

AGENDA
HARMONY CITY COUNCIL
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Some members may participate by telephone or other electronic means
Regular Meeting

January 11th, 2022
7:00 P.M.

Council Room
Community Center

1. Call to Order
2. Roll Call
3. Public Forum
4. Consent Agenda
 - a. Minutes Regular December Meeting
 - b. Claims and December Checks
 - c. CD
 - d. Cash Balances
 - e. Liquor License – Harmony Distillery
 - f. 2022 Board Appointments – 22-01
5. New Business
 - a. Refuse and Recycling contract
 - b. Utility Rates and Fees – Change Ordinance - 22-02
6. Reports
 - a. Building & Maintenance Report
 - A. WWTP Report
 - B. Internet Grant Update
 - b. EDA Board
 - A. Approve Sale of Land
 - B. Approve New Home Rebate - Renew
 - C. Loan Approval
 - D. Downtown Rehab Loan- Renew
 - E. Annual Report
 - c. Park Board
 - A. Splash Pad/ Shelter Update
 - d. Library Board
 - e. Arts Board
 - f. Fire Department
 - g. Sheriff Report
7. Adjourn



January 11th, 2022
7:00 P.M.

Council Room
Community Center

1. Call to Order
2. Roll Call
3. Public Forum
4. Consent Agenda
 - a. Minutes Regular December Meeting
 - b. Claims and December Checks
 - c. CD
 - d. Cash Balances
 - e. Liquor License – Harmony Distillery
 - f. 2022 Board Appointments – 22-01
5. New Business
 - a. Refuse and Recycling contract
 - b. Utility Rates and Fees – Change Ordinance
6. Reports
 - a. Building & Maintenance Report
 - A. WWTP Report
 - B. Internet Grant Update
 - b. EDA Board
 - A. Approve Sale of Land
 - B. Approve New Home Rebate - Renew
 - C. Loan Approval
 - D. Downtown Rehab Loan- Renew
 - E. Annual Report
 - c. Park Board
 - A. Splash Pad/ Shelter Update
 - d. Library Board
 - e. Arts Board
 - f. Fire Department
 - g. Sheriff Report
7. Adjourn



A Regular Meeting of the Harmony City Council was called to order at 7:00 PM by Mayor Steve Donney. Present were Mayor Donney, Councilmembers Tony Webber, Steve Sagen, Domingo Kingsley and Jesse Grabau; Administrator Devin Swanberg, Attorney Greg Schieber, Miles Petree and Lisa Miller, Terry Bigalk, Brian Michel, Samantha Grabau, Brad Thacher, Tony Severson, Bill Hanson, Sandy Tollefsrud, Dan Tieffenbacher, Jay Niesen, Greg Skauge, Taylor Skauge, AJ Hoscheit (Richard's Sanitation), Tim Miller (Waste Management), Jeff Holmquist (Harters), Hannah Wingert (FC Journal) Chris Giesen, Eileen Schansberg and Lisa Morken.

PUBLIC FORUM:

Dan Tieffenbacher asked the City Council to consider staying with bag service (not totes) because he feels bags are easier to use.

Brad Thatcher mentioned that he prefers totes.

PUBLIC HEARING:

Sandy Tollefsrud asked about the vacation of Center Street past 3rd Ave West. Administrator Devin Swanberg noted that it may be a bad idea to vacate because it may affect future plans and the growth of the city. Maybe in the public's interest to keep this property open. Attorney Greg Schieber added that change to private ownership might mean an increase in revenue, but the City would have to purchase the land back if desired in the future. Greg has prepared resolutions for either decision. A majority vote is needed to pass either way. Not a 4/5 vote. Mayor Steve Donney asked if a decision needed to be made today? Councilmen Steve Sagen motioned to deny the vacation of Center Street past 3rd Ave West. Councilman Jesse Grabau seconded the motion. All present voting to deny vacating Center Street. Motion carried 5-0.

CONSENT AGENDA: Motion by Kingsley to approve the Consent Agenda. The motion was seconded by Mayor Steve Donney. All present voting yes. Motion carried.

REFUSE & RECYCLING CONTRACT

Administrator Devin Swanberg stated that trash haulers have submitted proposals. Councilman Steve Sagan noted that a lot of people are tired of bags and prefer totes. Councilman Webber noted that there is only one vendor for bags. Prices/Packets are on the City website. Councilman Webber motioned to choose Harter's. Sagen seconded the motion. Grabau opposed. Motion carried 4-1.

UTILITY RATES

Administrator Devin Swanberg asked to have a discussion to increase late fees tabled to the next meeting. No motion is needed.

2021, 2022, 2023 ADOPTING NEW SALARY GRID

A new salary grid has been submitted to Council by Administrator Devin Swanberg. The current grid has not been changed since 2002. Administrator Devin Swanberg also proposed that the city maintenance workers should be changed from Union grade 1 to 2. Councilman Grabau motioned to adopt a new salary grid starting in 2022. Councilman Webber seconded the motion. Councilman Sagen opposed. Motion passed 4-1. Councilman Grabau motioned to change City maintenance workers from Union grade 1 to 2. Councilman Webber seconded the motion. None opposed. Motion carried 5-0.

TRUTH IN TAXATION

3.7 % LEVY INCREASE. Some Bonds have come off the books in 2021 allowing the Park board budget to increase due to Splash Pad and shelter project. Home values have increased. Tax rates have not. The library budget increased by 5%. Councilman Grabau motioned to adopt Resolution 21-21. Councilman Kingsley seconded the motion. Motion carried 5-0.

REPORTS

BUILDING & MAINTENANCE:

1. Clean up Community Center Gym - Administrator Swanberg recommends cleaning walls. Mayor Donney mentioned that the ceiling also needs to be cleaned. Councilman Grabau suggested Terry Bigalk could clean the floor. Councilman Grabau will review the package that was submitted and get an estimate to clean the walls and ceilings. Councilman Grabau motioned to apply for a \$12,500 grant to Community Foundation. Mayor Donney seconded the motion. Motion carried.
2. WWTP - Councilman Kingsley noted the high price of tablets. Administrator Swanberg will look to UV options.
3. Internet Grant Update - Administrator Swanberg explained that Harmony Telephone's name (internet provider) must be removed from the grant application. We are still trying to get grant money from the CARES act. This is a federal grant.
4. Councilman Grabau motioned to approve Stantec's (Dairyland Power) pay request #3 for payment. Councilman Webber seconded the motion. Motion carried 5-0.

EDA

1. EDA - Downtown Revitalization – Chris Giesen, EDA has recommended a \$40,000 increase in the proposed application to renovate the *On the Crunchy Side* building. This location is a highly visible Harmony landmark. Mayor Donney motioned to approve the change from \$40,000 to \$80,000. Councilman Sagen seconded the motion. Motion carried 5-0.

Park Board

1. Park Board - Councilman Grabau gave a Splash Pad Update. A shelter design has been approved. Quote/Bid packet will go out in January for approval in February. May be able to break ground in June. New campground rates have also been approved.

Library

1. Library Board – Councilman Kingsley stated that they are looking for a new board member.

Arts

1. Arts – Councilman Grabau stated that the Best Holiday Decoration Award has been completed. There was an increase in participation this year over last.

Fire

1. Fire – Councilman Grabau explained that the USDA is requesting additional information for grant approvals.

Upon no further business, Mayor Donney adjourned the meeting.

CITY OF HARMONY

01/07/22 2:38 PM

Page 1

***Check Summary Register©**

Batch: 21-12D01,21-12D02,21-12D03,21-12D04,21-12D05,21-12D06

Name	Check Date	Check Amt	
10101 1st Southeast Bank-G			
67173 First Southeast Bank	12/15/2021	\$75.00	Fred Young rebate
67176 BANYON DATA SYSTEMS, INC	12/15/2021	\$1,074.00	Annual support
67177 BIGALK, TERRY	12/15/2021	\$300.00	Uniform allowance
67178 BRUENING ROCK PRODUCTS, I	12/15/2021	\$1,031.51	Sand materials
67180 Community & Economic	12/15/2021	\$1,350.00	Postage for SCDP
67181 CENTRAL PENSION FUND	12/15/2021	\$276.50	Pension
67183 CLAREY'S SAFETY EQUIPMENT,	12/15/2021	\$1,450.00	2.5" swing out line
67184 CULLIGAN	12/15/2021	\$73.40	Wellness program
67185 Custom Alarm	12/15/2021	\$94.50	Fire alarm monitoring
67186 DALCO	12/15/2021	\$350.33	Gloves and cleaning supplies
67187 CARDMEMBER SERVICES	12/15/2021	\$1,357.39	chair mat
67188 EMERGENCY MEDICAL PRODUC	12/15/2021	\$414.47	missed freight chg
67189 ENVIRONMENTAL WATER SERVI	12/15/2021	\$1,500.00	WWTP contract
67191 FASTENAL COMPANY	12/15/2021	\$41.33	bolts and screws
67192 FILLMORE COUNTY ATTORNEY	12/15/2021	\$583.00	Legal fees
67193 FILLMORE COUNTY JOURNAL	12/15/2021	\$357.39	Deputy Clerk ad
67194 FILLMORE COUNTY RESOURCE	12/15/2021	\$51.00	tire disposal
67195 FIRST SOUTHEAST BANK	12/15/2021	\$300.00	Christmas lights Contest winners
67197 GOPHER STATE ONE CALL, INC	12/15/2021	\$106.65	locates
67198 GRABAU, SAMANTHA	12/15/2021	\$54.88	Mileage to SE EMS, medical supplies
67199 HARMONY CHAMBER OF COMM	12/15/2021	\$490.00	Golden Happenings membership
67200 HARMONY FOODS	12/15/2021	\$6.58	Sandwich bags
67201 HARMONY GARDENS & FLORAL,	12/15/2021	\$174.98	Christmas Wreaths x2
67202 HARMONY GOLF CLUB	12/15/2021	\$250.00	Holiday Meals (25) Golden Happenings
67203 HARMONY PUBLIC UTILITIES	12/15/2021	\$8,675.42	Visitor Ctr. Elect.
67204 HARMONY TELEPHONE COMPA	12/15/2021	\$668.78	Administration Telephone
67206 HAWKINS, Inc.	12/15/2021	\$4,921.00	chlorine cylinder x3
67207 I.U.O.E. LOCAL 49 FRINGE BENE	12/15/2021	\$3,975.00	Union ER insurance
67209 IRONSIDE TRAILER SALES	12/15/2021	\$1,925.18	Old dump truck oil change and service
67210 IUOE LOCAL #49	12/15/2021	\$105.00	Union dues
67211 Rodney J. Johnson	12/15/2021	\$96.95	Fire Prevention Week activity books
67212 K&R EQUIPMENT	12/15/2021	\$764.53	July service call for Clarifier
67214 KINGSLEY MERCANTILE	12/15/2021	\$972.44	Faucet
67215 KIRVIDA FIRE	12/15/2021	\$2,809.98	412-2 repair
67216 KWIK TRIP, INC	12/15/2021	\$301.83	Terry truck fuel
67217 LEXIPOL	12/15/2021	\$900.00	LMS platform only
67219 M. PETERS ENTERPRISES	12/15/2021	\$192.00	Fireman flag
67220 MACQUEEN EQUIPMENT	12/15/2021	\$1,618.64	Leaf vac intake hose
67222 MCFOA	12/15/2021	\$45.00	Municipal clerk dues
67223 METERING & TECHNOLOGY SOL	12/15/2021	\$1,095.82	Meter
67225 MIENERGY COOPERATIVE	12/15/2021	\$53,816.28	Replaced bad cutouts behind 1st ave
67226 Brian Michel	12/15/2021	\$300.00	Clothing allowance
67227 MINNESOTA ENERGY	12/15/2021	\$1,650.27	WWTP gas
67228 MINNOWA CONSTRUCTION, INC	12/15/2021	\$22,000.00	Infrastructure project reimbursement
67230 MN DEPT OF COMMERCE	12/15/2021	\$28.30	Energy facility permit
67231 MN DEPT OF HEALTH	12/15/2021	\$1,462.00	Water testing fees
67232 MN DEPT OF LABOR & INDUSTR	12/15/2021	\$20.00	Annual compressor check
67233 MN STATE FIRE DEPT. ASSOC	12/15/2021	\$175.00	MSFDA Membership dues
67234 MOREM ELECTRIC, INC	12/15/2021	\$9,056.84	Overpayment
67235 MOSQUITO CONTROL OF IOWA	12/15/2021	\$5,465.00	2021 Mosquito spraying
67236 NCPERS Group Life Ins.	12/15/2021	\$16.00	511800
67237 Nethercut Schieber Attorneys,	12/15/2021	\$150.00	Legal fees November
67238 NORBY TREE SERVICE LLC	12/15/2021	\$10,500.00	10/14 - 4 Spruce @ comm. Ctr
67239 PARKS & TRAILS COUNCIL OF M	12/15/2021	\$35.00	Membership dues

CITY OF HARMONY

01/07/22 2:38 PM

Page 2

***Check Summary Register©**

Batch: 21-12D01,21-12D02,21-12D03,21-12D04,21-12D05,21-12D06

	Name	Check Date	Check Amt	
67240	PLUNKETTS PEST CONTROL, IN	12/15/2021	\$82.00	Rodent treatment
67241	PRESTON AUTO PARTS	12/15/2021	\$74.47	Unclog grease joints
67242	RUN RIGHT POWER LLC	12/15/2021	\$248.87	V-belt replacements
67244	SEMCAC	12/15/2021	\$500.00	Small Cities Application fee
67245	SEVERSON OIL CO.	12/15/2021	\$928.78	weed eater fuel Oct.
67247	SOLBERG WELDING	12/15/2021	\$297.60	Bracket mfg. for Christmas lights
67250	SWANBERG, DEVIN	12/15/2021	\$210.28	Fuel for truck
67251	TRI COUNTY FIREFIGHTER'S AS	12/15/2021	\$75.00	Fire Association
67252	USABLE LIFE	12/15/2021	\$59.65	101421301G
67253	UTILITY CONSULTANTS, INC	12/15/2021	\$1,038.50	WWTP testing fees
67254	Verizon Wireless	12/15/2021	\$47.88	cell phone and hot spot
67255	VIS PLUMBING	12/15/2021	\$725.00	curbstop replacement at Cardinal
67256	WARNER, CHARLIE	12/15/2021	\$50.00	Music entertainment - Christmas party
67257	WASTE MANAGEMENT	12/15/2021	\$10.00	Recycling dumpster at shop
67258	WHALEN, COREY	12/15/2021	\$34.99	jeans -clothing allowance
67259	WHV, INC	12/15/2021	\$1,018.00	Prev. roof maint.
67260	ZEP MANUFACTURING COMPAN	12/15/2021	\$281.61	ZEP 50 cleaner, shipping
	Total Checks		\$151,187.80	

CITY OF HARMONY
City Council Claims for Review

01/11/2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
Fund 101 General Fund				
General Fund	Union Central Pension Fund	CENTRAL PENSION FUND	Union central pension fund	\$252.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance	\$3,975.00
General Fund	Union Dues	IUOE LOCAL #49	IUOE Union dues	\$105.00
General Fund	NCPERS Insurance	NCPERS GROUP LIFE INS	511800	\$16.00
General Fund	Life Insurance	USABLE LIFE	Life/ADD insurance	\$59.65
General Fund	Copy/Fax Supplies	METRO SALES	Ricoh copier	\$68.48
General Fund	General Operating Supplies	1 SOURCE	Calculator, staple remover, 9x12 envelope	\$197.02
General Fund	General Operating Supplies	1 SOURCE	Steno notebooks	\$6.88
General Fund	Miscellaneous	ONE TIME VENDOR	Refund. Special assessments already paid	\$874.45
General Fund	Postage	ELAN FINANCIAL SERVICES	Stamped envelopes for utility bills	\$278.68
General Fund	Postage	QUADIANT, INC.	Postage refill	\$25.00
General Fund	Postage	QUADIANT, INC.	Postage meter rental	\$68.28
General Fund	Taxes, Licenses & Permits	ASCAP	2022 ASCAP license	\$195.00
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Civil defense	\$89.79
General Fund	Building Repair Materials	DAKOTA SUPPLY GROUP	Community center toilet valve	\$531.60
General Fund	Cleaning Supplies	DALCO	Glass cleaner	\$32.57
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Community center utilities	\$2,161.45
General Fund	Gas Utilities	MINNESOTA ENERGY	Service at 225 SW 3rd Ave	\$601.42
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Terry Chevy truck gas.	\$54.64
General Fund	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	2017 Chevy	\$42.48
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Community center utilities	\$49.06
General Fund	Small Tools and Minor Equip	KINGSLEY MERCANTILE	Chisel, washers, batteries, door knob	\$51.13
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Admin telephone	\$218.59
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Community center utilities	\$32.61
General Fund	General Operating Supplies	1 SOURCE	Office supplies	\$563.67
General Fund	General Operating Supplies	DALCO	Tissue	\$63.95
General Fund	General Operating Supplies	DALCO	Tissue	\$40.11
General Fund	Contractual Services	BRUENING ROCK PRODUCTS, INC	12/11 Loader snow removal	\$1,265.00
General Fund	Contractual Services	BRUENING ROCK PRODUCTS, INC	Snow removal 12/29 loader, truck	\$1,540.00
General Fund	Contractual Services	BRUENING ROCK PRODUCTS, INC	12/11 Truck snow removal	\$1,260.00
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Plow trucks Diesel fuel	\$230.88
General Fund	Repair/Maint Vehicles	HEGG TRUCK & TRAILER REPAIR	Loosen rear brake pins.	\$45.00
General Fund	Repair/Maint Vehicles	HEGG TRUCK & TRAILER REPAIR	MNDOT inspection	\$100.00
General Fund	Street Maint Materials	PIONEER RESEARCH CORP.	Salt	\$649.60
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	December services	\$270.00
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Police telephone	\$42.82

CITY OF HARMONY
City Council Claims for Review

01/07/22 2:35 PM

Page 2

01/11/2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Maintenance shop utilities	\$163.84
General Fund	Gas Utilities	MINNESOTA ENERGY	Service at 237 1/2 2nd Ave NW	\$430.52
General Fund	Small Tools and Minor Equip	KINGSLEY MERCANTILE	Dies for rethreading, tape, gloves, batterie	\$120.59
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Shop telephoe	\$44.95
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Maintenance shop utilities	\$17.98
General Fund	Motor Fuels/Lubricants	SEVERSON OIL CO.	Missed data entry on previous invoice.	\$287.55
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Visitor center utilities	\$126.90
General Fund	Gas Utilities	MINNESOTA ENERGY	Service at 15 NW 2nd St	\$617.10
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Terry Chevy truck gas.	\$54.64
General Fund	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	2017 Chevy	\$42.47
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Visitor center utilities	\$26.26
General Fund	Small Tools and Minor Equip	KINGSLEY MERCANTILE	Wire, totes	\$108.67
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Visitor center utilities	\$17.38
Fund 101 General Fund				\$18,116.66
Fund 211 Library Fund				
Library Fund	Telephone	HARMONY TELEPHONE COMPANY	Library telephone	\$75.96
Fund 211 Library Fund				\$75.96
Fund 222 Fire Fund				
Fire Fund	Dues	VOLUNTEER FIREFIGHTER S BENEFI	Firemans life insurance dues	\$280.00
Fire Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Fire Diesel fuel	\$46.72
Fire Fund	Small Tools and Minor Equip	KINGSLEY MERCANTILE	Rubber mallet, shop vac, velcro, roaster	\$220.46
Fire Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Fire station utilities	\$291.83
Fire Fund	Gas Utilities	MINNESOTA ENERGY	Service at 820 S Main Ave	\$295.48
Fire Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Fire station utilities	\$25.68
Fire Fund	Telephone	HARMONY TELEPHONE COMPANY	Fire telephone	\$44.78
Fire Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Fire station utilities	\$17.22
Fund 222 Fire Fund				\$1,222.17
Fund 223 Ambulance Fund				
Ambulance Fund	Contractual Services	ANCOM TECHNICAL CENTER	Unication pagers annual service	\$960.00
Ambulance Fund	Dues	ELAN FINANCIAL SERVICES	Instructor reauthorization - S. Grabau	\$15.00
Ambulance Fund	Dues	HANSON, JORDON	Nat Reg EMT. Recertification fee reimburs	\$20.00
Ambulance Fund	General Operating Supplies	EMERGENCY MEDICAL PRODUCTS	Cold packs	\$19.20
Ambulance Fund	General Operating Supplies	EMERGENCY MEDICAL PRODUCTS	nebulizer masks - adult	\$28.68
Ambulance Fund	Medical and Dental Fees	ASTRUP DRUG	Ambulance supplies	\$9.99
Ambulance Fund	Medical and Dental Fees	MAYO CLINIC AMBULANCE	Paramedic intercept. Run 21-130221	\$313.05

CITY OF HARMONY
City Council Claims for Review

01/11/2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
Ambulance Fund	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	14 CF Oxygen	\$63.33
Ambulance Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Ambulance Diesel fuel	\$258.86
Ambulance Fund	Repair/Maint Vehicles	DECORAH AUTO CENTER	Oil change. Ambulance.	\$140.49
Ambulance Fund	Software Service Fees	LEXIPOL	EMS account set up. \$900 pd 12/15/21	\$8.00
Ambulance Fund	Telephone	VERIZON WIRELESS	Ambulance hotspot and cell	\$47.97
Ambulance Fund	Training Fees	ELAN FINANCIAL SERVICES	Terry-Recer Fee	\$20.00
Ambulance Fund	Training Fees	ELAN FINANCIAL SERVICES	Pediatric CPR digital cert.	\$11.15
Ambulance Fund	Training Fees	ELAN FINANCIAL SERVICES	Refund - overcharge of 2020 update	-\$35.00
Ambulance Fund	Training Fees	ELAN FINANCIAL SERVICES	Online G2020 update fee	\$35.00
Ambulance Fund	Training Fees	ELAN FINANCIAL SERVICES	CPR for One Block at a Time. S. Grabau	\$22.74
Fund 223 Ambulance Fund				<u>\$1,938.46</u>
Fund 251 Park Fund				
Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Park shelters/courts/restrooms	\$139.75
Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-Parks	\$139.75
Fund 251 Park Fund				<u>\$279.50</u>
Fund 261 Arts Fund				
Arts Fund	Taxes, Licenses & Permits	ASCAP	2022 ASCAP license	\$195.00
Fund 261 Arts Fund				<u>\$195.00</u>
Fund 319 2020 Street GO BOND				
2020 Street GO BOND	Debt Service Interest	FIRST INDEPENDENT BANK-RUSSELL	GO BOND 2020A int.	\$6,818.50
2020 Street GO BOND	Debt Service Principal	FIRST INDEPENDENT BANK-RUSSELL	GO BOND 2020A principal	\$92,000.00
Fund 319 2020 Street GO BOND				<u>\$98,818.50</u>
Fund 601 Water Fund				
Water Fund	Debt Service Interest	FIRST INDEPENDENT BANK-RUSSELL	GO BOND 2020A int.	\$6,818.50
Water Fund	Debt Service Principal	FIRST INDEPENDENT BANK-RUSSELL	GO BOND 2020A principal	\$50,000.00
Water Fund	Postage	ELAN FINANCIAL SERVICES	Water dept postage	\$5.10
Water Fund	Postage	ELAN FINANCIAL SERVICES	Stamped envelopes for utility bills	\$278.68
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Water flouride.	\$248.03
Water Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	elec-pumphouses	\$837.35
Water Fund	Gas Utilities	MINNESOTA ENERGY	Service at 25 E Center St	\$96.37
Water Fund	Gas Utilities	MINNESOTA ENERGY	Service at 45 1st Ave NE	\$108.58
Water Fund	General Operating Supplies	DALCO	Tissue	\$63.95
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Coliform	\$40.00
Water Fund	Repair/Maint Other Improve	VIS PLUMBING	Dug water leak on curb stop. Lowrie res.	\$360.00
Water Fund	Repair/Maint Other Improve	VIS PLUMBING	Dug water leak and changed curb stop. C	\$360.00

CITY OF HARMONY
City Council Claims for Review

01/11/2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
Water Fund	Repair/Maint Other Improve	VIS PLUMBING	Lowrie residence. Fix curb stop.	\$622.50
Water Fund	Repair/Maint Vehicles	RUN RIGHT POWER LLC	Z turn- replaced deck belt, repaired oil lea	\$474.59
Water Fund	Utility Maint Materials	MISSISSIPPI WELDERS SUPPLY CO	Oxygen cylinders	\$58.59
Fund 601 Water Fund				<u>\$60,372.24</u>
Fund 602 Sewer Fund				
Sewer Fund	Postage	ELAN FINANCIAL SERVICES	Stamped envelopes for utility bills	\$278.68
Sewer Fund	Chemicals and Chem Products	USA BLUEBOOK	Dechlor tablets	\$328.66
Sewer Fund	Contractual Services	ENVIRONMENTAL WATER SERVICES	WWTP service contract	\$1,500.00
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Elec-WWTP/Lifts	\$1,366.04
Sewer Fund	Equipment Parts	DAKOTA SUPPLY GROUP	B&G PLTC impeller, gasket, coupler	\$281.35
Sewer Fund	Gas Utilities	MINNESOTA ENERGY	Service at 32326 Garden Rd	\$360.09
Sewer Fund	General Operating Supplies	KINGSLEY MERCANTILE	Batteries, couplers, heaters, hose fitting, a	\$135.11
Sewer Fund	General Operating Supplies	USA BLUEBOOK	Freight	\$65.30
Sewer Fund	General Operating Supplies	USA BLUEBOOK	Safety glasses	\$21.87
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	WWTP. Sample dates 12-1, 8 22	\$666.30
Sewer Fund	Motor Fuels/Lubricants	ELAN FINANCIAL SERVICES	Holiday Rochester 12/3/21. Gas.	\$9.24
Sewer Fund	Repair/Maint Other Improve	K&R EQUIPMENT, INC	Fall 2021 sludge hauling	\$1,949.12
Sewer Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	WWTP digester timer.	\$272.91
Sewer Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	sewer	\$1,969.81
Sewer Fund	Small Tools and Minor Equip	FIRST SYSTEMS TECHNOLOGY, INC	Influent flow meter	\$575.00
Sewer Fund	Telephone	HARMONY TELEPHONE COMPANY	Sewer dialers/Lifts	\$98.81
Sewer Fund	Utility Maint Materials	USA BLUEBOOK	Replacement green feed tube.	\$160.24
Sewer Fund	Water Utilities	HARMONY PUBLIC UTILITIES	water-WWTP	<u>\$1,297.78</u>
Fund 602 Sewer Fund				\$11,336.31
Fund 603 Solid Waste Fund				
Solid Waste Fund	Postage	ELAN FINANCIAL SERVICES	Stamped envelopes for utility bills	<u>\$278.68</u>
Fund 603 Solid Waste Fund				\$278.68
Fund 604 Electric Fund				
Electric Fund	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$58,326.04
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Town clock electric	\$13.42
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	elec-streetlights	\$1,080.47
Electric Fund	Miscellaneous	ENERGY REBATE	Energy Star appliance rebate- Solga	\$75.00
Electric Fund	Motor Fuels/Lubricants	SEVERSON OIL CO.	Missed data entry on previous invoice.	\$89.87
Electric Fund	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	3 tickets @ \$1.35 December 2021	\$4.05
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Repaired storm damage.	\$1,294.72

CITY OF HARMONY
City Council Claims for Review

01/11/2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Repair connections to house stack from st	\$80.82
Electric Fund	General Notices and Pub Info	FILLMORE COUNTY JOURNAL	Ordinance amendment notice. Ran 12/27/	\$27.14
Electric Fund	Postage	ELAN FINANCIAL SERVICES	Elect. Transformer oil samples 12/20/21	\$4.40
Electric Fund	Postage	ELAN FINANCIAL SERVICES	Stamped envelopes for utility bills	\$278.68
Electric Fund	Debt Service Interest	FIRST INDEPENDENT BANK-RUSSELL	GO BOND 2020A int.	\$6,818.50
Electric Fund	Debt Service Principal	FIRST INDEPENDENT BANK-RUSSELL	GO BOND 2020A principal	\$50,000.00
Fund 604 Electric Fund				\$118,093.11
Fund 620 Economic Development Authority				
Economic Development	General Notices and Pub Info	FILLMORE COUNTY JOURNAL	EDA notice sale of land. Ran 12/2/2021	\$30.15
Economic Development	Planning & Development Fees	CEDA	Economic dev. Support erv. Q1 2022	\$8,275.50
Economic Development	Telephone	HARMONY TELEPHONE COMPANY	EDA telephone	\$18.83
Fund 620 Economic Development Authority				\$8,324.48
				\$319,051.07

CITY OF HARMONY
City Council Claims for Review

January 11, 2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
Fund 101 General Fund				
General Fund	General Operating Supplies	CULLIGAN	Water. For wellness.	\$83.15
General Fund	Office Equip	1 SOURCE	Locking file cabinet.	\$767.28
General Fund	Postage	QUADIANT, INC.	Finance chg.	\$0.38
General Fund	Training Fees	BANYON DATA SYSTEMS	Software training, new employee.	\$375.00
General Fund	Assessor Fees	FILLMORE COUNTY AUDITOR	2022 Special assessment	\$50.00
General Fund	Motor Fuels/Lubricants	RELIABLE FUELS	Plow truck fuel	\$208.69
General Fund	Repair/Maint Vehicles	HAMMELL EQUIPMENT	Oil for skidloader	\$21.25
General Fund	Wages & Salaries	OLSON, ERIK	2021 Planning & Zoning meeting - E Olson	\$25.00
General Fund	Wages & Salaries	PETREE, MILES	2021 Planning & Zoning meeting- Miles Pe	\$25.00
General Fund	Wages & Salaries	STROZYK, JIMMY	2021 Plannig & Zoning meeting - J Strozyk	\$25.00
General Fund	Lodging Tax	HARMONY CHAMBER OF COMMERCE	Local option lodging tax. Country Lodge I	\$925.30
				<u>\$2,506.05</u>
Fund 101 General Fund				
Fund 222 Fire Fund				
Fire Fund	Motor Fuels/Lubricants	RELIABLE FUELS	Fire truck fuel	\$254.32
Fire Fund	Repair/Maint Other Equipment	PRO HYDRO-TESTING MOBILE SERVI	Hydro testing SCBA cylinders	\$924.00
				<u>\$1,178.32</u>
Fund 222 Fire Fund				
Fund 223 Ambulance Fund				
Ambulance Fund	Financial Services Fees	EXPERT BILLING, LLC	Harmony Ambulance billing service - Dec 2	\$406.00
Ambulance Fund	Motor Fuels/Lubricants	RELIABLE FUELS	Ambulance fuel	\$109.74
Ambulance Fund	Training Fees	GRABAU, SAMANTHA	Nat Reg EMT cert.	\$20.00
				<u>\$535.74</u>
Fund 223 Ambulance Fund				
Fund 251 Park Fund				
Park Fund	Wages & Salaries	GRABAU, JESSE	2021 Park Board meetings - J Grabau	\$200.00
Park Fund	Wages & Salaries	KRENZKE, KELLIE JO	2021 Park Board attendance - KJ Krenzke	\$225.00
Park Fund	Wages & Salaries	PETREE, MILES	2021 Park board meetings - M Petree	\$225.00
Park Fund	Wages & Salaries	STELPFLUG, ALISSA	2021 Park Board meetings - A Stelpflug	\$225.00
Park Fund	Wages & Salaries	WEBBER, ANTHONY	2021 Park Board meetings - A Webber	\$125.00
				<u>\$1,000.00</u>
Fund 251 Park Fund				
Fund 261 Arts Fund				
Arts Fund	Wages & Salaries	FENTON, KYLIE	2021 Arts Board meetings - K Fenton	\$50.00
Arts Fund	Wages & Salaries	GRABAU, JESSE	2021 Arts Board meetings - J Grabau	\$150.00
Arts Fund	Wages & Salaries	HAHN, SUSAN	2021 Arts Board meeting - S Hahn	\$25.00
Arts Fund	Wages & Salaries	LIEW, JOE	2021 Arts Board meetings	\$125.00

CITY OF HARMONY
City Council Claims for Review

01/11/22 3:11 PM

Page 2

January 11, 2022

Fund Descr	Object of Expense	Vendor	Comments	Amount
Arts Fund	Wages & Salaries	OMMEN, LU	2021 Arts Board meetings - L Ommen	\$125.00
Arts Fund	Wages & Salaries	PATTERSON, MATTHEW	2021 Arts Board meetings - A Patterson	\$125.00
Arts Fund	Wages & Salaries	SLINDEE, LORI	2021 Arts Board meetings - L Slindee	\$150.00
Fund 261 Arts Fund				<u>\$750.00</u>
Fund 602 Sewer Fund				
Sewer Fund	Repair/Maint Other Improve	MID-AMERICA BACKFLOW PREVENTE	Backflow test. Main water supply, Firehall.	\$125.00
Sewer Fund	Repair/Maint Other Improve	MID-AMERICA BACKFLOW PREVENTE	Backflow test. Waste plant.	\$125.00
Fund 602 Sewer Fund				<u>\$250.00</u>
Fund 604 Electric Fund				
Electric Fund	Motor Fuels/Lubricants	RELIABLE FUELS	Brian truck fuel	\$89.17
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Repaired street light 3rd St & 7th Ave SE	\$161.30
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Repaired storm damaged wires to Berge,	\$294.56
Fund 604 Electric Fund				<u>\$545.03</u>
				<u>\$6,765.14</u>

CITY OF HARMONY
Cash Balance Report for Council

01/07/22 2:20 PM

Page 1

January 2022

Fund Description	Balance
General Fund	\$1,819,771.66
DTED Revolving Loan Program	\$145,347.66
CDBG Rehab Loan Program	\$34,041.65
Library Fund	\$34,921.85
Fire Fund	\$124,492.73
Ambulance Fund	\$126,227.40
Park Fund	\$88,878.21
Arts Fund	\$12,392.24
G.O. Impr Bonds, 2010A-3rdStSW	\$51,836.34
G.O. Tax Abate Refund 2013A-CC	\$34,440.24
GO Tax Abatement Bonds 13B-HG	-\$86,822.01
GO Impr Bond-2014A-1st Ave SW	\$50,308.44
G.O. Bond 2020 (refi)	\$149,969.04
2020 Street GO BOND	\$217,350.99
Dairyland/Wickett Const.	-\$500.00
Capital Projects Fund	\$667,365.99
TIF District #1	\$208.69
Trailhead Project	\$137.40
TIF District #6 (HECO)	\$12,922.20
First Ave SW Project	\$1,369.48
2020 Street Project	\$309,323.09
Dairyland TIF 1-7	\$45,897.36
TIF 1-8 Oconnor	-\$5,956.36
Water Fund	\$448,915.45
Sewer Fund	-\$7,451.57
Solid Waste Fund	\$50,214.94
Electric Fund	\$762,024.93
Storm Water Fund	\$61,555.58
Economic Development Authority	\$147,118.14
Long Term Debt Account Group	-\$8,060.63
	<u>\$5,288,241.13</u>



**Minnesota Department of Public Safety
Alcohol & Gambling Enforcement Division
445 Minnesota Street, 1600
St Paul, Minnesota 55101
651-201-7507**

RENEWAL

Licensee: Please verify your license information contained below. Make corrections if necessary and sign. City Clerk/County Auditor should submit this signed renewal with completed license and licensee liquor liability for the new license period. City Clerk/County Auditor are also required by M.S. 340A.404 S.3 to report any license cancellation.

License Code MDLOFSL **License Period Ending** 1/31/2022 **Iden** 71655
Issuing Authority Harmony **Sunday Sales** Yes No
Licensee Name Harmony Spirits, LLC
DBA Harmony Spirits
Address 40 1st Ave NW
Harmony, MN 55939
Business Phone 507-251-1471
License Fees: **Off Sale** \$125.00 **On Sale** \$0.00 **Sunday** \$0.00

By signing this renewal application, applicant certifies that there has been no change in ownership on the above named licensee. For changes in ownership, the licensee named above, or for new licensees, full applications should be used. See back of this application for further information needed to complete this renewal.

Applicant's signature on this renewal confirms the following: Failure to report any of the following may result in civil penalties.

1. Licensee confirms it has no interest whatsoever, directly or indirectly in any other liquor establishments in Minnesota. If so, give details on back of this application.
2. Licensee confirms that it has never had a liquor license rejected by any city/township/county in the state of Minnesota. If ever rejected, please give details on the back of this renewal, then sign below.
3. Licensee confirms that for the past five years it has not had a liquor license revoked for any liquor law violation (state or local). If a revocation has occurred, please give details on the back of this renewal, then sign below.
4. Licensee confirms that during the past five years it or its employees have not been cited for any civil or criminal liquor law violations. If violations have occurred, please give details on back of this renewal, then sign below.
5. Licensee confirms that during the past license year, a summons has not been issued under the Liquor Liability Law (Dram Shop) MS 340A.802. If yes, attach a copy of the summons, then sign below.
6. Licensee confirms that Workers Compensation insurance will be kept in effect during the license period.

Licensee has attached a liquor liability insurance certificate that corresponds with the license period in city/county where license is issued. \$100,000 in cash or securities or \$100,000 surety bond may be submitted in lieu of liquor liability.(3.2& liquor licenses are exempt if sales are less than \$25,000 at on sale, or \$50,000 at off sale).

 _____   12-7-21 _____
Licensee Signature DOB SSN Date
(Signature certifies all above information to be correct and license has been approved by city/county.)

City Clerk/County Auditor Signature Date
(Signature certifies that renewal of a liquor, wine or club license has been approved by the city/county as stated above.)

County Attorney Signature Date
(County Board issued licenses only)(Signature certifies licensee is eligible for license)

Police/Sheriff Signature Date
Signature certifies licensee or associates have been checked for any state/local liquor law violations (criminal/civil) during the past five years. Report violations on back, then sign here.

City of Harmony
 225 Third Avenue SW
 Post Office Box 488
 Harmony, MN 55939-0488
 Tel 507-886-8122
 Fax 507-886-2818
 Email: cityoffice@harmony.mn.us

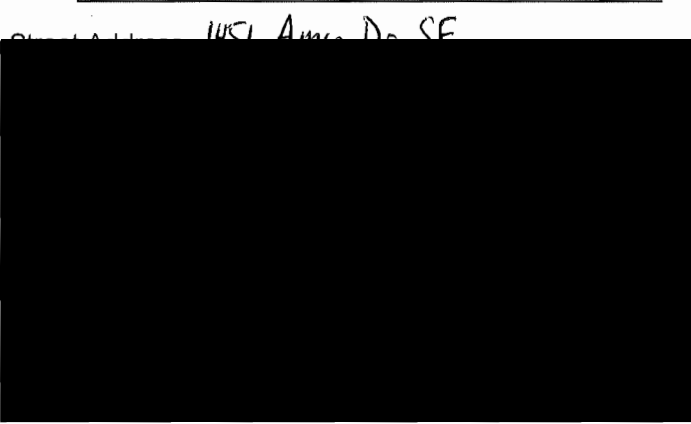
BUSINESS LICENSE APPLICATION

Business

Business Name Harmony Spirits, LLC
 Trade Name (d/b/a) Harmony Spirits
 Mailing Address PO Box 104, 40 1st Ave NW,
Harmony, MN 55939
 Telephone 507-886-7687
 Address to be Licensed 40 1st Ave NW, Harmony,
MN 55939
 Number of Years at this Location 3

Owner/Manager

Name James Simpson
 Title President



Licenses

- | | | |
|--|---|---|
| <input type="checkbox"/> Liquor On-Sale Only \$650.00 | <input checked="" type="checkbox"/> Liquor Combo On/Off Sale \$750.00 | <input checked="" type="checkbox"/> Liquor Sunday On-Sale \$125.00 |
| <input type="checkbox"/> Liquor Off-Sale Only \$240.00 | <input type="checkbox"/> 3.2 Beer On-Sale \$100.00 | <input checked="" type="checkbox"/> Microdistillery Off-Sale \$250.00 |
| <input type="checkbox"/> 3.2 Beer Off-Sale \$100.00 | <input type="checkbox"/> Wine/Strong Beer On-Sale \$225.00 | |

Total Fees \$ 1,125.00

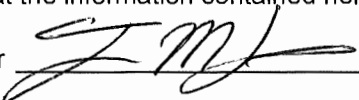
Term

The applicant requests the above licenses for a term from 12:01 a.m. on the 1st day of July, 2022 to 12:00 midnight on the 30th day of June, 2023.

Instructions

- 1) Complete both sides of this form and sign.
- 2) Complete and sign the attached *Proof of Worker's Compensation* form.
- 3) For liquor and wine applications, complete the attached state application forms.
- 4) Attach payment as calculated above and return to the City of Harmony at the above address.
- 5) The license, if approved, will be mailed to you.

The applicant hereby makes application for the above-indicated licenses for the stated term. Further, the applicant agrees to comply with all ordinances and regulations of the City of Harmony and with the conditions of the license(s); understands that licenses are not transferable and that the issuance of the license creates no legal liability, express or implied, on the municipality; and certifies that the information contained herein is true and correct to the best of the applicant's knowledge.

Signature of Owner/Manager  Date 12-7-2021

Date Filed	Fee(s) Paid \$	Receipt Number
Police Dept. Recommendation	Approve/Disapprove	By
Disposition	Date	License Number(s)

Supplemental Information

- Supply the information requested below for each partner if a partnership or each officer if a corporation.



- Owner/managers' occupation/business for the last five years.

See attached

- Owner/managers' references.

See attached

- Name and address of owner of the premises to be licensed. See above

- YES NO. Has any of the owner/managers ever applied for or held a license for alcoholic beverages in any other jurisdiction? If so, describe on a separate sheet of paper (give business name & address, jurisdiction name & address, and dates).
- YES NO. Has any of the owner/managers ever been convicted of a felony or of a violation of any federal or state laws or local ordinances relating to the manufacture, possession, transportation or sale of alcoholic beverages? If so, describe on a separate sheet of paper (give owners/managers' names, description of violations, court name & address, and dates of conviction).
- YES NO. Does any manufacturer or wholesaler of alcoholic beverages have any ownership or other financial interest in the business? If so, describe on a separate sheet of paper.
- YES NO. Are there any delinquent property taxes, special assessments, utility or other charges due to the city on the property to be licensed?
- YES NO. Does the business carry liquor liability (Dram Shop) insurance? If so, attach a certificate of insurance.
- YES NO. On-Sale Applications Only. Is food served at this location? If so, indicate the seating capacity for food service. _____
- YES NO. On-Sale Applications Only. Will alcoholic beverages be sold or consumed outside of the enclosed building on the licensed premises? If so, attach a scale drawing showing the licensed premises, and areas where sales and consumption will take place.
- 3.2 Beer/Strong Beer & Wine Applications Only. Sales of 3.2 Beer in the 12 month period ending _____ On-Sale _____ Off-Sale _____



CC0515

Mailing Address:
PO Box 64217
St. Paul, MN 55164-0217

Email: dli.license@state.mn.us
Website: dli.mn.gov
Phone: (651) 284-5034

Certificate of Compliance Minnesota Workers' Compensation Law

This form must be completed by the business license applicant.

Print in ink or type

Minnesota Statutes § 176.182 requires every state and local licensing agency to withhold the issuance or renewal of a license or permit to operate a business in Minnesota until the applicant presents acceptable evidence of compliance with the workers' compensation insurance coverage requirement of Minn. Stat. chapter 176. If the required information is not provided or is falsely stated, it shall result in a \$2,000 penalty assessed against the applicant by the commissioner of the Department of Labor and Industry.

A valid workers' compensation policy must be kept in effect at all times by employers as required by law.

License or certificate number (if applicable) 71578	Business telephone number 507-886-7687	Alternate telephone number 507-251-1471
Business name (Provide the legal name of the business entity. If the business is a sole proprietor or partnership, provide the owner's name(s), for example John Doe, or John Doe and Jane Doe.) Harmony Spirits, LLC		
DBA ("doing business as" or "also known as" an assumed name), if applicable Harmony Spirits		
Business address (must be physical street address, no P.O. boxes) 40 1st Ave NW	City Harmony	State MN
County Fillmore	ZIP code 55939	
Email address james.simpson2222@gmail.com		

You must complete number 1 or 2 below.

Note: You must resubmit this form to the authority issuing your license if any of the information you have provided changes.

1. I have a workers' compensation insurance policy.

Insurance company name (not the insurance agent) Milford Casualty Insurance Company	Effective date: 5/31/2021	Expiration date: 5/31/2022
---	-------------------------------------	--------------------------------------

I am self-insured for workers' compensation. (Attach a copy of the authorization to self-insure from the Minnesota Department of Commerce; see <https://mn.gov/commerce/industries/insurance/licensing/self-insurance>.)

2. I am not required to have workers' compensation insurance because:

- I only use independent contractors and do not have employees. (See Minn. Stat. § 176.043 for trucking and messenger courier industries; Minn. Stat. § 181.723, subd. 4, for building construction; and Minnesota Rules chapter 5224 for other industries.)
- I do not use independent contractors and have no employees. (See Minn. Stat. § 176.011, subd. 9, for the definition of an employee.)
- I use independent contractors and I have employees who are not required to be covered by the workers' compensation law. (Explain below.)
- I only have employees who are not required to be covered by the workers' compensation law. (Explain below.) (See Minn. Stat. § 176.041 for a list of excluded employees.)

Explain why your employees are not required to be covered

I certify the information provided on this form is accurate and complete. If I am signing on behalf of a business, I certify I am authorized to sign on behalf of the business.

Print name: James M Simpson	Applicant signature (required) 	Title President	Date 12-7-21
---------------------------------------	------------------------------------	---------------------------	------------------------

If you have questions about completing this form or to request this form in braille, large print or audio.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/08/2021

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 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).

PRODUCER Krage Agency Inc PO Box 329 Lanesboro MN 55949	CONTACT NAME: Josh A. Krage	PHONE (A/C, No, Ext): 507-487-3309	FAX (A/C, No): 507-487-2624
	E-MAIL ADDRESS: josh@krageinsurance.com		
INSURED Harmony Spirlls LLC 40 1st Ave NW Harmony MN 55939	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Scottsdale Insurance Company		
	INSURER B: Illinois Union Insurance Company		
	INSURER C: MWCIA		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CPS 3026831	5/6/2021	5/6/2022	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GENL AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ EXCLUDED
	<input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COM/OP AGG \$ 2,000,000
	<input type="checkbox"/> ANY AUTO						\$
	<input type="checkbox"/> ALL OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> HIRED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB						\$
	<input type="checkbox"/> EXCESS LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	<input type="checkbox"/> CLAIMS-MADE						\$
	<input type="checkbox"/> DED						\$
	<input type="checkbox"/> RETENTION \$						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			37094	05/31/2020	05/31/2021	<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$ 100,000
	(If yes, describe under DESCRIPTION OF OPERATIONS below)						E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 100,000
B	Liquor Liability			LQRMNF-147326844	01/31/2021	02/01/2022	Each Common Cause \$1,000,000 Annual Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Liquor Liability Continuous until Cancelled

CERTIFICATE HOLDER

CANCELLATION

City of Harmony P.O. Box 488 Harmony MN 55939	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 26 (2010/05)

© 1988-2010 ACORD CORPORATION, All rights reserved.

The ACORD name and logo are registered marks of ACORD

Resolution No. 22-02

**A RESOLUTION MODIFYING A SCHEDULE OF FEES AND CHARGES FOR
VARIOUS SERVICES, LICENSES AND PERMITS FOR THE CITY OF
HARMONY, MINNESOTA**

WHEREAS, the City Council of the City of Harmony has adopted the Minnesota Basic Code as it has been amended and supplemented to be its city code and that the code permits the city to adopt and modify by resolution a schedule of fees and charges for various services, licenses, and permits,

NOW THEREFORE the City Council of the CITY OF HARMONY, MINNNESESOTA, ordains:

Section 1. All fees and charges in effect as of the date of the adoption of the city code for the city shall remain in effect unless otherwise modified by the provisions of this resolution. All citations below are to various sections of the city code unless otherwise indicated.

Section 2. The following are the fees and charges for permits, licenses, and services listed below which are referenced to the section of the city code which authorizes their establishment:

(See Attached Schedule)

The foregoing resolution was introduced and moved for adoption by Council Member _____ and seconded by Council Member _____.

Voting for the Resolution:
Voting against the Resolution:
Abstained from Voting:
Absent from Voting:

Motion carried and resolution adopted this 11th day of January 2022.

Steve Donney, Mayor

ATTEST:

Devin Swanberg, City Administrator

CITY OF HARMONY
Utility Rates
2022 Rates

	Current Rate	Proposed Rate	Change	
			\$	%
WATER				
W-1 <u>General Water Service</u>				
Base Charge	12.00	12.50	0.50	4.17%
Usage/gallon	0.00550	0.00567	0.00017	3.00%
W-2 <u>Unmetered Water Service</u>				
All Customers	39.50	41.00	1.50	3.80%
W-3 Extra Connections (per connection)	6.00	6.25	0.25	4.17%
W-4 Disconnection/Turn On Fee	50.00	50.00	-	0.00%
W-4a Seasonal Turn On Fee	25.00	25.00	-	0.00%
W-5 Water Meter Testing Fee	75.00	100.00	25.00	33.33%
W-6 Water Meter (1st Meter Free)	250.00	250.00	-	0.00%
W-7 <u>Bulk Water</u>				
Base Charge	50.00	75.00	25.00	50.00%
Usage/gallon	0.00550	0.00567	0.00017	3.00%
Delivery \$25 per person				
SEWER				
S-1 <u>General Sanitary Sewer Service</u>				
Base Charge	19.00	19.75	0.75	3.95%
Usage/gallon	0.00835	0.00860	0.00025	3.00%
S-2 <u>Unmetered Sewer Service</u>				
All Customers	60.75	63.00	2.25	3.70%
S-3 Extra Connections (per connection)	9.50	9.75	0.25	2.63%
SOLID WASTE				
SW-2 <u>Recycling</u>	7.00	13.25	6.25	89.29%
SW-1 <u>Refuse</u>	7.00	6.50	(0.50)	-7.14%
STORM SEWER				
SS-1 <u>Storm Sewer (started June 2009)</u>				
Residential Customers	3.50	3.75	0.25	7.14%
Commercial & Industrial Customers	7.50	7.75	0.25	3.33%
School, Church, & Large Customer	10.00	10.25	0.25	2.50%

	Prior Rate	Current Rate	Change	
			\$	%
ELECTRIC				
E-1 <u>Residential Electric Service</u>				
Base Charge	8.50	8.75	0.25	2.94%
Usage/kWh (6/15/19-9/15/19)	0.12590	0.12900	0.00310	2.46%
Usage/kWh (1/1/19-6/15/19 & 9/15/19-12/31/19)	0.10480	0.10740	0.00260	2.48%
E-3 <u>Dual Fuel Service</u>				
Base Charge	5.00	5.25	0.25	5.00%
Summer/kWh	0.09520	0.09760	0.00240	2.52%
Winter/kWh	0.07300	0.07480	0.00180	2.47%
E-2 <u>Commercial Electric Service (1-Phase)</u>				
Base Charge	12.00	12.25	0.25	2.08%
Usage/kWh (6/15/19-9/15/19)	0.12060	0.12360	0.00300	2.49%
Usage/kWh (1/1/19-6/15/19 & 9/15/19-12/31/19)	0.09950	0.10200	0.00250	2.51%
E-12 <u>Commercial Electric Service (3-Phase)</u>				
Base Charge	14.50	14.75	0.25	1.72%
Usage/kWh (6/15/19-9/15/19)	0.12060	0.12360	0.00300	2.49%
Usage/kWh (1/1/19-6/15/19 & 9/15/19-12/31/19)	0.09950	0.10200	0.00250	2.51%
E-9 <u>Large Customer Service</u>				
Base Charge	67.00	68.00	1.00	1.49%
Demand/kW	9.32	9.55	0.23	2.47%
Usage/kWh (6/15/19-9/15/19)	0.07940	0.08140	0.00200	2.52%
Usage/kWh (1/1/19-6/15/19 & 9/15/19-12/31/19)	0.06340	0.06500	0.00160	2.52%
E-5 <u>Private Outdoor Lighting</u>				
Monthly	7.50	7.75	0.25	3.33%
E-7 <u>Municipal Outdoor Lighting</u>				
Usage/kWh (6/15/19-9/15/19)	0.10350	0.10610	0.00260	2.51%
Usage/kWh (1/1/19-6/15/19 & 9/15/19-12/31/19)	0.08280	0.08490	0.00210	2.54%
E-8 <u>Municipal Pumping</u>				
Base Charge	12.50	12.75	0.25	2.00%
Usage/kWh (6/15/19-9/15/19)	0.10350	0.10610	0.00260	2.51%
Usage/kWh (1/1/19-6/15/19 & 9/15/19-12/31/19)	0.08280	0.08490	0.00210	2.54%
E-9 Disconnection/Turn On Fee	50.00	50.00	-	
E-9a Seasonal Turn On Fee	25.00	25.00	-	
E-11 Electric Meter (1st Meter Free)	75.00	75.00	-	

Assessment for delinquent bills will add a \$50 administrative cost.
 Late Fees are ____%/month of outstanding balance.

CITY OF HARMONY

Section 31.11

Table of Fees and Charges

Recommended Effective 1/12/2022

BUSINESS LICENSES		
Liquor, off-sale only		240.00
Liquor, on-sale only		650.00
Liquor, on-sale, Sunday		125.00
Liquor, on/off sale combination		750.00
Micro distillery Off-Sale License with Cocktail Room		750.00
Wine & Strong Beer, on-sale Chapter 113		225.00
3.2 beer, off-sale Chapter 113		100.00
3.2 beer, on-sale Chapter 113		100.00
Plumber's license	53.70	50.00
Consumption and Display Permit	113.22 (J)	50.00
Tree service license	33.179 & 33.181	25.00
Adult Oriented Businesses	116.07	1,000.00
Tattoo & Body Piercing	115.03	500.00
Peddler License	112.03	10.00
Electric License (Non-master)	54.70	100.00
Amusement Activities	111.01	25.00
Motorized Bicycles	72.32	10.00
Golf Carts/UTV/ATV	72.52	10.00
ANNUAL LICENSES		
License fee	91.02	10.00
Late penalty after May 1st	91.02	2.00
Replacement dog tag	91.02	2.00
Impounding Fee (1 st Offense)	91.05	20.00/day
(2 nd Offense)		35.00/day
(3 rd Offense)		50.00/day
Kennel License		50.00
COMMUNITY BUILDINGS		
Community Center		
Meeting room		50.00 per ½ day
Gymnasium		75.00 per ½ day
Gymnasium for auction (two day max incl. kitchen)		250.00
PUBLIC SAFETY		
Accident reports		5.00
Ambulance BLS Rate		650.00
Ambulance ALS Rate		850.00
Ambulance Mileage (per loaded mile)		12.00
Ambulance No Transport/Standby		250.00

Fire calls per hour (outside city limits)		300.00
Fire calls per hour (inside city limits)		200.00
Thermal Image Camera w/operator per hour		100.00
Administrative Parking Citation		25.00
Administrative Citation (other than parking)		75.00
ADMINISTRATION		
Election filing fee		2.00
Copy charges: one sided (B&W)		0.10
two sided (B&W)		0.15
one sided (color)		0.25
Fax charges: out/page		1.00
in/page		0.10
returned check charge		30.00
PUBLIC WORKS		
Labor/hour (minimum 1 hour)		35.00/weekday & 50.00/holiday & weekends
Equipment/hour (minimum 1 hour)		50.00
Salting/Sanding Parking Lot		50.00/sm lot 70.00/lg lot
Right of Way Permit	93.25	25.00
Delay Right of Way Permit (after 30 days)	93.20	10.00/day
Water Cooled Air Conditioning	53.07	50.00
Electric Inspection Permit	54.29 & 54.30	Based on State Board of Elec
Fire Hydrant Fee	53.08	50.00
Sewer hook-up		500.00
Water hook-up		300.00/700.00
Electric hook-up		500.00
COMMUNITY DEVELOPMENT		
Zoning permit (0-999 sq ft)		25.00
Zoning permit (1,000-1,999 sq ft)		100.00
Zoning permit (2,000 & over sq ft)		200.00
Conditional use permit application		50.00
Variance application		150.00
Rezoning application		150.00
Subdivision application		100.00
Subdivision fees per lot		50.00

Environmental
Water Services



Operations &
Maintenance



Water & Wastewater
Services



City Of Harmony

Monthly Council Report

Reporting for the Month of October 2021

- 1.) Reviewed plant biological Activity Corey/Rick
- 2.) Completed Annual Biosolids Report Corey/Rick
- 3.) Adjusted wasting Rate Corey
- 4.) Control work on Lift stations Perry
- 5.) New Furnace timer installed for boiler Morem Electric
- 6.) Hvac Recirc pump rebuilt Corey/Brian/Terry
- 7.) Mixer hour meter and timer Morem Electric
- 8.) Conducted rounds and checks Corey/Rick
- 9.) Completed DMR's no violations Rick/Corey



City of Harmony

Harmony Economic Development Authority
City of Harmony

October 7, 2021

Industrial Park Lot Sale
Seller: Harmony EDA
Buyer: Tonya and Kevin Reicks (business name?)

Sale Offer:

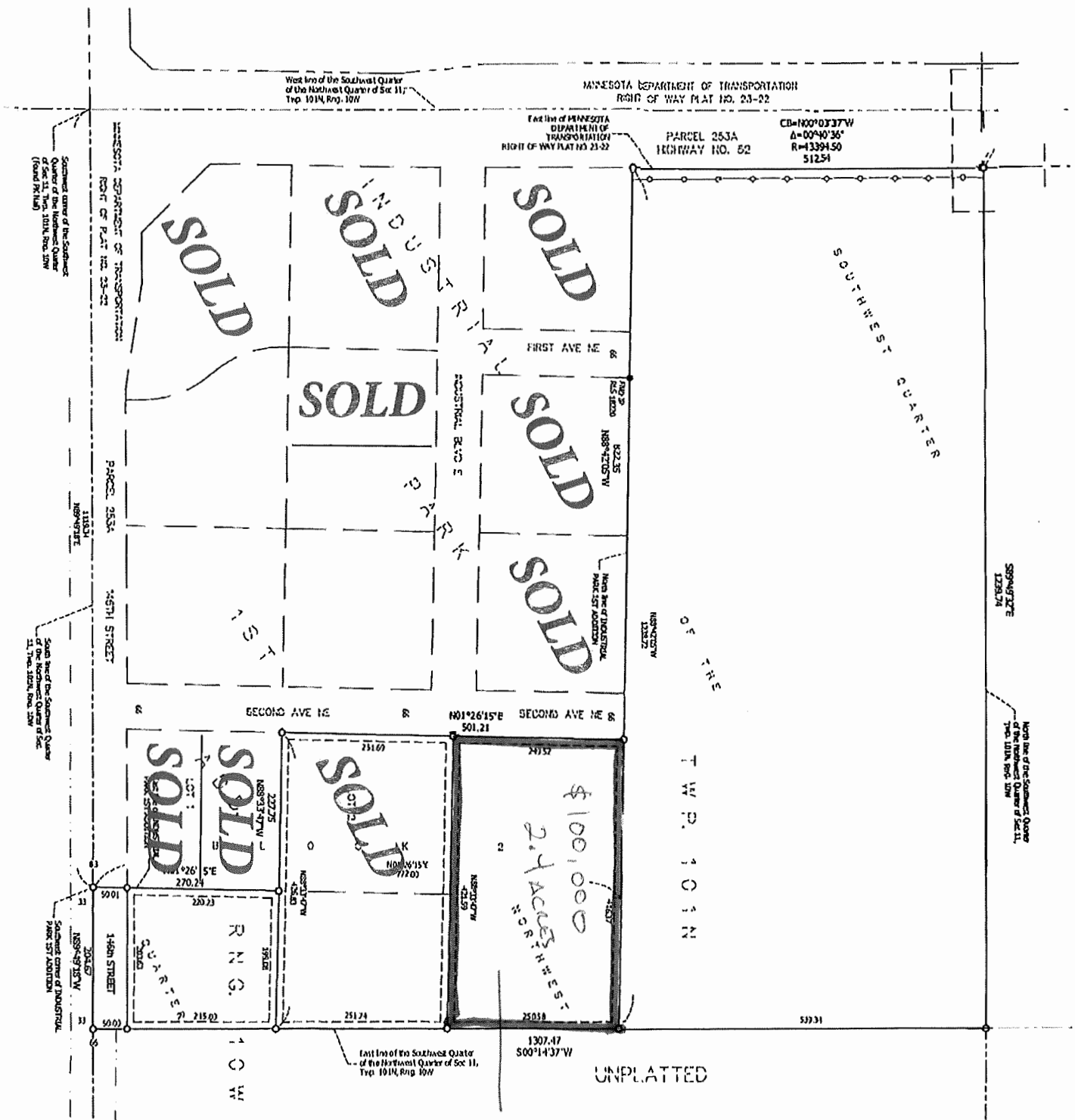
Approximately 2.40 Acres
(Lot 3 Block 2 and unplatted 1.09 acres immediately to the east)

Full Price:	\$100,000
Less TIF:	(\$50,000)
Out of Pocket Sale Price:	\$50,000

Process: If you are agreeable with the offer above:

1. EDA will create a purchase agreement for your signature based on the terms above.
2. EDA will hold a public hearing to review and consider approval of the purchase agreement at a date TBD (November or December?).
3. If EDA approves the purchase agreement, we will draft a development agreement outlining the requirements for the TIF discount. EDA staff will be in touch with you about this as it has a couple of components.
4. The City Council will review the development agreement at its next available meeting (December or January?).
5. Once the city council approves, we can close on the sale of the property and construction can begin anytime.
6. In order to qualify for the \$50,000 construction must finish by 12/31/2022.

Subject to EDA and City Council approval. Subject to the Minnesota Business Subsidy Law, if applicable.



*SUBJECT
PROPERTY*

*\$100,000
2.4 ACRES
H.E.S.E.*

UNPLATTED

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

Southwest corner of the Southwest Quarter of the Northwest Quarter of Sec. 11, Twp. 101N, Rng. 10W (Cont'd from 118)

South line of the Southwest Quarter of the Northwest Quarter of Sec. 11, Twp. 101N, Rng. 10W

Southwest corner of the Southwest Quarter of the Northwest Quarter of Sec. 11, Twp. 101N, Rng. 10W

East line of the Southwest Quarter of the Northwest Quarter of Sec. 11, Twp. 101N, Rng. 10W

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

East line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 23-22

CB=100°03'37"W
Δ=09°40'36"
R=43394.50
51251

PARCEL 253A
HIGHWAY NO. 62

SOUTHWEST QUARTER

T W P. 1 0 1 N

589°47'27"E
1238.74

North line of the Southwest Quarter of the Northwest Quarter of Sec. 11, Twp. 101N, Rng. 10W

53731

1307.17
500°14'37"W

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

PARCEL 253A
HIGHWAY NO. 62

145TH STREET

146th STREET

100 W

100 W

100 W

West line of the Southwest Quarter of the Northwest Quarter of Sec. 11, Twp. 101N, Rng. 10W

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 23-22

Harmony Economic Development Authority

Residential Rebate Program – Guidelines

It is the goal of this program to increase the housing stock and number of living units within Harmony; all rebates must demonstrate the ability to meet this goal.

- Cash rebate of up to \$12,000 per project, based on estimated market value of home. Condominiums, townhomes, twin homes, or other residential structures with zero lot lines are eligible provided they are constructed to be owner-occupied and each unit is divided into separate tax parcels.
- Rebate must be approved before any work begins.
- For owner-occupied residential properties only. Both new construction and renovation projects are eligible.
- Only one rebate per original lot will be awarded, regardless of how many new owner-occupied units are constructed on the original lot.
- Projects must increase the taxable market value of the property by at least \$50,000.
- EDA loan committee will review/approve each application, forwarding any questionable applications to full EDA for approval.
- FOR NEW CONSTRUCTION: Rebate paid once 100% of exterior features are complete (roof, siding, soffits, windows, doors, etc...), except when loan committee determines application will fall between rebate scales in which case the applicant will receive the rebate amount for the rebate bracket below, and the remaining rebate amount upon verification via final appraisal of property by county assessor.
- FOR RENOVATION PROJECTS: Rebate paid once 100% of the renovations are complete, all other criteria have been met, and a final property market value has been determined by the county assessor. Rebates for renovation projects will be awarded based on the increase in the final assessed value. Renovations must be of currently vacant or seriously dilapidated homes; rebates will not be awarded for projects such as finishing basements, kitchen remodels, additions, or other normal home maintenance or improvement projects as determined by the City.
- Rebates given until funds are gone or City ends program. Program will be reviewed annually.
- Rebate paid to applicant, unless directed otherwise by applicant.
- Spec and model homes qualify.
- There are no age, race, income, or residency limits/restrictions.
- Rebate recipient must be current on all city obligations (taxes, utilities, zoning issues, etc...) and EDA reserves right to deny application based on past history.

The rebate will be issued on a sliding scale as follows:

Increased Estimated Market Value	Rebate Amount
\$50,000 - \$75,000	\$2,000
\$75,001 -100,000	\$3,000
\$100,001- 125,000	\$4,000
\$125,001-150,000	\$5,000
\$150,001-175,000	\$6,750
\$175,001-200,000	\$8,250
\$200,001-250,000	\$10,000
\$250,001- +	\$12,000

ALL projects must be approved by the EDA prior to ANY construction work beginning
The EDA retains the right of ultimate right of review for each application and may deviate from the above
criteria if it deems doing so is in the best interest of the community.

REVOLVING LOAN FUND

Loan Proposal (as requested by applicant)

Applicant: The Shop A Cut Above the Rest LLC
Amy Rain, Owner
35 South Main
Harmony, MN 55939
507-696-8353

Loan Terms: Amount of Loan: \$25,000
Rate: 3.25% APR fixed
Term: 10 years (120 payments)
Other: Applicant is responsible to pay \$300 application fee.

Purpose: The EDA's loan proceeds will be used to pay for:

<u>Acquisition</u>	\$ 25,000
Total	\$ 25,000

Security:

- 2nd mortgage on real estate financed.
- Personal guarantee from borrower.

Uses of Funds:

<u>Acquisition</u>	\$115,000
Total:	\$115,000

Sources of Funds:

Owner Equity:	\$ 11,500	(10%)
FSEB Loan:	\$ 78,500	(68%)
<u>EDA Loan:</u>	<u>\$ 25,000</u>	<u>(22%)</u>
Total:	\$115,000	(100%)

Repayment: Fully amortized at 120 monthly payments of \$244.30. All payments will first be credited towards outstanding interest and the balance towards principal. The loan may be prepaid in whole or in part without penalty or premium.

First payment to be scheduled approximately 45 days after first draw.

Payments are to be made by ACH, per guidelines.

Jobs: 1 new, 3 retained (independent contractors)

Closing Date: On or around February 1, 2022

PLEASE NOTE:

1. N/A

Harmony Economic Development Authority

Downtown Revitalization Program – Guidelines

APPLICATIONS ARE DUE BY NOVEMBER 1

Program goal

To protect and enhance the character of Harmony’s historic downtown by strategically providing funding to renew and extend the life of core downtown buildings. Thereby supporting a core feature of the Harmony community which will retain and attract businesses and residents, improve tax base, and encourage new growth throughout the community.

This program will:

- Provide major grant funding for major visible exterior renovations that will be long term “once in a lifetime” type repairs/improvements.
- Provide funding for projects that would not otherwise happen without assistance.
- Eliminate barriers for participation in the program.
- Create high-impact results to save and improve the unique structures that give downtown Harmony its identity.

Program overview

1. Up to \$40,000 is available each year.
2. The EDA may award all \$40,000 to one project. Ideally this project could fund one building each year, and over 10 years most of downtown will be renovated.
3. The EDA will accept applications from eligible property owners each year.
4. Applications are due November 1 each year.
5. A committee appointed by the EDA will review applications and recommend to the EDA and council the projects(s) to award by December 1.
6. Applications will be reviewed based on eligibility criteria, how it achieves the program goals, impact tot the community as a whole, need, and overall project scope.
7. This program can provide up to 100% grant (no match required) structured as a forgivable loan. 10% of the award amount will be forgiven each year until completely forgiven. If the building is sold, the prorated remaining portion must be repaid and will be immediately due in full.
8. This program can be used in conjunction with all other programs, assuming that program allows for use of this program (EDA loans, etc...).

Application and award process

1. Applicants must complete the program application, provide supporting documents, and submit it to City Hall on or before November 1 each year.
2. In addition to a completed application and supporting documents, applications must detail the project scope, cost, materials used, any ancillary improvements that will be made in addition to their application, and any other information that will show the benefit to Harmony’s downtown and community at large.

Additional rules

1. Only commercially taxed properties generally between the intersection of Highway 52/139 south to 2nd Street SE along Main Street, between 1st Ave NW/SW and 1st Ave NE/SE are eligible. See eligibility Map for detail.
2. No self performance/self work allowed. All work must be completed by a third party that is licensed to do such work.
3. Materials must be of high quality, have long life expectancy (20+ years).
4. Project must not simply cover up, remove, or diminish historic features of the building.
5. Applicants may apply and be awarded multiple years in a row if funding, project size, and benefit to the community warrant additional funding.
6. EDA staff will help with questions, rules, and review/award process.

Please submit application with supporting materials to City Hall, incomplete applications will not be accepted.

PURCHASE AGREEMENT

November 4, 2021

THIS AGREEMENT is entered into by and between **KTNS TRUCKING CORP.**, Buyer, and **CITY OF HARMONY, ECONOMIC DEVELOPMENT AUTHORITY**, Seller.

1. REAL PROPERTY: Buyer agrees to purchase and Seller agrees to sell real property situated in the County of Fillmore, State of Minnesota, legally described as follows:

Lot 3, Block 2, Industrial Park 1st Addition, City of Harmony, AND that part of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 11, Township 101 North, Range 10 West described as follows: Beginning at the Southeast Corner of Lot 3, Block 2, Industrial Park 1st Addition, City of Harmony, thence South 88 deg. 33 min. 47 sec. East 193.84 feet to the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00 deg. 14 min. 37 sec. East along the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ 250.58 feet; thence North 88 deg. 33 min. 47 sec. West 188.61 feet to the Northeast corner of Lot 3, Block 2 Industrial Park 1st Addition, City of Harmony; thence South 01 deg. 26 min. 15 sec. West 250.07 feet to the point of beginning.

Tax parcel No. 15.0576.000 & 15.0619.000 (split)

2. PERSONAL PROPERTY AND FIXTURES: No personal property is included in this transaction.

3. PRICE & TERMS: Seller has this day sold to Buyer for the sum of ONE HUNDRED THOUSAND and NO/100THS (\$100,000.00) DOLLARS, which Buyer agrees to pay in the following manner:

- (a) Earnest money herein paid of \$0.00;
- (b) \$50,000.00 paid as a Seller Concession through Tax Increment Financing District 1-8 within Municipal Development District No. 1, the resulting proceeds of which will be retained by the City as they are generated to provide payment of \$50,000.00 of sales price; and
- (c) \$50,000.00 cash on the date of closing.

4. DATE OF CLOSING: Shall be on or before April 1, 2022.

5. DATE OF POSSESSION: Shall be on the date of closing, provided that all conditions of this agreement have been complied with.

6. DEED: Subject to performance by Buyer, Seller agrees to execute and deliver a merchantable Warranty Deed (to be joined in by spouse, if any) conveying marketable title to said premises subject only to the following exceptions:

- (a) Building and zoning laws, ordinances, State and Federal regulations.
- (b) Restrictions relating to use or improvement of property without effective forfeiture provisions.

- (c) Reservation of any minerals or mineral rights to the State of Minnesota.
- (d) Utility and drainage easements which do not interfere with present improvements.
- (e) Right of reverter whereby title to the real estate shall revert to Grantor in the event that Grantee fails to comply with and abide by the terms of the Development Agreement to be entered into by and between Grantor and Grantee at closing (mainly, finish construction on the proposed building no later than 12/31/22).

7. REAL ESTATE TAXES: Seller shall pay any real estate taxes due in 2021 and years prior. Buyer shall pay the real estate taxes due in the year 2022 and any unpaid installments of special assessments payable therewith and thereafter. Neither Seller nor Seller's agent make any representation or warranty whatsoever concerning the amount of real estate taxes which shall be assessed against the property subsequent to the date of purchase.

8. SELLER'S WARRANTIES: Seller warrants that 1) buildings, if any, are entirely within the boundary lines of the property; 2) there is a right of access to the real property from a public right-of-way; 3) there has been no labor or material furnished to the real property for which payment has not been made; 4) the real property is not subject to a lien for Medical Assistance or other public assistance; and 5) there are no present violations of restrictions relating to the use or improvement of the real property. Seller shall remove all personal property not included herein and all debris from the premises prior to the possession date. All warranties contained in this paragraph 8 shall survive delivery of the deed or contract for deed.

9. TITLE EVIDENCE:

- (a) Seller shall deliver any abstract of title or a copy of any owner's title insurance policy for the Property, if in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of this purchase agreement; and Buyer shall obtain the title services determined necessary or desirable by Buyer or Buyer's lender, including but not limited to title searches, title examinations, abstracting, a title insurance commitment, or an attorney's title opinion at Buyer's selection and cost and provide a copy to Seller.
- (b) Buyer shall be allowed 15 days from the date of the purchase agreement for examination of said title and the making of any objections thereto, said objections to be made in writing or deemed to be waived. If any objections are so made Seller shall be allowed 120 days to make such title marketable. Pending correction of title the payments hereunder required shall be postponed, but upon correction of title and within 10 days after written notice to Buyer, the parties shall perform this agreement according to its terms.

10. TITLE CORRECTIONS AND REMEDIES: If said title is not marketable and is not made so within 120 days from the date of written objections thereto as above provided,

this agreement shall be null and void, at option of Buyer, and neither principal shall be liable for damages hereunder to the other principal. All money theretofore paid by Buyer shall be refunded. If the title to said property be found marketable or be so made within said time, and Buyer shall default in any of the agreements and continue in default for a period of 10 days, then and in that case Seller may terminate this contract and on such termination all the payments made upon this contract shall be retained by Seller and said agent, as their respective interests may appear, as liquidated damages, time being of the essence hereof. This provision shall not deprive either party of the right of enforcing the specific performance of this contract provided such contract shall not be terminated as aforesaid and provided action to enforce such specific performance shall be commenced within six months after such right of action shall arise.

11. NOTICE REGARDING WELL: It is understood and acknowledged by Buyer and Seller that there is not a well located on the premises.

12. NOTICE REGARDING SEWAGE TREATMENT: It is understood and acknowledged by Buyer and Seller that there is not a septic system or other private sewage treatment system located on the premises.

13. NOTICE REGARDING METHAMPHETAMINE: It is understood and acknowledged by Seller and Buyer that if there has been methamphetamine production on the premises, Seller has provided to Buyer the full disclosure required by Minnesota Statute § 152.0275 Subd. 2(m).

14. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at www.corr.state.mn.us.

15. ADDITIONAL TERMS:

(a) **AS IS:** The above described real estate, including any improvements, is not new and is being purchased "**as is.**" Buyer has the right and duty to inspect the property, or to have the property inspected by a person of Buyer's choice, at Buyer's expense. Buyer also has the right to make a pre-closing inspection to determine that the property is in substantially the same condition as it is at the date of this agreement. **By signing this Contract, Buyer is acknowledging Buyer's acceptance of the property "as is."** Any warranties of physical condition of the property contained in this contract are void after closing. After closing Seller has no further liability or responsibility with respect to the condition of the property. This provision shall survive delivery of a deed or contract for deed.

(b) **CONTINGENT ON FORMAL APPROVAL AFTER PUBLIC HEARING:** This transaction shall be contingent upon EDA and City Council approval after public

hearing. If the EDA or City Council shall not approve the sale, this purchase agreement shall be cancelled and no further obligations shall exist between the parties.

- (c) **CONTINGENT ON DEVELOPMENT AGREEMENT:** This transaction shall be further contingent on Buyer, at closing, entering into a development agreement with the EDA, outlining in greater detail Buyer's obligations to construct the planned building no later than 12/31/22 and agreeing not to take any action that would jeopardize TIF district eligibility or recapture.
- (d) **FINANCING CONTINGENCY:** Buyer's performance of Buyer's obligations under this Purchase Agreement are contingent upon Buyer securing financing sufficient to support acquisition of the land and construction of the planned building. Buyer shall have the right to exercise this contingency until February 1, 2022, after which date the contingency shall be deemed waived by the Buyer and the parties shall proceed to closing. Buyer may waive this contingency at any time. Any earnest money paid by Buyer shall be refunded to Buyer if this contingency is exercised.

I, the undersigned owner of the above described property and Seller, hereby agree to sell the above described property for the price, terms and conditions stated above.

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF HARMONY**

Date:

Seller: Kerry Kingsley, President

Seller: Devin Swanberg, Executive Director

Address: PO Box 488
Harmony, MN 55939

I, the undersigned Buyer, hereby agree to purchase the above described property for the price, terms and conditions stated above.

KTNS TRUCKING CORP.

11-18-2021

Date:

Kevin Reicks

Buyer: Kevin Reicks

Tonja Lawler-Reicks

Tonja Lawler-Reicks

Address: 260 3rd Ave SW
Harmony, MN 55939
Phone: (507) 213 1937

Harmony Economic Development Authority

2021 Annual Activity Report

(12 months ending December 31, 2021)

The Harmony EDA regularly meets the first Thursday of each month at 7:30 AM at the Community Center. Special meetings are held to accommodate special requests or projects where deadlines were in conflict with the regular meeting schedule. No special meetings were held. The annually scheduled joint city, school, and EDA workshop was not held due to scheduling conflicts.

Meeting frequency:

Meeting Frequency		
	Regular	Special
2021	12	0
2020	11	1
2019	12	2
2018	12	1
2017	12	1

Meeting attendance record:

Member	Meeting Dates												Absences		
	1/7	2/4	3/4	4/1	5/6	6/3	7/1	8/5	9/2	10/7	11/4	12/2	2021	2020	2019
K. Kingsley	x	x	x	x	x	x	x	x	x	x	x	x	-	-	2
S. Donney			x	x			x	x	x	x	x	x	4	3	-
A. Batstone	x	x	x	x	x	x	x	x		x		x	2	2	5
S. Sagen	x	x	x	x	x	x	x	x	x	x		x	1	-	2
G. Schieber	x	x	x	x	x	x	x	x	x	x	x		1	n/a	n/a

Project Highlights:

Dairyland Power Cooperative Expansion Project

- Finalized the multi-year city efforts to secure the project resulting in the construction of an approximately 23,000 square foot warehouse outpost, creation of 4 new FTE's at an average wage of \$44.92 per hour, a minimum of \$2 million in new tax base, with a total project cost of about \$6 million, and retaining a critical utility service in the community.
- Annexed the project site adding 10.3 acres to the City of Harmony.
- Facilitated the design and extension of city water and sewer to the site.
- **Awarded \$284,689** MN DEED Business Development Public Infrastructure (BDPI) grant to assist with about half of the cost needed for public infrastructure to support the project.
- **Approved \$315,000** tax increment financing (TIF) district to assist business with site development costs.
- **Secured \$84,083** loan through MiEnergy Cooperative at 0% interest over 10 years to assist with the elimination of any public costs for infrastructure.

Harmony Lodge

- Facilitated the sale and financing of 2.5 acres in the industrial park for the construction of an approximately \$800,000 10-room motel. Project ultimately did not move forward.

State Trail Extension Project

- Assisted with required public input meeting reviewing the amendment of the Harmony Stateline Extension state trail plan.
- Assisted landowners adjacent to the trail route to donate additional land to route the trail around several groves of mature oak trees, saving the trees and preserving this unique feature along the route. **Awarded up to \$1,000** grant from the Harmony Area Community Foundation to assist with transactional costs for donation.
- Received county approval for the “in town” bike trail link between the existing and future trail heads along 1st Ave SE.

Twin City Trimmers Project

- Facilitated the sale of 1.3 acres in the industrial park for the construction of an approximately 5,200 square foot facility that would relocate the corporate headquarters of a construction company to Harmony; creating 3-5 new jobs and \$260,000 in new tax base.
- **Awarded \$46,000** in tax increment financing to assist with land acquisition costs.

KTNS Trucking Corp. Project

- Began negotiations to sell approximately 2.4 acres in the industrial park for the construction of a corporate headquarters for a transportation business. Project anticipated to move forward in spring 2022.

Experience Harmony II

- Partnered with MiEnergy Cooperative to install two electric vehicle chargers to provide four charging stations downtown.
- Discussed and requested the implementation of a city-wide “trash and treasure” clean up day.
- Discussed and established the Downtown Revitalization Program to award up to \$40,000 for “once in a lifetime” repairs to core buildings in order to preserve the unique character of the downtown.
- Began exploration of the creation of a coworking space at the community center.
- Celebrated news of the city’s growth over the last 10 years. 2020 Census results **reported a 2.25% growth rate over the past 10 years** – from 1,020 in 2010 to 1,043 in 2020. Harmony was one of only 3 cities in Fillmore County that saw growth during this period.

Small Cities Block Grant

- Conducted a community survey to determine need and interest in commercial, rental, and residential rehabilitation. Received 36% response rate and applied for over \$1 million grant funding from the State of Minnesota.
- **Awarded \$2,245,849** special CARES Act Small Cities Block Grant for the installation of broadband fiber optic internet throughout the city.

Industrial Park

- Discussed and facilitated several prospective buyers. Resulting in the signing of three purchase agreements. One purchase did not move forward and one is in progress as of the date of this report.
- Updated the pricing schedule for lots.
- Moved forward with a plat for the 2nd Addition to the park.
- Discussed possible land acquisition for expansion of the industrial park.

Downtown Revitalization Program

- **Approved \$80,000** forgivable loan to fully repair the exterior brick and windows on a Main Street commercial building.

New Home Construction Rebate Program

- **Awarded 2 rebates totaling \$22,000 creating \$505,900** in new home value.
- Continued to receive state, national, and international media attention and interview requests.

Revolving Loan Fund

- **Approved \$25,000** line of credit to the Harmony Area Chamber of Commerce for marketing purposes.
- **Approved \$35,000** loan to Harmony Lodge for the purchase of an existing hotel facility.
- **Approved \$25,000** loan to The Shop A Cut Above the Rest salon for the purchase of a Main Street storefront.
- **Approved \$25,000** loan to Bee Balm for the purchase of a vacant Main Street storefront.
- **Approved \$25,000** loan to Josh and Kelsey Bergey for the purchase of Harmony Car Wash.
- Managed loan portfolio and repayments.

Other Grant Awards

- **Awarded \$75,000** grant from the Minnesota DNR Outdoor Recreation program for the construction of a picnic shelter at the to-be-constructed splash pad.
- **Awarded \$50,000** USDA "Community Facilities" grant to purchase a new fire truck.
- **Awarded \$44,125** USDA "Community Facilities" grant to purchase a fire rescue off-road vehicle and rescue equipment.

General Business Assistance/Other

- **Worked with 44 individual current and/or prospective businesses** in regards to projects, issues, programs, business planning, financial packaging and other general assistance.
- Participated in "Level Up Harmony" social media discussions.

Required Reporting

- Annual LCCMR land acquisition report (bike trail extension project).
- Annual Minnesota Investment Fund report to DEED (revolving loan fund).

Annual Program Review

- Annual review of Business Subsidy Policy and active program guidelines to ensure effectiveness and ease of use.

Memberships

- Harmony Area Chamber of Commerce
- Minnesota Parks and Trails Council

Revolving Loan Fund Summary:

<u>Active Loan Portfolio</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Total Number of Loans:	13	15	17
New Loans:	3	2	2
Total Principal Amount:	\$324,700	\$381,810	\$415,810
Total Balance Due:	\$203,593	\$218,052	\$241,662
Average Loan Amount:	\$24,977	\$25,454	\$24,459
Cash on Hand Available to Lend:	\$149,812	\$129,267	\$98,935

Loan Portfolio since Inception (1989, Harmony Enterprises Grant)

Total Loans Made:	71
Total Principal Amount:	\$1,203,531
Total Repayments:	\$1,222,886
Total Adjustments:	\$43,486
Total Interest Received:	\$294,023
Average Loan Amount:	\$16,951

Fillmore County Property Valuation Change:

City Wide Tax Base		
Year	EMV	% Change
2021	86,969,800	14.46
2020	75,984,200	0.93
2019	75,285,100	

Economic Development Authority's Financial Impact on Harmony:

(Excluding loan repayments & fund interest earnings)

	2021	2020	2019
Total Grants Received:	\$2,700,663	\$118,631	\$47,766
Total Loans Made:	\$135,000	\$50,000	\$50,000
Total Short Term Project Revenue Leveraged:	\$186,083	\$1,000	\$11,750
Total Long Term Project Revenue Leveraged:	\$361,000	\$132,500	\$84,082
Total Dollars Leveraged for Harmony:	\$3,382,746	\$302,131	\$193,598
Total City Levy:	\$775,361	\$745,550	\$700,000
Total EDA Budget:	\$105,000	\$105,000	\$102,500

Harmony EDA Minutes

DRAFT

January 6, 2022
7:30 AM

Community Center
Council Room

Present: Kerry Kingsley, Steve Donney, Andy Batstone, Steve Sagen, and Greg Schieber

Also Present: Devin Swanberg and Chris Giesen

The annual and regular meeting was called to order at 7:33 AM by Kerry Kingsley.

Election of Officers

The board discussed election of officers for 2022. Motion by Sagen, second by Schieber to keep the board officers the same as in 2021. Motion carried unanimously. Officers for 2022 are Kerry Kingsley, President; Steve Donney, Vice President; Andy Batstone, Treasurer; and Greg Schieber, Secretary.

Committee Appointments

Kingsley appointed the following members to serve on standing committees for 2022: Batstone and Donney to the loan committee and Batstone and Schieber to the trail committee.

Annual Report

Giesen presented the 2021 annual EDA activity report. The board reviewed and discussed. Motion by Sagen, second by Batstone to approve the report as presented. Motion carried unanimously.

Annual Program Review

The board reviewed the business subsidy policy and the program guidelines for the revolving loan fund, commercial rehab loan fund, new home/rehab rebate program, and downtown revitalization programs. Giesen recommended that no changes be made to the guidelines for these programs at this time. The board concurred.

It was noted that a recommendation to council should be made as to the renewal of the new home and rehab rebate program and downtown revitalization program. The board discuss the value of the programs, in particular the new home rebates. Consensus was that both programs should continue. Staff will prepare additional follow up reporting information for board to review in regards to the new home rebate program with the purpose of tracking actual tax base created and taxes paid. The board also discussed whether or not the rebate amounts should increase because of inflation, but it was agreed to wait before making any changes in order to review the additional tracking information that staff is gathering.

Motion by Schieber, second by Sagen to request that the city council renew the new home construction and rehab rebate program for 2022. Motion carried unanimously.

Motion by Donney, second by Batstone to request that the city council renew the downtown revitalization program for the 2022/23 application process. Motion carried unanimously.

Giesen noted that he will be reaching out to board members over the next month to discuss their individual priorities for the upcoming year.

Kingsley closed the annual meeting.

Minutes

The board reviewed the minutes of the December 2, 2021 meeting. Motion by Batstone, second by Sagen to approve the minutes as presented. Motion carried unanimously.

Financial Reports & Claims

The board reviewed the loan portfolio. All loans were current. There were no claims for payment. Motion by Schieber, second by Donney to approve the financial report. Motion carried unanimously.

Revolving Loan Application: Amy Rain

Giesen presented a request for a \$25,000 loan to Amy Rain for the purchase of a commercial building on Main Street. Currently she has a contract for deed on the building she is using for her hair salon. The loan would be at 3.25% fixed APR over a term of 10 years. Giesen noted that earlier in 2021, the EDA approved the same request from Rain but that the project did not move forward at that time. He also noted that the primary financing was not yet in place but recommended that any approval be given on condition of the borrower also securing the primary financing as discussed in their application. The loan committee reviewed the particulars of the application and recommended approval. The board discussed. Motion by Sagen, second by Batstone to recommend that the city council approve the loan as requested on the condition that primary financing is secured as discussed. Motion carried unanimously.

Review Industrial Park Purchase Agreement: KTNS Trucking, Corp.

Giesen presented a purchase agreement for a lot in the industrial park. KTNS Trucking Corp owned by Tonja and Kevin Reicks would like to purchase 2.4 acres in the industrial park at the listed price of \$100,000. They intend to construct a headquarters for their transportation business. The facility will also offer storage and warehousing space for other entities as an secondary use. The Riecks have indicated that because of the costs associated with the project, they would not be able to move forward with their project without assistance with the property acquisition. Based on the county assessor's review of their building plans, tax increment financing (TIF) could be used to reduce the out of pocket cost of the lot by \$50,000. The city would collect TIF generated through the existing TIF District 1-8 over a period of 9-10 years (or sooner) to offset the purchase price for the buyers, similar to previous projects in the industrial park. The board reviewed the signed purchase agreement that was prepared by the city attorney. Giesen noted that in order to consider approval of the purchase agreement, a public hearing must be held to accept public comment. The hearing was properly noticed in the newspaper for today's meeting.

Kingsley opened a public hearing at 8:11 AM to accept public comments on the proposed sale of land to KTNS Trucking, Corp.

Kingsley called for public comment three times. Hearing none, he closed the public hearing at 8:11 AM.

The board discussed the project and the purchase agreement. The board agreed this would be a good project for the industrial park and community. Giesen noted that the

buyers would need to construct their building by the end of 2022 in order to qualify for the \$50,000 TIF assistance, which would be better outlined in a development agreement at a future meeting. The buyers would also be seeking a loan at a future meeting to assist with the facility construction. The board also discussed the need to improve 2nd Ave NE, noting that service connections for water and sewer were already present to serve this lot and that the road improvements would likely occur in 2023 with other city street projects. The buyers were aware of this and OK with utilizing the current access until improvements are made. The purchase agreement is contingent upon financing and a development agreement to outline the details of the required construction, and would need city council approval.

Motion by Batstone, second by Sagen to approve the purchase agreement as presented. Motion carried unanimously.

Industrial Park 2nd Addition Plat

As a follow up to previous discussions regarding platting the 2nd Addition to the industrial park, Giesen presented a potential layout that was created by the city engineer. He noted that the board discussed including an access easement in the plat for lot 2 from the township road but that the city engineer recommended not including that type of easement on the plat. The board discussed the merits of including an access easement on the plat at length. Consensus of the board was that an access easement was not needed at this time, but that it should be noted in the minutes and other city records that should Lot 3 ever sell, an access easement should be recorded across Lot 3 to Lot 2 should Lot 2 be unsold at that time. It was also agreed that if a 3rd party buyer purchases Lot 2 an access easement would be granted across Lot 3 from the township road at that time.

Motion by Schieber, second by Sagen to authorize the submission of the Industrial Park 2nd Addition plat to the city as proposed by the city engineer and pay the associated fees and costs related to such process. Motion carried unanimously.

Potential Land Opportunity

The board continued the discussion started at prior meetings regarding the opportunity to purchase about 4.3 acres of prime industrial property in the city. Giesen reported that he had been in contact with the realtor for the prospective seller and that no new information was available at this time. He would continue conversations with the realtor and keep the board informed.

Giesen noted that he and Swanberg had looked for sources of funding for such a purchase, and had not yet found a suitable source. They would keep discussing options for possible consideration, but that it would not be advisable to request a tax levy increase for such a purchase. The board agreed.

Swanberg mentioned that he is discussing solar energy production with MiEnergy and the thought of utilizing the undeveloped portion of the industrial park for a new local solar farm may be a possible source of funding for such a land purchase. He noted that in addition to producing energy locally and generating a financing source for future industrial park property, the board would save on future road, water, and sewer improvement costs that are needed for this undeveloped area – while the area to be purchased currently is fully improved. He noted that there were many details to research and discuss before a proposal could be made but that it was a possibility. The board was very interested in pursuing this idea. It provided many opportunities for the community and met the Experience Harmony II strategic plan goals. Consensus was to pursue this

idea. Motion by Batstone, second by Sagen to explore the feasibility of solar installation in the industrial park. Motion carried unanimously.

Chamber of Commerce Report

Melissa Vander Plas submitted the following written chamber activity report:

Harmony Area Chamber of Commerce Director's Report ~ January 6, 2022

December Activities

Hosted Breakfast with Santa – a great success with over 80 families taking photos with Santa and over 250 kids, parents and community members signing up for door prizes. Event is truly a community effort with help from the Harmony Lions, DianeH Photography, Fillmore Central ECFE, Harmony Girl Scouts, First Southeast Bank, Bluff Country Computer Works and Greenfield Youth.

Completed the “12 Days of Christmas” Drawing and distributed prizes. Committee is considering making this our annual Small Business Saturday and Christmas promotion.

Held the Community Tree Lighting with assistance from volunteer Sandy Strozyk. Those trees are being removed this week. Have received many compliments on having the trees light up the park. Even after they took their beating during the wind storm, they truly brought some beauty to our park.

The majority of my time in December has been spent on development of the new visitor guide. Have been following up with members on their ads and developing new content and finding photos to “refresh” the book. Deadline is Jan. 15 with final proof to be returned by end of January for a March delivery date.

We were notified that we have once again been designated as an “affiliate welcome center” for the state of Minnesota. This means our visitor center can distribute official Explore Minnesota publications and we are included on the exploreminnesota.com website as a destination stop.

We applied for and received a \$10,000 Explore Minnesota marketing grant. This is a dollar-for-dollar matching grant to be used for marketing. Prior to the pandemic, Harmony typically received \$7,500. This year's increase was based on our overall operating budget.

At the end of the year, I completed needed contracts and made deposits for Fourth of July entertainment.

January goals

- Continue to work on visitor guide and membership renewals.
- Plan for annual meeting.
- Work on preliminary event schedules, including Fourth of July.
- Update business listings and events on website.

Visitor Center in December

~ The visitor center is officially closed, but the door is unlocked when Annette or I are there. We had very few visitors in December – mainly local people coming to Harmony for a day trip.

Upcoming events

Annual Meeting at the golf course – Feb. 15 at 6 p.m. Format will be a cocktail hour with business updates and short business meeting. Looking for three Chamber board members if you might be interested or know of someone.

Easter Bunny on April 16

Fourth of July weekend: Friday, July 1 – Monday, July 4

Contact me

As always, feel free to contact me in the office Monday through Thursday. My office number is 507-886-2469 and my cell is 507-450-5971.

Prospects/Community Update

Giesen gave a brief update on prospects. Schieber noted that the bonding money for the bike trail may be expiring soon. Batstone asked Giesen to follow up with the DNR to check in on the project status. Giesen said he would report back with the project status update right away.

Member Open Forum

Schieber followed up on a discussion that briefly occurred at a prior meeting regarding zoning requirements for box stores and similarly related retail variety stores. At that prior meeting he noted that he would do some research regarding other cities and zoning limitations that might be implemented to ensure retail variety stores met the needs of the community. Based on that research he noted that cities are allowed to create zoning limitations to promote the health, safety, and welfare of residents and suggested that such retail variety stores might contradict the health and welfare of the community given their limited selections that might outcompete and drive out more holistic offerings that provide essential resources for residents. And, in such a small market it would be difficult to re-attract essential resources once lost. He discussed a proposed zoning change that the board could recommend if so desired. The proposed change would require retail variety stores meeting certain definitions to be restricted to seeking conditional use permits. The conditional use permits would require service offerings that would ensure essential resources are provided in the community. The board discussed at length. No action was taken, members asked many questions and expressed mixed feelings but were interested in further discussions. It was decided that Schieber and Kingsley would meet with staff within the week to discuss Schieber's proposal and draft for further board consideration and possible recommendation to the planning and zoning commission and city council.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 10:37 AM.

The next regular meeting is scheduled for February 3, 2022 at 7:30 AM at the Community Center.

FILLMORE COUNTY SHERIFF



Office of the FILLMORE COUNTY SHERIFF

JOHN DEGEORGE Sheriff
LANCE BOYUM Chief Deputy
901 Houston St. NW
PRESTON, MN 55965-1080

Tel: 507-765-3874
Emergency Dial 911
Fax: 507-765-2703

Date: January 1, 2022
To: Harmony City Council
From: Jason Harmening, Deputy Sheriff
John DeGeorge, Fillmore County Sheriff
Re: January 2022 Monthly Council Report

Calls for Service / Patrol Activity:

Reported Date	Title	Street Name
2021-11-18	Assist	MAIN AVE
2021-11-18	Civil	2nd Ave
2021-11-19	Suspicious Activity	MAIN AVE
2021-11-21	Custody Dispute	MAIN AVE
2021-11-21	Crash	HWY 52
2021-11-21	Traffic	HWY 52
2021-11-25	Traffic	HWY 52
2021-11-26	Traffic	MAIN
2021-12-01	Court Order Violation	Main Ave
2021-12-01	Trespass Complaint	MAIN AVE
2021-12-02	Parking Complaint	1ST AVE
2021-12-03	Alarm	MAIN AVE
2021-12-03	Traffic	MAIN AVE
2021-12-04	Trespass Complaint	MAIN AVE
2021-12-06	Parking Complaint	1st Ave
2021-12-06	Suspicious Activity	INDUSTRIAL BLVD
2021-12-07	Traffic	MAIN AVE

FILLMORE COUNTY SHERIFF



Office of the FILLMORE COUNTY SHERIFF

JOHN DEGEORGE Sheriff
LANCE BOYUM Chief Deputy
901 Houston St. NW
PRESTON, MN 55965-1080

Tel: 507-765-3874
Emergency Dial 911
Fax: 507-765-2703

2021-12-11	Drugs	MAIN AVE
2021-12-14	Animal Complaint	3RD AVE
2021-12-15	Civil	MAIN AVE
2021-12-15	Gas Drive Off	MAIN AVE
2021-12-16	Trespass Complaint	MAIN AVE
2021-12-16	Bad Check	MAIN AVE
2021-12-16	Traffic	MAIN AVE
2021-12-17	School Call	MAIN AVE
2021-12-17	Information	MAIN AVE
2021-12-18	Welfare Check	1ST AVE
2021-12-19	Crash	main st
2021-12-20	School Call	MAIN AVE
2021-12-22	911 Hang Up	MAIN AVE
2021-12-22	911 Hang Up	MAIN AVE
2021-12-26	Welfare Check	2nd Ave
2021-12-27	Welfare Check	1st Ave
2021-12-29	Funeral Escort	MAIN AVE
2021-12-29	Warrant	Main Ave
2021-12-31	Burglary	Industrial Park