

AGENDA
HARMONY CITY COUNCIL
Regular Meeting

March 14, 2017
7:00 P.M.

Council Room
Community Center

1. Call To Order
2. Roll Call
3. Public Forum
4. Consent Agenda
 - a. Minutes
 - b. Claims
 - c. Administrator Report
 - d. Financial Report
 - e. CD
 - f. Liquor License
 - g. 2013A Bond Payment
5. Reports
 - a. Fillmore County Sheriff
 - b. 2017 Street and Utility Project Bids
 - c. Hammel House and Company
 - d. Building & Maintenance Report
 - e. EDA Board
 - f. Park Board
 - g. Library Board
 - h. Arts Board
6. Business
 - a.
7. Adjourn

**BACKGROUND INFORMATION
HARMONY CITY COUNCIL
REGULAR MEETING**

**March 14, 2017
7:00 P.M.**

**Council Room
Community Center**

1. Call To Order
2. Roll Call
3. Public Forum
4. Consent Agenda
 - a. Minutes
 - b. Claims
 - c. Administrator Report-See report.
 - d. Financial Report-See report.
 - e. CD-Cash in CD #43606.
 - f. Liquor License-Village Square.
 - g. 2013A Bond Payment-Approve payment transfer of \$2,024.
5. Reports
 - a. Fillmore County Sheriff-Chief Deputy Tony Webber will be present to discuss squad car replacement.
 - b. 2017 Street and Utility Project Design-Brett Grabau from Stantec will be present to bids for project. See enclosed bid tabulation and recommendation letter.
 - c. Hammel House and Company-Steve Cremer and Bria Hammel will present residential development project. See enclosed letter, feasibility report, and presentation.
 - d. Building & Maintenance Report-Visitor Center. Tractor change.
 - e. EDA Board
 - f. Park Board
 - g. Library Board
 - h. Arts Board
6. Business
 - a.
7. Adjourn

A Regular Meeting of the Harmony City Council was called to order by Mayor Steve Donney at 7:00 PM. Present were Mayor Donney, Councilmembers Kyle Morem, Steve Sagen, and Debbie Swenson; Attorney Richard Nethercut, Administrator Jerome Illg, Chris Giesen, Chris Johnson, Terry Bigalk, Brett Grabau, Melissa VanderPlas, Hannah Wingert, and Eileen Schansberg.

PUBLIC FORUM:

No one appeared.

CONSENT AGENDA:

Motion by Donney and seconded by Swenson to approve the Consent Agenda which consisted of the Minutes to the January 10, 2017 meeting, the Claims adding one for a Maintenance Truck coming from Ranger Chevrolet \$26,636.55, the Administrator's Report, the Financial Report. Cashing in CD #43605 to the General Fund, the Sheriff's Report and approving the Liquor License renewal for Kwik Trip. All present voting yes. Absent was Mensink. Motion carried.

Councilmember Mensink joined the meeting at 7:05 PM.

BUILDING & MAINTENANCE:

Two estimates were received for the HVAC at the Library. Motion by Sagen and seconded by Swenson to go with the lower estimate of \$8,511.32 from Kingsley Mercantile. Discussion held on SEER rating and efficiency of it. All present voting yes. Motion carried.

EDA REPORT:

EDA Coordinator Chris Giesen was present to give the annual EDA Report. Giesen stated a \$50,000 USDA Grant has been received for emergency management upgrades in the community. The EDA surpassed \$1,000,000 in revolving loans in Harmony since the start of the original \$100,000 MIF loan. Giesen complimented the city on this great achievement. The EDA is still working on the Logo Contest. No winner has been selected yet.

PARK BOARD:

Did not meet.

LIBRARY BOARD:

Will be hosting a blue grass type concert, "RUN BOY RUN" at the Jem Theatre on February 28, 2017.

Will have a book signing in the Library on February 21, 2017.

Basic AARP Senior Driving Class on March 15th and 16th in the Library. Refresher class is March 13th.

Looking at adding a few more Chromebooks as the current ones are working out well.

2017 STREET PROJECT:

Engineer Brett Grabau distributed 2017 STREET & UTILITY IMPROVEMENT plans for the councils review and asked for approval to put plans out for bid. Motion by Morem and seconded by Mensink to approve the design and put out for bids. The project will run from May to September. All present voting yes. Motion carried.

Upon no further business, Mayor Donney adjourned the meeting.

Mayor Steve Donney

Eileen Schansberg, Deputy Clerk

Harmony Council Minutes

February 28, 2017
6:00 PM

Community Center
Council Room

Present: Steve Sagen, Steve Donney, Lynn Mensink, and Kyle Morem

Also present: Craig Britton, Richard Keith, Jerome Illg, Jim Love, Ross Kiehne, Sue Sikkink, Melissa VanderPlas, Chris Giesen, Chris Skaalen, Steve Donney, Andy Batstone, and Kerry Kingsley

The special joint meeting was called to order at 7:00 PM by Mayor Steve Donney.

Special Joint Meeting Discussion

The Harmony Economic Development Authority met in joint session with the Harmony City Council and Fillmore County School board for the purposes of discussing current project updates, short and long term goals of each board, and opportunities for collaboration on common goals.

Representatives of each board participated in an open discussion workshop. No official action was taken by any board.

Consensus among all groups was that over the next year they would continue to seek opportunities to work together on issues. Specific issues that were discussed included:

- issues related to parking along Main Street in front of the high school/the establishment of no parking zones.
- the EDA's efforts to extend the state bike trail and attract a dentist to the community.
- the school reported it would be landscaping the new parking lot and it tuck-pointed and power washed the high school building.
- all three boards discussed at length a potential storage building the school would like to have constructed on the community center grounds. Consensus was that it should work but a specific location would have to be determined.
- the school board gave notice that the Root River Education would be ending and vacating it's space in the community center.
- the EDA discussed it's planning for long term projects such as a data center, extension of infrastructure, and additional industrial land.

Mensink left the meeting at 6:58 PM

Kingsley entered the meeting at 7:00 PM

Consensus of all three boards was that they found value in this event and should meet annually in a similar fashion and potentially include key community volunteer groups such as the booster club and community foundation.

Adjournment

Hearing no objections, Donney adjourned the meeting. The meeting adjourned at 7:09 PM.

CITY OF HARMONY
City Council Claims for Review

March 14, 2017

Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Fund 101 General Fund					
General Fund		Union Central Pension Fund	CENTRAL PENSION FUND	Union pension contribution	\$176.00
General Fund		Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union Insurance-Chris/Brian	\$2,340.00
General Fund		Union Dues	IUOE LOCAL #49	Union Dues-Chris/Brian	\$68.00
General Fund		NCPERS Insurance	NCPERS GROUP LIFE INS	511800	\$48.00
General Fund		Life Insurance	USABLE LIFE	101421301G	\$81.50
General Fund	Administration	Telephone	NEOPOST USA INC.	Annual postage meter rental	\$237.48
General Fund	Animal Control	General Operating Supplies	SEACHANGE	Animal Tags 2017	\$194.66
General Fund	Civil Defense	Telephone	HARMONY TELEPHONE COMPANY	Sirens/DSL Phone	\$87.17
General Fund	Community Center	Cleaning Supplies	DALCO	bathroom tissue	\$51.18
General Fund	Community Center	Cleaning Supplies	TEIGEN PAPER & SUPPLY	glass cleaner	\$72.73
General Fund	Community Center	Cleaning Supplies	TEIGEN PAPER & SUPPLY	bathroom tissue	\$229.72
General Fund	Community Center	Contractual Services	CUSTOM COMMUNICATIONS, INC	3 mo Fire Alarm Monitoring	\$94.50
General Fund	Community Center	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Comm Ctr	\$3,105.58
General Fund	Community Center	Gas Utilities	MINNESOTA ENERGY	monthly gas service Comm Ctr	\$435.14
General Fund	Community Center	General Operating Supplies	KINGSLEY MERCANTILE	supplies for fixing toilet	\$118.60
General Fund	Community Center	Motor Fuels/Lubricants	KWIK TRIP,INC	gas-Terry's pickup	\$18.76
General Fund	Community Center	Repair/Maint Bldg/Structures	KINGSLEY MERCANTILE	checked library furnace	\$80.00
General Fund	Community Center	Repair/Maint Other Equipment	DALCO	vacuum parts	\$90.88
General Fund	Community Center	Repair/Maint Vehicles	TORGERSON, DALE	Lettering on Terry's Truck	\$60.00
General Fund	Community Center	Sewer Utilities	HARMONY PUBLIC UTILITIES	sewer-Comm Ctr	\$92.00
General Fund	Community Center	Telephone	HARMONY TELEPHONE COMPANY	Admin Phone/DSL	\$221.75
General Fund	Community Center	Water Utilities	HARMONY PUBLIC UTILITIES	water-Comm Ctr	\$57.58
General Fund	Community Development	Engineering Fees	STANTEC CONSULTING SERVICES, I	Council mtg 2017 Str Pjt	\$50.00
General Fund	Community Development	Legal Notices Publishing	BLUFF COUNTRY NEWSPAPER GROUP	2017 Street Imps Bids (2)	\$288.00
General Fund	Community Events	Donations to Civic Org s	FILLMORE CENTRAL POST PROM COM	donation to FC Post Prom	\$100.00
General Fund	Financial Administration	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit progression	\$2,000.00
General Fund	Financial Administration	Postage	ELAN FINANCIAL SERVICES	postage paid envelopes	\$237.55
General Fund	Financial Administration	Postage	HARMONY POST OFFICE	Annual post office box rental '17	\$116.00
General Fund	Ice & Snow Removal	Contractual Services	BRUENING ROCK PRODUCTS, INC	snow removal	\$1,077.50
General Fund	Ice & Snow Removal	Motor Fuels/Lubricants	KWIK TRIP,INC	diesel-Skid loader	\$19.96
General Fund	Ice & Snow Removal	Motor Fuels/Lubricants	SEVERSON OIL CO.	gas/diesel-Snow removal	\$423.88
General Fund	Ice & Snow Removal	Repair/Maint Machinery/Equip	HAMMELL EQUIPMENT	repair hose on Skid loader	\$100.54
General Fund	Personnel Administration	General Operating Supplies	CULLIGAN	Wellness Program	\$45.90
General Fund	Personnel Administration	General Operating Supplies	ILLG, JEROME	Wellness program-Nutrition	\$80.18
General Fund	Personnel Administration	General Operating Supplies	SCHANSBERG, EILEEN	wellness program-Nutrition	\$7.87
General Fund	Police Department	Motor Fuels/Lubricants	SEVERSON OIL CO.	Gas-Squad	\$261.48

CITY OF HARMONY
City Council Claims for Review

March 14, 2017

Fund Descr	Department	Object of Expense	Vendor	Comments	Amount	
General Fund	Police Department	Repair/Maint Vehicles	BAUER BUILT	balance/align Squad	\$116.95	
General Fund	Police Department	Telephone	HARMONY TELEPHONE COMPANY	Police Phone	\$41.19	
General Fund	Public Works Buildings	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Shop	\$202.94	
General Fund	Public Works Buildings	Gas Utilities	MINNESOTA ENERGY	monthly gas service Shop	\$337.23	
General Fund	Public Works Buildings	General Operating Supplies	HAHN LUMBER CO	2x4 and reisser screws	\$34.81	
General Fund	Public Works Buildings	General Operating Supplies	KINGSLEY MERCANTILE	First Aid Kit/Funnel/shop supplies	\$74.43	
General Fund	Public Works Buildings	General Operating Supplies	MISSISSIPPI WELDERS SUPPLY CO	oxygen cylinder	\$14.84	
General Fund	Public Works Buildings	Motor Fuels/Lubricants	KINGSLEY MERCANTILE	canned gas	\$44.98	
General Fund	Public Works Buildings	Small Tools and Minor Equip	BARCO MUNICIPAL PRODUCTS, INC	Offset Wrench	\$82.00	
General Fund	Public Works Buildings	Water Utilities	HARMONY PUBLIC UTILITIES	water-shop	\$14.36	
General Fund	Streets	General Operating Supplies	S & S AUTOMOTIVE	antifreeze/brakeline fluid/degreaser	\$17.47	
General Fund	Streets	Motor Fuels/Lubricants	SEVERSON OIL CO.	gas/diesel-Chris' truck	\$65.47	
General Fund	Streets	Repair/Maint Other Improve	NORBY TREE SERVICE LLC	trim bushes along 53/Golf Club	\$500.00	
General Fund	Streets	Street Maint Materials	BRUENING ROCK PRODUCTS, INC	alley rock	\$263.16	
General Fund	Visitor Center	Cleaning Supplies	DALCO	bathroom tissue	\$26.46	
General Fund	Visitor Center	Cleaning Supplies	TEIGEN PAPER & SUPPLY	bathroom tissue	\$87.50	
General Fund	Visitor Center	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Vis Ctr	\$163.62	
General Fund	Visitor Center	Gas Utilities	MINNESOTA ENERGY	monthly gas service Vis Ctr	\$417.20	
General Fund	Visitor Center	Motor Fuels/Lubricants	KWIK TRIP,INC	gas-Terry's pickup	\$18.76	
General Fund	Visitor Center	Repair/Maint Vehicles	TORGERSON, DALE	Lettering on Terry's Truck	\$60.00	
General Fund	Visitor Center	Sewer Utilities	HARMONY PUBLIC UTILITIES	sewer-Vis Ctr	\$23.68	
General Fund	Visitor Center	Water Utilities	HARMONY PUBLIC UTILITIES	water-Vis Ctr	\$14.31	
Fund 101 General Fund					\$15,391.45	
Fund 201 DTED Revolving Loan Program						
	DTED Revolving Loan Pr	Loan Programs	Taxes, Licenses & Permits	HOWARD COUNTY TREASURER	Record Lien on Vehicle for Loan	\$10.00
Fund 201 DTED Revolving Loan Program					\$10.00	
Fund 202 CDBG Rehab Loan Program						
	CDBG Rehab Loan Progr	Loan Programs	Management Fees	CEDA	retainer SCDP Grant	\$547.52
Fund 202 CDBG Rehab Loan Program					\$547.52	
Fund 211 Library Fund						
Library Fund	Library	Media-Audio	INGRAM LIBRARY SERVICES, INC	audio books	\$16.48	
Library Fund	Library	Media-Audio	INGRAM LIBRARY SERVICES, INC	audio books	\$19.22	
Library Fund	Library	Media-Audio	INGRAM LIBRARY SERVICES, INC	audio books	\$189.00	
Library Fund	Library	Media-Books	BAKER & TAYLOR	books	\$46.65	
Library Fund	Library	Media-Books	GALE GROUP	large print books	\$61.58	

CITY OF HARMONY
City Council Claims for Review

March 14, 2017

Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Library Fund	Library	Media-Books	PIONEER PHOTOGRAPHY & SERVICES	books	\$207.00
Library Fund	Library	Media-Video	ELAN FINANCIAL SERVICES	Overpayment Last Month	-\$164.60
Library Fund	Library	Media-Video	ELAN FINANCIAL SERVICES	DVDs	\$17.99
Library Fund	Library	Media-Video	ELAN FINANCIAL SERVICES	DVDs	\$111.83
Library Fund	Library	Media-Video	ELAN FINANCIAL SERVICES	DVDs	\$14.96
Library Fund	Library	Motor Fuels/Lubricants	KWIK TRIP, INC	van gas	\$8.29
Library Fund	Library	Office Accessories	DEMCO, INC	Book Tape	\$90.37
Library Fund	Library	Office Accessories	HIMLIE, KAY	organizer drawers	\$18.74
Library Fund	Library	Office Accessories	SOUTHEASTERN LIBRARIES COOP	barcodes	\$40.63
Library Fund	Library	Postage	SOUTHEASTERN LIBRARIES COOP	postage on mailers	\$28.06
Library Fund	Library	Printed Forms	SOUTHEASTERN LIBRARIES COOP	mailers &SMS notices	\$18.40
Library Fund	Library	Program Supplies	SOUTHEASTERN LIBRARIES COOP	SRP Kickoff Lunch	\$7.00
Library Fund	Library	Program Supplies	SOUTHEASTERN LIBRARIES COOP	basic services & pc support	\$577.36
Library Fund	Library	Telephone	HARMONY TELEPHONE COMPANY	Library Phone	\$44.09
Fund 211 Library Fund					\$1,353.05
Fund 222 Fire Fund					
Fire Fund	Fire Department	Dues	MINN STATE FIRE CHIEFS ASSOC	membership dues-Johnson	\$93.00
Fire Fund	Fire Department	Dues	TRI COUNTY FIREFIGHTER S ASSOC	2017 Dues	\$50.00
Fire Fund	Fire Department	Dues	VOLUNTEER FIREFIGHTER S BENEFI	2017 ,membership dues	\$207.00
Fire Fund	Fire Department	Equipment Parts	KINGSLEY MERCANTILE	batteries	\$20.94
Fire Fund	Fire Department	Motor Fuels/Lubricants	SEVERSON OIL CO.	Gas-Firetrucks	\$25.33
Fire Fund	Fire Department	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	oil change-Fire pumper truck	\$250.25
Fire Fund	Fire Stations and Bldgs	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Firehall	\$322.11
Fire Fund	Fire Stations and Bldgs	Gas Utilities	MINNESOTA ENERGY	monthly gas service Firehall	\$268.83
Fire Fund	Fire Stations and Bldgs	Sewer Utilities	HARMONY PUBLIC UTILITIES	sewer-Firehall	\$20.75
Fire Fund	Fire Stations and Bldgs	Telephone	HARMONY TELEPHONE COMPANY	Fire Phone	\$41.52
Fire Fund	Fire Stations and Bldgs	Water Utilities	HARMONY PUBLIC UTILITIES	water-Firehall	\$12.46
Fund 222 Fire Fund					\$1,312.19
Fund 223 Ambulance Fund					
Ambulance Fund	Ambulance Service	Financial Services Fees	EXPERT T BILLING	billing services for February	\$432.00
Ambulance Fund	Ambulance Service	Medical Supplies	ASTRUP DRUG	Glucose	\$17.78
Ambulance Fund	Ambulance Service	Medical Supplies	ASTRUP DRUG	Alcohol swabs	\$2.59
Ambulance Fund	Ambulance Service	Medical Supplies	ASTRUP DRUG	Blood Glucose test strips	\$39.79
Ambulance Fund	Ambulance Service	Medical Supplies	ELAN FINANCIAL SERVICES	Albuterol-Gunderson	\$12.25
Ambulance Fund	Ambulance Service	Medical Supplies	EMERGENCY MEDICAL PRODUCTS	medical supplies	\$190.35
Ambulance Fund	Ambulance Service	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	oxygen	\$32.34

CITY OF HARMONY
City Council Claims for Review

March 14, 2017

Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Ambulance Fund	Ambulance Service	Motor Fuels/Lubricants	KWIK TRIP,INC	diesel-Amb	\$290.23
Ambulance Fund	Ambulance Service	Motor Fuels/Lubricants	S & S AUTOMOTIVE	diesel exhaust	\$26.98
Ambulance Fund	Ambulance Service	Repair/Maint Other Equipment	ANCOM TECHNICAL CENTER	move Radios to new Ambulance	\$734.90
Ambulance Fund	Ambulance Service	Repair/Maint Vehicles	HARMONY BODY SHOP	Ambulance body repair	\$175.00
Ambulance Fund	Ambulance Service	Telephone	VERIZON WIRELESS	monthly cell service	\$47.43
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registraton G Nielsen	\$90.00
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registraton Willford	\$160.00
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registration Tieffenbacher	\$160.00
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registration Bigalk	\$160.00
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registration-Sikkink	\$160.00
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registration A Johnson	\$90.00
Ambulance Fund	Ambulance Service	Training Fees	ELAN FINANCIAL SERVICES	Conference Registration Soppa	\$90.00
Fund 223 Ambulance Fund					\$2,911.64
Fund 251 Park Fund					
Park Fund	Parks	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Parks	\$178.66
Fund 251 Park Fund					\$178.66
Fund 423 2017 Street & Utility Project					
2017 Street & Utility Pro	2017 Street & Utility Proje	Engineering Fees	STANTEC CONSULTING SERVICES, I	2017 Street Pjt Eng	\$32,056.59
Fund 423 2017 Street & Utility Project					\$32,056.59
Fund 601 Water Fund					
Water Fund		MN Water Testing Fee Due	MN DEPT OF HEALTH	water testing fee	\$949.00
Water Fund	Water Utility Administratio	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit progression	\$2,000.00
Water Fund	Water Utility Administratio	Postage	ELAN FINANCIAL SERVICES	postage paid envelopes	\$237.55
Water Fund	Water Utility Operation	Chemicals and Chem Products	HACH COMPANY	flouride packs	\$93.77
Water Fund	Water Utility Operation	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	chlorine cylindres	\$20.00
Water Fund	Water Utility Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-pumphouses	\$1,524.00
Water Fund	Water Utility Operation	Gas Utilities	MINNESOTA ENERGY	monthly gas service-2 pumphouses	\$84.20
Water Fund	Water Utility Operation	General Operating Supplies	KINGSLEY MERCANTILE	thread sealant & nipples	\$19.79
Water Fund	Water Utility Operation	General Operating Supplies	USA BLUEBOOK	well stainless steel part	\$26.04
Water Fund	Water Utility Operation	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Water Testing Lab Fees	\$40.00
Water Fund	Water Utility Operation	Management Fees	MINN MUNICIPAL UTILITIES ASSOC	Safety Program 1st Qtr	\$728.70
Water Fund	Water Utility Operation	Telephone	HARMONY TELEPHONE COMPANY	Wellhouse Dialer Phone	\$0.00
Fund 601 Water Fund					\$5,723.05
Fund 602 Sewer Fund					
Sewer Fund	Sewer Administration	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit Progression	\$2,000.00

CITY OF HARMONY
City Council Claims for Review

March 14, 2017

Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Sewer Fund	Sewer Administration	Postage	ELAN FINANCIAL SERVICES	posage paid envelopes	\$237.55
Sewer Fund	Sewer Operation	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	chlorine cylinders	\$10.00
Sewer Fund	Sewer Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-WWTP	\$1,482.06
Sewer Fund	Sewer Operation	Gas Utilities	MINNESOTA ENERGY	monthly gas service-WWTP	\$486.02
Sewer Fund	Sewer Operation	General Operating Supplies	PRESTON EQUIPMENT CO.	Antifreeze for Generator	\$65.06
Sewer Fund	Sewer Operation	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Wastewater Testing Lab Fees	\$812.40
Sewer Fund	Sewer Operation	Management Fees	MINN MUNICIPAL UTILITIES ASSOC	Safety Program 1st Qtr	\$728.70
Sewer Fund	Sewer Operation	Motor Fuels/Lubricants	PRESTON EQUIPMENT CO.	oil for lift station generator	\$46.54
Sewer Fund	Sewer Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	replace wall pack at WWTP	\$365.21
Sewer Fund	Sewer Operation	Sewer Utilities	HARMONY PUBLIC UTILITIES	sewer-WWTP	\$1,649.23
Sewer Fund	Sewer Operation	Telephone	HARMONY TELEPHONE COMPANY	Lift Stations Dialer/DSL Phone	\$138.06
Sewer Fund	Sewer Operation	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	Lift Station materials	\$2,589.00
Sewer Fund	Sewer Operation	Water Utilities	HARMONY PUBLIC UTILITIES	water-WWTP	\$1,043.82
Fund 602 Sewer Fund					\$11,653.65
Fund 603 Solid Waste Fund					
Solid Waste Fund	Solid Waste Administration	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit Progression	\$1,000.00
Solid Waste Fund	Solid Waste Administration	Postage	ELAN FINANCIAL SERVICES	postage paid envelopes	\$237.55
Fund 603 Solid Waste Fund					\$1,237.55
Fund 604 Electric Fund					
Electric Fund	Electric Utility Operation	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$63,635.90
Electric Fund	Electric Utility Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Streetlights	\$1,603.86
Electric Fund	Electric Utility Operation	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-TownClock	\$12.86
Electric Fund	Electric Utility Operation	Management Fees	MINN MUNICIPAL UTILITIES ASSOC	Safety Program 1st Qtr48537	\$728.71
Electric Fund	Electric Utility Operation	Motor Fuels/Lubricants	SEVERSON OIL CO.	gas-Brian's truck	\$111.37
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	locates/no locates	\$2.70
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MI ENERGY COOPERATIVE	repair patch on URD basement Torgerson	\$303.00
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	streetlights-retrofit LEDs by Estelles	\$450.78
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	replace streetlight 2nd St/5th Ave	\$318.73
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Upgrade service temporarily til spring Krue	\$426.75
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Gun Range service	\$771.66
Electric Fund	Electric Utility Operation	Repair/Maint Other Improve	NORBY TREE SERVICE LLC	tree removal Ctr St E/ trim 4th St SW	\$775.00
Electric Fund	Electric Utility Operation	Utility Maint Materials	DAKOTA SUPPLY GROUP	streetlight bulbs	\$377.70
Electric Fund	Electric Utility Operation	Utility Maint Materials	DAKOTA SUPPLY GROUP	streetlight bulbs	\$508.86
Electric Fund	Electric UtilityAdministratio	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	2016 Audit Progression	\$3,000.00
Electric Fund	Electric UtilityAdministratio	Postage	ELAN FINANCIAL SERVICES	postage paid envelopes	\$237.55
Electric Fund	Electric UtilityAdministratio	Taxes, Licenses & Permits	MN DEPT OF COMMERCE	4th Qtr Assessment	\$193.34

CITY OF HARMONY
City Council Claims for Review

03/10/17 2:38 PM

Page 6

March 14, 2017

Fund Descr	Department	Object of Expense	Vendor	Comments	Amount
Fund 604 Electric Fund					\$73,458.77
Fund 620 Economic Development Authority					
Economic Development	Economic Development	Telephone	HARMONY TELEPHONE COMPANY	EDA Phone	\$21.72
Fund 620 Economic Development Authority					\$21.72
					\$145,855.84

ADMINISTRATOR'S REPORT

For the Period from February 14, 2017 to March 14, 2017

ADMINISTRATION

Submitted pay equity report. Received compliance approval letter.

Completed annual audit. Auditors will be present audit at April meeting.

Handling annual year-end reporting.

Sent past due fire call invoices to customers. May need to review process for collecting non-payment of fire calls.

Mailed out 3.2/Wine licenses to licensees.

Submitted workers compensation renewal information to LMCIT.

Assembling information for Well #3 DNR appropriation permit. Will need to update Wellhead Protection Plan for this well.

UTILITY/BUILDING COMMITTEE

Need to consider bid for street project.

Consider using county/state bid tractor return with 200 hours or less with full one year warranty and save approximately \$1,500.

MNDOT will be doing a mill and overlay on TH139 from Hwy 52 to State Line in 2017. They will also be replacing some sidewalks along TH139 to make them ADA compliant. Signed agreements have been submitted to MNDOT. We have received funds for temporary right-of-way and right-of-way acquisitions.

Reviewed with a contractor on doors/windows at Visitor Center. Will need to discuss whether to proceed with project.

Generators have been installed for lift stations. Project is complete at community center for transfer switch and connections for our existing trailer generator at the community center as part of this USDA grant project. Will be closing grant out with USDA soon.

WASTEWATER

Staff is monitoring dechlorination equipment with adjustments to record levels so we can show history of potential compliance for when we apply for wastewater license renewal. Our wastewater plant renewal license will need to be submitted by May 1.

City of Harmony
Cash Balance Report
January 2016 and January 2017

Fund Description	January-16	January-17
General Fund	741,876.44	812,163.43
Revolving Loan Fund	104,670.10	15,358.03
Commercial Rehab Fund	4,600.95	5,558.01
Library Fund	(10,890.25)	(7,954.66)
Fire Fund	17,040.87	17,602.60
Ambulance Fund	128,713.92	7,555.99
Park Fund	52,263.70	50,270.80
Arts Fund	3,480.58	1,149.39
GO Improvement 2010A-3rd St SW	44,407.04	49,738.29
GO Tax Abatement 2013A-Comm Cntr	2,656.07	4,487.52
GO Improvement 2013B-Heritage Grove	19,338.85	20,859.90
GO Improvement 2014A-1st Ave SW	147,503.84	161,283.35
Capital Projects Fund	537,718.03	646,553.24
TIF District #5-Antique Mall	114.88	125.29
TIF District #6-HECO	174.57	179.42
First Ave SW Project	54,997.68	-
Well No. 3 Project	(17,715.60)	-
Water Fund	187,938.57	201,645.22
Sewer Fund	62,454.76	7,176.68
Solid Waste Fund	5.20	1,859.69
Electric Fund	642,984.57	529,914.46
Storm Water Fund	51.05	4,310.14
Economic Development Fund	75,816.53	75,586.92
Total	2,800,202.35	2,605,423.71



Stantec Consulting Services Inc.
6188 Rome Circle Drive
Rochester MN 55901
Tel: (507) 282-2100
Fax: (507) 282-3100

March 9, 2017

Honorable Mayor and City Council
City of Harmony
225 3rd Avenue SW
Harmony, MN 55939

Re: 2017 Street and Utility Improvements
Project No. 193803796
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on March 9, 2017. Transmitted herewith is a copy of the Bid Tabulation for your information and file.

There were a total of 5 Bids. The following summarizes the results of the Bids received:

	<u>Contractor</u>	<u>Total Base Bid</u>
Low	A-1 Excavating Inc.	\$755,726.75
#2	Alcon Construction Corp.	\$787,117.25
#3	Generation X Construction LLC	\$792,643.75
#4	Zenke, Inc.	\$799,891.50
#5	SL Contracting Inc.	\$863,612.00

The low Bidder on the Project was A-1 Excavating Inc. with a Total Base Bid Amount of \$755,726.75. This compares to the Engineer's Opinion of Probable Costs of \$704,147.10. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then A-1 Excavating Inc. should be awarded the Project on the Total Base Bid Amount of \$755,726.75.

Should you have any questions, please feel free to contact me at (507) 529-6030.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Brett Grabau, PE

Enclosure



Project Name: **2017 Street and Utility Improvements**

I hereby certify that this is an exact reproduction of bids received.

State Project No.:

Project No.: 193803796

Bid Opening: Thursday, March 9, 2017, at 10 A.M., CDT

Owner: City of Harmony, Minnesota

Brett Grabau, PE
Brett Grabau, PE
License No. 49782

BID TABULATION				Bidder No. 1 A-1 Excavating Inc.		Bidder No. 2 Alcon Construction Corporation		Bidder No. 3 Generation X Construction LLC		Bidder No. 4 Zenke, Inc.		Bidder No. 5 SI Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
PART 1 - SANITARY SEWER:													
1	REMOVE SANITARY SEWER PIPE	LF	700	\$0.01	\$7.00	\$4.00	\$2,800.00	\$3.00	\$2,100.00	\$3.00	\$2,100.00	\$9.00	\$6,300.00
2	REMOVE SANITARY SEWER MANHOLE	EA	3	\$450.00	\$1,350.00	\$500.00	\$1,500.00	\$300.00	\$900.00	\$250.00	\$750.00	\$450.00	\$1,350.00
3	SALVAGE SANITARY SEWER MANHOLE	EA	1	\$600.00	\$600.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00	\$400.00	\$400.00	\$750.00	\$750.00
4	REMOVE AND REPLACE SANITARY MANHOLE FRAME	EA	3	\$525.00	\$1,575.00	\$575.00	\$1,725.00	\$900.00	\$2,700.00	\$800.00	\$2,400.00	\$580.00	\$1,740.00
5	CONNECT TO EXISTING MANHOLE (CORE DRILL)	EA	2	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$1,100.00	\$2,200.00
6	CONNECT TO EXISTING SANITARY SEWER	EA	4	\$850.00	\$3,400.00	\$325.00	\$1,300.00	\$2,000.00	\$8,000.00	\$600.00	\$2,400.00	\$900.00	\$3,600.00
7	4' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	6	\$2,455.00	\$14,730.00	\$3,200.00	\$19,200.00	\$2,800.00	\$16,800.00	\$3,200.00	\$19,200.00	\$500.00	\$3,000.00
8	INSTALL SALVAGED MANHOLE	EA	1	\$900.00	\$900.00	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00	\$1,200.00	\$1,200.00	\$1,600.00	\$1,600.00
9	8" PVC SANITARY SEWER, SDR 35	LF	985	\$34.00	\$33,490.00	\$33.50	\$32,997.50	\$45.00	\$44,325.00	\$42.00	\$41,370.00	\$38.00	\$37,430.00
10	TELEVISION SANITARY SEWER	LF	985	\$1.00	\$985.00	\$3.75	\$3,693.75	\$2.25	\$2,216.25	\$1.25	\$1,231.25	\$3.00	\$2,955.00
11	IMPROVED PIPE FOUNDATION	LF	985	\$0.30	\$295.50	\$1.00	\$985.00	\$5.00	\$4,925.00	\$2.00	\$1,970.00	\$7.00	\$6,895.00
TOTAL PART 1 - SANITARY SEWER					\$59,332.50		\$68,601.25		\$86,966.25		\$75,021.25		\$67,820.00
PART 2 - WATER MAIN:													
12	REMOVE/ ABANDON WATER MAIN PIPE	LF	1840	\$1.00	\$1,840.00	\$6.00	\$11,040.00	\$4.00	\$7,360.00	\$1.50	\$2,760.00	\$8.00	\$14,720.00
13	REMOVE HYDRANT	EA	2	\$250.00	\$500.00	\$500.00	\$1,000.00	\$250.00	\$500.00	\$200.00	\$400.00	\$350.00	\$700.00
14	REMOVE GATE VALVE AND BOX	EA	3	\$250.00	\$750.00	\$250.00	\$750.00	\$250.00	\$750.00	\$100.00	\$300.00	\$200.00	\$600.00
15	CONNECT TO EXISTING WATER MAIN	EA	10	\$1,050.00	\$10,500.00	\$850.00	\$8,500.00	\$750.00	\$7,500.00	\$900.00	\$9,000.00	\$1,250.00	\$12,500.00
16	6" GATE VALVE AND BOX	EA	11	\$1,355.00	\$14,905.00	\$1,400.00	\$15,400.00	\$1,600.00	\$17,600.00	\$1,140.00	\$12,540.00	\$1,300.00	\$14,300.00
17	8" GATE VALVE AND BOX	EA	4	\$1,820.00	\$7,280.00	\$1,800.00	\$7,200.00	\$2,000.00	\$8,000.00	\$1,460.00	\$5,840.00	\$1,700.00	\$6,800.00
18	10" GATE VALVE AND BOX	EA	1	\$2,585.00	\$2,585.00	\$2,800.00	\$2,800.00	\$2,600.00	\$2,600.00	\$1,960.00	\$1,960.00	\$2,470.00	\$2,470.00
19	HYDRANT	EA	4	\$3,815.00	\$15,260.00	\$4,800.00	\$19,200.00	\$3,900.00	\$15,600.00	\$3,900.00	\$15,600.00	\$4,100.00	\$16,400.00
20	6" C900 PVC WATER MAIN, DR 18	LF	1420	\$34.00	\$48,280.00	\$28.00	\$39,760.00	\$35.00	\$49,700.00	\$35.00	\$49,700.00	\$39.00	\$55,380.00
21	8" C900 PVC WATER MAIN, DR 18	LF	610	\$37.00	\$22,570.00	\$32.00	\$19,520.00	\$37.00	\$22,570.00	\$39.00	\$23,790.00	\$45.00	\$27,450.00
22	10" C900 PVC WATER MAIN, DR 18	LF	3	\$64.00	\$192.00	\$300.00	\$900.00	\$50.00	\$150.00	\$80.00	\$240.00	\$100.00	\$300.00
23	DUCTILE IRON FITTINGS	LB	750	\$7.30	\$5,475.00	\$9.00	\$6,750.00	\$10.00	\$7,500.00	\$8.00	\$6,000.00	\$8.00	\$6,000.00
24	4" THICK POLYSTYRENE INSULATION	SY	20	\$34.00	\$680.00	\$41.00	\$820.00	\$20.00	\$400.00	\$48.00	\$960.00	\$60.00	\$1,200.00
25	IMPROVED PIPE FOUNDATION	LF	2030	\$0.30	\$609.00	\$1.00	\$2,030.00	\$7.00	\$14,210.00	\$2.00	\$4,060.00	\$7.00	\$14,210.00
26	TEMPORARY WATER SERVICE	LS	1	\$8,250.00	\$8,250.00	\$7,000.00	\$7,000.00	\$3,500.00	\$3,500.00	\$7,000.00	\$7,000.00	\$12,600.00	\$12,600.00
TOTAL PART 2 - WATER MAIN					\$139,676.00		\$142,670.00		\$157,940.00		\$140,150.00		\$185,630.00
PART 3 - SERVICES:													
27	8"x4" PVC WYE, SDR 35	EA	23	\$125.00	\$2,875.00	\$80.00	\$1,840.00	\$200.00	\$4,600.00	\$300.00	\$6,900.00	\$120.00	\$2,760.00
28	4" PVC, SDR 26 SERVICE PIPE	LF	700	\$30.00	\$21,000.00	\$24.00	\$16,800.00	\$20.00	\$14,000.00	\$24.00	\$16,800.00	\$24.00	\$16,800.00
29	IMPROVED PIPE FOUNDATION	LF	700	\$0.30	\$210.00	\$1.00	\$700.00	\$5.00	\$3,500.00	\$2.00	\$1,400.00	\$7.00	\$4,900.00
30	CONNECT TO EXISTING SEWER SERVICE	EA	22	\$95.00	\$2,090.00	\$70.00	\$1,540.00	\$100.00	\$2,200.00	\$300.00	\$6,600.00	\$200.00	\$4,400.00
31	CONNECT TO EXISTING WATER SERVICE	EA	31	\$120.00	\$3,720.00	\$150.00	\$4,650.00	\$100.00	\$3,100.00	\$425.00	\$13,175.00	\$250.00	\$7,750.00
32	1" CURB STOP AND BOX	EA	33	\$255.00	\$8,415.00	\$225.00	\$7,425.00	\$330.00	\$10,890.00	\$320.00	\$10,560.00	\$250.00	\$8,250.00
33	1.5" CURB STOP AND BOX	EA	5	\$390.00	\$1,950.00	\$360.00	\$1,800.00	\$430.00	\$2,150.00	\$477.00	\$2,385.00	\$380.00	\$1,900.00
34	1" CORPORATION STOP	EA	33	\$120.00	\$3,960.00	\$115.00	\$3,795.00	\$300.00	\$9,900.00	\$175.00	\$5,775.00	\$125.00	\$4,125.00
35	1" SERVICE SADDLE	EA	33	\$130.00	\$4,290.00	\$150.00	\$4,950.00	\$100.00	\$3,300.00	\$150.00	\$4,950.00	\$180.00	\$5,940.00
36	1.5" CORPORATION STOP	EA	5	\$195.00	\$975.00	\$205.00	\$1,025.00	\$400.00	\$2,000.00	\$225.00	\$1,125.00	\$200.00	\$1,000.00
37	1.5" SERVICE SADDLE	EA	5	\$165.00	\$825.00	\$160.00	\$800.00	\$125.00	\$625.00	\$175.00	\$875.00	\$220.00	\$1,100.00
38	1" TYPE "K" COPPER WATER SERVICE	LF	900	\$36.00	\$32,400.00	\$19.00	\$17,100.00	\$17.00	\$15,300.00	\$32.00	\$28,800.00	\$25.00	\$22,500.00
39	1.5" TYPE "K" COPPER WATER SERVICE	LF	350	\$40.00	\$14,000.00	\$21.75	\$7,612.50	\$20.00	\$7,000.00	\$36.00	\$12,600.00	\$28.00	\$9,800.00
TOTAL PART 3 - SERVICES					\$96,710.00		\$70,037.50		\$78,565.00		\$111,945.00		\$91,225.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4		Bidder No. 5	
				A-1 Excavating Inc.		Alcon Construction Corporation		Generation X Construction LLC		Zenke, Inc.		SL Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
PART 4 - STREET IMPROVEMENTS:													
40	MOBILIZATION	LS	1	\$22,600.00	\$22,600.00	\$20,000.00	\$20,000.00	\$14,000.00	\$14,000.00	\$22,500.00	\$22,500.00	\$55,000.00	\$55,000.00
41	TRAFFIC CONTROL	LS	1	\$4,000.00	\$4,000.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00
42	REMOVE CONCRETE CURB AND GUTTER	LF	3770	\$1.60	\$6,032.00	\$5.00	\$18,850.00	\$3.00	\$11,310.00	\$3.50	\$13,195.00	\$5.00	\$18,850.00
43	RECLAIM BITUMINOUS PAVEMENT	SY	7295	\$0.50	\$3,647.50	\$1.45	\$10,577.75	\$2.00	\$14,590.00	\$3.15	\$22,979.25	\$1.00	\$7,295.00
44	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	90	\$3.00	\$270.00	\$4.00	\$360.00	\$4.00	\$360.00	\$8.00	\$720.00	\$9.00	\$810.00
45	REMOVE GRAVEL DRIVEWAY PAVEMENT	SY	20	\$2.00	\$40.00	\$4.00	\$80.00	\$2.00	\$40.00	\$6.00	\$120.00	\$10.00	\$200.00
46	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	110	\$9.00	\$990.00	\$5.60	\$616.00	\$5.00	\$550.00	\$6.00	\$660.00	\$10.00	\$1,100.00
47	REMOVE CONCRETE SIDEWALK	SY	290	\$7.00	\$2,030.00	\$3.60	\$1,044.00	\$2.00	\$580.00	\$4.00	\$1,160.00	\$6.00	\$1,740.00
48	SAWING CONCRETE PAVEMENT	LF	265	\$9.00	\$2,385.00	\$3.60	\$954.00	\$5.00	\$1,325.00	\$5.00	\$1,325.00	\$4.00	\$1,060.00
49	SAWING BITUMINOUS PAVEMENT	LF	400	\$2.40	\$960.00	\$3.60	\$1,440.00	\$5.00	\$2,000.00	\$5.00	\$2,000.00	\$4.00	\$1,600.00
50	COMMON EXCAVATION (P)	CY	4775	\$9.00	\$42,975.00	\$8.80	\$42,020.00	\$9.00	\$42,975.00	\$4.25	\$20,293.75	\$6.00	\$28,650.00
51	SUBGRADE EXCAVATION (EV)	CY	1300	\$10.00	\$13,000.00	\$8.80	\$11,440.00	\$15.00	\$19,500.00	\$4.25	\$5,525.00	\$9.00	\$11,700.00
52	SUBGRADE CORRECTION (CV)	CY	1300	\$28.00	\$36,400.00	\$17.00	\$22,100.00	\$15.00	\$19,500.00	\$27.25	\$35,425.00	\$26.00	\$33,800.00
53	GEOTEXTILE FABRIC, TYPE V	SY	7820	\$1.70	\$13,294.00	\$1.65	\$12,903.00	\$2.00	\$15,640.00	\$1.75	\$13,685.00	\$1.60	\$12,512.00
54	AGGREGATE BASE, CLASS 5 (CV)	CY	3275	\$26.80	\$87,770.00	\$25.00	\$81,875.00	\$28.00	\$91,700.00	\$27.25	\$89,243.75	\$29.00	\$94,975.00
55	TOPSOIL BORROW (CV)	CY	530	\$12.00	\$6,360.00	\$40.00	\$21,200.00	\$15.00	\$7,950.00	\$30.00	\$15,900.00	\$30.00	\$15,900.00
56	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) (2" THICK)	SY	6530	\$10.00	\$65,300.00	\$11.70	\$76,401.00	\$10.00	\$65,300.00	\$9.50	\$62,035.00	\$10.00	\$65,300.00
57	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) (1.5" THICK)	SY	6530	\$7.30	\$47,669.00	\$8.85	\$57,790.50	\$8.00	\$52,240.00	\$7.10	\$46,363.00	\$8.00	\$52,240.00
58	BITUMINOUS MATERIAL FOR TACK COAT (P)	GAL	325	\$2.05	\$666.25	\$2.48	\$806.00	\$2.50	\$812.50	\$2.00	\$650.00	\$3.00	\$975.00
59	PREPARATION OF BITUMINOUS NON WEAR FOR WEAR COURSE PAVING	LS	1	\$2,900.00	\$2,900.00	\$3,200.00	\$3,200.00	\$3,000.00	\$3,000.00	\$2,633.00	\$2,633.00	\$2,500.00	\$2,500.00
60	B618 CONCRETE CURB AND GUTTER	LF	3850	\$15.50	\$59,675.00	\$18.50	\$71,225.00	\$15.00	\$57,750.00	\$14.95	\$57,557.50	\$14.60	\$56,210.00
61	7" THICK VALLEY GUTTER	SY	40	\$68.80	\$2,752.00	\$80.50	\$3,220.00	\$65.00	\$2,600.00	\$65.00	\$2,600.00	\$100.00	\$4,000.00
62	CONCRETE PEDESTRIAN CURB RAMP	EA	2	\$1,400.00	\$2,800.00	\$1,485.00	\$2,970.00	\$1,200.00	\$2,400.00	\$1,200.00	\$2,400.00	\$1,250.00	\$2,500.00
63	4" THICK CONCRETE SIDEWALK	SY	150	\$45.10	\$6,765.00	\$51.25	\$7,687.50	\$45.00	\$6,750.00	\$41.50	\$6,225.00	\$55.00	\$8,250.00
64	6" THICK RESIDENTIAL CONCRETE DRIVEWAY PAVEMENT	SY	350	\$52.25	\$18,287.50	\$60.00	\$21,000.00	\$50.00	\$17,500.00	\$48.50	\$16,975.00	\$52.00	\$18,200.00
65	PATCH BITUMINOUS DRIVEWAY (3" THICK)	SY	15	\$51.00	\$765.00	\$33.25	\$498.75	\$20.00	\$300.00	\$27.00	\$405.00	\$30.00	\$450.00
66	PATCH GRAVEL DRIVEWAY	SY	20	\$7.00	\$140.00	\$20.00	\$400.00	\$25.00	\$500.00	\$10.00	\$200.00	\$20.00	\$400.00
67	SEED AND HYDROMULCH, INCL SEED MIX 25-151 AND FERTILIZER	LS	1	\$8,600.00	\$8,600.00	\$9,300.00	\$9,300.00	\$12,000.00	\$12,000.00	\$27,000.00	\$27,000.00	\$16,000.00	\$16,000.00
68	SILT FENCE, TYPE MACHINE SLICED	LF	200	\$2.30	\$460.00	\$3.50	\$700.00	\$3.00	\$600.00	\$2.00	\$400.00	\$3.60	\$720.00
69	CB INLET PROTECTION	LS	1	\$475.00	\$475.00	\$650.00	\$650.00	\$400.00	\$400.00	\$100.00	\$100.00	\$2,000.00	\$2,000.00
TOTAL PART 4 - STREET IMPROVEMENTS					\$460,008.25		\$505,808.50		\$469,172.50		\$472,775.25		\$518,937.00
BID SUMMARY													
PART 1 - SANITARY SEWER:					\$59,332.50		\$68,601.25		\$86,966.25		\$75,021.25		\$67,820.00
PART 2 - WATER MAIN:					\$139,676.00		\$142,670.00		\$157,940.00		\$140,150.00		\$185,630.00
PART 3 - SERVICES:					\$96,710.00		\$70,037.50		\$78,565.00		\$111,945.00		\$91,225.00
PART 4 - STREET IMPROVEMENTS:					\$460,008.25		\$505,808.50		\$469,172.50		\$472,775.25		\$518,937.00
TOTAL PARTS 1-4					\$755,726.75		\$787,117.25		\$792,643.75		\$799,891.50		\$863,612.00
Contractor Name and Address:				A-1 Excavating Inc. 408 26th Avenue Bloomer, WI 54724		Alcon Construction Corp. 2258 Marion Road SE Rochester, MN 55904		Generation X Construction LLC 26204 State Hwy 43 Rushford, MN 55971		Zenke, Inc. 87 Main St #5 LaCrescent, MN 55947		SL Contracting Inc. 2510 Schuster Ln NW Rochester, MN 55901	
Phone:				715-568-4141		507-258-5287		507-864-8641		507-895-7191		507-281-5333	
Fax:				715-568-4144		507-258-7350		None		507-895-7192		507-281-5302	
Signed By:				Terry Pecha		Ross Badger		Ryan Olan		Travis Zenke		Scott Lampland	
Title:				President		President		Owner		President		President	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1		1		1		1		1	

March 6, 2017

Dear Mayor and City Council Members,

Hammel House & Company is a development company considering developing a new neighborhood in Outlots A and B within the Lutes Scrabeck First Addition Plat in Harmony. Included with this letter is a feasibility report for the project. In addition to this project we anticipate building a spec home this summer on another lot in the Lutes Scrabeck First Addition Plat.

The first step in in the project is to continue the 3rd Street SE corridor south to Garden Road. As this is already a city street, Hammel House & Company is requesting the City of Harmony to participate in the cost of this project. This would create ten residential lots for development during the first phase of our project.

The total cost of this project is \$266,890. Hammel House & Company will pay for all engineering cost to design the development.

The City of Harmony has an existing program offering \$12,000 for each new home built in Harmony. We are requesting that the City would invest the \$120,000 up front that would be paid out for the development of the ten homes to help offset the cost of improving the existing street.

Hammel House & Company will commit to building a minimum of one new home, with a minimum value of \$250,000, per year for 10 years.

As you will see in the feasibility report, Hammel House & Company is also proposing to develop the property in Outlot A after the completion of Phase 1 and 2. Phase 3 would create an estimated 18 additional residential lots.

We greatly appreciate the City of Harmony's consideration to participate with Hammel House & Company to develop a new neighborhood in our community.

Sincerely,

Steve Cremer

Hammel House & Company



Stantec Consulting Services Inc.
6188 Rome Circle NW, Rochester MN 55901-4846

December 20, 2016

Steve Cremer
Hammel House & Company, LLC.
705 Main Street, Suite 214
Mendota Heights, MN 55118

Reference: Private Development – Harmony, MN
Project No.: 193803798

Dear Steve,

Transmitted herewith is our report on the feasibility of developing Outlots A and B created within the Lutes Scrabeck First Addition Plat in Harmony, MN. The report discusses the feasibility of constructing public infrastructure for residential development from an engineering stand point, and explores the estimated project costs associated with the development.

Should you have any questions or concerns, please feel free to contact me at (507) 529-6030.

Regards,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Brett A. Grabau".

Brett Grabau
Engineer
Phone: (507) 529-6030
brett.grabau@stantec.com

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

A handwritten signature in blue ink that reads "Brett A. Grabau".

Brett Grabau, P.E.

Date: 12/20/2016

License # 49782

Harmony Private Development

Feasibility Report
Project No.: 193803798



Prepared for:
Hammel House & Company, LLC.

Prepared by:
Brett A. Grabau, PE

December 20, 2016

Sign-off Sheet

This document entitled Harmony Private Development was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Hammel House & Company, LLC. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared and Approved by Brett A. Grabau
Brett A. Grabau, PE

Table of Contents

REPORT DIRECTIVE	1
PROPERTY HISTORY AND EXISTING CONDITONS.....	1
Property History.....	1
Proposed Development Characteristics.....	1
SITE DEVELOPMENT OPTIONS	1
Phase I	2
Phase II	3
Phase III	4
DEVELOPMENT PROJECT COST ANAYSIS.....	4
Public Infrastructure Project Cost Analysis.....	4
CONCLUSIONS AND RECOMMENDATIONS	6
FIGURES	
Figure 1 - Lutes Scrabeck First Addition Plat	
Figure 2 – Existing Conditions	
Figure 3 – Parcel Site Map	
Figure 4 – Phase I&II Site Map/ Improvements	
Figure 5 – Phase III Site Map	
APPENDIX A	
Engineers' Estimate of Project Costs Phase I	
Engineers' Estimate of Project Costs Phase II	
APPENDIX B	
Tenitive Project Schedule	

REPORT DIRECTIVE

Stantec has been hired by the Hammel House & Company to study and report on the feasibility of developing Outlot A and Outlot B created during the original platting of Lutes Scrabeck First Addition in May 2005 on an engineering perspective.

PROPERTY HISTORY AND EXISTING CONDITONS

Property History

After the Lutes Scrabeck First Addition development in 2005, the property owners declined to proceed with proposed Phase 2 and 3 of the development. Yet undeveloped at this time, Outlots A and B are well positioned for residential development due to the infrastructure that was installed within the original project, as well as the sanitary sewer trunk system that existed prior to 2005. See the original Lutes Scrabeck First Addition Plat attached as Figure 1 within this report.

Proposed Development Characteristics

Adjacent development (Lutes Scrabeck First Addition) consists of single family homes, located on parcels of approximately 0.30 Acres. The proposed residential density for the Hammel House & Company development varies from 0.43 to 1.00 acre parcels.

The existing corridor consists of a 66-foot wide public right-of-way, with a 32-foot wide (back of curb to back of curb) roadway section, complete with concrete curb and gutter, along with public utility (sanitary sewer collection and drinking water distribution) infrastructure. The public right-of-way, along with the roadway typical section and utility installation, is proposed to be perpetuated though the proposed residential development.

SITE DEVELOPMENT OPTIONS

In reviewing the entire ~23 acre parcel, it is recommended that the parcel be developed in phases. This approach allows the developer the ability to minimize their capital outlay until demand is proven.

The parcel lends itself to three distinct phases. We have ghost platted the proposed phases as shown in the figures attached. Phase I would create 10 residential parcels with access from the proposed 3rd Street extension. Phase II would include extending public utilities East within the Garden Road right-of-way to provide service to 3 additional lots located in the southeast corner

HARMONY PRIVATE DEVELOPMENT

SITE DEVELOPMENT OPTIONS

December 20, 2016

of the 23-acre parcel, while Phase III would develop the western portion of the property, and access off of Main Street/ TH 139, and create an additional 18 salable parcels.

See the Attached Figure 2 (Existing Conditions) and Figure 3 (Entire Site Parcel Map) attached within this report.

Phase I

The logical place to start with developing the property is located within Phase I. This phase continues the 3rd Street corridor south to Garden Road and would create ten salable residential lots. Below is discussion on the proposed Phase I. Phase I is illustrated within Figure 4 attached to this report.

Roadway Corridor and Improvements

The proposed roadway typical section would consist of a 32-foot back of curb to back of curb urban design section. Surmountable concrete curb and gutter would account of the storm water conveyance within the phase, and ultimately discharge to the existing retention pond system. The roadway is proposed to be constructed with geotextile fabric, 15-inches of Class 5 aggregate base, and 3.5-inches of bituminous pavement surface.

The estimated total project costs for proposed roadway improvements included in Phase I are \$159,435.54, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Sanitary Sewer Improvements

An existing trunk sanitary sewer main exists within the proposed right-of-way. Improvements to the sanitary sewer collection system include the following. Necessary adjustments of existing manhole castings within the proposed roadway for the designed roadway elevations would be completed prior to roadway surfacing. An additional sanitary sewer manhole is proposed near the south end of the corridor, along with 20-feet of 8-inch PVC piping to the East to accommodate for Phase II utilities.

The estimated total project costs for proposed sanitary sewer improvements included in Phase I are \$17,015.40, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Water Main Improvements

Unlike the sanitary sewer, trunk water utilities do not currently exist within the developable parcel. To serve Phase I with municipal water, we propose the extension of an existing 6-inch ductile iron water main pipe south within the right-of-way corridor, terminating at the Garden Road access point. The 6-inch water main will produce fire protection flows, and will be complete with hydrants, and gate valves.



HARMONY PRIVATE DEVELOPMENT

SITE DEVELOPMENT OPTIONS

December 20, 2016

The estimated total project costs for proposed water main improvements included in Phase I are \$57,656.40, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Utility Service Improvements

Sanitary sewer service piping would be installed from the trunk line to the edge of the proposed right-of-way. These 4-inch PVC services would allow for private residential service connections to the trunk main from the salable parcel.

The created residential lots are proposed to be served with a 1-inch copper water service that is connected to the trunk main with a corporation stop, and terminated at the right-of-way line with a curb stop and box.

The estimated total project costs for proposed service improvements included in Phase I are \$32,781.90, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Phase II

Phase II would create three salable lots from the remainder of Outlot B located within the southeast corner of the property. Below is discussion on the proposed Phase II. Phase II is illustrated within Figure 4 attached to this report.

Roadway Corridor and Improvements

There are minimal roadway improvements necessary in Phase II of the development, as access to the proposed salable lots will be from a shared driveway that is connected to Garden Road. The proposed 16-foot wide driveway would be constructed with 12-inches of Class 5 Aggregate base and 3.5-inches of bituminous surfacing.

The estimated total project costs for proposed roadway improvements included in Phase II are \$49,905.63, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Sanitary Sewer Improvements

Sanitary sewer utility is proposed to be extended from the manhole installed as part of Phase I within the Garden Road corridor, and will be terminated on the East with a 4-foot diameter manhole structure.

The estimated total project costs for proposed sanitary sewer improvements included in Phase II are \$24,812.40, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.



Water Main Improvements

Six inch ductile iron trunk water main is proposed to be extended east from the 3rd Street corridor within the Garden Road northern ditch line. This water main would terminate south of the proposed phase with a hydrant.

The estimated total project costs for proposed water main improvements included in Phase II are \$29,670.00, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Utility Service Improvements

Sanitary sewer service piping would be installed from the trunk line installed within the Garden Road ditch to the southern property lines. These 4-inch PVC services would allow for private residential service connections to the trunk main from the salable parcel.

The created residential lots are proposed to be served with a 1 to 1.5-inch copper water service piping that is connected to the trunk main with a corporation stop, and terminated at the property lines with a curb stop and box.

The estimated total project costs for proposed service improvements included within Phase II are \$16,598.64, and are detailed within Appendix A attached to this report. These improvements are shown within Figure 4 attached to this report.

Phase III

Phase III would be located in Outlot A of the original Lutes Scrobeck First Addition Plat. This Phase is illustrated in Figure 5 attached to this report, and would create an estimated 18 residential lots.

The proposed Phase would access off of Main Street/ TH 139. Sanitary sewer and water main facilities would also be accessed from trunk mains located within the TH 139 corridor.

Phase III has not been reviewed in detail that would provide estimated project costs.

DEVELOPMENT PROJECT COST ANALYSIS

Public Infrastructure Project Cost Analysis

As detailed within the project cost estimate located in Appendix A, the project costs for the explored options can be broken down in four distinct parts. Those parts include Sanitary Sewer,



HARMONY PRIVATE DEVELOPMENT

December 20, 2016

Water Main, Services, and Street Improvements. The project costs for Phase I and II presented above are shown within Table 1 below.

Table 1: Project Costs by Improvement Type

Improvement Type	Phase I	Phase II
Sanitary Sewer	\$ 17,015.40	\$ 24,812.40
Water Main	\$ 57,656.40	\$ 29,670.00
Services	\$ 32,781.90	\$ 16,598.64
Street	\$ 159,435.54	\$ 49,905.63
Total Estimated Costs	\$ 266,889.24	\$ 120,986.67

Because each phase discussed within the report produces a different number of single family lots, the costs per dwelling vary depending on the phase constructed. Table 2 below shows the project cost per salable parcel.

Table 2: Estimated Project Costs per Dwelling (Public Infrastructure Only)

	Phase I *	Phase II **
Total Estimate Costs Per Parcel	\$ 26,688.92/ Lot	\$ 40,328.89/ Lot
Total Estimated Costs Per Acre	\$ 46,577.53/ Acre	\$ 54,011.91/ Acre

* 10 single family residential lots averaging 0.57 acres/ lot.

** 3 single family residential lots averaging 0.75 acres/ lot.



CONCLUSIONS AND RECOMMENDATIONS

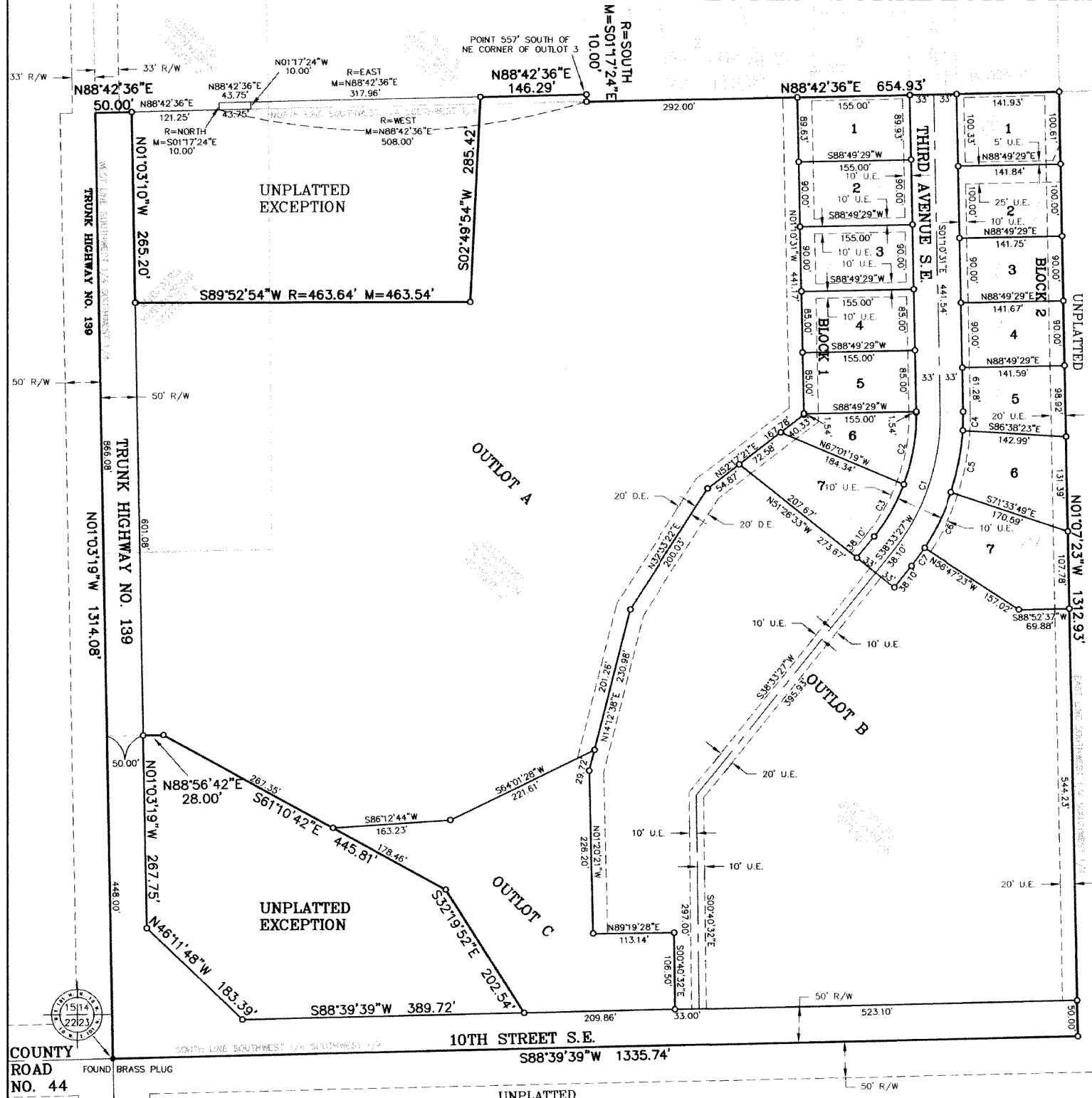
The development options within this report are feasible relative to engineering concerns. The following recommendations and conclusions are presented for the Owners consideration.

1. We recommend that prior to the initiation of the design of any development within Outlot B, that the in place sanitary sewer utility inspected via CCTV for condition.
2. We recommend that the Owner analyze the financial feasibility and the marketability of the development.
3. We recommend that a geotechnical consultant be retained to further explore the soil conditions within the public right-of-way.
4. We recommend that if the Owner chooses to pursue the development, that Phases I and II be completed prior to exploring the development within Outlot A (Phase III).
5. We recommend that the Owner consider the proposed density within the development, and consider the construction of 1-2 multi-family units if feasible to reduce the per salable parcel capital outlay.
6. We recommend that the Owner discuss the proposed development with the City of Harmony, and agree upon a Development Agreement with the City.

FIGURES

LUTES SCRABECK FIRST ADDITION

Doc # 346473 Fees: \$30.00
COUNTY RECORDER OFFICE FILMORE COUNTY, MINN.
I hereby certify that the within instrument was filed on 05/20/2005 at 12:15 PM
RW MENSINK, County Recorder
By Susan Phillips Deputy



Instrument of Dedication
KNOW ALL MEN BY THESE PRESENTS: That Lutes & Scrabek LLC, a Minnesota Limited Liability Company, owners and proprietors of the following described property in the City of Harmony, State of Minnesota, to wit:

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 14, Township 101 North of Range 10.

Commencing at a point 557 feet south of northeast corner of Outlot 3 in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) Section 14, Township 101 North of Range 10, in the City of Harmony, thence South 100 feet, thence West 508 feet, thence North 100 feet, thence East 508 feet to the place of beginning, being a part of Outlots 3 and 4 in said Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4), Section 14, Township 101 North of Range 10.

EXCEPTING
Commencing at the southwest corner of the Southwest Quarter (SW 1/4) of Section 14, Township 101 North of Range 10, thence North 01'03'04" West 448 feet; thence North 88'56'57" East 50 feet to the point of beginning; thence North 88'56'57" East 28 feet; thence South 61'10'27" East 445.81 feet; thence South 32'19'37" East 202.54 feet; thence South 88'39'57" West 389.72 feet; thence North 46'11'33" West 183.39 feet; thence North 01'03'04" West 267.75 feet to the point of beginning.

ALSO EXCEPTING
That part of Outlots 1 and 2 of Auditors Subdivision in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4), and that part of Outlots 3 and 4 of Auditors Subdivision in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4), all in Section 14, Township 101 North of Range 10, City of Harmony, Fillmore County, Minnesota, described as follows:
Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) thence North 88'42'43" East (assumed bearing) along the North line of said Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) and along the South line of said Outlot 4, 50.00 feet to the point of beginning of the tract of land to be herein described; thence continuing North 88'42'43" East along said north line and along said south line of said Outlot 4, 165.00 feet; thence North 01'17'17" West at right angles to said south line of said Outlot 4, 10.00 feet; thence North 88'42'43" East parallel with said south line of said Outlot 4 and the south line of said Outlot 3, 317.96 feet; thence South 02'50'01" West 285.42 feet; thence South 89'53'01" West 463.64 feet to the west line of Outlot 1; thence North 01'03'04" West along said west line 265.20 feet to the point of beginning and containing 3.00 acres more or less.

ALSO EXCEPTING
That part of the Outlot 4 of Auditors Subdivision, in the Northwest Quarter of the Southwest Quarter of Section 14, Township 101 North, Range 10 West, according to the recorded plat on file and of record in the County recorder, Fillmore County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence on a assumed bearing of North 88'42'36" East, along the south line of said Northwest Quarter of the Southwest Quarter, for a distance of 171.25 feet to the point of beginning; thence continuing North 88'42'36" East 43.75 feet; thence North 01'17'24" West; measured at a right angle to the said south line of the Northwest Quarter of the Southwest Quarter, 10.00 feet; thence South 88'42'36" West, parallel to said south line of the Northwest Quarter of the Southwest Quarter, 43.75 feet; thence South 01'17'24" East 10.00 feet to the point of beginning.

The above described conveyance contains 34.55 acres. Have caused the same to be surveyed and platted as LUTES SCRABECK FIRST ADDITION and do hereby donate and dedicate to the public for the public use forever the thoroughfare, and for drainage and utility purposes only the easements as shown on this plat.

In witness whereof said Lutes & Scrabek LLC, a Minnesota Limited Liability Company, have caused these presents to be signed this 19 day of May, 2005.

James T. Lutes - CEO
Dwight L. Scrabek - CFO

The foregoing instrument was acknowledged before me this day of May, 2005 by James T. Lutes, CEO of Lutes & Scrabek LLC and Dwight L. Scrabek, CFO of Lutes & Scrabek LLC
Gary K. Friemann
Notary Public, Houston County, Minnesota

My Commission expires: GARY K. FRIEMANN Notary Public - Minnesota My Comm. Expires Jan 31, 2010

Surveyor's Certificate
I hereby certify that I have surveyed and platted the property described on this plat as LUTES SCRABECK FIRST ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Ansted
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 17 day of May, 2005.

Nicole A. Schoppe
Notary Public, Ansted County, Minnesota
My commission expires: Jan 31, 2010

City Approval
State of Minnesota
County of Fillmore
City of Harmony

We, David Kingsley, mayor, and Jerome Illg, city administrator, in and for the City of Harmony, do hereby certify that on the 19th day of May, 2005, the accompanying plat was duly approved by the Common Council of the City of Harmony. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Harmony this 19th day of May, 2005.

David Kingsley, Mayor
Jerome Illg, City Administrator

Tax Statements

Taxes due and payable in the year 2005 have been paid.
Philip R. Burkholder, Sr.
Fillmore County Auditor/Treasurer
Date: May 20, 2005

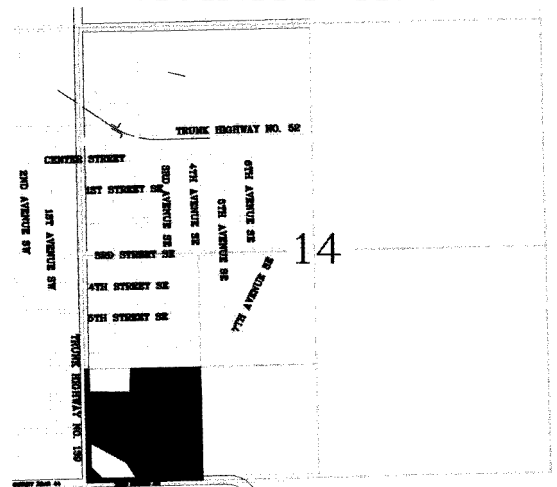
County Recorder

DOCUMENT NUMBER 346473 1C-82

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 20th day of May, 2005, at 12:15 o'clock P.M., and was duly recorded in the Fillmore County records.

Richard Mensink
County Recorder
Susan Phillips
Deputy

VICINITY MAP



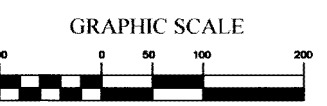
SECTION 14, TOWNSHIP 101 NORTH, RANGE 10 WEST
"NOT TO SCALE"

GCG INC. Engineering Surveying Planning
14070 Hwy 52 SE
Chetfield, MN 55923
Ph: 507-867-1668
Fax: 507-867-1665
www.gcg.io

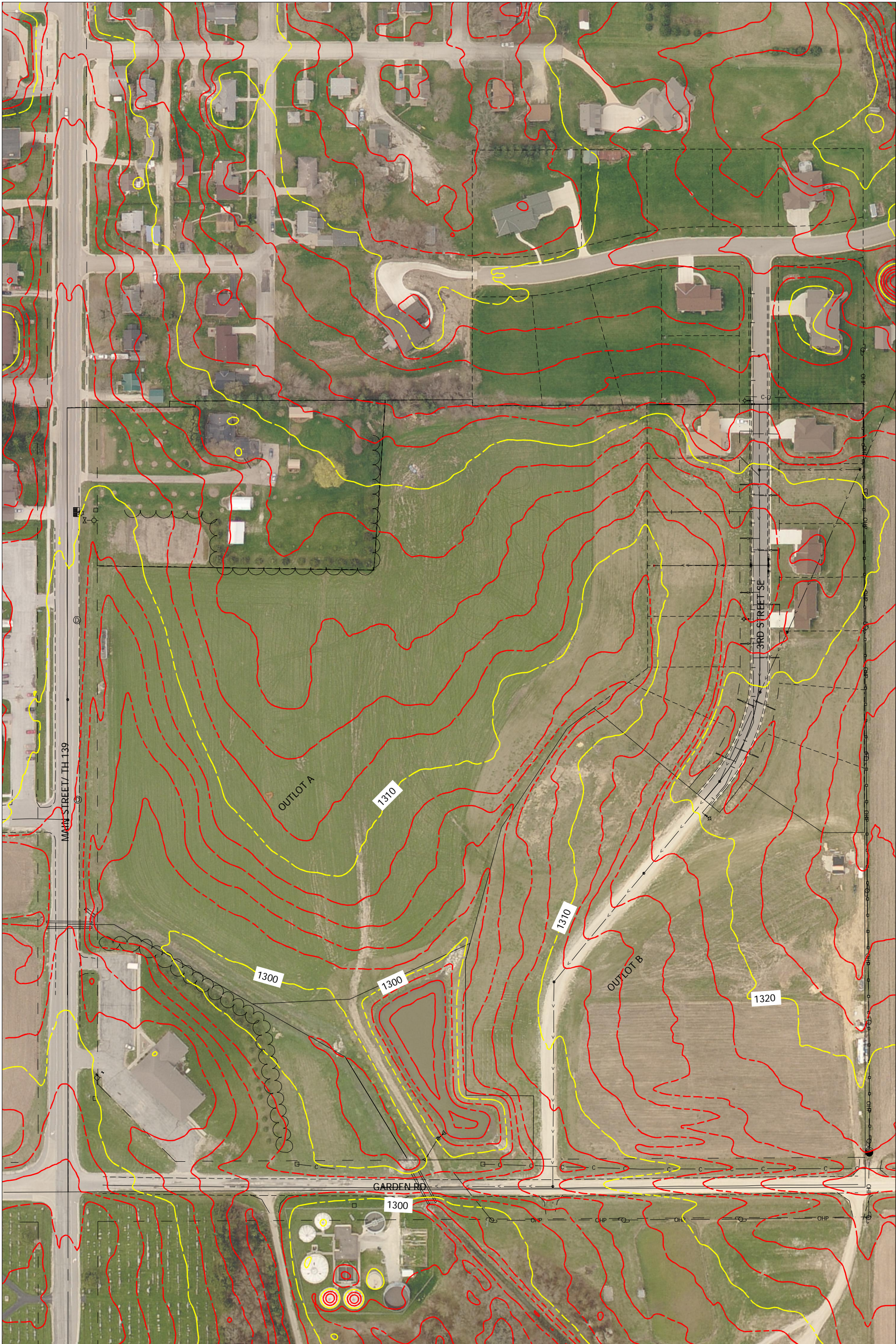
UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES AND 5 FEET ADJACENT TO LOT LINES UNLESS OTHERWISE SHOWN.
UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.
BEARINGS
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 101 NORTH, RANGE 10 WEST WHICH IS ASSUMED TO BEAR N01'03'19"E.
DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER, AND ACROSS SAID EASEMENT.

LEGEND
O IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
• FOUND MONUMENTS ARE IRON PIPES UNLESS OTHERWISE NOTED
M= MEASURED
R= RECORDED
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
--- EASEMENT LINE
--- CENTERLINE

CURVE TABLE
CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD
C1 208.04 300.00 39'43"58" S18'41'28" W 203.90'
C2 101.90 267.00 21'51"56" S09'45'27" W 101.28'
C3 83.26 267.00 17'52"02" S29'37'27" W 82.92'
C4 26.36 333.00 4'32"08" S01'05'32" W 26.35'
C5 87.62 333.00 15'04"34" S10'53'54" W 87.37'
C6 85.86 333.00 14'46"26" S25'49'24" W 85.63'
C7 31.08 333.00 9'20"50" S35'53'02" W 31.07'

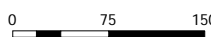
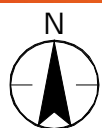


Plot Date: 12/27/2016 05:58am
User: hammelhouse\193803796\CAD\DWG\Figures 2.dwg
Xref: 193803796\Xref_new.bol 18 run, 193803796\Xref_Constr



EXISTING CONDITIONS

HAMMEL HOUSE & COMPANY
PRIVATE DEVELOPMENT



DATE: DECEMBER 2016 PROJ. NO.: 193803796

FIGURE 2



ENTIRE SITE MAP/ OUTLOT A & B

HAMMEL HOUSE & COMPANY
PRIVATE DEVELOPMENT

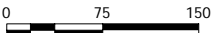
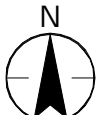


FIGURE 3

DATE: DECEMBER 2016 PROJ. NO.: 193803796



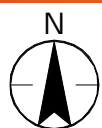
6188 Rome Cir. NW
Rochester, MN 55901
www.stantec.com

Plot Date: 12/27/2016 8:27am
Drawing Path: \\s:\projects\193803796\CAD\DWG\SiteMap.dwg
User: 193803796\KST Contour: new job: 1st run: 193803796



PHASE I & II SITE MAP/ IMPROVEMENTS

HAMMEL HOUSE & COMPANY
PRIVATE DEVELOPMENT



0 50 100

DATE: DECEMBER 2016 PROJ. NO.: 193803796

FIGURE 4

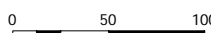
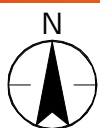


Plot Date: 12/27/2016 8:23am
Drawing Path: \\s:\projects\193803796\CADD\Drawings\5.dwg
Xref(s): 193803796.XST; Contour; new lot 1a.rvt; 193803796.xst



PHASE III SITE MAP

HAMMEL HOUSE & COMPANY
PRIVATE DEVELOPMENT



DATE: DECEMBER 2016 PROJ. NO.: 193803796

FIGURE 5



APPENDIX A

PRIVITE DEVELOPMENT
HAMMEL HOUSE & COMPANY PRIVITE DEVELOPMENT
CITY OF HARMONY, MN
DECEMBER 2016

PHASE I: 3RD STREET EXTENSION

	UNIT	QUANT	UNIT PRICE	TOTAL	
PART 1 - SANITARY SEWER:					
1	ADJUST SANITARY SEWER MANHOLE	EA	3	\$450.00	\$1,350.00
2	CLEAN AND TELEWISE ALL SANITARY MAINS	LF	780	\$2.00	\$1,560.00
3	4' DIAM. SANITARY SEWER STRUCTURE	EA	1	\$3,000.00	\$3,000.00
4	8" SANITARY SEWER PIPE	LF	20	\$36.00	\$720.00
5	CONNECT TO EXISTING SANITARY SEWER PIPE	EA	2	\$350.00	\$700.00
6	SANITARY REPAIR ALLOWANCE	LS	1	\$5,000.00	\$5,000.00
SUBTOTAL PART 1 - SANITARY SEWER					\$12,330.00
15% CONTINGENCY					\$1,849.50
20% ENGINEERING & CONST. SERVICES					\$2,835.90
TOTAL ESTIMATED PART 1 PROJECT COST					\$17,015.40

SANITARY SEWER ASSUMPTIONS:

- ASSUME SANITARY SEWER TRUNK MAIN ARE FOUND TO BE IN GOOD/ VERY GOOD CONDITION.

PART 2 - WATER MAIN:					
7	CONNECT TO EXISTING WATER MAIN	EA	1	\$550.00	\$550.00
8	6" DUCTILE IRON WATER MAIN W/ POLY WRAP	LF	730	\$36.00	\$26,280.00
9	IMPROVED PIPE FOUNDATION	LF	730	\$2.50	\$1,825.00
10	DUCTILE IRON FITTINGS	LB	350	\$5.50	\$1,925.00
11	HYDRANT	EA	2	\$3,800.00	\$7,600.00
12	6" GATE VALVE AND BOX	EA	3	\$1,200.00	\$3,600.00
SUBTOTAL PART 2 - WATER MAIN					\$41,780.00
15% CONTINGENCY					\$6,267.00
20% ENGINEERING & CONST. SERVICES					\$9,609.40
TOTAL ESTIMATED PART 2 PROJECT COST					\$57,656.40

PART 3 - SERVICES:					
13	SEWER SERVICE CONNECTION TO MAIN	EA	10	\$300.00	\$3,000.00
14	4" PVC SANITARY SEWER SERVICE PIPE (SCH. 40)	LF	350	\$24.00	\$8,400.00
15	IMPROVED PIPE FOUNDATION	LF	350	\$2.50	\$875.00
16	1" CORPORATION STOP	EA	10	\$200.00	\$2,000.00
17	1" CURB STOP AND BOX	EA	10	\$200.00	\$2,000.00
18	1" TYPE "K" COPPER WATER SERVICE	LF	340	\$22.00	\$7,480.00
SUBTOTAL PART 3 - SERVICES					\$23,755.00
15% CONTINGENCY					\$3,563.25
20% ENGINEERING & CONST. SERVICES					\$5,463.65
TOTAL ESTIMATED PART 3 PROJECT COST					\$32,781.90

PART 4 - STREET IMPROVEMENTS:					
19	MOBILIZATION	LS	1	\$2,500.00	\$2,500.00
20	COMMON EXCAVATION (CV)	CY	1100	\$6.50	\$7,150.00
21	SITE GRADING	LS	1	\$20,000.00	\$20,000.00
22	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) (2" THICK)	SY	2150	\$8.86	\$19,049.00
23	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) (1.5" THICK)	SY	2150	\$6.64	\$14,276.00
24	BITUMINOUS MATERIAL FOR TACK COAT	GAL	110	\$2.10	\$231.00
25	CLASS 5 AGGREGATE BASE (CV)	CY	1100	\$24.50	\$26,950.00
26	GEOTEXTILE FABRIC	SY	2644	\$1.75	\$4,627.00
27	SUBGRADE CORRECTION	CY	250	\$24.50	\$6,125.00
28	SUBGRADE EXCAVATION	CY	250	\$6.50	\$1,625.00
29	PREPARATION OF BITUMINOUS NON WEAR FOR WEAR	LS	1	\$1,500.00	\$1,500.00
30	SURMOUNTABLE CONCRETE CURB AND GUTTER	LF		\$16.00	\$0.00
31	SITE TURF RESTORATION	LS	1	\$7,500.00	\$7,500.00
32	SILT FENCE, TYPE MACHINE SLICED	LF	2000	\$2.00	\$4,000.00
SUBTOTAL PART 4 - STREET IMPROVEMENTS					\$115,533.00
15% CONTINGENCY					\$17,329.95
20% ENGINEERING & CONST. SERVICES					\$26,572.59
TOTAL ESTIMATED PART 4 PROJECT COST					\$159,435.54

STREET IMPROVEMENT ASSUMPTIONS:

- ASSUME STREET SECTION OF: GEOTEXTILE FABRIC, 15" CLASS 5 AGGREGATE & 3.5" BITUMINOUS

PHASE I: 3RD STREET EXTENSION ESTIMATED PROJECT COSTS	
TOTAL PART 1 - SANITARY SEWER	\$17,015.40
TOTAL PART 2 - WATER MAIN	\$57,656.40
TOTAL PART 3 - SERVICES	\$32,781.90
TOTAL PART 4 - STREET IMPROVEMENTS	\$159,435.54
PHASE I - TOTAL ESTIMATED PROJECT COSTS	\$266,889.24

PHASE II : EAST LOT DEVELOPMENT

	UNIT	QUANT	UNIT PRICE	TOTAL	
PART 5 - SANITARY SEWER:					
33	4' DIAM. SANITARY SEWER STRUCTURE	EA	1	\$3,000.00	\$3,000.00
34	8" SANITARY SEWER PIPE	LF	380	\$36.00	\$13,680.00
35	IMPROVED PIPE FOUNDATION	LF	380	\$2.50	\$950.00
36	CONNECT TO EXISTING SANITARY SEWER PIPE	EA	1	\$350.00	\$350.00
SUBTOTAL PART 5 - SANITARY SEWER					\$17,980.00
15% CONTINGENCY					\$2,697.00
20% ENGINEERING & CONST. SERVICES					\$4,135.40
TOTAL ESTIMATED PART 5 PROJECT COST					\$24,812.40
PART 6 - WATER MAIN:					
37	CONNECT TO EXISTING WATER MAIN	EA	1	\$550.00	\$550.00
38	6" DUCTILE IRON WATER MAIN W/ POLY WRAP	LF	400	\$36.00	\$14,400.00
39	IMPROVED PIPE FOUNDATION	LF	400	\$2.50	\$1,000.00
40	DUCTILE IRON FITTINGS	LB	100	\$5.50	\$550.00
41	HYDRANT	EA	1	\$3,800.00	\$3,800.00
42	6" GATE VALVE AND BOX	EA	1	\$1,200.00	\$1,200.00
SUBTOTAL PART 6 - WATER MAIN					\$21,500.00
15% CONTINGENCY					\$3,225.00
20% ENGINEERING & CONST. SERVICES					\$4,945.00
TOTAL ESTIMATED PART 6 PROJECT COST					\$29,670.00
PART 7 - SERVICES:					
43	8x4 WYE CONNECTION	EA	3	\$250.00	\$750.00
44	4" PVC SANITARY SEWER SERVICE PIPE (SCH. 40)	LF	260	\$24.00	\$6,240.00
45	IMPROVED PIPE FOUNDATION	LF	260	\$2.50	\$650.00
46	1" CORPORATION STOP	EA	2	\$200.00	\$400.00
47	1" CURB STOP AND BOX	EA	2	\$200.00	\$400.00
48	1" TYPE "K" COPPER WATER SERVICE	LF	56	\$22.00	\$1,232.00
49	1.5" CORPORATION STOP	EA	2	\$225.00	\$450.00
50	1.5" CURB STOP AND BOX	EA	2	\$225.00	\$450.00
51	1.5" TYPE "K" COPPER WATER SERVICE	LF	56	\$26.00	\$1,456.00
SUBTOTAL PART 7 - SERVICES					\$12,028.00
15% CONTINGENCY					\$1,804.20
20% ENGINEERING & CONST. SERVICES					\$2,766.44
TOTAL ESTIMATED PART 7 PROJECT COST					\$16,598.64
PART 8 - STREET IMPROVEMENTS:					
52	MOBILIZATION	LS	1	\$2,500.00	\$2,500.00
53	COMMON EXCAVATION (CV)	CY	1100	\$6.50	\$7,150.00
54	SITE GRADING	LS	1	\$5,000.00	\$5,000.00
55	DRIVEWAY CULVERT	LS	1	\$1,500.00	\$1,500.00
56	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) (2" THICK)	SY	475	\$8.86	\$4,208.50
57	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) (1.5" THICK)	SY	475	\$6.64	\$3,154.00
58	BITUMINOUS MATERIAL FOR TACK COAT	GAL	110	\$2.10	\$231.00
59	CLASS 5 AGGREGATE BASE (CV)	CY	160	\$24.50	\$3,920.00
60	SITE TURF RESTORATION	LS	1	\$7,500.00	\$7,500.00
61	SILT FENCE, TYPE MACHINE SLICED	LF	500	\$2.00	\$1,000.00
SUBTOTAL PART 8 - STREET IMPROVEMENTS					\$36,163.50
15% CONTINGENCY					\$5,424.53
20% ENGINEERING & CONST. SERVICES					\$8,317.61
TOTAL ESTIMATED PART 8 PROJECT COST					\$49,905.63

STREET IMPROVEMENT ASSUMPTIONS:

- ASSUME STREET SECTION OF: 12" CLASS 5 AGGREGATE & 3.5" BITUMINOUS SURFACE.

PHASE II : EAST LOT DEVELOPMENT ESTIMATED PROJECT COSTS	
TOTAL PART 5 - SANITARY SEWER	\$24,812.40
TOTAL PART 6 - WATER MAIN	\$29,670.00
TOTAL PART 7 - SERVICES	\$16,598.64
TOTAL PART 8 - STREET IMPROVEMENTS	\$49,905.63
PHASE II - TOTAL ESTIMATED PROJECT COSTS	\$120,986.67

APPENDIX B

12/20/2016

Re: Hammel House and Company
Private Development

TENTATIVE SCHEDULE

<u>Task</u>	<u>Date</u>
Commission Feasibility Report	Complete
Present Feasibility Report/ Meet with Owner	January 2017
Discussions/ Developers Agreement with City of Harmony	February 2017
Engineering Proposal	March 2017
Execution of Engineering Proposal	March 2017
Design Improvement Plans and Specifications	March 2017 – May 2017
Owner Approval of Plans and Specifications	May 2017
Council Approval to Submittal of Ad for Bid	May 2017
Submit Advertisement for Bids for Publication	May 2017
First Publication in Official News Paper	May 2017
Bid Date	June 2017
Award Contract	June 2017
Begin Construction	Late July 2017
Substantial Completion	October 2017 – November 2017
Final Completion	June 2018

12/20/2016 Revised 02/21/2017

Re: Hammel House and Company
Private Development

TENTATIVE SCHEDULE

<u>Task</u>	<u>Date</u>
Commission Feasibility Report	Complete
Present Feasibility Report/ Meet with Owner	January 2017 February 21, 2017
Discussions/ Developers Agreement with City of Harmony	February 2017 March 2017
Engineering Proposal	March 2017 April 2017
Execution of Engineering Proposal	March 2017 April 2017
Design Improvement Plans and Specifications	March 2017 – May 2017 April 2017-June 2017
Owner Approval of Plans and Specifications	May 2017 June 2017
Council Approval to Submittal of Ad for Bid	May 2017 June 2017
Submit Advertisement for Bids for Publication	May 2017 June 2017
First Publication in Official News Paper	May 2017 June 2017
Bid Date	June 2017 July 2017
Award Contract	June 2017 July 2017
Begin Construction	Late July 2017 Late August 2017
Substantial Completion	October – November November 2017
Final Completion	June 2018 July 2018