as follows:

- 1. The sale of land by the Authority and the Contracts by and among the Authority and the Developer are hereby approved.
- 2. The City and the Authority are further authorized to take all actions necessary or convenient to carry out the intent and purpose of this Resolution.

Adopted by the City Council of the City of New Prague, Minnesota, this 1st day of December, 2025.

ATTEST:	Charles L. Nickolay, Mayor
Joshua M. Tetzlaff	
City Administrator	

Section 10. Item c.



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

MEMORANDUM

TO: EDA MEMBERS

CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR

FROM: KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSIDER EDA SALE OF LOTS 4 & 5, BLOCK 2, NEW PRAGUE BUSINESS

PARK 11TH ADDITION TO AVENTUS INVESTMENTS, LLC

DATE: NOVEMBER 13, 2025

On November 19th, 2025, the New Prague EDA will be considering the sale of land owned by the EDA in the Industrial Park to Aventus Investments, LLC (In previous discussions the entity to purchase the land was anticipated to be D'Saint Company, LLC) but all the terms remain the same.

Specifically, the lots to be sold are Lots 4 & 5, Block 2, New Prague Business Park 11th Addition. Lot 4 is approximately 1.97 acres in size and is proposed to be purchased for \$193,079.70 (or \$2.25 sq. ft.). Lot 5 is approximately 1.98 acres in size and is proposed to be purchased for \$194,059.80 (or \$2.25 sq. ft.). The purchase of the lots is generally as outlined in the previously discussed letter of intent and general discussion from the special EDA meeting on October 30th, 2025.

They plan to construct an approximately 20,000 sq. ft. building on Lot 4 that would house Steelhead Outdoors (in at least 10,000 sq. ft. of the building) that includes offices, shop and warehouse space. They also plan to construct a 30,000 sq. ft. building on Lot 5 that would house GunsRUs (in at least 15,000 sq. ft. of the building) that includes office, shop and warehouse space. Similar to past purchase and development agreements, a provision is included that requires the building to have some aesthetic improvements including a wainscoting of brick/stone or varying color/material at least 4' from the bottom along the portion of the buildings that face 6th Street NW and 8th Ave. NW or other design elements including color, windows or accents as submitted to and approved by the Authority.

A public hearing is required to be held by the EDA per M.S. 469.105 prior to the sale during the EDA meeting. Following the public hearing at 7:30AM, the EDA will need to consider adopting the attached two resolutions titled "Approving Sale of Land and Purchase and Development Agreement between the EDA and Aventus Investments, LLC".

After approval of the resolution, the matter will be forwarded to the City Council for their review and approval on December 1st, 2025.

Staff Recommendation

Hold the required public hearing and approve the attached two resolutions approving the sale of land to Aventus Investments, LLC.

Below is additional information about the GunsRUs Business Plan and the various entities involved:

GUNSRUS - BUSINESS PLAN SNAPSHOT

Business Name: GunsRUs, LLC

Industry: Firearms Retail / E-Commerce

Business Model: Nationwide online retailer and transfer facilitator of used firearms and

licensed firearm transactions (FFL transfers)

Headquarters: TBD (must be in compliance with federal FFL zoning and state regulations)

Website: www.GunsRUs.com (proposed)

1. EXECUTIVE SUMMARY

GunsRUs aims to become a **leading online marketplace for used firearms**, connecting private sellers, licensed dealers, and buyers through a secure, compliant, and streamlined digital platform. The company will also provide **nationwide firearm transfer services** through partnerships with **FFL dealers** in all 50 states.

The business fills a major gap in the market by providing a trusted, easy-to-use platform where customers can buy, sell, and transfer used guns with transparency and legal compliance — similar to the role Carvana plays in used cars.

Mission Statement:

To modernize the used firearms industry by providing a safe, legal, and efficient online platform for buying, selling, and transferring guns across the United States.

2. STARTUP OVERVIEW

Phase 1: Setup (Months 1–6)

- Secure FFL licensing and compliance partnerships.
- Build the GunsRUs e-commerce platform with integrated payment, verification, and FFL transfer routing systems.
- Establish business banking, EIN, and state-level registrations.
- Partner with 200+ FFL dealers nationwide to handle local transfers.

Phase 2: Launch (Months 6–12)

- Launch beta version of the website.
- Begin digital marketing: PPC, SEO, social media, and firearm forums.
- Hire initial team (see below).
- Begin selling and facilitating transfers for used firearms.

Phase 3: Growth (Year 2+)

- Expand FFL partnerships to 1,000+ nationwide.
- Add trade-in programs, appraisal services, and certified used gun sales.

• Offer premium dealer memberships and subscription-based listings.

3. STAFFING PLAN

Year 1 – Initial Team (5–7 Employees)

- **CEO/Founder:** Oversees strategy, partnerships, and compliance.
- Operations Manager: Manages FFL network, logistics, and fulfillment.
- Compliance Officer: Ensures all ATF, state, and federal firearm laws are met.
- Marketing Director: Digital marketing, social, SEO, and paid ads.
- Customer Service Representatives (2): Handle inquiries, transfers, and seller onboarding.
- Web Developer (contract or in-house): Maintains and upgrades platform.

Year 2-3 - Growth Team (10-15 Employees)

- Add Regional Sales Managers, additional support staff, and accounting/finance roles.
- Possible warehouse/logistics team for certified used firearm inventory management.

4. FINANCIAL SNAPSHOT (ESTIMATES)

Category	Year 1	Year 2	Year 3
Gross Sales Revenue	1.2M	\$3.5M	\$7.5M
Cost of Goods Sold (Dealer Commissions, Platform Fees)	\$700k	\$1.8M	\$3.5M
Gross Profit	\$500k	\$1.7M	\$4M
Operating Expenses (Marketing, Payroll, Compliance)	\$450k	\$900k	\$1.5M
Net Profit (Before Tax)	\$50k	\$800k	\$2.5M

Revenue Streams:

- Platform listing fees and transaction commissions (5–10%)
- Transfer fees (\$25–\$75 per transaction)
- Premium memberships for dealers and sellers
- Featured listings / advertising on the site

5. COMPLIANCE AND LEGAL STRUCTURE

- Obtain Federal Firearms License (FFL) and adhere to all ATF regulations.
- Maintain secure data handling and age verification systems.
- Ensure all sales go through licensed dealers for background checks and legal transfers.
- Structure: **LLC** or **Corporation**, depending on tax preference and liability needs.

6. MARKETING AND GROWTH STRATEGY

• Digital-first focus: SEO, Google Ads, gun enthusiast forums, influencer partnerships.

- Affiliate partnerships with local gun stores for referral bonuses.
- Email & SMS marketing for used gun listings and transfer services.
- Brand positioning: Modern, trustworthy, and compliant "The nation's used gun exchange."

Expansion Potential:

- In-person hubs for appraisal and trade-ins.
- Mobile app integration.
- Branded shipping & insurance partnerships for verified transfers.

7. FUNDING REQUIREMENTS (EXAMPLE SNAPSHOT)

Startup Capital Needed: ~\$500,000 or more needed to purchase the land and build the site buildings

Breakdown:

- Platform & software build: \$150k
- Legal & licensing: \$50k
- Initial marketing: \$75k
- Payroll (first 6 months): \$150k
- Working capital: \$75k

Funding Options:

Private investors, venture partners, or SBA 7(a) business loan.

Regarding the company being used to purchase the land and address landlord discrepancies — we are still in the process of establishing a new entity that will include all current owners as well as incoming investors.

At this stage, we anticipate that **Aventus Investments** will be the entity used to **purchase the land**. The **operating businesses within the building** will likely be owned and managed by **D'Saint Companies**, or possibly a **new LLC** created to represent all owners collectively.

For example, **GunsRUs** would either be held under **D'Saint Companies** or within this newly formed ownership entity, depending on the final structure we agree upon.

We'll keep you updated as this structure is finalized and documentation is prepared.

Best Regards,

Jacob De St. Hubert

President & CEO — D'SAINT Companies

Holdings • Acquisitions • Real Estate • Venture Development

Owner-Partner — Aventus Partners • Invictus Partners

Owner-Partner — 2 If By Sea Tactical

Founder — Euroworx Automotive Specialist

Founder — Legacy Autoworx

Below are some building design considerations using Versetta Stone (which they would put on the bottom and also add sun shades at the entrances.





RESOLUTION NO. 25-11-19-01

NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY RESOLUTION APPROVING SALE OF LAND AND PURCHASE AND DEVELOPMENT AGREEMENT BETWEEN THE AUTHORITY AND AVENTUS INVESTMENTS, LLC

WHEREAS, the City Council (the "Council") of the City of New Prague (the "City") has previously established the New Prague Economic Development Authority (the "Authority") which administers economic development activities in the City; and

WHEREAS, the Authority owns certain property within the City legally described as set forth in Exhibit A (the "Property"); and

WHEREAS, the Authority has received a purchase offer and development proposal from Aventus Investments, LLC, a Minnesota limited liability company, having its principal office at 27631 Country Hollow Lane, New Prague, MN 56071 (the "Developer") for use as office, shop and warehouse space to be maintained and constructed on the Property; and

WHEREAS, the Developer has proposed to acquire the Property from the Authority, and in connection with that proposal the Authority has caused to be prepared a Purchase and Development Agreement between the Authority and Developer (the "Contract") set forth in Exhibit B and incorporated herein by reference; and

WHEREAS, the Authority has reviewed the Contract providing for the sale of the Property and the construction of improvements to be located on the Property totaling at least \$1,500,000.00, and has concluded that the proposed sale of and improvements to the Property are consistent with and promote the goals and objectives for which the Authority was established; and

WHEREAS, pursuant to the Contract, the Authority agrees to convey the Property described in the Contract to the Developer for \$193,079.70, subject to certain terms and conditions; and

WHEREAS, the Authority has on November 19th, 2025, held a public hearing pursuant to Minnesota Statutes, Section 469.105 regarding conveyance of the Property to the Developer at which all interested persons were given an opportunity to be heard; and

WHEREAS, the Enabling Resolution of the Authority, as amended, prohibits the Authority from selling and conveying the Property without the prior approval of the Council; and

WHEREAS, the Authority respectfully requests that the Council approve the land sale contemplated herein by resolution; and

WHEREAS, the Authority finds that conveyance of the Property to the Developer is in the public interest because it will further the objectives of the Authority and City; and

WHEREAS, the Authority has reviewed the Contract and finds, subject to the approval of the Council, that the execution thereof by the Authority and performance of the Authority's obligations thereunder are in the best interest of the Authority, the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the New Prague Economic Development Authority (the "Commissioners") that the above-referenced recitals are incorporated herein to this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Commissioners that the Authority approves the conveyance of the Property to the Developer, subject to the approval of the Council and subject to satisfaction of all terms and conditions of the Contract, and authorizes and directs the President and Executive Director to execute the Contract, deed and related documents necessary to carry out such real estate transaction.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Commissioners that subject to the approval of the Council of the sale of the Property, the Authority hereby approves the Contract, including all necessary accompanying documents or agreements included therein, in substantially the form presented to the Authority on this date, subject to modifications that do not materially alter the Authority's rights and obligations under the Contract and that are approved by the Authority's President and Executive Director, which approvals shall be conclusively evidenced by execution of the Contract.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Commissioners that the proper Authority officials are authorized to execute the Contract and take any and all other steps necessary or convenient in order to carry out the Authority's obligations under the Contract.

NOW, THEREFORE, BE IT FINALLY RESOLVED by the Commissioners that Authority and City staff and consultants are hereby directed to take all appropriate action and to prepare any appropriate documents to facilitate the directives of the Authority as provided in this Resolution.

Adopted this 19 th day of November, 2025.	
ATTEST:	Brent Quast, President
Joshua M. Tetzlaff, Executive Director	

EXHIBIT A

LEGAL DESCRIPTION

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

EXHIBIT B

PURCHASE AND DEVELOPMENT AGREEMENT

[Insert Purchase and Development Agreement]

RESOLUTION NO. 25-11-19-02

NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY RESOLUTION APPROVING SALE OF LAND AND PURCHASE AND DEVELOPMENT AGREEMENT BETWEEN THE AUTHORITY AND AVENTUS INVESTMENTS, LLC

WHEREAS, the City Council (the "Council") of the City of New Prague (the "City") has previously established the New Prague Economic Development Authority (the "Authority") which administers economic development activities in the City; and

WHEREAS, the Authority owns certain property within the City legally described as set forth in Exhibit A (the "Property"); and

WHEREAS, the Authority has received a purchase offer and development proposal from Aventus Investments, LLC, a Minnesota limited liability company, having its principal office at 27631 Country Hollow Lane, New Prague, MN 56071 (the "Developer") for use as office, shop and warehouse space to be maintained and constructed on the Property; and

WHEREAS, the Developer has proposed to acquire the Property from the Authority, and in connection with that proposal the Authority has caused to be prepared a Purchase and Development Agreement between the Authority and Developer (the "Contract") set forth in Exhibit B and incorporated herein by reference; and

WHEREAS, the Authority has reviewed the Contract providing for the sale of the Property and the construction of improvements to be located on the Property totaling at least \$2,000,000.00, and has concluded that the proposed sale of and improvements to the Property are consistent with and promote the goals and objectives for which the Authority was established; and

WHEREAS, pursuant to the Contract, the Authority agrees to convey the Property described in the Contract to the Developer for \$194,059.80, subject to certain terms and conditions; and

WHEREAS, the Authority has on November 19th, 2025, held a public hearing pursuant to Minnesota Statutes, Section 469.105 regarding conveyance of the Property to the Developer at which all interested persons were given an opportunity to be heard; and

WHEREAS, the Enabling Resolution of the Authority, as amended, prohibits the Authority from selling and conveying the Property without the prior approval of the Council; and

WHEREAS, the Authority respectfully requests that the Council approve the land sale contemplated herein by resolution; and

WHEREAS, the Authority finds that conveyance of the Property to the Developer is in the public interest because it will further the objectives of the Authority and City; and

WHEREAS, the Authority has reviewed the Contract and finds, subject to the approval of the Council, that the execution thereof by the Authority and performance of the Authority's obligations thereunder are in the best interest of the Authority, the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the New Prague Economic Development Authority (the "Commissioners") that the above-referenced recitals are incorporated herein to this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Commissioners that the Authority approves the conveyance of the Property to the Developer, subject to the approval of the Council and subject to satisfaction of all terms and conditions of the Contract, and authorizes and directs the President and Executive Director to execute the Contract, deed and related documents necessary to carry out such real estate transaction.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Commissioners that subject to the approval of the Council of the sale of the Property, the Authority hereby approves the Contract, including all necessary accompanying documents or agreements included therein, in substantially the form presented to the Authority on this date, subject to modifications that do not materially alter the Authority's rights and obligations under the Contract and that are approved by the Authority's President and Executive Director, which approvals shall be conclusively evidenced by execution of the Contract.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Commissioners that the proper Authority officials are authorized to execute the Contract and take any and all other steps necessary or convenient in order to carry out the Authority's obligations under the Contract.

NOW, THEREFORE, BE IT FINALLY RESOLVED by the Commissioners that Authority and City staff and consultants are hereby directed to take all appropriate action and to prepare any appropriate documents to facilitate the directives of the Authority as provided in this Resolution.

Adopted this 19 th day of November, 2025.	
ATTEST:	Brent Quast, President
Joshua M. Tetzlaff, Executive Director	

EXHIBIT A

LEGAL DESCRIPTION

Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

EXHIBIT B

PURCHASE AND DEVELOPMENT AGREEMENT

[Insert Purchase and Development Agreement]

Section	10	Hom o	

PURCHASE AND DEVELOPMENT AGREEMENT

By and Between

NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY

and

AVENTUS INVESTMENTS, LLC

This document drafted by:

KENNEDY & GRAVEN, CHARTERED (SJR) 150 South Fifth Street, Suite 700 Minneapolis, MN 55402 (612) 337-9300

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PURCHASE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this ______ day of November, 2025, by and between the New Prague Economic Development Authority, a public body corporate and politic under the laws of Minnesota, having its principal office at 118 Central Avenue North, New Prague, MN 56071 (the "Authority") and Aventus Investments, LLC, a Minnesota limited liability company, having its principal office at 27631 Country Hollow Lane, New Prague, MN 56071 (the "Developer").

WITNESSETH:

WHEREAS, the Authority believes that the sale and development of land pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of New Prague and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements has been undertaken.

NOW, THEREFORE, in consideration of the covenants and the mutual obligations contained herein, the Authority and the Developer hereby covenant and agree with the other as follows:

ARTICLE I

Definitions

Section 1.1. <u>Definitions</u>. In this Agreement, the following terms shall have the meanings given unless a different meaning clearly appears from the context:

"Act" means the Authority Development Districts Act, <u>Minnesota Statutes</u>, sections 469.124 through 469.134, as amended.

"Agreement" means this Agreement, as the same may be from time to time modified, amended, or supplemented.

"Authority" means the New Prague Economic Development Authority.

"Certificate of Completion and Release of Forfeiture" means the certificate, in the form contained in Exhibit D attached hereto, which will be provided to the Developer pursuant to Article IV of this Agreement.

"City" means the city of New Prague, a municipal corporation under the laws of Minnesota.

"Construction Plans" means the final plans for construction of the Minimum Improvements to be submitted by the Developer and approved by the Authority.

"County" means Scott County, Minnesota.

"Date of Closing" means the date set forth in Section 3.7 of this Agreement or the actual date upon which the conveyance of the Development Property closes.

"Developer" means Aventus Investments, LLC, a Minnesota limited liability company.

"Development Property" means the real property upon which the Minimum Improvements will be constructed, which property is legally described in Exhibit A attached hereto.

"Development Property Deed" means the quit claim deed in the form attached hereto as Exhibit B, by which the Authority will convey the Development Property to the Developer.

"EDA Act" or "Economic Development Authority Act" means Minnesota Statutes, sections 469.090 through 469.1081, as amended.

"Event of Default" means an action by the Developer or the Authority listed in Article IX of this Agreement.

"Minimum Improvements" means devoting the Development Property to its intended use and construction of approximately a 20,000 square foot building and facilities for use as office, shop and warehouse space, as identified and set forth in Exhibit C and constructed in accordance with the Construction Plans, and additionally adding a wainscoting of brick/stone or varying color/material at least 4' from the bottom along the portion of the building that faces 6th Street NW or other design elements including color, windows or accents, submitted to and approved by the Authority. After completion of the Minimum Improvements, the term shall mean the Development Property as improved by the Minimum Improvements.

"Minimum Market Value" means a market value for real estate tax purposes of at least \$1,500,000.00 with respect to the Development Property and Minimum Improvements as of January 1, 2027, for taxes payable beginning in 2028.

"Preliminary Plans" means, collectively, the plans, drawings and specifications for the construction of the Minimum Improvements which are listed on Exhibit C attached hereto.

"Sale" means any sale, conveyance, lease, exchange, forfeiture, or other transfer of the Developer's interest in the Minimum Improvements or the Development Property, whether voluntary or involuntary. A mortgage used to finance the purchase of the Development Property is excluded as a Sale.

"State" means the state of Minnesota.

"Termination Date" means one year from the Date of Closing or the date of the Certificate of Completion issued by the Authority, whichever comes first.

"Unavoidable Delays" means delays which are the direct result of unanticipated adverse weather conditions; strikes or other labor troubles; fire or other casualty to the Minimum Improvements; litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays; or, except those of the Authority reasonably contemplated by this Agreement, any acts or omissions of any federal, State or local governmental unit which directly result in delays in construction of the Minimum Improvements.

"Use" means the Developer devoting the Development Property to its intended use, with such use including, but not limited to, a 20,000 square foot building and facilities for use as office, shop and warehouse space, or to any or all lawful business operations, with applicable or appropriate licenses obtained, if needed. Approximately 10,000 sq. ft. of the space must be leased and occupied by Steelhead Outdoors, LLC upon completion.

Section 1.2. <u>Exhibits</u>. The following exhibits are attached to and by reference made a part of this Agreement:

Exhibit A. Legal description of the Development Property

Exhibit B. Form of Quit Claim Deed

Exhibit C. List of Preliminary Plan Documents

Exhibit D. Form of Certificate of Completion and Release of Forfeiture

Section 1.3. <u>Rules of Interpretation</u>. (a) This Agreement shall be interpreted in accordance with and governed by the laws of Minnesota.

- (b) The words "herein" and "hereof" and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof.
- (c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.
- (d) Any titles of the several parts, articles and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.
- Section 1.4. <u>Incorporation of Recitals and Exhibits</u>. The Recitals set forth in the preamble to this Agreement and the Exhibits attached to this Agreement are incorporated into this Agreement as if fully set forth herein.

ARTICLE II

Representations and Warranties

- Section 2.1. <u>Representations by the Authority</u>. The Authority makes the following representations as the basis for the undertakings on its part herein contained:
- (a) The Authority is a public body corporate and politic under the laws of Minnesota. The Authority has the power to enter into this Agreement and carry out its obligations hereunder.
- (b) The persons executing this Agreement and related agreements and documents on behalf of the Authority have the authority to do so and to bind the Authority by their actions.
- (c) The Authority has received no notice or communication from any local, State or federal official that the activities of the Developer or the Authority in the Development District may be or will be in violation of any environmental law or regulation. The Authority is aware of no facts the existence of which would cause it to be in violation of any local, State or federal environmental law, regulation or review procedure.
- Section 2.2. <u>Representations and Warranties by the Developer</u>. The Developer makes the following representations as the basis for the undertakings on its part herein contained:
- (a) The Developer is a limited liability Minnesota company, duly organized and in good standing under the laws of Minnesota and is not in violation of any provisions of its articles of incorporation or by-laws. The Developer has the power to enter into this Agreement and carry out its obligations hereunder. The persons executing this Agreement and related agreements and documents on behalf of the Developer have the authority to do so and to bind the Developer by their actions.
- (b) In the event the Development Property is conveyed to the Developer, the Developer, or assigns, will construct, operate and maintain the Minimum Improvements on the Development Property in substantial accordance with the terms of this Agreement, the Construction Plans and all local, State and federal laws and regulations, including, but not limited to, environmental, zoning, building code and public health laws regulations.
- (c) The Developer will apply for and use its best efforts to obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, the requirements of all applicable local, State and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed or used for their intended purpose.
- (d) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions or any restriction or any evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

- (e) The Developer represents that there is no business subsidy provided by the Authority because the Developer is purchasing the Development Property at fair market value.
- Section 2.3. <u>Representations Ongoing</u>. The representations and warranties set forth in this Article II shall be continuing and shall be true and correct as of the Date of Closing with the same force and effect as if made at that time. All such representations and warranties shall survive closing and shall not be merged in the delivery and execution of the deed or other instruments of conveyance called for in this Agreement.

ARTICLE III

Conveyance of Development Property

Section 3.1. Conveyance of the Development Property. In order to facilitate the financial feasibility of the development of the Development Property and in consideration of the Developer's fulfillment of its covenants and obligations under this Agreement to construct the Minimum Improvements, and subject to the conditions precedent to closing outlined in Section 3.5 and the contingencies to Closing outlined in Section 3.6 of this Agreement, the Authority agrees to sell the Development Property to the Developer for One Hundred Ninety-Three Thousand, Seventy-Nine and 70/100 dollars (\$193,079.70).

The Developer has paid to the Authority on or before November 19th, 2025, earnest money in the amount of \$9,653.99 (5% of purchase price) which shall be credited to the Developer at the time of closing. The Authority agrees to convey title and possession of the Development Property to the Developer by quit claim deed in the form attached hereto as Exhibit B. The conveyance of the Development Property and the Developer's use of the Development Property shall be subject to all of the conditions, covenants, restrictions and limitations imposed by this Agreement and the Development Property Deed. The conveyance of title to the Development Property and the Developer's use of the Development Property shall also be subject to the building and zoning laws and ordinances and all other City, State and federal laws and regulation, easements and rights of way.

Section 3.2. Condition of Title. Within fourteen (14) days of the date of this Agreement, the Authority agrees to submit to the Developer a commitment for title insurance regarding the Development Property. The Developer shall have twenty (20) days after delivery of the commitment to examine same and to make any objections concerning the condition of title regarding the Development Property. Objections to the condition of title shall be made in writing and addressed to the Authority. Failure on the part of the Developer to make objections within twenty (20) days shall constitute a waiver of same and of the Developer's right to object to the condition of title. If the Developer provides written objections to title, the Authority shall have forty-five (45) days thereafter to cure the defects cited by the Developer or to inform the Developer in writing that the Authority cannot or will not cure said defects. If there are no defects in title to which the Developer objects in writing or the Developer fails to object in a timely manner or if the Authority cures the defects within the prescribed period, the parties will proceed to closing. If there are defects in title to which the Developer has objected in a timely manner and which the Authority

cannot or will not cure, the Developer may terminate this Agreement at its option within ten (10) days of notice from the Authority of its inability or unwillingness to cure. The Authority shall have no obligation to cure any defects in the title of the Development Property. If the Developer chooses to terminate this Agreement pursuant to this Section 3.2, the Developer agrees to execute a quit claim deed regarding the Development Property in favor of the Authority and the Authority shall refund to the Developer all earnest money and deposits received. Thereafter the parties shall have no further obligation towards one another with regard to this Agreement or the Development Property. The Developer may also choose to proceed to closing on the Development Property and take title subject to the defect. Notwithstanding any other provision herein to the contrary, if the Developer proceeds to closing within less than the time periods set forth herein for receipt of a commitment for title insurance and objection to title defects, such action shall be deemed to be a waiver by the Developer of its right to examine and object to the condition of title of the Development Property.

Section. 3.3. Financing. Before conveyance of the Development Property by the Authority, the Developer agrees to submit to the Authority evidence of a commitment for financing which is adequate, in the Authority's sole opinion, for the construction of the Minimum Improvements. If the Authority finds that the financing complies with the terms of this Section 3.3 and is sufficiently committed and adequate in amount to provide for the construction of the Minimum Improvements, the Authority shall notify the Developer in writing of its approval. Such approval shall not be unreasonably withheld. If the Authority rejects the evidence of financing as inadequate, it shall do so in writing specifying the basis for the rejection and the Developer shall have 30 days thereafter to submit a commitment for additional or alternate financing acceptable to the Authority. If the Developer fails to submit a commitment for financing acceptable to the Authority within said period of time or any additional period to which the Authority may agree, the Authority may notify the Developer of its failure to comply with the requirement of this Section 3.3 and may terminate this Agreement at its sole discretion.

Section 3.4. Representations.

- (a) The Authority makes the following representations and disclosures regarding the Development Property:
 - 1. The Authority has conducted a Phase I environmental study regarding the Development Property. Such report is available to the Developer upon request.
 - 2. The Authority has conducted a geotechnical survey of the Development Property. Such report is available to the Developer upon request.
 - 3. The Authority has conducted a wetland delineation of the Development Property. Such report is available to the Developer upon request.
 - 4. The Authority has conducted a topographical survey of the Development Property. Such report is available to the Developer upon request.
 - 5. The Authority represents that six (6) inch water and eight (8) inch sanitary sewer

- hook-ups exist or are available to the Development Property.
- 6. The Authority represents that primary electric distribution infrastructure is installed and is available to the Development Property.
- 7. The Authority represents that it has existing storm sewer service facilities across the northern edge of the Development Property for hook-up by the Developer.
- 8. The Authority represents that it has surveyed and platted the Development Property. The plat of NEW PRAGUE BUSINESS PARK 11TH ADDITION identifying the property lines for the Development Property is available to the Developer upon request.

The Developer has 30 days to review the documents noted above in this Section 3.4(a) and to make any objections, or any objections shall be deemed waived.

- (b) Other than as represented herein by the Authority, the Developer acknowledges that the Authority makes no representations or warranties as to the condition of the soils on the Development Property or its fitness for its intended use and for construction of the Minimum Improvements or any other purpose for which the Developer may make use of such property.
- (c) After execution of this Agreement and within thirty (30) days thereafter, the Developer may notify the Authority of its desire to undertake tests and inspections of the Development Property regarding the presence of pollution, contamination or hazardous substances on the Development Property and the suitability of the soils for the Developer's intended purposes. The Developer, and person or persons selected by Developer shall be permitted access to the Development Property for the purpose of conducting such studies and investigations of the Development Property as Developer deems appropriate, which studies and investigations shall be conducted at Developer's sole expense and pursuant to any other terms and conditions of this Agreement. Developer agrees to indemnify the Authority against any liability, cost or expense incurred by the Authority as a result of Developer's actions, including but not limited to fines, court costs, reasonable attorneys' fees and remedial costs. Such studies may include without limitation, physically inspecting the Development Property, conducting soil tests, and reviewing the Authority's records concerning the Development Property which records shall be made reasonably available to Developer within ten (10) days after execution of this Agreement, including prior studies, investigations and surveys, if any, in the Authority's possession.
- (d) Other than as represented herein by the Authority, the Developer acquires the Development Property "as is." After execution of this Agreement and within thirty (30) days thereafter, the Developer may notify the Authority of its desire to undertake tests and inspections of the Development Property regarding the presence of pollution, contamination or hazardous substances on the Development Property and the suitability of the soils for the Developer's intended purposes, which studies and investigations shall be conducted at Developer's sole expense and pursuant to any other terms and conditions of this Agreement. In the event that the Developer, following such tests and inspections, determines in its sole judgment that the condition of the Development Property is unsuitable for its intended use and for construction of the Minimum

Improvements, the Developer may terminate this Agreement and return the Development Property to its condition prior to undertaking such tests and inspections. Regardless of whether the Developer avails itself of the right to conduct tests and inspections on the Development Property pursuant to this Section 3.4, after closing the Authority shall have no obligation or liability to the Developer for any unsuitability with respect to the soil conditions or the presence of any pollution, contamination or hazardous substances on the Development Property. Notwithstanding any other provision herein to the contrary, if the Developer proceeds to closing within less than the period of time allowed in this Section 3.4 for testing, such action shall be deemed to be a waiver by the Developer of its right to test on the Development Property.

- (e) The Authority does not know of any wells on the Development Property, and will so certify in the deed conveying the Development Property to the Developer.
- Section 3.5. <u>Conditions Precedent to Conveyance</u>. Notwithstanding anything herein to the contrary, the Authority shall not be obligated to convey the Development Property to the Developer until the following conditions precedent have been satisfied:
- (a) The Developer has submitted a commitment or other evidence of financing which is adequate, in the Authority's sole discretion, to fully finance construction of the Minimum Improvements;
- (b) The Developer has submitted and the Authority has approved the Construction Plans;
- (c) The Authority has held a public hearing and fulfilled all requirements of Minnesota Statutes, Section 469.105;
- (d) There has been no Event of Default on the part of the Developer which has not been cured;
- (e) The Authority has received approval from the City of New Prague City Council for the sale of the Development Property as contemplated in this Agreement; and
- (f) All of the above condition precedents shall occur within the time frame established in Section 3.7 of this Agreement, unless extended by the Developer and the Authority. If such extension is not obtained, all earnest money and deposits shall be returned to the Developer within ten (10) days thereafter.

Section 3.6. Intentionally Omitted.

Section 3.7. Closing; Delivery and Recording. (a) Subject to the substantial satisfaction of all of the terms and conditions contained in this Agreement which must be satisfied prior to the Authority's conveyance of the Development Property to the Developer, the Authority shall execute and deliver the Development Property Deed to the Developer at closing. Closing shall occur on the Date of Closing which shall be the earlier of February 1, 2026, or as soon thereafter as reasonably practicable, or as determined by the parties. The Developer shall have possession of the

Development Property upon the Date of Closing. Closing shall be at the offices of the City, 118 Central Avenue North, New Prague, MN 56071 or such other location to which the parties may agree. Prior to closing, the Authority shall submit to the Developer a copy of the Development Property Deed and other closing documents for review. The Development Property Deed shall be in recordable form and shall be recorded among the County land records.

- (b) On the Date of Closing, the Developer shall be responsible for and pay:
 - (1) the cost of recording the Development Property Deed and this Agreement;
 - (2) all fees associated with obtaining the commitment for title insurance and the policy of title insurance;
 - (3) the cost of copies of all additional title documents necessary for the examination of title;
 - (4) for any documents related to or in connection with the financing of the Development Property, including but not limited to, recording fees and mortgage registration tax;
 - (5) one-half of the title company closing fees, if any; and
 - (6) all of the Developers' attorney's fees.
- (c) On the Date of Closing, the Authority shall be responsible for and pay:
 - (1) transfer taxes, including State deed tax, to allow the Developer to record the Development Property Deed;
 - (2) costs of recording any instruments used to clear title encumbrances;
 - (3) one-half of the title company closing fees, if any; and
 - (4) all of the Authority's attorney's fees.
- (d) On the Date of Closing, the following costs will be paid on a pro rata basis in the year of closing between the Authority and the Developer:
 - (1) utilities furnished to the Development Property; and
 - (2) real estate taxes and special assessments, if any.

Section 3.8. <u>Attorney Costs</u>. The Developer shall pay its own costs to prepare and review this Agreement and any other legal fees associated with the Development Property that are the responsibility of the Developer. The Authority shall pay its own costs to prepare and review this

Agreement and any other legal fees associated with the Development Property that are the responsibility of the Authority.

ARTICLE IV

Construction of Minimum Improvements

Section 4.1. Construction of Minimum Improvements. The Developer agrees that it will construct the Minimum Improvements on the Development Property in accordance with the Construction Plans and at all times prior to the Termination Date will devote the Development Property to its intended Use and maintain, preserve and keep the Minimum Improvements or cause the Minimum Improvements to be maintained, preserved and kept in good repair and condition. The Developer recognizes that it is because the Developer has agreed will to devote the Development Property to its intended Use and to construct the Minimum Improvements that the Authority is willing to sell the Development Property to the Developer. The Developer acknowledges that, in addition to the requirements of this Agreement, construction of the Minimum Improvements will necessitate compliance with other reviews and approvals by the Authority and possibly other governmental agencies and review board of the Industrial Park and agrees to submit all applications for and pursue to their conclusion all other approvals needed prior to constructing the Minimum Improvements.

Section 4.2. Construction Plans. (a) Within ninety (90) days after execution of this Agreement, the Developer shall submit dated Construction Plans to the Authority. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in substantial conformity with the Preliminary Plans and this Agreement. The Authority will approve the Construction Plans if they (1) conform to the Preliminary Plans listed in Exhibit C attached hereto; (2) conform to all applicable federal, State and local laws, ordinances, rules and regulations; (3) are adequate to provide for the construction of the Minimum Improvements; (4) conform to the State building code; (5) if there has occurred no uncured Event of Default on the part of the Developer. No approval by the Authority shall relieve the Developer of the obligation to comply with the terms of this Agreement, the terms of any applicable federal, State and local laws, ordinances, rules and regulations in the construction of the Minimum Improvements. No approval by the Authority shall constitute a waiver of an Event of Default.

(b) If the Developer desires to make any change in the Construction Plans after their approval by the Authority, including any change to the design or materials of the Minimum Improvements or any other change which would also require review or reapproval under any applicable code, ordinance or regulation, the Developer shall submit the proposed change to the Authority for its approval. If the proposed change conforms to the requirements of this section 4.2 with respect to the original Construction Plans or is otherwise acceptable to the Authority, the Authority shall approve the proposed change. Such change in the Construction Plans shall be deemed approved by the Authority unless rejected, in whole or in part, by written notice by the Authority to the Developer, setting forth in detail the reasons therefor. Such rejection shall be made within ten (10) days after receipt of the written notice of such change from the Developer.

Section 4.3. <u>Commencement and Completion of Construction</u>. Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements no later than ninety (90) days from the Date of Closing. Subject to Unavoidable Delays, the Developer shall have substantially completed the construction of the Minimum Improvements no later than twelve (12) months from the Date of Closing. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Development Property shall be in conformity with the Construction Plans. The Developer shall make such reports to the Authority regarding construction of the Minimum Improvements as the Authority deems necessary or helpful in order to monitor progress on construction of the Minimum Improvements.

Section 4.4. <u>Certificate of Completion and Release of Forfeiture</u>. (a) After substantial completion of the Minimum Improvements in accordance with the Construction Plans and all terms of this Agreement, the Authority will furnish the Developer with a Certificate of Completion and Release of Forfeiture in the form of Exhibit D hereto. Such certification by the Authority shall be a conclusive determination of satisfaction and termination of the agreements and covenants in this Agreement and in the Development Property Deed with respect to the obligations of the Developer to construct the Minimum Improvements and the dates for the beginning and completion thereof. The Certificate of Completion and Release of Forfeiture shall only be issued after issuance of a certificate of occupancy by the City.

(b) The Certificate of Completion and Release of Forfeiture provided for in this section 4.4 shall be in such form as will enable it to be recorded in the proper County office for the recordation of deeds and other instruments pertaining to the Development Property. If the Authority shall refuse or fail to provide such certification in accordance with the provisions of this section 4.4, the Authority shall, within thirty (30) days after written request by the Developer, provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default of a material term of this Agreement, and what measures or acts will be necessary, in the opinion of the Authority, for the Developer to take or perform in order to obtain such certification.

Section 4.5. Reconstruction of Improvements. If the Minimum Improvements are damaged or destroyed before or after completion thereof and issuance of a Certificate of Completion and Release of Forfeiture, but before the Termination Date, the Developer agrees, for itself and its successors and assigns, to reconstruct the Minimum Improvements to a value at least equal to the Minimum Market Value within one year of the date of the damage or destruction. No delay or failure by the Developer or any successor or assign to reconstruct the Minimum Improvements as required by this Section 4.5 shall alter or limit the Developer's obligations under this Agreement, which shall remain in full force and effect until the Termination Date. The Minimum Improvements shall be reconstructed in accordance with the approved Construction Plans, or such modifications thereto as may be requested by the Developer and approved by the Authority in accordance with Section 4.2 of this Agreement. The Developer's obligation to reconstruct the Minimum Improvements pursuant to this Section 4.5 shall end on the Termination Date.

ARTICLE V

Insurance

- Section 5.1. <u>Required Insurance</u>. (a) The Developer agrees to provide and maintain at all times during the process of constructing the Minimum Improvements and, from time to time at the request of the Authority, furnish the Authority with proof of payment of premiums on:
 - (i) Builder's risk insurance, written on the so-called "Builder's Risk -- Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy;
 - (ii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury and property damage of not less than \$1,000,000 for each occurrence (to accomplish the above required limits, an umbrella excess liability policy may be used); and
 - (iii) Workers' compensation insurance, with statutory coverage.

The policies of insurance required pursuant to clauses (i) and (ii) above shall be in form and content reasonably satisfactory to the Authority and shall be placed with financially sound and reputable insurers licensed to transact business in Minnesota. The policy of insurance delivered pursuant to clause (i) above shall contain an agreement of the insurer to give not less than sixty (60) days' advance written notice to the Authority in the event of cancellation of such policy or change affecting the coverage thereunder.

- (b) Upon completion of construction of the Minimum Improvements, and prior to the Termination Date, the Developer shall maintain, or cause to be maintained, at its cost and expense, and from time to time at the request of the Authority shall furnish proof of the payment of premiums on, insurance as follows:
 - (i) Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, heating system explosion, water damage, demolition cost, debris removal, collapse and flood, in an amount not less than the full insurable replacement value of the Minimum Improvements or the Minimum Market Value, whichever is greater. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of coinsurance provisions or otherwise, without the prior consent thereto in writing by the Authority. The term "full insurable replacement value" shall mean the actual replacement cost of the Minimum Improvements and shall be determined from time to time at the request of the Authority, but not more frequently than once every three years, by an insurance

consultant or insurer, selected and paid for by the Developer and approved by the Authority; and

(ii) Such other insurance, including worker's compensation insurance respecting all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Developer may be self-insured with respect to all or any part of its liability for worker's compensation.

Section 5.2. Evidence of Insurance. All insurance required in this Article V shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of Minnesota to assume the risks covered thereby. The Developer agrees to deposit annually with the Authority copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel nor materially modify it without giving written notice to the Developer and the Authority at least sixty (60) days before the cancellation or modification becomes effective (ten (10) days for non-payment of premium). Not less than fifteen (15) days prior to the expiration of any policy, the Developer shall furnish the Authority evidence satisfactory to the Authority that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefor under the terms of this Agreement. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the Authority a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

ARTICLE VI

Collection of Taxes

Section 6.1. <u>Taxes</u>. The Developer agrees that prior to the Termination Date: (1) it will not seek administrative or judicial review of the applicability of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Development Property or raise the inapplicability of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (2) it will not seek administrative or judicial review of the constitutionality of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Development Property or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (3) it will not cause a reduction in the Minimum Market Value paid in respect of the Minimum Improvements through:

- (a) willful destruction of the Minimum Improvements or any part thereof;
- (b) willful refusal to reconstruct damaged or destroyed property pursuant to section 4.5 of this Agreement;

- (c) a request to the County assessor to reduce the Minimum Market Value of all or any portion of the Minimum Improvements;
- (d) a petition to the board of equalization of the County to reduce the Minimum Market Value of all or any portion of the Development Property;
- (e) a petition to the board of equalization of the State or the commissioner of revenue of the State to reduce the Minimum Market Value of all or any portion of the Development Property;
- (f) an action in a district court of the State or the tax court of the State seeking a reduction in the Minimum Market Value of the Development Property;
- (g) an application to the commissioner of revenue of the State or to any local taxing jurisdiction requesting an abatement of real property taxes;
- (h) any other proceedings, whether administrative, legal or equitable, with any administrative body within the County or the State or with any court of the State or the federal government; or
- (i) a transfer of the Development Property or Minimum Improvements, or any part thereof, to an entity exempt from the payment of real property taxes under State law.

The Developer shall not, prior to the Termination Date, apply for a deferral of property tax on the Development Property or the Minimum Improvements.

Section 6.2. Right to Collect Delinquent Taxes. The Developer understands that the real estate taxes on the Development Property and the Minimum Improvements must be promptly and timely paid. To that end, the Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, that the Developer is also obligated at all times prior to the Termination Date by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Development Property and the Minimum Improvements. The Developer acknowledges that at all times prior to the Termination Date this obligation creates a contractual right on behalf of the Authority to sue the Developer or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the County auditor. In any such suit, the Authority shall also be entitled to recover its reasonable out-of-pocket costs, expenses and attorney fees.

ARTICLE VII

Prohibition Against Sale; Encumbrances; Indemnification

Section 7.1. <u>Prohibition Against Sale of Minimum Improvements</u>. The Developer represents and agrees that its use of the Development Property and its other undertakings pursuant to the Agreement, are, and will be, for the purpose of development of the Development Property and not for speculation in land holding. The Developer further recognizes that in view of the importance of the construction of the Minimum Improvements on the Development Property to the

general welfare of New Prague, the fact that any act or transaction involving or resulting in a significant change in the identity of the Developer is of particular concern to the Authority. The Developer further recognizes that it is because of such qualifications and identity that the Authority is entering into the Agreement with the Developer, and, in so doing, is further willing to accept and rely on the obligations of the Developer for the faithful performance of all undertakings and covenants hereby by it to be performed. For the foregoing reasons, the Developer represents and agrees that, prior to the issuance of the Certificate of Completion and Release of Forfeiture, there shall be no Sale of the Development Property or the Minimum Improvements by the Developer nor shall the Developer suffer any such Sale to be made, without the prior written approval of the Authority.

Section 7.2. <u>Limitation Upon Encumbrance of Development Property</u>. Prior to the issuance of the Certificate of Completion and Release of Forfeiture, the Developer agrees not to engage in any financing creating any mortgage or other encumbrance or lien upon the Development Property or the Minimum Improvements, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attached to the Development Property or the Minimum Improvements, other than the liens or encumbrances directly and solely related to the purchase of the Development Property and the construction of the Minimum Improvements and approved by the Authority, which approval shall not be withheld or delayed unreasonably if the Authority determines that such lien or encumbrance will not threaten its security in the Development Property or the Minimum Improvements.

- Section 7.3. <u>Release and Indemnification Covenants</u>. (a) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Authority or the governing body members, officers, agents, servants, consultants and employees thereof (the "Indemnified Parties"), and except for any breach by the Indemnified Parties of their representative's obligations under this Agreement, the Indemnified Parties shall not be liable for and the Developer shall indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person (collectively, the "Claim") occurring at or about or resulting from any defect in the portion of the Development Property or the Minimum Improvements owned by Developer at the time the Claim occurred.
- (b) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their representative's obligations under this Agreement, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising from the acquisition, construction, installation, ownership, maintenance and operation of the Development Property or the Minimum Improvements (collectively, the "Claim"); provided, however, notwithstanding the foregoing, the Developer's indemnification and hold harmless shall apply only with regard to the portion of the Development Property or Minimum Improvements owned by the Developer at the time the Claim occurred.
- (c) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified

Parties of their representations and obligations under this Agreement, the Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Development Property or Minimum Improvements (collectively, the "Claims") owned by the Developer at the time of the Claim.

(d) All covenants, stipulations, promises, agreements and obligations of the Authority contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of such entities and not of any governing body member, officer, agent, servant or employee of such entities in the individual capacity thereof.

ARTICLE VIII

Events of Default

- Section 8.1. <u>Events of Default Defined</u>. Each and every one of the following shall be an Event of Default under this Agreement:
- (a) Failure by the Authority or the Developer to proceed to closing on the Development Property after compliance with or the occurrence of all conditions precedent to closing;
- (b) Failure by the Developer to commence and complete construction of the Minimum Improvements pursuant to the terms, conditions and limitations of Article IV of this Agreement, including the timing thereof, unless such failure is caused by an Unavoidable Delay;
- (c) Failure by the Developer to pay real estate taxes or special assessments on the Development Property and Minimum Improvements as they become due;
- (d) Appeal or challenge by the Developer or any party on its behalf of the Minimum Market Value prior to the Termination Date;
- (e) Use by the Developer or others of the Minimum Improvements for purposes other than those contemplated and permitted by this Agreement, including failure to comply with Sections 9.3 and 9.10 of this Agreement;
- (f) Transfer or Sale of the Development Property or the Minimum Improvements or any part thereof by the Developer in violation of Sections 6.1 or 7.1 of this Agreement and without the prior written permission by the Authority;
- (g) If the Developer shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors or shall consent to the appointment of a receiver; or
- (h) Failure by either party to observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement or the Assessment Agreement.

- Section 8.2. Remedies on Default. Whenever any Event of Default referred to in Section 8.1 of this Agreement occurs, the non-defaulting party may take any one or more of the following actions after providing 30 days written notice to the defaulting party of the Event of Default, but only if the Event of Default has not been cured within said thirty days or, if the Event of Default is by its nature incurable within 30 days, the defaulting party does not provide assurances to the non-defaulting party reasonably satisfactory to the non-defaulting party that the Event of Default will be cured and will be cured as soon as reasonably possible:
- (a) Suspend its performance under this Agreement, including refusing to close on the Development Property, until it receives assurances from the defaulting party, deemed adequate by the non-defaulting party, that the defaulting party will cure its default and continue its performance under this Agreement;
 - (b) Terminate or rescind this Agreement;
- (c) If the default occurs prior to completion of the Minimum Improvements, the Authority may withhold the Certificate of Completion and Release of Forfeiture;
- (d) If the default occurs prior to issuance of the Certificate of Completion and Release of Forfeiture, revest title in the name of the Authority pursuant to Section 8.3 of this Agreement;
- (e) Take whatever action, including legal or administrative action, which may appear necessary or desirable to the non-defaulting party to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the defaulting party under this Agreement; and
- (f) If the Developer's default occurs prior to the Date of Closing, the Authority may retain any and all earnest money paid by the Developer pursuant to Section 3.1 of this Agreement.
- Section 8.3. Revesting Interest in the Authority Upon Happening of Event of Default Subsequent to Conveyance to Developer. Pursuant to the requirements of Minnesota Statutes, Section 469.105, subd. 6, in the event that subsequent to conveyance of the Development Property to the Developer and prior to the issuance of a Certificate of Completion and Release of Forfeiture for the Minimum Improvements:
- (a) the Developer, subject to Unavoidable Delays, fails to begin construction of the Minimum Improvements in conformity with this Agreement and such failure to begin construction is not cured within 30 days after written notice from the Authority to the Developer to do so; or
- (b) subject to Unavoidable Delays, the Developer, after commencement of the construction of the Minimum Improvements, fails to carry out its obligations with respect to the completion of construction of the Minimum Improvements (including the nature and the date for the completion thereof), or abandons or substantially suspends construction work, and any such failure, abandonment, or suspension shall not be cured, ended, or remedied within 30 days after written demand from the Authority to the Developer to do so; or

- the Developer shall fail to pay real estate taxes or assessments on the Development Property when due, or shall place thereon any encumbrance or lien unauthorized by this Agreement, or shall suffer any levy or attachment to be made, or any materialmen's or mechanics' lien, or any other unauthorized encumbrance or lien to attach, and such taxes or assessments shall not have been paid, or the encumbrance or lien removed or discharged or provision satisfactory to the Authority made for such payment, removal, or discharge, within 30 days after written demand by the Authority to do so or such longer period, not to exceed 60 days, as may reasonably be necessary to remove said lien or encumbrance; provided, that if the Developer shall first notify the Authority of its intention to do so, it may in good faith contest any mechanics' or other lien to remain undischarged and unsatisfied during the period of such contest and any appeal, but only if the Developer provides the Authority with a bank letter of credit or other security in the amount of the lien, in a form satisfactory to the Authority, pursuant to which the bank will pay to the Authority the amount of any lien in the event the lien is finally determined to be valid or, as an alternative to such forms of security, has made a deposit with the district court in the manner provided in Minnesota Statutes, section 514.10. During the course of such contest, the Developer shall keep the Authority informed respecting the status of such defense; or
- (d) there is, in violation of Sections 6.1 or 7.1 of this Agreement, any transfer of the Development Property to an entity exempt from payment of real estate taxes or any Sale of the Development Property or the Minimum Improvements or any part thereof, and such violation shall not be cured within 30 days after written demand by the Authority to the Developer;

Then the Authority shall have the right to re-enter and take possession of the Development Property and to terminate and revest in the Authority the interest of the Developer in the Development Property; provided, however, that any exercise by the Authority of its rights or remedies hereunder shall always be subject to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage or other encumbrance specifically and previously authorized by the Authority in writing under this Agreement or any rights or interests provided in this Agreement for the protection of the holders of an approved encumbrance.

Section 8.4. Resale of Reacquired Development Property; Disposition of Proceeds. Upon the revesting in the Authority of title to and/or possession of the Development Property or any part thereof as provided herein, the Authority shall, pursuant to its responsibilities under law, use its best efforts to sell the Development Property or part thereof as soon and in such manner as the Authority shall find feasible and consistent with the objectives of such law to a qualified and responsible party or parties (as determined by the Authority) who will assume the obligation of making or completing the Minimum Improvements or such other improvements in their stead as shall be satisfactory to the Authority in accordance with the uses specified for such Development Property or part thereof. During any time while the Authority has title to and/or possession of a parcel obtained by reverter, the Authority will not disturb the rights of any owner of any housing unit on such parcel. Upon resale of the Development Property, the proceeds thereof shall be applied:

(a) First, to reimburse the Authority for all costs and expenses incurred by them, including but not limited to salaries of personnel, in connection with the recapture, management, and resale of the Development Property (but less any income derived by the Authority from the property or part thereof in connection with such management); all taxes, assessments, and water and

sewer charges with respect to the Development Property or part thereof (or, in the event the Development Property is exempt from taxation or assessment or such charge during the period of ownership thereof by the Authority, an amount, if paid, equal to such taxes, assessments, or charges (as determined by the Authority assessing official) as would have been payable if the Development Property were not so exempt); any payments made or necessary to be made to discharge any encumbrances or liens existing on the Development Property or part thereof at the time of revesting of title thereto in the Authority or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults or acts of the Developer, its successors or transferees; any expenditures made or obligations incurred with respect to the making or completion of the subject improvements or any part thereof on the Development Property or part thereof; and any amounts otherwise owing the Authority by the Developer and its successor or transferee; and

- (b) Second, to reimburse the Developer, its successor or transferee, up to the amount equal to the amount actually invested by it in making any of the subject improvements on the Development Property or part thereof.
- (c) Any balance remaining after such reimbursements shall be retained by the Authority as its property.

Section 8.5. No Remedy Exclusive. No remedy herein conferred upon or reserved to the parties is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority or the Developer to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in Article IX of this Agreement.

Section 8.6. <u>No Additional Waiver Implied by One Waiver</u>. In the event any covenant or agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

ARTICLE IX

Additional Provisions

Section 9.1. <u>Conflict of Interests; Representatives Not Individually Liable</u>. No officer, official, or employee of the Authority shall have any personal financial interest, direct or indirect, in this Agreement, nor shall any such officer, official, or employee participate in any decision relating to the Agreement which affects his or her personal financial interests, directly or indirectly. No officer, official, or employee of the Authority shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach or for any amount which may become due or on any obligation under the terms of this Agreement.

Section 9.2. <u>Equal Employment Opportunity</u>. The Developer, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in this Agreement, it will comply with all applicable equal employment and nondiscrimination laws and regulations.

Section 9.3. <u>Restrictions on Use</u>. The Developer, for itself and its successors and assigns, agrees to devote the Property and Minimum Improvements only to such land use or uses as may be permissible under the City's land use regulations. The Developer, for itself, its successors and assigns, acknowledges the limitations on use of the Property and the Minimum Improvements imposed by Section 469.105 of the EDA Act and agrees to comply with such restrictions.

Section 9.4. <u>Provisions Not Merged With Deed; No Merger of Representations, Warranties.</u> None of the provisions, representations or warranties contained in this Agreement are intended to be merged into any instruments of conveyance delivered at closing or shall be merged by reason of delivery of the Development Property Deed, but instead shall survive closing, and the parties shall be bound accordingly. The Development Property Deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Section 9.5. <u>Notices and Demands</u>. Except as otherwise expressly provided in this Agreement, any notice, demand, or other communication under the Agreement or any related document by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified United States mail, postage prepaid, return receipt requested, or delivered personally to:

(a) in the case of the Authority: 118 Central Avenue North

New Prague MN 56071 Attn: Executive Director

(b) in the case of the Developer: Aventus Investments LLC

27631 Country Hollow Lane New Prague, MN 56071 Attn: Jacob De St Hubert or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section 9.5.

Section 9.6. <u>Counterparts</u>. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 9.7. <u>Disclaimer of Relationships</u>. The Developer acknowledges that nothing contained in this Agreement nor any act by the Authority or the Developer shall be deemed or construed by the Developer or by any third person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture between the Authority and the Developer.

Section 9.8. Release of Claims. The Developer and the Developer's attorneys, agents, employees, former employees, insurers, heirs, administrators, representatives, successors and assigns, hereby releases and forever discharges the Authority, and its attorneys, agents, representatives, employees, former employees, insurers, heirs, executors and assigns of and from any and all past, present or future claims, demands, obligations, actions or causes of action, at law or in equity, whether arising by statute, common law or otherwise, and for all claims for damages, of whatever kind or nature, and for all claims for attorneys' fees, and costs and expenses, including but not limited to all claims of any kind arising out of the negotiation, Developer consideration, execution and performance of this Agreement between the parties. Nothing contained in this paragraph 9.8. is intended to prevent the exercise of any rights available pursuant to this Agreement.

Section 9.9. <u>Modification and Waiver</u>. No purported amendment, modification or waiver of any provision of this Agreement shall be binding unless set forth in a written document signed by both the Authority and the Developer (in the case of amendments or modifications) or by the party to be charged thereby (in the case of waivers). Any waiver shall be limited to the circumstance or event specifically referenced in the written waiver document and shall not be deemed a waiver of any other term of this Agreement or of the same circumstance or event upon any recurrence thereof.

Section 9.10. Restrictions on Use. The Developer agrees that prior to the issuance of the Certificate of Completion and Release of Forfeiture, the Developer and its successors and assigns: (a) shall use the Development Property solely for the purpose of constructing and operating the Minimum Improvements pursuant to the terms of this Agreement and as defined by the definition of Use as set forth in this Agreement; (b) shall not discriminate upon the basis of race, color, creed, sex, national origin, or any other classification prohibited by law in the lease, rental, use or occupancy of any portion of the Minimum Improvements on the Development Property or any improvements erected or to be erected thereon, or any part thereof; and (c) shall otherwise comply with the restrictions on use set forth in this Agreement.

Section 9.11. <u>Titles of Articles and Sections</u>. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

- Section 9.12. <u>Attorney Fees</u>. Whenever any Event of Default occurs and if the Authority shall employ attorneys or incur other expenses for the collection of payments due or to become due, or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, the Developer agrees that it shall, within ten days of written demand by the Authority, pay to the Authority the reasonable fees of such attorneys and such other expenses so incurred by the Authority.
- Section 9.13. <u>Choice of Law and Venue; Interpretation</u>. This Agreement shall be governed by, enforced and construed in accordance with the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.
- Section 9.14. <u>Entire Agreement</u>. This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and it supersedes all prior contemporaneous agreements, representations, and understandings of the parties pertaining to the subject matter of this Agreement. This Agreement may be modified, amended, terminated, or waived, in whole or in part, only by a writing signed by all of the parties.
- Section 9.15. <u>No Broker</u>. The Authority represents that it has not engaged any real estate broker in connection with the sale of the Development Property. The Developer has engaged the services of a broker in connection with the sale of the Development Property and the Developer will be solely responsible for the costs of such broker and shall defend, indemnify and hold the Authority harmless from any claims of such broker.
- Section 9.16. <u>Specific Performance</u>. This Agreement may be specifically enforced by the parties, provided that any action for specific enforcement is brought within six months after the date of the alleged breach. This paragraph is not intended to create an exclusive remedy for breach of this Agreement; the parties reserve all other remedies available at law or in equity.
- Section 9.17. <u>Additional Documents</u>. The Authority and the Developer agree to cooperate with the other and their representatives regarding any reasonable requests made subsequent to the execution of this Agreement to correct any clerical errors in this Agreement and to provide any and all additional documentation deemed necessary by either party to effectuate the transaction contemplated by this Agreement.

IN WITNESS WHEREOF, the Authority and the Developer have caused this Agreement to be duly executed in their names and behalves on or as of the date first above written.

			AUTHORITY:
			NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY
		Ву:	Brent Quast President
		By:	Joshua M. Tetzlaff Executive Director
STATE OF MINNESOTA)		
COUNTY OF SCOTT) ss.)		
by Brent Quast and Joshua I	M. Tetzlaff, Pr nent Authority	esident a , a publi	before me this day of, 2025 nd Executive Director, respectively, of the New c body corporate and politic under the laws of Development Authority.
			Notary Public

DEVELOPER:

AVENTUS INVESTMENTS LLC

By: Its:	Jacob De St Hubert Manager
	day of, 2025, by Jacob De S C, a Minnesota limited liability company, or
	Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The Development Property is located in Scott County, Minnesota, and is legally described as:

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

EXHIBIT B

FORM OF QUIT CLAIM DEED

Date: _			, 2026.								
	THIS	INDENT	URE, betwee	en the I	New P	rague	Economi	c Developm	ent	Authorit	y, a
public	body	corporate	and politic,	under t	the lav	vs of 1	the State	of Minneso	ota,	Grantor,	and
Aventu	us Inve	stments LI	LC, a Minnes	ota limit	ted liab	oility co	ompany, (Grantee.			

STATE DEED TAX DUE HEREON: \$

WITNESSETH, that the Grantor, in consideration of the sum of One Hundred Ninety-Three Thousand, Seventy-Nine and 70/100 dollars (\$193,079.70) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, quit claim and convey to the Grantee, its successors and assigns, forever, all of the tract or parcel of land lying and being in the County of Scott and State of Minnesota described as follows:

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

To have and to hold the same, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining, to the Grantee, its successors and assigns, forever. Subject to and together with, however, the provisions of the Permitted Encumbrances described and referred to in Exhibit A attached hereto and incorporated herein by reference, including, without limitation, the right of the Grantor upon the happening of an Event of Default under that certain Purchase and Development Agreement between Grantor and Grantee dated as of ________, 2025, to re-enter and take possession of the Development Property and the improvements thereon and terminate the estate and all right, title and interest of the Grantee in and to the Development Property and improvements thereon, and revest in the Grantor all right, title, estate and interest of the Grantee in the Development Property and improvements thereon, free of any lien of any mortgage and other liens, except as permitted pursuant to the provisions of the Purchase and Development Agreement.

IN WITNESS WHEREOF, the Green behalf by its president and its executive dis	rantor has caused this deed to be duly executed in its rector on, 2026.
☐ A well disclosure certificate accompan☐ I am familiar with the property descri	not know of any wells on the described real property. nies this document. bed in this instrument and I certify that the status and I property have not changed since the last previously
	NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY
Ву:	Brent Quast President
Ву:	Joshua M. Tetzlaff Executive Director
STATE OF MINNESOTA)) ss. COUNTY OF SCOTT)	
, 2026, by Brent Quast a director, respectively, of the New Pragu	acknowledged before me this day of and Joshua M. Tetzlaff, the president and executive the Economic Development Authority, a public body Minnesota, on behalf of the Economic Development
	Notary Public
THIS INSTRUMENT WAS DRAFTED E Kennedy & Graven, Chartered (SJR) 150 South Fifth Street, Suite 700 Minneapolis MN 55402 (612) 337-9300	BY:
Property Tax Statements for the Property of Aventus Investments LLC 27631 Country Hollow Land New Prague, MN 56071 Attn: Jacob De St Hubert	described in this instrument should be sent to:

EXHIBIT A TO QUIT CLAIM DEED

Permitted Encumbrances

- 1. Taxes and installments of special assessments payable in 2025 and in subsequent years.
- 2. Building and zoning laws; federal, state and local laws, ordinances and regulations.
- 3. Easements for public streets, drainage, utilities, highways and roads now existing.
- 4. The terms, conditions, covenants and agreements set forth in the Purchase and Development Agreement between the Grantor and Grantee named in the Deed to which this Exhibit is attached, which Purchase and Development Agreement is hereby made a part hereof by reference thereto.
- 5. Mortgage used to finance the purchase of the Development Property.

EXHIBIT C

LIST OF PRELIMINARY PLAN DOCUMENTS

The Minimum Improvements shall be constructed in accordance with the following preliminary plan documents in which the building on the right (east) side (which is also required to add 4' of wainscoting of brick, stone or varying color/material or other design elements including color, windows or accents as approved by City Staff on the elevation facing 6th Street NW) of the below illustrations represents the proposed improvements on Lot 4 which will contain Steelhead Outdoors as a tenant:

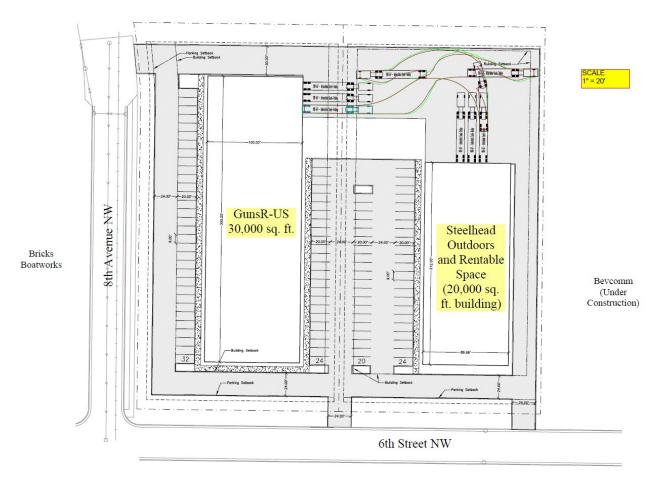






EXHIBIT D

FORM OF CERTIFICATE OF COMPLETION AND RELEASE OF FORFEITURE

Lot 4, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota. and WHEREAS, said deed was executed pursuant to that certain Purchase and Developmen Agreement by and between the Grantor and the Grantee dated the day of 2025, and recorded in the office of the County Recorder in Scott County, Minnesota, as Document No, which Purchase and Development Agreement contained certain covenants and restrictions regarding completion of the Minimum Improvements; and WHEREAS, said Grantee has performed said covenants and conditions in a manner deemed sufficient by the Grantor to permit the execution and recording of this certification. NOW, THEREFORE, this is to certify that all construction of the Minimum Improvements specified to be done and made by the Grantee has been completed and the covenants and conditions in the Purchase and Development Agreement have been performed by the Grantee therein and that the provisions for forfeiture of title and right to re-entry for breach of condition subsequent by Grantor is hereby released absolutely and forever, and the County Recorder in Scott County, Minnesota, is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions relating to completion of the Minimum Improvements. Dated:, 20 NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY By: Brent Quast President By: Joshua M. Tetzlaff	WHEREAS, the New Prague Economic I deed recorded in the office of the County Record No, has conveyed to Aventus Invecompany, (the "Grantee"), the following described Minnesota, to-wit:	estments LLC, a Minnesota limited liability
WHEREAS, said deed was executed pursuant to that certain Purchase and Developmen Agreement by and between the Grantor and the Grantee dated the day of		S PARK 11TH ADDITION, Scott
Agreement by and between the Grantor and the Grantee dated the day of	and	
the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions relating to completion of the Minimum Improvements. Dated:, 20 NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY By: Brent Quast President By:	Agreement by and between the Grantor and the capacity and recorded in the office of the County Document No, which Purchase and covenants and restrictions regarding completion of WHEREAS, said Grantee has performed deemed sufficient by the Grantor to permit the execution NOW, THEREFORE, this is to certifal Improvements specified to be done and made be covenants and conditions in the Purchase and Deve the Grantee therein and that the provisions for fort of condition subsequent by Grantor is hereby release.	Grantee dated the day of, Recorder in Scott County, Minnesota, as Development Agreement contained certain the Minimum Improvements; and said covenants and conditions in a manner cution and recording of this certification. The Grantee has been completed and the elopment Agreement have been performed by feiture of title and right to re-entry for breach cased absolutely and forever, and the County
Dated:, 20 NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY By: Brent Quast President By:	the filing of this instrument, to be a conclusive de	termination of the satisfactory termination of
Brent Quast President By:		NEW PRAGUE ECONOMIC
President By:	By:	
• • • • • • • • • • • • • • • • • • • •		•
Joshua M. Tetzlaff	By:	
Executive Director		

STATE OF MINNESOTA	
) ss.
COUNTY OF SCOTT	
The foregoing instrum	nent as acknowledged before me this day of
202, by Brent Quast and	d Joshua M. Tetzlaff, the president and executive director
respectively, of the New Pragu	ue Economic Development Authority, a public body corporate an
politic, on behalf of the New P	Prague Economic Development Authority.
-	
	Notary Public

Section		

PURCHASE AND DEVELOPMENT AGREEMENT

By and Between

NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY

and

Aventus Investments, LLC

This document drafted by:

KENNEDY & GRAVEN, CHARTERED (SJR) 150 South Fifth Street, Suite 700 Minneapolis, MN 55402 (612) 337-9300

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PURCHASE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of November, 2025, by and between the New Prague Economic Development Authority, a public body corporate and politic under the laws of Minnesota, having its principal office at 118 Central Avenue North, New Prague, MN 56071 (the "Authority") and Aventus Investments, LLC, a Minnesota limited liability company, having its principal office at 27631 Country Hollow Lane, New Prague, MN 56071 (the "Developer").

WITNESSETH:

WHEREAS, the Authority believes that the sale and development of land pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of New Prague and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements has been undertaken.

NOW, THEREFORE, in consideration of the covenants and the mutual obligations contained herein, the Authority and the Developer hereby covenant and agree with the other as follows:

ARTICLE I

Definitions

Section 1.1. <u>Definitions</u>. In this Agreement, the following terms shall have the meanings given unless a different meaning clearly appears from the context:

"Act" means the Authority Development Districts Act, <u>Minnesota Statutes</u>, sections 469.124 through 469.134, as amended.

"Agreement" means this Agreement, as the same may be from time to time modified, amended, or supplemented.

"Authority" means the New Prague Economic Development Authority.

"Certificate of Completion and Release of Forfeiture" means the certificate, in the form contained in Exhibit D attached hereto, which will be provided to the Developer pursuant to Article IV of this Agreement.

"City" means the city of New Prague, a municipal corporation under the laws of Minnesota.

"Construction Plans" means the final plans for construction of the Minimum Improvements to be submitted by the Developer and approved by the Authority.

"County" means Scott County, Minnesota.

"Date of Closing" means the date set forth in Section 3.7 of this Agreement or the actual date upon which the conveyance of the Development Property closes.

"Developer" means Aventus Investments, LLC, a Minnesota limited liability company.

"Development Property" means the real property upon which the Minimum Improvements will be constructed, which property is legally described in Exhibit A attached hereto.

"Development Property Deed" means the quit claim deed in the form attached hereto as Exhibit B, by which the Authority will convey the Development Property to the Developer.

"EDA Act" or "Economic Development Authority Act" means Minnesota Statutes, sections 469.090 through 469.1081, as amended.

"Event of Default" means an action by the Developer or the Authority listed in Article IX of this Agreement.

"Minimum Improvements" means devoting the Development Property to its intended use and construction of approximately a 30,000 square foot building and facilities for use as office, shop and warehouse space, as identified and set forth in Exhibit C and constructed in accordance with the Construction Plans, and additionally adding a wainscoting of brick/stone or varying color/material at least 4' from the bottom along the portion of the building that faces 6th Street NW and 8th Ave. NW or other design elements including color, windows or accents as submitted to and approved by the Authority. After completion of the Minimum Improvements, the term shall mean the Development Property as improved by the Minimum Improvements.

"Minimum Market Value" means a market value for real estate tax purposes of at least \$2,000,000.00 with respect to the Development Property and Minimum Improvements as of January 1, 2027, for taxes payable beginning in 2028.

"Preliminary Plans" means, collectively, the plans, drawings and specifications for the construction of the Minimum Improvements which are listed on Exhibit C attached hereto.

"Sale" means any sale, conveyance, lease, exchange, forfeiture, or other transfer of the Developer's interest in the Minimum Improvements or the Development Property, whether voluntary or involuntary. A mortgage used to finance the purchase of the Development Property is excluded as a Sale.

"State" means the state of Minnesota.

"Termination Date" means one year from the Date of Closing or the date of the Certificate of Completion issued by the Authority, whichever comes first.

"Unavoidable Delays" means delays which are the direct result of unanticipated adverse weather conditions; strikes or other labor troubles; fire or other casualty to the Minimum Improvements; litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays; or, except those of the Authority reasonably contemplated by this Agreement, any acts or omissions of any federal, State or local governmental unit which directly result in delays in construction of the Minimum Improvements.

"Use" means the Developer devoting the Development Property to its intended use, with such use including, but not limited to, a 30,000 square foot building and facilities for use as office, shop and warehouse space, or to any or all lawful business operations, with applicable or appropriate licenses obtained, if needed. Approximately 15,000 sq. ft. of the space must be leased or occupied by GunsRUs upon completion.

Section 1.2. <u>Exhibits</u>. The following exhibits are attached to and by reference made a part of this Agreement:

Exhibit A. Legal description of the Development Property

Exhibit B. Form of Quit Claim Deed

Exhibit C. List of Preliminary Plan Documents

Exhibit D. Form of Certificate of Completion and Release of Forfeiture

Section 1.3. <u>Rules of Interpretation</u>. (a) This Agreement shall be interpreted in accordance with and governed by the laws of Minnesota.

- (b) The words "herein" and "hereof" and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof.
- (c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.
- (d) Any titles of the several parts, articles and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.
- Section 1.4. <u>Incorporation of Recitals and Exhibits</u>. The Recitals set forth in the preamble to this Agreement and the Exhibits attached to this Agreement are incorporated into this Agreement as if fully set forth herein.

ARTICLE II

Representations and Warranties

- Section 2.1. <u>Representations by the Authority</u>. The Authority makes the following representations as the basis for the undertakings on its part herein contained:
- (a) The Authority is a public body corporate and politic under the laws of Minnesota. The Authority has the power to enter into this Agreement and carry out its obligations hereunder.
- (b) The persons executing this Agreement and related agreements and documents on behalf of the Authority have the authority to do so and to bind the Authority by their actions.
- (c) The Authority has received no notice or communication from any local, State or federal official that the activities of the Developer or the Authority in the Development District may be or will be in violation of any environmental law or regulation. The Authority is aware of no facts the existence of which would cause it to be in violation of any local, State or federal environmental law, regulation or review procedure.
- Section 2.2. <u>Representations and Warranties by the Developer</u>. The Developer makes the following representations as the basis for the undertakings on its part herein contained:
- (a) The Developer is a Minnesota limited liability company, duly organized and in good standing under the laws of Minnesota and is not in violation of any provisions of its articles of incorporation or by-laws. The Developer has the power to enter into this Agreement and carry out its obligations hereunder. The persons executing this Agreement and related agreements and documents on behalf of the Developer have the authority to do so and to bind the Developer by their actions.
- (b) In the event the Development Property is conveyed to the Developer, the Developer, or assigns, will construct, operate and maintain the Minimum Improvements on the Development Property in substantial accordance with the terms of this Agreement, the Construction Plans and all local, State and federal laws and regulations, including, but not limited to, environmental, zoning, building code and public health laws regulations.
- (c) The Developer will apply for and use its best efforts to obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, the requirements of all applicable local, State and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed or used for their intended purpose.
- (d) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions or any restriction or any evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

- (e) The Developer represents that there is no business subsidy provided by the Authority because the Developer is purchasing the Development Property at fair market value.
- Section 2.3. <u>Representations Ongoing</u>. The representations and warranties set forth in this Article II shall be continuing and shall be true and correct as of the Date of Closing with the same force and effect as if made at that time. All such representations and warranties shall survive closing and shall not be merged in the delivery and execution of the deed or other instruments of conveyance called for in this Agreement.

ARTICLE III

Conveyance of Development Property

Section 3.1. <u>Conveyance of the Development Property</u>. In order to facilitate the financial feasibility of the development of the Development Property and in consideration of the Developer's fulfillment of its covenants and obligations under this Agreement to construct the Minimum Improvements, and subject to the conditions precedent to closing outlined in Section 3.5 and the contingencies to Closing outlined in Section 3.6 of this Agreement, the Authority agrees to sell the Development Property to the Developer for One Hundred Ninety-Four Thousand, Fifty-Nine and 80/100 dollars (\$194,059.80).

The Developer has paid to the Authority on or before November 19th, 2025, earnest money in the amount of \$9,702.99 (5% of purchase price) which shall be credited to the Developer at the time of closing. The Authority agrees to convey title and possession of the Development Property to the Developer by quit claim deed in the form attached hereto as Exhibit B. The conveyance of the Development Property and the Developer's use of the Development Property shall be subject to all of the conditions, covenants, restrictions and limitations imposed by this Agreement and the Development Property Deed. The conveyance of title to the Development Property and the Developer's use of the Development Property shall also be subject to the building and zoning laws and ordinances and all other City, State and federal laws and regulation, easements and rights of way.

Section 3.2. Condition of Title. Within fourteen (14) days of the date of this Agreement, the Authority agrees to submit to the Developer a commitment for title insurance regarding the Development Property. The Developer shall have twenty (20) days after delivery of the commitment to examine same and to make any objections concerning the condition of title regarding the Development Property. Objections to the condition of title shall be made in writing and addressed to the Authority. Failure on the part of the Developer to make objections within twenty (20) days shall constitute a waiver of same and of the Developer's right to object to the condition of title. If the Developer provides written objections to title, the Authority shall have forty-five (45) days thereafter to cure the defects cited by the Developer or to inform the Developer in writing that the Authority cannot or will not cure said defects. If there are no defects in title to which the Developer objects in writing or the Developer fails to object in a timely manner or if the Authority cures the defects within the prescribed period, the parties will proceed to closing. If there are defects in title to which the Developer has objected in a timely manner and which the Authority

cannot or will not cure, the Developer may terminate this Agreement at its option within ten (10) days of notice from the Authority of its inability or unwillingness to cure. The Authority shall have no obligation to cure any defects in the title of the Development Property. If the Developer chooses to terminate this Agreement pursuant to this Section 3.2, the Developer agrees to execute a quit claim deed regarding the Development Property in favor of the Authority and the Authority shall refund to the Developer all earnest money and deposits received. Thereafter the parties shall have no further obligation towards one another with regard to this Agreement or the Development Property. The Developer may also choose to proceed to closing on the Development Property and take title subject to the defect. Notwithstanding any other provision herein to the contrary, if the Developer proceeds to closing within less than the time periods set forth herein for receipt of a commitment for title insurance and objection to title defects, such action shall be deemed to be a waiver by the Developer of its right to examine and object to the condition of title of the Development Property.

Section. 3.3. Financing. Before conveyance of the Development Property by the Authority, the Developer agrees to submit to the Authority evidence of a commitment for financing which is adequate, in the Authority's sole opinion, for the construction of the Minimum Improvements. If the Authority finds that the financing complies with the terms of this Section 3.3 and is sufficiently committed and adequate in amount to provide for the construction of the Minimum Improvements, the Authority shall notify the Developer in writing of its approval. Such approval shall not be unreasonably withheld. If the Authority rejects the evidence of financing as inadequate, it shall do so in writing specifying the basis for the rejection and the Developer shall have 30 days thereafter to submit a commitment for additional or alternate financing acceptable to the Authority. If the Developer fails to submit a commitment for financing acceptable to the Authority within said period of time or any additional period to which the Authority may agree, the Authority may notify the Developer of its failure to comply with the requirement of this Section 3.3 and may terminate this Agreement at its sole discretion.

Section 3.4. Representations.

- (a) The Authority makes the following representations and disclosures regarding the Development Property:
 - 1. The Authority has conducted a Phase I environmental study regarding the Development Property. Such report is available to the Developer upon request.
 - 2. The Authority has conducted a geotechnical survey of the Development Property. Such report is available to the Developer upon request.
 - 3. The Authority has conducted a wetland delineation of the Development Property. Such report is available to the Developer upon request.
 - 4. The Authority has conducted a topographical survey of the Development Property. Such report is available to the Developer upon request.
 - 5. The Authority represents that six (6) inch water and eight (8) inch sanitary sewer

- hook-ups exist or are available to the Development Property.
- 6. The Authority represents that primary electric distribution infrastructure is installed and is available to the Development Property.
- 7. The Authority represents that it has existing storm sewer service facilities across the northern edge of the Development Property for hook-up by the Developer.
- 8. The Authority represents that it has surveyed and platted the Development Property. The plat of NEW PRAGUE BUSINESS PARK 11TH ADDITION identifying the property lines for the Development Property is available to the Developer upon request.

The Developer has 30 days to review the documents noted above in this Section 3.4(a) and to make any objections, or any objections shall be deemed waived.

- (b) Other than as represented herein by the Authority, the Developer acknowledges that the Authority makes no representations or warranties as to the condition of the soils on the Development Property or its fitness for its intended use and for construction of the Minimum Improvements or any other purpose for which the Developer may make use of such property.
- (c) After execution of this Agreement and within thirty (30) days thereafter, the Developer may notify the Authority of its desire to undertake tests and inspections of the Development Property regarding the presence of pollution, contamination or hazardous substances on the Development Property and the suitability of the soils for the Developer's intended purposes. The Developer, and person or persons selected by Developer shall be permitted access to the Development Property for the purpose of conducting such studies and investigations of the Development Property as Developer deems appropriate, which studies and investigations shall be conducted at Developer's sole expense and pursuant to any other terms and conditions of this Agreement. Developer agrees to indemnify the Authority against any liability, cost or expense incurred by the Authority as a result of Developer's actions, including but not limited to fines, court costs, reasonable attorneys' fees and remedial costs. Such studies may include without limitation, physically inspecting the Development Property, conducting soil tests, and reviewing the Authority's records concerning the Development Property which records shall be made reasonably available to Developer within ten (10) days after execution of this Agreement, including prior studies, investigations and surveys, if any, in the Authority's possession.
- (d) Other than as represented herein by the Authority, the Developer acquires the Development Property "as is." After execution of this Agreement and within thirty (30) days thereafter, the Developer may notify the Authority of its desire to undertake tests and inspections of the Development Property regarding the presence of pollution, contamination or hazardous substances on the Development Property and the suitability of the soils for the Developer's intended purposes, which studies and investigations shall be conducted at Developer's sole expense and pursuant to any other terms and conditions of this Agreement. In the event that the Developer, following such tests and inspections, determines in its sole judgment that the condition of the Development Property is unsuitable for its intended use and for construction of the Minimum

Improvements, the Developer may terminate this Agreement and return the Development Property to its condition prior to undertaking such tests and inspections. Regardless of whether the Developer avails itself of the right to conduct tests and inspections on the Development Property pursuant to this Section 3.4, after closing the Authority shall have no obligation or liability to the Developer for any unsuitability with respect to the soil conditions or the presence of any pollution, contamination or hazardous substances on the Development Property. Notwithstanding any other provision herein to the contrary, if the Developer proceeds to closing within less than the period of time allowed in this Section 3.4 for testing, such action shall be deemed to be a waiver by the Developer of its right to test on the Development Property.

- (e) The Authority does not know of any wells on the Development Property, and will so certify in the deed conveying the Development Property to the Developer.
- Section 3.5. <u>Conditions Precedent to Conveyance</u>. Notwithstanding anything herein to the contrary, the Authority shall not be obligated to convey the Development Property to the Developer until the following conditions precedent have been satisfied:
- (a) The Developer has submitted a commitment or other evidence of financing which is adequate, in the Authority's sole discretion, to fully finance construction of the Minimum Improvements;
- (b) The Developer has submitted and the Authority has approved the Construction Plans;
- (c) The Authority has held a public hearing and fulfilled all requirements of Minnesota Statutes, Section 469.105;
- (d) There has been no Event of Default on the part of the Developer which has not been cured;
- (e) The Authority has received approval from the City of New Prague City Council for the sale of the Development Property as contemplated in this Agreement; and
- (f) All of the above condition precedents shall occur within the time frame established in Section 3.7 of this Agreement, unless extended by the Developer and the Authority. If such extension is not obtained, all earnest money and deposits shall be returned to the Developer within ten (10) days thereafter.

Section 3.6. Intentionally Omitted.

Section 3.7. Closing; Delivery and Recording. (a) Subject to the substantial satisfaction of all of the terms and conditions contained in this Agreement which must be satisfied prior to the Authority's conveyance of the Development Property to the Developer, the Authority shall execute and deliver the Development Property Deed to the Developer at closing. Closing shall occur on the Date of Closing which shall be the earlier of February 1, 2026, or as soon thereafter as reasonably practicable, or as determined by the parties. The Developer shall have possession of the

Development Property upon the Date of Closing. Closing shall be at the offices of the City, 118 Central Avenue North, New Prague, MN 56071 or such other location to which the parties may agree. Prior to closing, the Authority shall submit to the Developer a copy of the Development Property Deed and other closing documents for review. The Development Property Deed shall be in recordable form and shall be recorded among the County land records.

- (b) On the Date of Closing, the Developer shall be responsible for and pay:
 - (1) the cost of recording the Development Property Deed and this Agreement;
 - (2) all fees associated with obtaining the commitment for title insurance and the policy of title insurance;
 - (3) the cost of copies of all additional title documents necessary for the examination of title;
 - (4) for any documents related to or in connection with the financing of the Development Property, including but not limited to, recording fees and mortgage registration tax;
 - (5) one-half of the title company closing fees, if any; and
 - (6) all of the Developers' attorney's fees.
- (c) On the Date of Closing, the Authority shall be responsible for and pay:
 - (1) transfer taxes, including State deed tax, to allow the Developer to record the Development Property Deed;
 - (2) costs of recording any instruments used to clear title encumbrances;
 - (3) one-half of the title company closing fees, if any; and
 - (4) all of the Authority's attorney's fees.
- (d) On the Date of Closing, the following costs will be paid on a pro rata basis in the year of closing between the Authority and the Developer:
 - (1) utilities furnished to the Development Property; and
 - (2) real estate taxes and special assessments, if any.

Section 3.8. <u>Attorney Costs</u>. The Developer shall pay its own costs to prepare and review this Agreement and any other legal fees associated with the Development Property that are the responsibility of the Developer. The Authority shall pay its own costs to prepare and review this

Agreement and any other legal fees associated with the Development Property that are the responsibility of the Authority.

ARTICLE IV

Construction of Minimum Improvements

Section 4.1. Construction of Minimum Improvements. The Developer agrees that it will construct the Minimum Improvements on the Development Property in accordance with the Construction Plans and at all times prior to the Termination Date will devote the Development Property to its intended Use and maintain, preserve and keep the Minimum Improvements or cause the Minimum Improvements to be maintained, preserved and kept in good repair and condition. The Developer recognizes that it is because the Developer has agreed will to devote the Development Property to its intended Use and to construct the Minimum Improvements that the Authority is willing to sell the Development Property to the Developer. The Developer acknowledges that, in addition to the requirements of this Agreement, construction of the Minimum Improvements will necessitate compliance with other reviews and approvals by the Authority and possibly other governmental agencies and review board of the Industrial Park and agrees to submit all applications for and pursue to their conclusion all other approvals needed prior to constructing the Minimum Improvements.

Section 4.2. Construction Plans. (a) Within ninety (90) days after execution of this Agreement, the Developer shall submit dated Construction Plans to the Authority. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in substantial conformity with the Preliminary Plans and this Agreement. The Authority will approve the Construction Plans if they (1) conform to the Preliminary Plans listed in Exhibit C attached hereto; (2) conform to all applicable federal, State and local laws, ordinances, rules and regulations; (3) are adequate to provide for the construction of the Minimum Improvements; (4) conform to the State building code; (5) if there has occurred no uncured Event of Default on the part of the Developer. No approval by the Authority shall relieve the Developer of the obligation to comply with the terms of this Agreement, the terms of any applicable federal, State and local laws, ordinances, rules and regulations in the construction of the Minimum Improvements. No approval by the Authority shall constitute a waiver of an Event of Default.

(b) If the Developer desires to make any change in the Construction Plans after their approval by the Authority, including any change to the design or materials of the Minimum Improvements or any other change which would also require review or reapproval under any applicable code, ordinance or regulation, the Developer shall submit the proposed change to the Authority for its approval. If the proposed change conforms to the requirements of this section 4.2 with respect to the original Construction Plans or is otherwise acceptable to the Authority, the Authority shall approve the proposed change. Such change in the Construction Plans shall be deemed approved by the Authority unless rejected, in whole or in part, by written notice by the Authority to the Developer, setting forth in detail the reasons therefor. Such rejection shall be made within ten (10) days after receipt of the written notice of such change from the Developer.

Section 4.3. <u>Commencement and Completion of Construction</u>. Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements no later than ninety (90) days from the Date of Closing. Subject to Unavoidable Delays, the Developer shall have substantially completed the construction of the Minimum Improvements no later than twelve (12) months from the Date of Closing. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Development Property shall be in conformity with the Construction Plans. The Developer shall make such reports to the Authority regarding construction of the Minimum Improvements as the Authority deems necessary or helpful in order to monitor progress on construction of the Minimum Improvements.

Section 4.4. Certificate of Completion and Release of Forfeiture. (a) After substantial completion of the Minimum Improvements in accordance with the Construction Plans and all terms of this Agreement, the Authority will furnish the Developer with a Certificate of Completion and Release of Forfeiture in the form of Exhibit D hereto. Such certification by the Authority shall be a conclusive determination of satisfaction and termination of the agreements and covenants in this Agreement and in the Development Property Deed with respect to the obligations of the Developer to construct the Minimum Improvements and the dates for the beginning and completion thereof. The Certificate of Completion and Release of Forfeiture shall only be issued after issuance of a certificate of occupancy by the City.

(b) The Certificate of Completion and Release of Forfeiture provided for in this section 4.4 shall be in such form as will enable it to be recorded in the proper County office for the recordation of deeds and other instruments pertaining to the Development Property. If the Authority shall refuse or fail to provide such certification in accordance with the provisions of this section 4.4, the Authority shall, within thirty (30) days after written request by the Developer, provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default of a material term of this Agreement, and what measures or acts will be necessary, in the opinion of the Authority, for the Developer to take or perform in order to obtain such certification.

Section 4.5. Reconstruction of Improvements. If the Minimum Improvements are damaged or destroyed before or after completion thereof and issuance of a Certificate of Completion and Release of Forfeiture, but before the Termination Date, the Developer agrees, for itself and its successors and assigns, to reconstruct the Minimum Improvements to a value at least equal to the Minimum Market Value within one year of the date of the damage or destruction. No delay or failure by the Developer or any successor or assign to reconstruct the Minimum Improvements as required by this Section 4.5 shall alter or limit the Developer's obligations under this Agreement, which shall remain in full force and effect until the Termination Date. The Minimum Improvements shall be reconstructed in accordance with the approved Construction Plans, or such modifications thereto as may be requested by the Developer and approved by the Authority in accordance with Section 4.2 of this Agreement. The Developer's obligation to reconstruct the Minimum Improvements pursuant to this Section 4.5 shall end on the Termination Date.

ARTICLE V

Insurance

- Section 5.1. <u>Required Insurance</u>. (a) The Developer agrees to provide and maintain at all times during the process of constructing the Minimum Improvements and, from time to time at the request of the Authority, furnish the Authority with proof of payment of premiums on:
 - (i) Builder's risk insurance, written on the so-called "Builder's Risk -- Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy;
 - (ii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury and property damage of not less than \$1,000,000 for each occurrence (to accomplish the above required limits, an umbrella excess liability policy may be used); and
 - (iii) Workers' compensation insurance, with statutory coverage.

The policies of insurance required pursuant to clauses (i) and (ii) above shall be in form and content reasonably satisfactory to the Authority and shall be placed with financially sound and reputable insurers licensed to transact business in Minnesota. The policy of insurance delivered pursuant to clause (i) above shall contain an agreement of the insurer to give not less than sixty (60) days' advance written notice to the Authority in the event of cancellation of such policy or change affecting the coverage thereunder.

- (b) Upon completion of construction of the Minimum Improvements, and prior to the Termination Date, the Developer shall maintain, or cause to be maintained, at its cost and expense, and from time to time at the request of the Authority shall furnish proof of the payment of premiums on, insurance as follows:
 - (i) Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, heating system explosion, water damage, demolition cost, debris removal, collapse and flood, in an amount not less than the full insurable replacement value of the Minimum Improvements or the Minimum Market Value, whichever is greater. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of coinsurance provisions or otherwise, without the prior consent thereto in writing by the Authority. The term "full insurable replacement value" shall mean the actual replacement cost of the Minimum Improvements and shall be determined from time to time at the request of the Authority, but not more frequently than once every three years, by an insurance

consultant or insurer, selected and paid for by the Developer and approved by the Authority; and

(ii) Such other insurance, including worker's compensation insurance respecting all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Developer may be self-insured with respect to all or any part of its liability for worker's compensation.

Section 5.2. Evidence of Insurance. All insurance required in this Article V shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of Minnesota to assume the risks covered thereby. The Developer agrees to deposit annually with the Authority copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel nor materially modify it without giving written notice to the Developer and the Authority at least sixty (60) days before the cancellation or modification becomes effective (ten (10) days for non-payment of premium). Not less than fifteen (15) days prior to the expiration of any policy, the Developer shall furnish the Authority evidence satisfactory to the Authority that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefor under the terms of this Agreement. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the Authority a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

ARTICLE VI

Collection of Taxes

Section 6.1. <u>Taxes</u>. The Developer agrees that prior to the Termination Date: (1) it will not seek administrative or judicial review of the applicability of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Development Property or raise the inapplicability of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (2) it will not seek administrative or judicial review of the constitutionality of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Development Property or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (3) it will not cause a reduction in the Minimum Market Value paid in respect of the Minimum Improvements through:

- (a) willful destruction of the Minimum Improvements or any part thereof;
- (b) willful refusal to reconstruct damaged or destroyed property pursuant to section 4.5 of this Agreement;

- (c) a request to the County assessor to reduce the Minimum Market Value of all or any portion of the Minimum Improvements;
- (d) a petition to the board of equalization of the County to reduce the Minimum Market Value of all or any portion of the Development Property;
- (e) a petition to the board of equalization of the State or the commissioner of revenue of the State to reduce the Minimum Market Value of all or any portion of the Development Property;
- (f) an action in a district court of the State or the tax court of the State seeking a reduction in the Minimum Market Value of the Development Property;
- (g) an application to the commissioner of revenue of the State or to any local taxing jurisdiction requesting an abatement of real property taxes;
- (h) any other proceedings, whether administrative, legal or equitable, with any administrative body within the County or the State or with any court of the State or the federal government; or
- (i) a transfer of the Development Property or Minimum Improvements, or any part thereof, to an entity exempt from the payment of real property taxes under State law.

The Developer shall not, prior to the Termination Date, apply for a deferral of property tax on the Development Property or the Minimum Improvements.

Section 6.2. Right to Collect Delinquent Taxes. The Developer understands that the real estate taxes on the Development Property and the Minimum Improvements must be promptly and timely paid. To that end, the Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, that the Developer is also obligated at all times prior to the Termination Date by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Development Property and the Minimum Improvements. The Developer acknowledges that at all times prior to the Termination Date this obligation creates a contractual right on behalf of the Authority to sue the Developer or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the County auditor. In any such suit, the Authority shall also be entitled to recover its reasonable out-of-pocket costs, expenses and attorney fees.

ARTICLE VII

Prohibition Against Sale; Encumbrances; Indemnification

Section 7.1. <u>Prohibition Against Sale of Minimum Improvements</u>. The Developer represents and agrees that its use of the Development Property and its other undertakings pursuant to the Agreement, are, and will be, for the purpose of development of the Development Property and not for speculation in land holding. The Developer further recognizes that in view of the importance of the construction of the Minimum Improvements on the Development Property to the

general welfare of New Prague, the fact that any act or transaction involving or resulting in a significant change in the identity of the Developer is of particular concern to the Authority. The Developer further recognizes that it is because of such qualifications and identity that the Authority is entering into the Agreement with the Developer, and, in so doing, is further willing to accept and rely on the obligations of the Developer for the faithful performance of all undertakings and covenants hereby by it to be performed. For the foregoing reasons, the Developer represents and agrees that, prior to the issuance of the Certificate of Completion and Release of Forfeiture, there shall be no Sale of the Development Property or the Minimum Improvements by the Developer nor shall the Developer suffer any such Sale to be made, without the prior written approval of the Authority.

Section 7.2. <u>Limitation Upon Encumbrance of Development Property</u>. Prior to the issuance of the Certificate of Completion and Release of Forfeiture, the Developer agrees not to engage in any financing creating any mortgage or other encumbrance or lien upon the Development Property or the Minimum Improvements, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attached to the Development Property or the Minimum Improvements, other than the liens or encumbrances directly and solely related to the purchase of the Development Property and the construction of the Minimum Improvements and approved by the Authority, which approval shall not be withheld or delayed unreasonably if the Authority determines that such lien or encumbrance will not threaten its security in the Development Property or the Minimum Improvements.

- Section 7.3. Release and Indemnification Covenants. (a) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Authority or the governing body members, officers, agents, servants, consultants and employees thereof (the "Indemnified Parties"), and except for any breach by the Indemnified Parties of their representative's obligations under this Agreement, the Indemnified Parties shall not be liable for and the Developer shall indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person (collectively, the "Claim") occurring at or about or resulting from any defect in the portion of the Development Property or the Minimum Improvements owned by Developer at the time the Claim occurred.
- (b) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their representative's obligations under this Agreement, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising from the acquisition, construction, installation, ownership, maintenance and operation of the Development Property or the Minimum Improvements (collectively, the "Claim"); provided, however, notwithstanding the foregoing, the Developer's indemnification and hold harmless shall apply only with regard to the portion of the Development Property or Minimum Improvements owned by the Developer at the time the Claim occurred.
- (c) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified

Parties of their representations and obligations under this Agreement, the Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Development Property or Minimum Improvements (collectively, the "Claims") owned by the Developer at the time of the Claim.

(d) All covenants, stipulations, promises, agreements and obligations of the Authority contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of such entities and not of any governing body member, officer, agent, servant or employee of such entities in the individual capacity thereof.

ARTICLE VIII

Events of Default

- Section 8.1. <u>Events of Default Defined</u>. Each and every one of the following shall be an Event of Default under this Agreement:
- (a) Failure by the Authority or the Developer to proceed to closing on the Development Property after compliance with or the occurrence of all conditions precedent to closing;
- (b) Failure by the Developer to commence and complete construction of the Minimum Improvements pursuant to the terms, conditions and limitations of Article IV of this Agreement, including the timing thereof, unless such failure is caused by an Unavoidable Delay;
- (c) Failure by the Developer to pay real estate taxes or special assessments on the Development Property and Minimum Improvements as they become due;
- (d) Appeal or challenge by the Developer or any party on its behalf of the Minimum Market Value prior to the Termination Date;
- (e) Use by the Developer or others of the Minimum Improvements for purposes other than those contemplated and permitted by this Agreement, including failure to comply with Sections 9.3 and 9.10 of this Agreement;
- (f) Transfer or Sale of the Development Property or the Minimum Improvements or any part thereof by the Developer in violation of Sections 6.1 or 7.1 of this Agreement and without the prior written permission by the Authority;
- (g) If the Developer shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors or shall consent to the appointment of a receiver; or
- (h) Failure by either party to observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement or the Assessment Agreement.

- Section 8.2. Remedies on Default. Whenever any Event of Default referred to in Section 8.1 of this Agreement occurs, the non-defaulting party may take any one or more of the following actions after providing 30 days written notice to the defaulting party of the Event of Default, but only if the Event of Default has not been cured within said thirty days or, if the Event of Default is by its nature incurable within 30 days, the defaulting party does not provide assurances to the non-defaulting party reasonably satisfactory to the non-defaulting party that the Event of Default will be cured and will be cured as soon as reasonably possible:
- (a) Suspend its performance under this Agreement, including refusing to close on the Development Property, until it receives assurances from the defaulting party, deemed adequate by the non-defaulting party, that the defaulting party will cure its default and continue its performance under this Agreement;
 - (b) Terminate or rescind this Agreement;
- (c) If the default occurs prior to completion of the Minimum Improvements, the Authority may withhold the Certificate of Completion and Release of Forfeiture;
- (d) If the default occurs prior to issuance of the Certificate of Completion and Release of Forfeiture, revest title in the name of the Authority pursuant to Section 8.3 of this Agreement;
- (e) Take whatever action, including legal or administrative action, which may appear necessary or desirable to the non-defaulting party to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the defaulting party under this Agreement; and
- (f) If the Developer's default occurs prior to the Date of Closing, the Authority may retain any and all earnest money paid by the Developer pursuant to Section 3.1 of this Agreement.
- Section 8.3. Revesting Interest in the Authority Upon Happening of Event of Default Subsequent to Conveyance to Developer. Pursuant to the requirements of Minnesota Statutes, Section 469.105, subd. 6, in the event that subsequent to conveyance of the Development Property to the Developer and prior to the issuance of a Certificate of Completion and Release of Forfeiture for the Minimum Improvements:
- (a) the Developer, subject to Unavoidable Delays, fails to begin construction of the Minimum Improvements in conformity with this Agreement and such failure to begin construction is not cured within 30 days after written notice from the Authority to the Developer to do so; or
- (b) subject to Unavoidable Delays, the Developer, after commencement of the construction of the Minimum Improvements, fails to carry out its obligations with respect to the completion of construction of the Minimum Improvements (including the nature and the date for the completion thereof), or abandons or substantially suspends construction work, and any such failure, abandonment, or suspension shall not be cured, ended, or remedied within 30 days after written demand from the Authority to the Developer to do so; or

- the Developer shall fail to pay real estate taxes or assessments on the Development Property when due, or shall place thereon any encumbrance or lien unauthorized by this Agreement, or shall suffer any levy or attachment to be made, or any materialmen's or mechanics' lien, or any other unauthorized encumbrance or lien to attach, and such taxes or assessments shall not have been paid, or the encumbrance or lien removed or discharged or provision satisfactory to the Authority made for such payment, removal, or discharge, within 30 days after written demand by the Authority to do so or such longer period, not to exceed 60 days, as may reasonably be necessary to remove said lien or encumbrance; provided, that if the Developer shall first notify the Authority of its intention to do so, it may in good faith contest any mechanics' or other lien to remain undischarged and unsatisfied during the period of such contest and any appeal, but only if the Developer provides the Authority with a bank letter of credit or other security in the amount of the lien, in a form satisfactory to the Authority, pursuant to which the bank will pay to the Authority the amount of any lien in the event the lien is finally determined to be valid or, as an alternative to such forms of security, has made a deposit with the district court in the manner provided in Minnesota Statutes, section 514.10. During the course of such contest, the Developer shall keep the Authority informed respecting the status of such defense; or
- (d) there is, in violation of Sections 6.1 or 7.1 of this Agreement, any transfer of the Development Property to an entity exempt from payment of real estate taxes or any Sale of the Development Property or the Minimum Improvements or any part thereof, and such violation shall not be cured within 30 days after written demand by the Authority to the Developer;

Then the Authority shall have the right to re-enter and take possession of the Development Property and to terminate and revest in the Authority the interest of the Developer in the Development Property; provided, however, that any exercise by the Authority of its rights or remedies hereunder shall always be subject to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage or other encumbrance specifically and previously authorized by the Authority in writing under this Agreement or any rights or interests provided in this Agreement for the protection of the holders of an approved encumbrance.

Section 8.4. Resale of Reacquired Development Property; Disposition of Proceeds. Upon the revesting in the Authority of title to and/or possession of the Development Property or any part thereof as provided herein, the Authority shall, pursuant to its responsibilities under law, use its best efforts to sell the Development Property or part thereof as soon and in such manner as the Authority shall find feasible and consistent with the objectives of such law to a qualified and responsible party or parties (as determined by the Authority) who will assume the obligation of making or completing the Minimum Improvements or such other improvements in their stead as shall be satisfactory to the Authority in accordance with the uses specified for such Development Property or part thereof. During any time while the Authority has title to and/or possession of a parcel obtained by reverter, the Authority will not disturb the rights of any owner of any housing unit on such parcel. Upon resale of the Development Property, the proceeds thereof shall be applied:

(a) First, to reimburse the Authority for all costs and expenses incurred by them, including but not limited to salaries of personnel, in connection with the recapture, management, and resale of the Development Property (but less any income derived by the Authority from the property or part thereof in connection with such management); all taxes, assessments, and water and

sewer charges with respect to the Development Property or part thereof (or, in the event the Development Property is exempt from taxation or assessment or such charge during the period of ownership thereof by the Authority, an amount, if paid, equal to such taxes, assessments, or charges (as determined by the Authority assessing official) as would have been payable if the Development Property were not so exempt); any payments made or necessary to be made to discharge any encumbrances or liens existing on the Development Property or part thereof at the time of revesting of title thereto in the Authority or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults or acts of the Developer, its successors or transferees; any expenditures made or obligations incurred with respect to the making or completion of the subject improvements or any part thereof on the Development Property or part thereof; and any amounts otherwise owing the Authority by the Developer and its successor or transferee; and

- (b) Second, to reimburse the Developer, its successor or transferee, up to the amount equal to the amount actually invested by it in making any of the subject improvements on the Development Property or part thereof.
- (c) Any balance remaining after such reimbursements shall be retained by the Authority as its property.

Section 8.5. No Remedy Exclusive. No remedy herein conferred upon or reserved to the parties is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority or the Developer to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in Article IX of this Agreement.

Section 8.6. <u>No Additional Waiver Implied by One Waiver</u>. In the event any covenant or agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

ARTICLE IX

Additional Provisions

Section 9.1. <u>Conflict of Interests; Representatives Not Individually Liable</u>. No officer, official, or employee of the Authority shall have any personal financial interest, direct or indirect, in this Agreement, nor shall any such officer, official, or employee participate in any decision relating to the Agreement which affects his or her personal financial interests, directly or indirectly. No officer, official, or employee of the Authority shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach or for any amount which may become due or on any obligation under the terms of this Agreement.

Section 9.2. <u>Equal Employment Opportunity</u>. The Developer, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in this Agreement, it will comply with all applicable equal employment and nondiscrimination laws and regulations.

Section 9.3. <u>Restrictions on Use</u>. The Developer, for itself and its successors and assigns, agrees to devote the Property and Minimum Improvements only to such land use or uses as may be permissible under the City's land use regulations. The Developer, for itself, its successors and assigns, acknowledges the limitations on use of the Property and the Minimum Improvements imposed by Section 469.105 of the EDA Act and agrees to comply with such restrictions.

Section 9.4. <u>Provisions Not Merged With Deed; No Merger of Representations, Warranties.</u> None of the provisions, representations or warranties contained in this Agreement are intended to be merged into any instruments of conveyance delivered at closing or shall be merged by reason of delivery of the Development Property Deed, but instead shall survive closing, and the parties shall be bound accordingly. The Development Property Deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Section 9.5. <u>Notices and Demands</u>. Except as otherwise expressly provided in this Agreement, any notice, demand, or other communication under the Agreement or any related document by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified United States mail, postage prepaid, return receipt requested, or delivered personally to:

(a) in the case of the Authority: 118 Central Avenue North

New Prague MN 56071 Attn: Executive Director

(b) in the case of the Developer: Aventus Investments, LLC

27631 Country Hollow Lane New Prague, MN 56071 Attn: Jacob De St Hubert or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section 9.5.

Section 9.6. <u>Counterparts</u>. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 9.7. <u>Disclaimer of Relationships</u>. The Developer acknowledges that nothing contained in this Agreement nor any act by the Authority or the Developer shall be deemed or construed by the Developer or by any third person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture between the Authority and the Developer.

Section 9.8. Release of Claims. The Developer and the Developer's attorneys, agents, employees, former employees, insurers, heirs, administrators, representatives, successors and assigns, hereby releases and forever discharges the Authority, and its attorneys, agents, representatives, employees, former employees, insurers, heirs, executors and assigns of and from any and all past, present or future claims, demands, obligations, actions or causes of action, at law or in equity, whether arising by statute, common law or otherwise, and for all claims for damages, of whatever kind or nature, and for all claims for attorneys' fees, and costs and expenses, including but not limited to all claims of any kind arising out of the negotiation, Developer consideration, execution and performance of this Agreement between the parties. Nothing contained in this paragraph 9.8. is intended to prevent the exercise of any rights available pursuant to this Agreement.

Section 9.9. <u>Modification and Waiver</u>. No purported amendment, modification or waiver of any provision of this Agreement shall be binding unless set forth in a written document signed by both the Authority and the Developer (in the case of amendments or modifications) or by the party to be charged thereby (in the case of waivers). Any waiver shall be limited to the circumstance or event specifically referenced in the written waiver document and shall not be deemed a waiver of any other term of this Agreement or of the same circumstance or event upon any recurrence thereof.

Section 9.10. <u>Restrictions on Use</u>. The Developer agrees that prior to the issuance of the Certificate of Completion and Release of Forfeiture, the Developer and its successors and assigns: (a) shall use the Development Property solely for the purpose of constructing and operating the Minimum Improvements pursuant to the terms of this Agreement and as defined by the definition of Use as set forth in this Agreement; (b) shall not discriminate upon the basis of race, color, creed, sex, national origin, or any other classification prohibited by law in the lease, rental, use or occupancy of any portion of the Minimum Improvements on the Development Property or any improvements erected or to be erected thereon, or any part thereof; and (c) shall otherwise comply with the restrictions on use set forth in this Agreement.

Section 9.11. <u>Titles of Articles and Sections</u>. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

- Section 9.12. <u>Attorney Fees</u>. Whenever any Event of Default occurs and if the Authority shall employ attorneys or incur other expenses for the collection of payments due or to become due, or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, the Developer agrees that it shall, within ten days of written demand by the Authority, pay to the Authority the reasonable fees of such attorneys and such other expenses so incurred by the Authority.
- Section 9.13. <u>Choice of Law and Venue; Interpretation</u>. This Agreement shall be governed by, enforced and construed in accordance with the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.
- Section 9.14. <u>Entire Agreement</u>. This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and it supersedes all prior contemporaneous agreements, representations, and understandings of the parties pertaining to the subject matter of this Agreement. This Agreement may be modified, amended, terminated, or waived, in whole or in part, only by a writing signed by all of the parties.
- Section 9.15. <u>No Broker</u>. The Authority represents that it has not engaged any real estate broker in connection with the sale of the Development Property. The Developer has engaged the services of a broker in connection with the sale of the Development Property and the Developer will be solely responsible for the costs of such broker and shall defend, indemnify and hold the Authority harmless from any claims of such broker.
- Section 9.16. <u>Specific Performance</u>. This Agreement may be specifically enforced by the parties, provided that any action for specific enforcement is brought within six months after the date of the alleged breach. This paragraph is not intended to create an exclusive remedy for breach of this Agreement; the parties reserve all other remedies available at law or in equity.
- Section 9.17. <u>Additional Documents</u>. The Authority and the Developer agree to cooperate with the other and their representatives regarding any reasonable requests made subsequent to the execution of this Agreement to correct any clerical errors in this Agreement and to provide any and all additional documentation deemed necessary by either party to effectuate the transaction contemplated by this Agreement.

IN WITNESS WHEREOF, the Authority and the Developer have caused this Agreement to be duly executed in their names and behalves on or as of the date first above written.

			AUTHORITY:
			NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY
		By:	Brent Quast President
		By:	Joshua M. Tetzlaff Executive Director
STATE OF MINNESOTA)		
COUNTY OF SCOTT) ss.)		
by Brent Quast and Joshua I	M. Tetzlaff, Pr nent Authority	esident a	before me this day of, 2025 nd Executive Director, respectively, of the Nev c body corporate and politic under the laws o Development Authority.
			Notary Public

DEVELOPER:

AVENTUS INVESTMENTS, LLC

By: Its:	Jacob De St Hubert Manager
	day of, 2025, by Jacob De S C, a Minnesota limited liability company, or
	Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The Development Property is located in Scott County, Minnesota, and is legally described as:

Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

EXHIBIT B

FORM OF QUIT CLAIM DEED

Date: _			, 20	026.									
	THIS	INDENT	URE,	between	n the	New	Pragu	e Ec	onomi	Dev	elopment	Authori	ty, a
public	body	corporate	and	politic, 1	under	the	laws of	the	State	of M	innesota,	Grantor,	and

STATE DEED TAX DUE HEREON: \$

Aventus Investments, LLC a Minnesota limited liability company, Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of One Hundred Ninety-Four Thousand, Fifty-Nine and 80/100 dollars (\$194,059.80) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, quit claim and convey to the Grantee, its successors and assigns, forever, all of the tract or parcel of land lying and being in the County of Scott and State of Minnesota described as follows:

Lot 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

To have and to hold the same, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining, to the Grantee, its successors and assigns, forever. Subject to and together with, however, the provisions of the Permitted Encumbrances described and referred to in Exhibit A attached hereto and incorporated herein by reference, including, without limitation, the right of the Grantor upon the happening of an Event of Default under that certain Purchase and Development Agreement between Grantor and Grantee dated as of ________, 2025, to re-enter and take possession of the Development Property and the improvements thereon and terminate the estate and all right, title and interest of the Grantee in and to the Development Property and improvements thereon, and revest in the Grantor all right, title, estate and interest of the Grantee in the Development Property and improvements thereon, free of any lien of any mortgage and other liens, except as permitted pursuant to the provisions of the Purchase and Development Agreement.

IN WITNESS WHEREOF, the Grabehalf by its president and its executive dis	rantor has caused this deed to be duly executed in its rector on, 2026.
☐ A well disclosure certificate accompan☐ I am familiar with the property descri	not know of any wells on the described real property. nies this document. bed in this instrument and I certify that the status and I property have not changed since the last previously
	NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY
Ву:	Brent Quast President
By:	Joshua M. Tetzlaff Executive Director
STATE OF MINNESOTA)) ss. COUNTY OF SCOTT)	
, 2026, by Brent Quast a director, respectively, of the New Pragu	acknowledged before me this day of and Joshua M. Tetzlaff, the president and executive the Economic Development Authority, a public body Minnesota, on behalf of the Economic Development
	Notary Public
THIS INSTRUMENT WAS DRAFTED E Kennedy & Graven, Chartered (SJR) 150 South Fifth Street, Suite 700 Minneapolis MN 55402 (612) 337-9300	BY:
Property Tax Statements for the Property of Aventus Investments LLC 27631 Country Hollow Land New Prague, MN 56071 Attn: Jacob De St Hubert	described in this instrument should be sent to:

EXHIBIT A TO QUIT CLAIM DEED

Permitted Encumbrances

- 1. Taxes and installments of special assessments payable in 2025 and in subsequent years.
- 2. Building and zoning laws; federal, state and local laws, ordinances and regulations.
- 3. Easements for public streets, drainage, utilities, highways and roads now existing.
- 4. The terms, conditions, covenants and agreements set forth in the Purchase and Development Agreement between the Grantor and Grantee named in the Deed to which this Exhibit is attached, which Purchase and Development Agreement is hereby made a part hereof by reference thereto.
- 5. Mortgage used to finance the purchase of the Development Property.

EXHIBIT C

LIST OF PRELIMINARY PLAN DOCUMENTS

The Minimum Improvements shall be constructed in accordance with the following preliminary plan documents in which the building on the left (west) side (which is also required to add 4' of wainscoting of brick, stone or varying color/material or other design elements including color, windows or accents as approved by City Staff on the elevations facing both 6th Street NW and 8th Ave. NW) of the below illustrations represents the proposed improvements on Lot 5 which will contain GunsRus as a tenant:

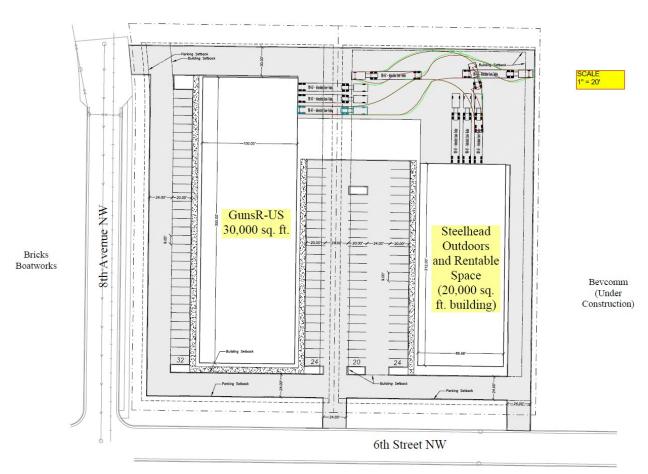






EXHIBIT D

FORM OF CERTIFICATE OF COMPLETION AND RELEASE OF FORFEITURE

deed recorded in the office of the County Recorde	stments LLC, a Minnesota limited liability
Lot 5, Block 2, NEW PRAGUE BUSINESS County, Minnesota.	S PARK 11TH ADDITION, Scott
and	
Agreement by and between the Grantor and the C 2025, and recorded in the office of the County Document No, which Purchase and covenants and restrictions regarding completion of	Recorder in Scott County, Minnesota, as Development Agreement contained certain the Minimum Improvements; and said covenants and conditions in a manner
NOW, THEREFORE, this is to certify Improvements specified to be done and made by covenants and conditions in the Purchase and Deve the Grantee therein and that the provisions for forf of condition subsequent by Grantor is hereby released recorder in Scott County, Minnesota, is hereby aut the filing of this instrument, to be a conclusive det the covenants and conditions relating to completion	lopment Agreement have been performed by eiture of title and right to re-entry for breach ased absolutely and forever, and the County horized to accept for recording and to record ermination of the satisfactory termination of
Dated:, 20	NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY
By:	Brent Quast President
By:	Joshua M. Tetzlaff Executive Director

STATE OF MINNESOTA	
) ss.
COUNTY OF SCOTT	
The foregoing instrum	nent as acknowledged before me this day of
202, by Brent Quast and	d Joshua M. Tetzlaff, the president and executive director
respectively, of the New Pragu	ue Economic Development Authority, a public body corporate an
politic, on behalf of the New P	Prague Economic Development Authority.
-	
	Notary Public



(651) 645-9149 ~ www.mmcd.org

November 20th, 2025

New Prague City Administrator Ioshua Tetzlaff 118 Central Avenue South New Prague, MN 56071

Dear Joshua,

Enclosed is a summary of work completed by the Metropolitan Mosquito Control District (MMCD) in the New Prague area during the 2025 mosquito control season.

Throughout the year MMCD provides a variety of services to residents of the District including:

- Comprehensive mosquito surveillance and control, primarily in areas of standing water where mosquito larvae develop
- Monitoring for mosquito-borne diseases like West Nile virus and alerts to local communities
- Black fly (biting gnat) surveillance and larval control in rivers and streams
- Tick population monitoring and tick-borne disease education
- Educational outreach including city events, parades, school presentations, and display booths at fairs
- Weekly mosquito updates on the MMCD website
- Interactive public maps outlining mosquito habitats and displaying control activity
- Quality checks to ensure efforts are effective and products are safe for people, pets, pollinators, and wildlife

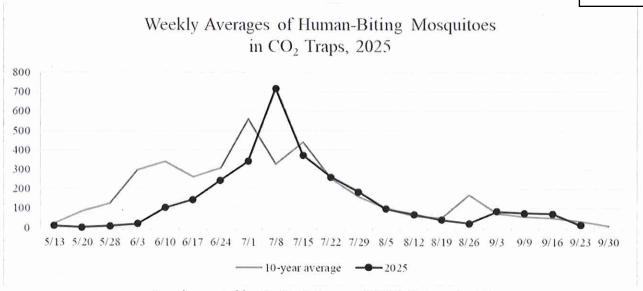
On the back of this page, you will find an overview of the mosquito season for 2025 and some of the important highlights that were accomplished this year by MMCD staff. Enclosed with this letter you will find a summary of activity for your community along with a write-up of some of the big stories of 2025.

We would love the opportunity to discuss the services that MMCD provides to your area. If there are any council meetings, advisory boards, or other groups that would be interested in an update from the world of mosquito control, please let us know!

Sincerely,

Daniel Huff, Executive Director Metropolitan Mosquito Control District

Rena Moran, Ramsey County Commissioner Chair of MMCD Commission



Graph created by Dr. Scott Larson, MMCD Entomologist

District-Wide Numbers from 2025:

70,283	269,006	22,225	
Larval mosquito inspections	Acres of larval mosquito treatments	Tires recycled	
319,067	1,425	1,226	
Catch basin treatments	Acres of adult mosquito treatments	Resident calls	

City and Community Presentations Available

MMCD staff are available to provide an update on mosquito activity, give city specific information, or share resources about mosquito, tick, and black fly reduction measures. Presentations or live questions and answers are great for **City Council Meetings**, **Township Board Meetings**, **Sustainability Commissions**, or events for residents. If you would like to schedule a presentation, please contact Alex Carlson:

Alex Carlson, Public Affairs Manager

acarlson@mmcd.org
Direct: (651) 643-8342







2025 Activity Summary for New Prague and Helena

MOSQUITO CONTROL

Most efforts by MMCD are to control mosquito larvae that develop in standing water and are most common after rain. Treatments use dry granules that are specific to mosquito larvae and are not harmful to people, pets, or wildlife. Materials are applied via helicopter, backpack, drone, or by hand. Adult mosquito control is done sparingly, usually in areas of elevated disease risk.

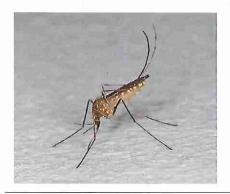
Larval Control in New Prague and Helena in 2025:

Sites Inspected: 218 | Acres Treated: 1895.60

Adult Mosquito Control in 2025:

Sites Inspected: 26 | Acres Treated: 38.95





DISEASE PREVENTION

Controlling the mosquito species that are most likely to spread disease is a top priority for MMCD. Removing containers that could hold stagnant water is critical to reducing the spread.

Disease Prevention Activity in New Prague and Helena in 2025: Tires Removed*: 8819 | Catch Basins Treated: 284 Disease Prevention Property Inspections: 1

PUBLIC INTERACTIONS

Outreach to the public is an important part of our program and we connect with residents when they call us to request service, or through public events and presentations.

Customer Calls from New Prague and Helena in 2025: 0 Events or Presentations in 2025: Dozinky Days Parade Raven Stream Elementary, Kids Company Summer Program



*NOTE: In 2025 we switched from individual tire pickups to large tire drop-off events. This number reflects the total number of tires collected in all of Scott and Carver Counties.





The Big Stories from 2025

RECORD YEAR FOR WEST NILE VIRUS

Minnesota reported the third highest number of human infections of West Nile virus in the nation in 2025. In the Twin Cities, we experienced our highest number of human cases on record with 42 reported, greatly surpassing the previous high of 28. Several factors contributed to this increase including a high number of *Culex tarsalis* mosquitoes, which are the primary species responsible for WNV transmission, and high infection rates among mosquito pools appearing earlier than normal. MMCD took several steps to respond to this increase in disease activity including additional surveillance locations, targeted control measures in areas with elevated infection rates, and expanded media appearances and public outreach.

Locations with positive West Nile Virus samples in 2025

CATTAIL MOSQUITO SURGE IN JULY

After 4 years of below average mosquitoes in July, the mid-summer surge was back in 2025 with the highest reported total of one particular species in the Twin Cities since 2020. Cattail mosquitoes (*Coquillettidia perturbans*) are a unique

species that overwinters as larvae below the ice attached to vegetation (often cattail plants) before emerging the following summer around the beginning of July. Due to excessive rain in 2024 our entomology lab model predicted a high number (about 88/trap) in 2025. While the actual number was much higher than the previous 3 years,



which each saw about 15/trap, the number in 2025 came in lower than the prediction at about 41/trap, thanks in part to targeted treatments by MMCD field staff.

BLACK FLY TOTALS WERE LOW IN 2025

The number of biting black flies collected in sweep nets in 2025 (0.45/sweep) was lower than 2024 (1.13/sweep) and 2023 (0.9/sweep), due in part to lower river levels in the spring and a record number of small stream treatments done by MMCD in 2025.

DEER TICKS ABUNDANT IN EAST AND NORTH METRO

Blacklegged ticks or "deer ticks" are collected by MMCD staff by trapping small mammal hosts, by dragging cloths across the forest floor, and by removing ticks found on themselves after being outdoors. In 2025, the highest number of blacklegged ticks were found in northern Anoka County and throughout Washington County. American dog ticks or "wood ticks" were most abundant in Dakota County.

Get more of the year's big stories at <u>MMCD.org</u> and the Annual Report coming in January!





ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

City of New Prague

Wednesday, October 08, 2025 at 7:30 AM City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order by EDA President Brent Quast at 7:41 a.m. with the following members present: Brent Quast, Austin Reville, Bruce Wolf and Charles Nickolay. Absent were Nick Slavik, Eric Krogman and *Troy Pint.

*Troy Pint arrived at 7:46 a.m.

Staff Present: City Administrator Joshua Tetzlaff, Planning/Community Development Director Ken Ondich and Finance Director Robin Pikal.

Others Present: Jo Foust (Scott County CDA), Rebecca Kurtz (Ehlers), Tony Buthe (School District), Brian Thorstad (School District) and Brian Fell (School District).

Motion to move Item #3 on the agenda to Item #9 as documents were still being printed, was made by Quast, seconded by Reville.

Motion carried (4-0) (Pint had not yet arrived)

2. CONSENT AGENDA

Motion to approve the consent agenda was made by Reville, seconded by Quast.

Motion carried (4-0) (Pint had not yet arrived)

- a. September 10, 2025 EDA Meeting Minutes
- b. Claims for Payment: \$1,755.05

3. LEASE REVENUE BONDS, SERIES 2025C, POLICE STATION

*As approved after calling the meeting to order, this item was discussed after line item #8. Rebecca Kurtz with Ehlers stated that the bond sale occurred on 10/7 at a true interest cost of 4.485% based on the EDA's AA- rating (which is one step below the City's general obligation bonds rating). She stated that funds would be available by October 20th. She noted that the resolution for approval also includes approval of the ground lease and lease purchase agreement between the City and EDA. Motion to approve Resolution 25-10-08-01 was made by Quast, seconded by Reville. Motion carried (5-0)

- a. Resolution #25-10-08-01 Awarding the Sale of Lease Revenue Bonds, Series 2025C and Approving the Execution and Delivery of Lease Documents
- b. EDA 2025C Ground Lease
- c. EDA 2025C Lease-Purchase Agreement

4. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM

Jo Foust indicated that a visit with Giesenbrau Bier Co. occurred on 9/15/25. She indicated that other visits are in the process of being scheduled.

5. BUSINESS UPDATES

Ondich provided the monthly updates.

a. October 2025

CDA UPDATE

Jo Foust indicated that the Fast Track Challenge is occurring tomorrow with one New Prague business participating. She also noted that CDA staff will be meeting with area cities to discuss Housing Trust Funds that are available for affordable housing.

7. SCHOOL DISTRICT UPDATE

Brian Thorstad, NPHS Principal, updated the EDA on the 2nd Annual Career and Tech Fair which occurred at the high school last week for 10th and 11th grade students, which was made possible by the Youth Skills Training Grant. He also indicated that they have 34 students enrolled in the work program in the medical field and that they hope to expand that program into the industrial or automotive fields next year.

8. EXECUTIVE DIRECTORS REPORT

Tetzlaff noted that he and Ken O. would be attending the annual MnCAR event in early November to promote New Prague. He also stated that Keith Dahl with Ehlers continues to work on the strategic plan and that staff continues to field numerous calls from prospective developers.

9. MISCELLANEOUS

Quast asked the EDA about issuing an official statement regarding the importance of the School District in economic development. Josh T. cautioned not to make a statement specific to the school's levy referendum but could provide factual information.

10. ADJOURNMENT

Motion to adjourn the meeting at 8:15 a.m. was made by Quast, seconded by Reville. Motion carried (5-0)

Respectfully Submitted,

Joshua M. Tetzlaff

City Administrator / EDA Executive Director

Meeting Minutes New Prague Park Board Tuesday, October 14th, 2025 6:00 PM

1. Call Meeting to Order

The regular meeting was called to order at City Hall at 6:00 PM by Chair Joe Barten.

Members present: Christine Wolf, Brian Paulson, Joe Barten, Matt Becka, Shannon Sticha, Jessica Dohm.

Members absent: Maggie Bass.

Staff present: Ken Ondich – Planning / Community Development Director, Evan Gariepy – Planner, Matt Rynda – Director of Public Works. Chris Knutson – City Engineer (SEH) joined virtually from the beginning of the meeting until 6:45pm.

2. Public Invited to Be Heard on Matters Not on the Agenda

No comments were given.

3. Approval of Regular Agenda

A motion was made by Becka, seconded by Wolf, to approve the regular agenda. Motion carried (6-0).

4. Approve Previous Meeting Minutes

a. September 9th, 2025 Regular Meeting

A motion was made by Barten, seconded by Dohm, to approve the September 9th, 2025, regular meeting minutes. Sticha and Becka abstained. Motion carried (4-0-2).

5. Review Financial Reports

Planning / Community Development Director Ondich presented the financial reports as information.

A motion was made by Paulson, seconded by Becka, to approve the financial reports. Motion carried (6-0).

6. POPS / City Center Site Update

Planning / Community Development Director Ondich introduced City Engineer Chris Knutson with SEH to discuss the City Center Site pond design. Knutson gave background information for the current pond information. He stated that the original larger pond

design that was never completed was to reduce run-off and pollutants into Philipp's Creek, but the City did not secure funding for the final design until recently. Knutson stated that the City has a grant for \$43,000 from Scott County Watershed for designing a storm water pond for the site, due to Sand Creek having an impaired water status. The pond will minimize run-off and pollutants into Sand Creek.

Knutson stated how the area was originally intended just for a pond, and the Small Area Site Plan was amended afterwards to include POPS. Knutson presented the newest pond concept sketch following the prior Park Board meeting requesting it to be shrunk. Knutson emphasized that the original purpose of this site was storm water retention and filtration, and that the pond should not be unprioritized. He stated that the new concept sketch is the smallest the pond could be, and that the design needs to maximize the water storage and filtration.

Dohm asked if the site can focus more on the park aspect rather than maximizing the storm water pond aspect, stating that the pond still takes up a large area of it. Knutson stated that this would have to be brought to Scott County Watershed Management Organization, the source of the grant, and that they may not be eligible for the design grant if it is minimized.

Ondich stated that the City is trying to discuss using Small City Redevelopment funds from DEED for the construction of the pond, and that decreasing the pond size will likely reduce the chances of getting the funding. He also stated that the site was originally intended for the pond, and that POPS and the park are a later addition.

Barten asked when the land was acquired, and Ondich stated it was over ten years ago. Barten stated that he feels like using the site for a pond was a passive project rather than pushed for, and he feels like the pond may overshadow the well-backed and supported POPS facility. He thinks that the pond is secondary, and that changing the pond from the original concept to the newest concept is negligible for the water filtration but beneficial for the park. Barten also does not believe that the grant money would be pulled for shrinking the pond. Knutson stated that shrinking the pond would have a non-negligible impact on water filtration.

Barten asked if any other alternative filtration methods for Sand Creek have been considered. Knutson stated that there are other possibilities, but that the pond has always been considered. Ondich stated that there is localized flooding in the area, which the pond would limit. Knutson stated that the portion of New Prague the City Center Site is in was constructed prior to stormwater treatment, and that this pond would be the only stormwater getting treated before going to Sand Creek.

Paulson asked if there are other possible sites for the stormwater pond. Knutson stated that there is not due to the watershed. He said there are underground stormwater filtration methods, but it is very costly and the site is poorly suited for it. Paulson asked about directly north of the site, which Knutson stated is marked for development. Ondich

confirmed that this northern area has better soils and higher elevation, so it is better suited for developing rather than putting the pond there.

Barten stated he likes the revised storm pond design better than the previous design. Ondich stated that the largest change from the Small Area Site Plan is the size increase of POPS. Becka asked if the perimeter of the pond could be used for anything, and Barten and Knutson confirmed it will be a very steep slope and thus unusable. Becka asked if the pond can support fish or any recreational opportunities. Knutson stated it would be too shallow for fish to survive in the summer heat.

Paulson stated that the stormwater pond in Southside Park is full of litter and smells poorly, and does not like this proposed pond being directly next to POPS. Ondich stated that this was discussed in depth when designing the plan, and that making it a larger pond helps mitigate this. Knutson stated that aeration may be utilized in the long term to reduce any odors. There was general discussion of the safety bench around the pond, and how it will increase safety.

Dohm stated that she thinks that there should be an increased focus on the site at large during the finalized execution of the pond plan. She thinks that the aesthetics and park usability should be considered and prioritized, and believes there was a miscommunication in the creation of the proposed plans thus far. Dohm also confirmed with Ondich and Rynda that the pond would be treated for mosquitoes. Barten agreed with Dohm, and asked if more of the pond could be trimmed off the NE corner and brought to the SW. He also stated he wants them to look into further shrinking the pond and utilizing other stormwater filtration methods.

Ondich stated that a finalized concept plan will be ready within a few weeks. Staff will meet with DEED in a few weeks, and will discuss funding possibilities with a smaller pond. Dohm asked if there could be a small dock or platform constructed on the pond, and Ondich stated it may be possible for the future. Knutson then left the virtual meeting.

Ondich stated that POPS has still not begun construction, and that they need to make changes to the grading plans. Planner Gariepy stated that the Southern Minnesota Initiative Foundation's grant for audio and visual equipment was not awarded to POPS.

7. Large Assembly Permit: New Prague Arts Foundation – Summer Concert Series

Ondich stated that the application is similar to that of the previous years.

A motion was made by Sticha, seconded by Dohm, to recommend approval to City Council of the large assembly permit for New Prague Arts Foundation's Summer Concert Series. Motion carried (6-0).

8. POPS Programming Discussion

Ondich stated that Den Gardner, the head of the POPS Foundation, is pushing for the City to manage and budget for scheduling for POPS once it is constructed. Ondich stated that the City likely does not have staff to do the scheduling and outreach for POPS. He also stated that the City has not yet reached out to the School District Community Education department to see if they would be interested in scheduling.

Dohm asked if the site would be used for events that charge an admission fee. Ondich stated that some groups may want to do that, and any events that have alcohol will be required to put up temporary fencing and have gated entry. Ondich stated there could be varying rates to rent POPS for open-to-the-public events versus events that charge for entry. Dohm stated that POPS could be a revenue stream, but Ondich stated it is very unlikely to ever make a profit with all of the costs of upkeep and management. Wolf recommended reaching out to Shakopee to inquire about how they manage events.

Sticha stated that reaching out for POPS scheduling should be done by staff at least initially. She also asked if the New Prague Arts Foundation was asked if they would schedule for POPS, and Ondich stated it could be looked into but they may ask for financial compensation to schedule. Dohm recommended reaching out to businesses for scheduling, and stated that the Chamber of Commerce may be interested. Barten stated that the primary options for scheduling seem to be the City, the School District, or a paid contractor. He proposed putting out a request for proposal for scheduling events throughout the summer. Paulson stated he is against a contractor for using it. Ondich stated that staff will continue researching, and that he will reach out to the Arts Foundation and the Chamber of Commerce.

9. Tree City USA and Arbor Day Celebration

Gariepy stated that the City has celebrated Arbor Day in the past for Tree City USA status by doing tree giveaways and listed other methods of potentially celebrating Arbor Day. Paulson stated that he likes doing a tree giveaway again, and suggested getting elderberry or more 'typical' shade trees rather than hazel nut trees, which were not well received last year. Paulson stated that Scott County offers trees for a low price and suggested offering the tree giveaway to non-residents as well. Ondich stated that it can only be offered to City residents.

Dohm proposed doing a kids coloring contest through the Elementary Schools, and to do a contest and the 'winner' gets displayed on the City website. Wolf stated she saw a town do that, and the winners then brought the drawings before City Council. Barton also proposed offering free trees to the school and supports the idea of a tree giveaway. Offering more typical shade trees (oak, maple, hackberry) was supported over smaller or shrub trees. Barton asked if there could be direct mailing to target residents for the tree giveaway. Staff will put together multiple ideas and return them to Park Board for further consideration.

10. Miscellaneous

- a. Memorial Park Improvements "German Deck" and Dug Outs Ondich stated that construction on the German Deck is almost complete. He stated that the dug outs at the softball and baseball fields are also almost complete, which Rynda confirmed.
- **b. 2026 Budget and 2026-2030 Project Plan** Ondich stated he brought the updated Budget and Project Plan to City Council, and there are no updates to provide. There will be another City Council budget meeting before the next Park Board meeting, at which point there may be further updates.
- **c. Dog Licenses Update** Ondich stated that the City's online permitting system has not provided a quote for offering dog licenses yet. Ondich stated that the Police Department does utilize the dog licenses, and that it's extremely useful for verifying rabies vaccinations on dogs that are involved in an incident.
- **d.** Park Plan Update Ondich stated that Staff has been working on updating the park plan.

11. Adjournment

The meeting was adjourned at 7:15 pm by order of Chair Barten.

Respectfully Submitted,

Coloring

Evan Gariepy Planner

Meeting Minutes New Prague Planning Commission Wednesday, October 22nd, 2025

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Chair Dan Meyer.

The following members were present: Chair Dan Meyer, Ann Gengel, Brandon Pike, Jason Bentson.

The following members were absent: Shawn Ryan.

City Staff Present: Planning and Community Development Director Ken Ondich, Planner Evan Gariepy.

2. Public Invited to Be Heard on Matters Not on the Agenda

A motion was made by Pike, seconded by Gengel, to open the meeting to the public. Motion carried (4-0).

No public comments were given.

A motion was made by Pike, seconded by Gengel, to close the public meeting. Motion carried (4-0).

3. Approval of Regular Agenda

A motion was made by Pike, seconded by Bentson, to approve the October 22, 2025 regular meetings agenda. Motion carried (4-0).

4. Approval of Previous Meeting Minutes

A. August 27th, 2025, Regular Meeting

A motion was made by Pike, seconded by Gengel, to approve the August 27th, 2025 regular meeting minutes. Motion carried (4-0).

5. NEW BUSINESS

A. None Discussed

6. OLD BUSINESS

A. None Discussed

7. Miscellaneous

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A. Unified Development Code

i. Survey Results

Ondich presented the results from the public survey for the Unified Development Code, conducted by Bolton & Menk, as information. He stated there were over 200 responses, predominantly from residents of New Prague.

Ondich stated that most respondents believe there is not enough parking for businesses, and Ondich stated that this was primarily interpreted as being for downtown rather than larger spread-out commercial areas. He stated there is currently no architectural/aesthetic code for commercial B-3 buildings and industrial buildings out of downtown, but it is being discussed for addition to the UDC. Ondich also reported that the third draft of the UDC was given to staff just prior to the meeting, and is currently being reviewed.

Meyer discussed the risks of parking recreational vehicles and cars on grass. Pike stated that the additional parking from POPS will provide more parking for downtown. Meyer stated that it is good that downtown parking is free, and he supports that it remains free rather than metered. Pike stated that New Prague, as a bedroom city, does not have a large demand for public electric vehicle charging stations. Ondich stated that the updated UDC will include language for solar panels. Meyer inquired about small roof-mounted residential wind turbines, and there was general discussion on renewable energy.

ii. Joint Workshop with City Council on 11/3/25

Ondich reported that the joint workshop with City Council will be conducted on November 3rd from 5pm-6pm. Updates made to the UDC will be discussed. He stated that staff is hoping to have the required public hearing for the UDC update at the November Planning Commission meeting.

B. Monthly Business Updates

Ondich presented the monthly business updates from September and October as information.

8. Adjournment

A motion was made by Pike, seconded by Bentson, to adjourn the meeting at 7:03pm. Motion carried (4-0).

Respectfully submitted,

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Section 12, Item b.

Evan C. Gariepy Planner



UTILITIES COMMISSION MEETING MINUTES

City of New Prague

Monday, October 27, 2025 at 3:30 PM Power Plant - 300 East Main St

1. CALL TO ORDER

The meeting was called to order by Utilities Commission President Dan Bishop on Monday, October 27th, 2025, at 3:31 p.m.

Commissioners Present: Dan Bishop, Tom Ewert, Paul Busch, Charles Nickolay and Bruce Wolf Staff Present: General Manager Bruce Reimers, Finance Director Robin Pikal, and EOS Ken Zweber

2. APPROVAL OF AGENDA

Motion made by Commissioner Nickolay, seconded by Commissioner Busch, to approve the agenda as presented.

Motion carried (5-0)

3. APPROVAL OF MINUTES

a. September 29, 2025 Utilities Meeting Minutes

Motion made by Commissioner Busch, seconded by Commissioner Wolf, to approve the September meeting minutes as presented.

Motion carried (5-0)

4. UTILITY AND SMMPA BILLS

a. Approval of accounts payable in the amount of \$378,792.22 and the SMMPA billing of \$533,042.08. Motion made by Commissioner Nickolay, seconded by Commissioner Busch, to approve the accounts payable as presented.

Motion carried (5-0)

5. FINANCIAL REPORTS

- a. Investment Report
- b. Financial Report
- c. Water and Kilowatt Hours Sales

Motion made by Commissioner Ewert, seconded by Commissioner Wolf, to approve the financial reports as presented.

Motion carried (5-0)

6. LEAGUE OF MINNESOTA CITIES INSURANCE TRUST LIABILITY COVERAGE

a. Waiver Form

Motion made by Commissioner Bishop, seconded by Commissioner Nickolay, to approve not waiving the monetary limits on municipal tort liability.

Motion carried (5-0)

7. FILTER REHABILITATION PROJECT

Request for Bids

GM Reimers reviewed the filter #3 rehabilitation project and the scope of work that SEH engineering has proposed and recommended the Commission approve moving ahead with the authorization to request public bids on the project.

Motion made by Commissioner Ewert, seconded by Commissioner Nickolay, authorizing the advertisement for public bid.

Motion carried (5-0)

8. RESOLUTIONS

a. #25-10-27-01 - Declaring Official Intent of City of NP to Reimburse Certain Expenditures
GM Reimers reviewed resolution #25-10-27-10 declaring the official intent of the city of New Prague to
reimburse certain expenditures from the proceeds of tax-exempt bonding for the filter plant rehabilitation
project should the Commission decide it did not want to pay cash for the project.

Motion made by Commissioner Wolf, seconded by Commissioner Ewert, approving the refunding resolution.

Motion carried (5-0)

WEST SIDE ENERGY STATION

Request for Bids

GM Reimers informed the Commission that staff and DGR engineering have developed plans and specifications for the construction of the building that will house the generators and related equipment at the West Side Energy Station. He recommended that the Commission authorize DGR of advertising for public bid for construction.

Motion made by Commissioner Ewert, seconded by Commissioner Nickolay, to advertise for public bids. Motion carried (5-0)

10. APPROVAL OF 2025 ELECTRIC CAPITAL EQUIPMENT EXPENDITURE

a. Memo

GM Reimers reviewed a memo related to the purchase of a 16' tilt bed equipment trailer with the low bid coming from Lano Equipment in the amount of \$15,885.73.

Motion made by Commissioner Nickolay, seconded by Commissioner Busch, approving the purchase. Motion carried (5-0)

11. 2026 WATER & ELECTRIC BUDGET

- a. Water
- b. Electric

GM Reimers and Finance Director Pikal reviewed the proposed 2026 Water and Electric budgets with the Commission.

Motion Made by Commissioner Ewert, seconded by Commissioner Busch, approving the 2026 Water and Electric Budgets, along with the proposed rate changes.

Motion carried (5-0)

12. SMMPA BOARD OF DIRECTORS MEETING

September 10, 2025

GM Reimers informed the Commission on the following:

- -The SMMPA Board approved the Quick Start Contract allowing NPUC to offer its new generation Plant into the Capacity market. This contract is expected to go into effect in the first quarter of 2028.
- -The SMMPA Board approved the 2026 budget.

Section 12, Item b.

13. GENERAL MANAGER'S REPORT

GM Reimers informed the Commission on the following:

- -The Water Department experienced a pump failure on well #6 the pump has been pulled and expected to be replaced the week of November 1st.
- -Site work is complete at the WES along with storm water piping and settlement area.

14. OTHER BUSINESS

None

15. ADJOURNMENT

Motion made by Commissioner Ewert, seconded by Commissioner Nickolay, to adjourn the October Commission meeting at 4:59 p.m.

Motion carried (5-0)

Respectfully Submitted,

Bruce Reimers General Manager



ECONOMIC DEVELOPMENT AUTHORITY MEETING - CLOSED MINUTES

City of New Prague

Thursday, October 30, 2025 at 7:30 AM
City Hall Council Chambers - 118 Central Ave N

1. CLOSED SESSION

Vice President Troy Pint called the Closed Meeting to order at 7:30 a.m. with the following members present: Troy Pint, Bruce Wolf, Eric Krogman, Nick Slavik, and Charles Nickolay.

Staff present: City Administrator Joshua Tetzlaff and Planning/Community Development Director Ken Ondich

Discussion occurred regarding sale of two PID's listed on the agenda.

2. GENERAL BUSINESS ON CLOSED SESSION, IF NEEDED None

3. ADJOURNMENT

Vice President Troy Pint adjourned the closed meeting at 8:25 a.m.

Respectfully Submitted,

Joshua M. Tetzlaff

City Administrator / EDA Executive Director