

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

May 10th, 2022  
7:00 P.M.

Council Room  
Community Center

1. Call to Order
2. Abdo Presentation
3. Roll Call
4. Public Forum
5. Consent Agenda
  - a. Minutes Regular April Meeting
  - b. Claims and April Checks
  - c. CD
  - d. Cash Balances
  - e. Liquor Lisc
  - f. Chambers Request
6. New Business
  - a. Resignation of Council Member Webber Effective June 1st
  - b. City Wide Clean up
7. Reports
  - a. Building & Maintenance Report
    - A. WWTP Report
    - B. Seal Coating Parking Lot
    - C. Community Center Roof
  - b. EDA Board
    - A. Loan Request
    - B. TIF Agreement Change Request
  - c. Park Board
  - d. Library Board
  - e. Arts Board
  - f. Fire Department
  - g. Sheriff Report
8. Adjourn



April 12, 2022

REGULAR MEETING

HARMONY CITY COUNCIL

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 Steve Sagen, Domingo Kingsley, Tony Webber, and Jesse Grabau; Administrator Devin Swanberg, Deputy Clerk Lisa Morken, Hannah Wingert (FC Journal), Samantha Grabau, Erica Thilges, Amy Bishop, Brad Thatcher, Jerome Illg, Randy Mayer, Steve Lindstrom, Brett Grabau, Corey Whalen, Michael Himlee, Jason McCaslin Fillmore Co Assessor, Justin Crown Fillmore Co. Appraiser

BOARD of EQUALIZATION & APPEALS - Jason McCaslin gave a presentation. The assessors' role is to ensure the property tax burden is distributed according to MN law. Property is inspected every 5 years and valued annually. Time adjustment is affected by inflation. A home purchase in April of 2021 is worth more than January 1, 2022. Coefficient of dispersion needed to be addressed. The entire region was assessed. The residential median ratio was low (85%) and the commercial (112%) was high. Now they are at 95%. A 5-year sample study is used to determine if an adjustment is necessary. The agricultural median ratio was low, now it is compliant – 95%.

Appeals Process – Most people appeal in the fall. That is too late. Contact the Assessor's Office ASAP. The Board of Equalization adjourns in June. The Board of Appeals starts locally, then county.

Tax cap. versus Levy – Commercial saw a decrease and Residential saw an increase.

Total EMV – 87 to 100 million; 15% overall increase in value. 12% increase in Fillmore County. This information is public. Check the Beacon website.

CAMMA is the new system/software starting next year. Switching methodology for agriculture.

Appeals – Council can adjust values. If Council votes “no change”, people can appeal to the county. Randy Mayer has an appeal and would like to work with the county. Levy went up 3.74%.

Assessor Recommendations –

Janice Huff – Requested an interior inspection. Adjusted \$65,300 to \$57,913. Doesn't have a full basement.

L. Kreter - Requested an interior inspection. Adjusted from \$132,500 to \$134,573.

Jerome Illg – No value change.

Brad Thatcher - Requested an interior inspection. No value change. \$200,214.

Councilmember Sagen noted that in the past Council used to receive a list from the Assessor's Office. McCaslin noted that people just check Beacon now.

Councilmember Kingsley motioned to accept the Assessor's recommendations. Councilmember Grabau seconded the motion. A vote was held. All in favor. Motion carried.

CONSENT AGENDA:

- a. Minutes Regular and Special Meetings
- b. Claims and March Checks
- c. CD
- d. Cash Balances
- e. Liquor License – Conservation Club

Discussion – Conservation Club – Liquor License and Sound Permit – no concerns. Councilmember Kingsley had a question about the fire hydrant donated by the fire relief fund to the Splashpad. The fire hydrant is a feature. The 2016 Ford was detailed to sell it.

Councilmember Kingsley motioned to approve the Consent Agenda. Councilmember Grabau seconded the motion. A vote was held. All in favor. Motion carried.

NEW BUSINESS –

- a. Utility work at Trailhead Park – Brett Grabau. The Department of Labor and Industry determines the plumbing code. Generation X submitted a quote to re-do the plumbing per Department of Labor and Industry standards. Grabau said the quote is fair and we will not find a lower estimate. Funding will need to be discussed. The grinder (single pump) will have to be moved 20 feet. It will not have to be replaced. This is also in the quote. Jerome Illg requested documentation of all Splash pad costs. Councilmember Grabau recommends a cost-share. Councilmember Webber stated that the City has spent enough. Just changing the pipe to meet Department of Labor and Industry standards will cost \$19,000. If Generation X's estimate is approved, they will do a plan review, vendor/contractor will set up inspections and get permits. Administrator Swanberg stated that there is \$7,000 left in the Splash Pad account (not allocated). Plumbing permits are needed before the shelter is started. There is \$90,000 left in the Donney Wilkin's fund and \$1,000 in the Community Fund. Mayor Donney asked Samantha Grabau for a Splash Pad funding breakdown. Fire Relief donation has not been applied yet. The shelter's start date is June 1, 2022. Councilmember Sagen made a motion to ask the Community fund for \$20,00 for Splash Pad funding. The balance (up to \$25,000) would come from the Wilkins fund to complete the project. Mayor Donney seconded the motion. A vote was held. All in favor. Motion carried. Councilmember Webber was happy that no taxpayer money was used. Councilmember Grabau motioned to approve the quote from Generation X. Webber seconded the motion. All in favor. Motion carried.
- b. B. Fireworks Discussion - Administrator Swanberg stated that our discount will be lost if the order is not placed by April 24<sup>th</sup>, 2022. Fire Dept/Fire Relief pay for fireworks. Last year's half was electronic. Corey Whalen noted that the parking lot needs to be sealed. Councilmember Sagen is looking into that.

Councilmember Grabau motioned for Administrator Swanberg to write a letter to DEED for to decline the broadband grant. Councilmember Kingsley seconded the motion. A vote was held. All in favor. Motion passed.

Councilmember motioned to sell the 2016 truck to the City of Lafayette, MN for \$45,000. Grabau seconded the motion. A vote was held. All in favor. Motion passed.

## REPORTS

- a. Building & Maintenance Report
  - A. WWTP Report – Administrator Swanberg stated that we are spending a lot on chlorine and it is dangerous to handle. Administrator Swanberg and Councilmember Webber will meet with Steve Bushman to discuss UV. COVID funding may be used to pay for this.
  - B. Internet Grant Update -
- b. EDA Board – no action
- c. Park Board – Summer help has been hired, Braden Engen
- d. Library Board – author visit 4/22
- e. Arts Board – continue Fillmore Central \$100 scholarship
- f. Fire Department – no action
- g. Sheriff Report – no action

Grabau motioned to award the Arts Board continue Fillmore Central \$100 scholarship to Fillmore Central student. Kingsley seconded the motion. A vote was held. All in favor. Motion carried.

Grabau motioned for the City to write a check to the Harmony Chamber of Commerce for \$371.55 for loading tax. This was not on the claims report. Webber seconded the motion. A vote was held. All in favor. Motion carried.

Overland Group Conditional Use permit has been submitted. A public hearing will be held May 5<sup>th</sup> at 7pm. Overland Group will be attending

Upon no further business, Mayor Donney adjourned the meeting.

Mayor Steve Donney

Lisa Morken, Deputy Clerk

**CITY OF HARMONY**  
**City Council Claims for Review**

May

Fund Descr	Object of Expense	Vendor	Comments	Amount
Fund 101 General Fund				
General Fund	Union Central Pension Fund	CENTRAL PENSION FUND	Pension FUND	\$252.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Code 105 Health insurance - Union	\$963.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Code 508 Health insurance - Union	\$3,072.00
General Fund	Union Dues	IUOE LOCAL #49	Monthly union dues	\$105.00
General Fund	NCPERS Insurance	NCPERS GROUP LIFE INS	511800	\$16.00
General Fund	Life Insurance	USABLE LIFE	101421301G	\$50.80
General Fund	General Operating Supplies	HARMONY FOODS	Coffee filters	\$3.38
General Fund	Postage	MORKEN, LISA	Reimburse - for 1 roll of 1 oz. stamps	\$20.00
General Fund	Repair/Maint Office Equipment	METRO SALES	Copy machine/Printer	\$200.00
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$293.77
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$107.47
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Civil def telephone	\$91.26
General Fund	Cleaning Supplies	DALCO	Disinfecting wipes	\$70.15
General Fund	Cleaning Supplies	HARMONY FOODS	Vinegar	\$9.98
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Comm Center electricity	\$2,439.56
General Fund	General Operating Supplies	DALCO	White roll wiper	\$63.95
General Fund	General Operating Supplies	HARMONY FOODS	Blue soloar salt	\$13.38
General Fund	General Operating Supplies	HARMONY FOODS	Batteries	\$14.97
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Terry truck fuel	\$71.41
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Comm Center sewer	\$46.41
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Administration telephone	\$183.55
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Comm Center water	\$30.89
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$1,851.71
General Fund	Program Services	DOWE, BETTY	Golden Happenings reimbursement	\$100.00
General Fund	Program Services	HANSON, DUSTIN	Firework fuses	\$262.65
General Fund	Program Services	HARMONY CHAMBER OF COMMERCE	SMIF Comm Found. Fourth of July events.	\$3,000.00
General Fund	Program Services	Platte River Fireworks, LLC	5" racks with 5 tubes	\$2,042.00
General Fund	Program Services	Platte River Fireworks, LLC	4" racks with 6 tubes	\$1,210.00
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$72.43
General Fund	Auditing and Acct g Services	ABDO, EICK & MEYERS, LLP	Certified audit service for 2021 year	\$3,000.00
General Fund	General Operating Supplies	PIONEER RESEARCH CORP.	X Salt	\$1,289.39
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Skid loader fuel	\$46.33
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$119.32
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	4/8, 4/13, 4/20, 4/27-29 vaious	\$180.00
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	3/8 council meeting, shelter contract	\$420.00
General Fund	General Operating Supplies	CULLIGAN	Bottled water and cups	\$75.20

**CITY OF HARMONY**  
**City Council Claims for Review**

**May**

Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Legal Notices Publishing	FILLMORE COUNTY JOURNAL	Notice of public hearing. Ran 4/18.	\$15.08
General Fund	Contractual Services	FILLMORE COUNTY AUDITOR	Contracted policing services	\$25,380.93
General Fund	Contractual Services	FILLMORE COUNTY AUDITOR	Squad car sale	-\$11,650.00
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Police telephone	\$41.13
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Maintenance shop electricity	\$161.45
General Fund	Gas Utilities	MINNESOTA ENERGY	Gas - Community Center	\$383.76
General Fund	General Operating Supplies	DALCO	White roll wiper	\$63.95
General Fund	General Operating Supplies	HARMONY FOODS	Toilet paper	\$11.99
General Fund	General Operating Supplies	MISSISSIPPI WELDERS SUPPLY CO	Five oxygen cylinders	\$56.70
General Fund	General Operating Supplies	PRESTON AUTO PARTS	Utility tarp, Gorilla glue	\$10.98
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	\$82.00
General Fund	Repair/Maint Land	MOREM ELECTRIC, INC	HUBW HBL5266C N5-15P Plug	\$7.84
General Fund	Repair/Maint Other Improve	A1 PRECISION PUMPING	Thaw out sewer line for city shop	\$375.00
General Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	Masonry bit	\$7.98
General Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	Marking paint	\$15.98
General Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	1/4" nylon hex plug	\$0.99
General Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	Field marking paint	\$7.49
General Fund	Small Tools and Minor Equip	PRESTON EQUIPMENT CO.	Mower	\$4,687.50
General Fund	Telephone	HARMONY TELEPHONE COMPANY	Shop telephone	\$44.95
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Maintenance shop water	\$23.69
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$370.41
General Fund	Miscellaneous	HI-VIZ SAFETY	Trip charge	\$15.00
General Fund	Motor Fuels/Lubricants	WEX	Corey truck fuel	\$360.34
General Fund	Sign Materials	HI-VIZ SAFETY	Cones, barricades	\$1,635.00
General Fund	Street Maint Materials	BRUENING ROCK PRODUCTS, INC	Deliver and spread 3/4" class A road rock	\$2,348.83
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$596.57
General Fund	Building Repair Materials	DAKOTA SUPPLY GROUP	Cadet bowl, tank, wax john ring, nut, was	\$249.19
General Fund	Cleaning Supplies	DALCO	Disinfecting wipes	\$70.15
General Fund	Cleaning Supplies	HARMONY FOODS	Vinegar	\$4.99
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Visitor Center elec	\$138.50
General Fund	Gas Utilities	MINNESOTA ENERGY	Gas - Visitor Center	\$465.46
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Terry truck fuel	\$71.41
General Fund	Refuse/Garbage Disposal	WASTE MANAGEMENT	3/29 10 yard roll off	\$664.58
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Visitor Center sewer	\$26.89
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Visitor Center water	\$18.02
General Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$462.93
Fund 101 General Fund				\$49,015.62

**CITY OF HARMONY**  
**City Council Claims for Review**

May

Fund Descr	Object of Expense	Vendor	Comments	Amount
<b>Fund 211 Library Fund</b>				
Library Fund	Media-Audio	INGRAM LIBRARY SERVICES, INC	Audio books on CD	\$319.58
Library Fund	Media-Books	BAKER & TAYLOR	Books	\$1,009.49
Library Fund	Media-Video	BAKER & TAYLOR	DVD MOVIES	\$29.98
Library Fund	Office Accessories	AMAZON CAPITAL SERVICES	DVD cleaing machine	\$204.79
Library Fund	Office Accessories	AMAZON CAPITAL SERVICES	Acetone bottles for cleaning	\$29.97
Library Fund	Program Supplies	HARMONY FOODS	Coffe, Decaf, creamer	\$22.67
Library Fund	Program Supplies	QUILL CORPORATION	Colored paper for SRP	\$19.99
Library Fund	Repair/Maint Office Equipment	CANON FINANCIAL SERVICES, INC	Copier lease	\$44.00
Library Fund	Repair/Maint Office Equipment	LOFFLER COMPANIES, INC	Copier maintenance	\$42.57
Library Fund	Software Service Fees	SOUTHEAST LIBRARY SYSTEM	Basic serices & Tech support	\$605.02
Library Fund	Telephone	HARMONY TELEPHONE COMPANY	Library telephone	\$40.00
Library Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$400.31
<b>Fund 211 Library Fund</b>				<b>\$2,768.37</b>
<b>Fund 222 Fire Fund</b>				
Fire Fund	Contractual Services	ANCOM TECHNICAL CENTER	Maintenance contract 21-22	\$912.00
Fire Fund	Equipment Parts	HAMMELL EQUIPMENT	Battery	\$372.89
Fire Fund	Miscellaneous	PRESTON AUTO PARTS	Sprite towels	\$71.97
Fire Fund	Motor Fuels/Lubricants	WEX	Fire truck fuel	\$56.09
Fire Fund	Other Equipment	ANCOM TECHNICAL CENTER	Added HFD sirens to FC dispatch	\$165.00
Fire Fund	Other Equipment	CLAREY S SAFETY EQUIPMENT, INC	Fire boots	\$445.61
Fire Fund	Other Equipment	CLAREY S SAFETY EQUIPMENT, INC	Gauntlet gloves	\$110.62
Fire Fund	Other Equipment	CLAREY S SAFETY EQUIPMENT, INC	2 -LED lights	\$120.62
Fire Fund	Repair/Maint Other Equipment	ANCOM TECHNICAL CENTER	Replaced/repared base radio power suppl	\$346.00
Fire Fund	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	Replace batteries in fire truck	\$85.00
Fire Fund	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	Adapter sleeve receiving, hitch pin	\$60.88
Fire Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	Jump starter	\$505.00
Fire Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$3,981.30
Fire Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Fire Sation electricity	\$195.51
Fire Fund	Gas Utilities	MINNESOTA ENERGY	Gas - Fire Hall	\$318.28
Fire Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Fire station sewer	\$24.05
Fire Fund	Telephone	HARMONY TELEPHONE COMPANY	Fire telephone	\$45.56
Fire Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Fire station water	\$16.15
<b>Fund 222 Fire Fund</b>				<b>\$7,832.53</b>
<b>Fund 223 Ambulance Fund</b>				
Ambulance Fund	Financial Services Fees	EXPERT BILLING, LLC	17 runs billed - April	\$493.00

**CITY OF HARMONY**  
**City Council Claims for Review**

**May**

Fund Descr	Object of Expense	Vendor	Comments	Amount
Ambulance Fund	Medical Supplies	EMERGENCY MEDICAL PRODUCTS	12-lead electrodes (6)	\$10.14
Ambulance Fund	Medical Supplies	EMERGENCY MEDICAL PRODUCTS	iGel #5 (1)	\$35.99
Ambulance Fund	Medical Supplies	EMERGENCY MEDICAL PRODUCTS	C-collar (6)	\$59.70
Ambulance Fund	Medical Supplies	EMERGENCY MEDICAL PRODUCTS	iGel #3 (2)	\$71.98
Ambulance Fund	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	Oxygen cylinders	\$92.54
Ambulance Fund	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	Oxygen cylinders	\$62.69
Ambulance Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Ambulance Fuel	\$493.79
Ambulance Fund	Motor Fuels/Lubricants	WEX	Ambulance Fuel	\$93.21
Ambulance Fund	Repair/Maint Vehicles	DECORAH AUTO CENTER	Full service and check over	\$125.64
Ambulance Fund	Taxes, Licenses & Permits	ELAN FINANCIAL SERVICES	EMSRB BLS Renewal	\$153.23
Ambulance Fund	Taxes, Licenses & Permits	ELAN FINANCIAL SERVICES	EMSRB Renewal	\$98.06
Ambulance Fund	Telephone	VERIZON WIRELESS	Ambulance phone	\$47.80
Ambulance Fund	Training Fees	CITY OF CHATFIELD	Ambulance EMT Training - Bothun	\$1,200.00
Ambulance Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$4,560.68
Ambulance Fund	Program Supplies	ELAN FINANCIAL SERVICES	Fillmore Central CPR (2)	\$22.30
Ambulance Fund	Program Supplies	ELAN FINANCIAL SERVICES	Fillmore Central CPR (2)	\$22.30
Ambulance Fund	Program Supplies	ELAN FINANCIAL SERVICES	FC 10th Grade CPR (3)	\$4.38
Fund 223 Ambulance Fund				\$7,647.43
Fund 251 Park Fund				
Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Parks electricity	\$94.56
Park Fund	General Operating Supplies	DALCO	Trsh can liners	\$469.28
Park Fund	Landscaping Materials	NUTRIEN AG SOLUTIONS	Grass seed for parks	\$163.50
Park Fund	Postage	HI-VIZ SAFETY	Trip charge	\$15.00
Park Fund	Repair/Maint Machinery/Equip	NORBY TREE SERVICE LLC	4/20/22 Remove 6 trees	\$3,333.34
Park Fund	Sign Materials	HI-VIZ SAFETY	Dog signs	\$168.00
Park Fund	Small Tools and Minor Equip	KINGSLEY MERCANTILE	Headphones	\$59.99
Park Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$1,120.09
Fund 251 Park Fund				\$5,423.76
Fund 423 2017 Street & Utility Project				
2017 Street & Utility Pro	Miscellaneous	LANGE, BLAKE	2020 special assessment refund	\$1,134.72
2017 Street & Utility Pro	Miscellaneous	LANGE, BLAKE	2021 special assessment refund	\$1,134.72
Fund 423 2017 Street & Utility Project				\$2,269.44
Fund 601 Water Fund				
Water Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$73.45
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders	\$15.00



**CITY OF HARMONY**  
**City Council Claims for Review**

**May**

Fund Descr	Object of Expense	Vendor	Comments	Amount
Water Fund	Gas Utilities	MINNESOTA ENERGY	Gas - Pump house 1	\$80.02
Water Fund	Gas Utilities	MINNESOTA ENERGY	Gas - pump house	\$95.16
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	2 total coliform April 2022	\$42.00
Water Fund	Small Tools and Minor Equip	USA BLUEBOOK	Serv box cover wrench AWWA no.1	\$40.58
Water Fund	Taxes, Licenses & Permits	BIGALK, TERRY	Renew water license	\$23.00
Water Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$1,369.00
Fund 601 Water Fund				\$1,738.21
Fund 602 Sewer Fund				
Sewer Fund	General Operating Supplies	DALCO	HS GL-105FX Glove Nitrile Exam	\$136.92
Sewer Fund	General Operating Supplies	HARMONY FOODS	Distilled water	\$13.97
Sewer Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$73.45
Sewer Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine 150# cylinder	\$276.47
Sewer Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Dechlor Tablets	\$3,299.50
Sewer Fund	Chemicals and Chem Products	USA BLUEBOOK	Standard chlorine solution	\$85.60
Sewer Fund	Contractual Services	ENVIRONMENTAL WATER SERVICES	Certification service contract	\$1,500.00
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Pumphouses electricity	\$895.74
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Waterwater & lift stations electric	\$1,364.43
Sewer Fund	Gas Utilities	MINNESOTA ENERGY	Gas - Sewer plant	\$520.26
Sewer Fund	General Operating Supplies	USA BLUEBOOK	Lifting sling, 6ft 2 ply	\$49.95
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Sample dates 3/30, 4/6, 4/13, 4/20	\$950.60
Sewer Fund	Repair/Maint Machinery/Equip	FIRST SYSTEMS TECHNOLOGY, INC	Verify and calibrate influent flow meter	\$625.00
Sewer Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Wastewater Treat. Plant sewer	\$2,132.51
Sewer Fund	Small Tools and Minor Equip	USA BLUEBOOK	pH 7.00 buffer, yellow 4 liters, feed tube	\$215.57
Sewer Fund	Small Tools and Minor Equip	USA BLUEBOOK	Expand dipper cups	\$30.20
Sewer Fund	Small Tools and Minor Equip	USA BLUEBOOK	Expand dipper cups	\$30.20
Sewer Fund	Telephone	HARMONY TELEPHONE COMPANY	Sewer diaers/Lifts telephone	\$153.91
Sewer Fund	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	Copper Sulfate granules	\$2,492.75
Sewer Fund	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	Lift Station degreaser	\$2,127.75
Sewer Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Wastewater Treat. Plant water	\$1,406.26
Sewer Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$2,213.23
Fund 602 Sewer Fund				\$20,594.27
Fund 603 Solid Waste Fund				
Solid Waste Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$36.72
Solid Waste Fund	General Operating Supplies	KINGSLEY MERCANTILE	Hose fittings and clamps	\$25.61
Solid Waste Fund	Refuse/Garbage Disposal	RICHARDS SANITATION, LLC	Garbage pick up	\$8,047.15
Solid Waste Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$178.98

**CITY OF HARMONY**  
**City Council Claims for Review**

May

Fund Descr	Object of Expense	Vendor	Comments	Amount
Fund 603 Solid Waste Fund				\$8,288.46
Fund 604 Electric Fund				
Electric Fund	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$51,984.89
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Streetlights	\$183.96
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Town clock electricity	\$13.59
Electric Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	Milbank closing plates	\$149.80
Electric Fund	Motor Fuels/Lubricants	WEX	Brian truck fuel	\$116.55
Electric Fund	Repair/Maint Other Equipment	MOREM ELECTRIC, INC	T & B WR189 2/0 to 1 H tao comm & cove	\$84.79
Electric Fund	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	20 tickets \$1.35 each	\$27.00
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Repair lights in lley behind OTCS	\$96.07
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	T & B WR189 2/0 to 1 H tao comm & cove	\$103.36
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	T 7 B, C7 cover. Whitehill res.	\$101.37
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Repair pole by wheelers	\$430.35
Electric Fund	Repair/Maint Other Improve	NORB Y TREE SERVICE LLC	4/20/22 Remove tree 2nd Ave	\$1,666.66
Electric Fund	Utility Maint Materials	UTILITY LOGIC	Buried Electric flags	\$165.95
Electric Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$510.90
Electric Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$110.16
Fund 604 Electric Fund				\$55,745.40
Fund 605 Storm Water Fund				
Storm Water Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$36.72
Storm Water Fund	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$59.66
Fund 605 Storm Water Fund				\$96.38
Fund 620 Economic Development Authority				
Economic Development	Advertising	PRESTON EQUIPMENT CO.	Mower	\$4,687.50
Economic Development	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	EDA loan collections	\$30.00
Economic Development	Postage	ELAN FINANCIAL SERVICES	Certified Letter - EDA loan	\$14.76
Economic Development	Telephone	HARMONY TELEPHONE COMPANY	EDA telephone	\$36.13
Economic Development	Worker s Comp Insurance Pre	LMCIT	Worker's Comp Premium	\$110.16
Fund 620 Economic Development Authority				\$4,878.55
				\$166,298.42

## CITY OF HARMONY

05/10/22 1:49 PM

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## \*Check Summary Register©

April 2022

Name	Check Date	Check Amt	
<b>10101 1st Southeast Bank-G</b>			
67475 Arlene Helgeson	4/12/2022	\$200.00	A. Helgeson overpayment
67476 1 SOURCE	4/12/2022	\$366.74	EDA office chair
67477 All Flags, LLC	4/12/2022	\$1,292.40	Flags and ples for Main Street
67478 AMAZON CAPITAL SERVICES	4/12/2022	\$293.52	Replacement kids book
67479 ASTRUP DRUG	4/12/2022	\$16.49	Glucose tubes (3)
67480 BAKER & TAYLOR	4/12/2022	\$1,732.59	Books
67481 CANON FINANCIAL SERVICES, I	4/12/2022	\$44.00	Copier lease
67482 Community & Economic	4/12/2022	\$8,275.50	EDA services - 2nd qtr
67483 CENTRAL PENSION FUND	4/12/2022	\$240.00	Pension fund
67484 CLAREY'S SAFETY EQUIPMENT,	4/12/2022	\$1,668.38	Foam
67485 CULLIGAN	4/12/2022	\$65.20	Drinking water
67486 Custom Alarm	4/12/2022	\$94.50	Fire alarm monitoring
67487 DAKOTA SUPPLY GROUP	4/12/2022	\$1,692.71	Plug, Switch
67488 DALCO	4/12/2022	\$472.67	Hand wash
67489 DAVIS CONSTRUCTION, LLC	4/12/2022	\$500.00	Tree dump - loader Sept, Oct, Nov
67490 DEMCO	4/12/2022	\$4,220.17	Thru-wall book drop
67491 CARDMEMBER SERVICES	4/12/2022	\$2,723.97	Stamped envelopes plus shipping
67492 EMERGENCY MEDICAL PRODUC	4/12/2022	\$353.36	Suction catheter and tubing
67493 ENVIRONMENTAL WATER SERVI	4/12/2022	\$1,500.00	Monthly certification service contract
67494 EXPERT BILLING, LLC	4/12/2022	\$435.00	15 Runs billed March
67495 FILLMORE COUNTY ATTORNEY	4/12/2022	\$429.00	Prosecutor fees
67496 FILLMORE COUNTY AUDITOR O	4/12/2022	\$264.00	Proper tax - 32326 Garden Rd
67497 FILLMORE COUNTY JOURNAL	4/12/2022	\$84.42	Property assessment meeting notice
67498 FILLMORE COUNTY RECORDER	4/12/2022	\$56.00	Ind. Park 2nd Ed. plat recording fee
67499 GOPHER STATE ONE CALL, INC	4/12/2022	\$25.65	Call before dig
67500 GovOffice, LLC	4/12/2022	\$100.00	Govt email service
67501 HARMONY FOODS	4/12/2022	\$95.10	Refreshments for concert
67502 HARMONY PUBLIC UTILITIES	4/12/2022	\$10,557.44	Town clock
67503 HARMONY TELEPHONE COMPA	4/12/2022	\$637.13	Telephone admin
67504 HAWKINS, Inc.	4/12/2022	\$581.11	Flouride plus shipping
67505 HOVEY OIL COMPANY, INC	4/12/2022	\$1,064.70	Dyed diesel - bulk fuel, generators
67506 INGRAM LIBRARY SERVICES, IN	4/12/2022	\$253.03	Audio books on CD
67507 IUOE LOCAL #49	4/12/2022	\$0.00	Union health insurance
67508 KINGSLEY MERCANTILE	4/12/2022	\$136.15	Bateries, 5 gallon kerosene
67509 KWIK TRIP, INC	4/12/2022	\$569.98	Maintenace Fuel
67510 LOFFLER Companies, Inc	4/12/2022	\$53.57	Copier maintenance fee
67511 MAYO CLINIC AMBULANCE	4/12/2022	\$658.16	Paramedic intercept. 22-31324
67512 McKean's Auto Sales	4/12/2022	\$185.00	Detail 2016 Ford dump cab
67513 METRO Sales	4/12/2022	\$85.70	Rich/IM C2500 copier
67514 MIENERGY COOPERATIVE	4/12/2022	\$66,761.17	Power for Resale
67515 Brian Michel	4/12/2022	\$5.10	Postage for water sample reimburs.
67516 MINN MUNICIPAL UTILITIES ASS	4/12/2022	\$2,550.00	Safety mgmt program
67517 MINNESOTA ENERGY	4/12/2022	\$2,747.38	Gas utility for Wastewater
67518 MISSISSIPPI WELDERS SUPPLY	4/12/2022	\$149.53	Cylinders
67519 Minnesota Pollution	4/12/2022	\$1,450.00	Water permit annual fees
67520 MOREM ELECTRIC, INC	4/12/2022	\$2,624.13	Install street light, KT corner
67521 NCPERS Group Life Ins.	4/12/2022	\$16.00	511800 April coverage
67522 NEWEGG	4/12/2022	\$95.45	External hard drive
67523 OTC BRANDS, INC	4/12/2022	\$1,051.94	4th of July supplies
67524 PLUNKETTS PEST CONTROL, IN	4/12/2022	\$82.00	Rodent control
67525 PRESTON AUTO PARTS	4/12/2022	\$266.61	Hose, clamp, silicone sealant
67526 Quadient, Inc	4/12/2022	\$98.32	Postage
67527 QUILL CORPORATION	4/12/2022	\$146.53	Card stock paper
67528 RAIN DECK, LLC	4/12/2022	\$25,324.70	Splash pad features

CITY OF HARMONY

05/10/22 1:49 PM

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\*Check Summary Register©

April 2022

Name	Check Date	Check Amt	
67529	RJC Building & Remodeling LLC	4/12/2022	\$480.00 Install garage door on city shed
67530	ROCHESTER CIVIC MUSIC	4/12/2022	\$400.00 Artists in schools outreach program
67531	SOUTHEASTERN LIBRARIES CO	4/12/2022	\$605.02 Basic services and tech support
67532	Stantec Consulting Services, I	4/12/2022	\$4,021.75 Dairyland Power expansion imp
67533	TEAM LABORATORY CHEM. CO	4/12/2022	\$3,579.00 Lift station degreaser, mega bugs HC
67534	TRI STATE AMBULANCE SERVIC	4/12/2022	\$250.00 Intercept fee - 22-4420
67535	USA BlueBook	4/12/2022	\$331.91 Marking whiskers
67536	USABLE LIFE	4/12/2022	\$144.50 101421301G (2 months missed March)
67537	UTILITY CONSULTANTS, INC	4/12/2022	\$1,145.39 Coliform testing
67538	Verizon Wireless	4/12/2022	\$47.86 Cell phone and hotspot
67539	VIS PLUMBING	4/12/2022	\$255.00 Boiler repair - sewer plant
67541	HARMONY CHAMBER OF COMM	4/13/2022	\$371.55 Lodging tax
67542	MOHS, DAIO	4/13/2022	\$100.00 Harmony Arts Board Scholarship
67543	I.U.O.E. LOCAL 49 FRINGE BENE	4/14/2022	\$4,035.00 Union health insurance
67544	IUOE LOCAL #49	4/14/2022	\$105.00 Union dues
<b>Total Checks</b>			<b>\$161,264.18</b>

# CITY OF HARMONY

## \*Cash Balances

Cash Account: 10101

May 2022

	2022 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance
<b>1st Southeast Bank-G</b>							
General Fund	(\$1,831,986.42)	\$312,031.89	(\$219,684.86)	0	\$15.98	\$10,895.18	(\$1,728,728.22)
ED Revolving Loan Program	\$143,909.60	\$23,942.77	(\$25,258.50)	0			\$142,593.87
DBG Rehab Loan Program	\$34,099.01			0			\$34,099.01
Library Fund	\$33,606.33	\$9,596.44	(\$18,083.22)	0	(\$10.61)	(\$21,321.18)	\$3,787.77
Water Fund	\$124,569.14	\$2,799.93	(\$10,060.90)	0		(\$417.18)	\$116,890.97
Debt Service Fund	\$121,172.57	\$76,154.22	(\$11,232.36)	0	(\$0.53)	(\$20,941.50)	\$165,152.40
Stormwater Fund	\$88,943.51	\$568.02	(\$9,951.03)	0			\$79,560.50
Public Works Fund	\$12,413.64	\$293.48	(\$3,418.81)	0			\$9,288.31
GO Impr Bonds, 2010A-3rdStSW	\$51,928.27			0			\$51,928.27
GO Tax Abate Refund 2013A-CC	\$34,499.63	\$179.83	(\$528.00)	0			\$34,151.46
GO Tax Abatement Bonds 13B-H	(\$86,822.01)	\$42.47		0			(\$86,779.54)
GO Impr Bond-2014A-1st Ave SW	\$50,394.82	\$879.95	(\$26,292.50)	0			\$24,982.27
GO Bond 2021 (refi)	\$150,225.11	\$658.94	(\$100,296.16)	0			\$50,587.89
20 Street GO BOND	\$217,724.84	\$9,709.32	(\$98,818.50)	0			\$128,615.66
Libraryland/Wickett Const.	(\$500.00)			0			(\$500.00)
GO-A MiEnergy loan	\$0.00		(\$4,000.00)	0			(\$4,000.00)
Capital Projects Fund	\$668,546.63		(\$42,824.70)	0			\$625,721.93
GO District #1	\$209.07			0			\$209.07
GO Tailhead Project	\$137.64			0			\$137.64
GO District #6 (HECO)	\$12,943.27			0			\$12,943.27
GO 1st Ave SW Project	\$1,371.90			0			\$1,371.90
GO 20 Street Project	\$309,871.60			0			\$309,871.60
Libraryland TIF 1-7	\$45,977.11	\$15,234.68	(\$54,066.96)	0			\$7,144.83
GO F 1-8 Oconnor	(\$5,956.36)			0			(\$5,956.36)
Water Fund	\$440,335.31	\$81,321.22	(\$78,697.30)	0	(\$2.12)	(\$16,451.95)	\$426,505.16
Power Fund	(\$22,878.54)	\$117,316.53	(\$47,478.56)	0	(\$2.72)	(\$18,498.57)	\$28,458.16
Solid Waste Fund	\$42,511.59	\$30,796.63	(\$13,102.47)	0		(\$3,860.56)	\$56,345.19
Electric Fund	\$725,831.80	\$373,792.96	(\$340,636.80)	0		(\$7,052.52)	\$751,935.44
Storm Water Fund	\$60,341.88	\$11,740.36	(\$79.99)	0		(\$779.10)	\$71,223.15
Economic Development Authority	\$145,942.77	\$13,673.57	(\$45,913.38)	0		(\$4,464.30)	\$109,238.66
Long Term Debt Account Group	(\$8,060.63)			0			(\$8,060.63)



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

RENEWAL OF LIQUOR, WINE, CLUB OR 3.2% LICENSES

No license will be approved or released until the \$20 Retailer ID Card fee is received by Alcohol and Gambling Enforcement

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.

License Code: ONSS License Period Ending: 6/30/2022 Iden: 44993
Issuing Authority: Harmony
Licensee Name: Everybody Eats LLC
Trade Name: Estelle's Eatery & Bar
Address: 121 Main Ave N
Harmony, MN 55939
Business Phone: 507-273-2234
License Fees: Off Sale: \$0.00 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.

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.
2. Licensee confirms that it has never had a liquor license rejected by any city/township/county in the state of Minnesota.
3. Licensee confirms that for the past five years it has not had a liquor license revoked for any liquor law violation.
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.
5. Licensee confirms that during the past license year, a summons has not been issued under the Liquor Liability Law.
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 \$310,000 surety bond may be submitted in lieu of liquor liability.

Licensee Signature: [Signature] BOB SSN \_\_\_\_\_ Date: 5/7/22
(Signature certifies all above information to be correct and license has been approved by city/county.)

City Clerk/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](mailto:cityoffice@harmony.mn.us)

## BUSINESS LICENSE APPLICATION

### Business

Business Name ESTELLES  
 Trade Name (d/b/a) \_\_\_\_\_  
 Mailing Address PO Box 32  
HARMONY, MN 55939  
 Telephone ~~507~~ 507 886 1234  
 Address to be Licensed 121 MAIN AVENUE  
HARMONY, MN 55939  
 Number of Years at this Location 6  
 Federal Tax ID or SSN \_\_\_\_\_  
 Minnesota Tax ID \_\_\_\_\_

### Owner/Manager

Name MATTHEW BROWN  
 Title OWNER  
 Street Address 435 2nd Ave SE  
 Mailing Address PO Box 32  
HARMONY, MN 55939  
 Telephone 918 852 1556  
 Drivers License Number 044 4  
 Date of Birth 7/29/81 (U.S. Citizen) (Yes/No)  
 Email Brownstone78@gmail.com

### Licenses

Liquor On-Sale Only \$650.00       Liquor Combo On/Off Sale \$750.00       Liquor Sunday On-Sale \$125.00  
 Liquor Off-Sale Only \$240.00       3.2 Beer On-Sale \$100.00       Microdistillery Off-Sale \$250.00  
 3.2 Beer Off-Sale \$100.00       Wine/Strong Beer On-Sale \$225.00  
 Total Fees \$ 650.00

### Term

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

### 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 \_\_\_\_\_

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

City of Harmony  
225 3<sup>rd</sup> Ave SW  
Harmony, MN 55939

May 10, 2022

Harmony Area Chamber of Commerce  
Melissa Vander Plas, Director  
PO Box 141  
Harmony, MN 55939

The City of Harmony approves the proposed parade route and detour on Monday, July 4, 2022. The detour will be in place during the annual Fourth of July parade in Harmony and will take motorists from Highway 139 to US 52, to 331<sup>st</sup> Ave and Garden Road to then join back up with Highway 139.

---

Mayor Steve Donney





**DEPARTMENT OF TRANSPORTATION**  
**PARADE/SPECIAL EVENT/BANNER ON TRUNK HIGHWAY**  
**RIGHT OF WAY APPLICATION**

Document Management System # \_\_\_\_\_  
 District \_\_\_\_\_ Permit # \_\_\_\_\_  
 C.S. \_\_\_\_\_ T.H. \_\_\_\_\_  
 R.P. \_\_\_\_\_  
 (THIS SECTION FOR MnDOT OFFICE USE ONLY.)

**SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION.**

APPLICANT NAME AND TITLE <i>Harmony Area Chamber of Commerce</i>	TELEPHONE <i>507-886-2469</i>	EMAIL ADDRESS <i>director@explore.harmony.com</i>
EVENT COORDINATOR <i>Melissa Vander Plas</i>	TELEPHONE <i>507-886-2469</i>	ADDRESS (Street, City, State, Zip) <i>15 2nd St. NW, Po Box 141, Harmony Mn 55939</i>

NAME OF PROPOSED EVENT AND SPONSORING ORGANIZATION  
*Harmony Fourth of July Parade - Harmony Area Chamber of Commerce*

LOCATION OF PROPOSED EVENT (Attach a map showing location/route of event and any detour)  
 Highway *139* From Mile Point *1* to Mile Point *2* Location Description *From Highway 52 to Garden Road through downtown Harmony*

WILL THIS EVENT BE WITHIN TRIBAL LANDS?  Yes  No IF YES, WHICH ONE?

INSURANCE INFORMATION (Attach the Required Certificate(s) of Insurance)  
 Insurance Carrier *Auto Owners* Policy Number *08488956*

DAY OF PROPOSED EVENT  
*7-04-2022*

DURATION OF THE PROPOSED EVENT  
 Time Event Begins *3 pm* Time Event Ends *4 pm*

DETOUR AND/OR TRAFFIC CONTROL REQUIRED. Attach a map showing route of detour and written approval of the route of detour by the road authority of the affected route(s). Provide a description of how traffic will be controlled (e.g. police officer, proposed signing or other traffic control devices, and written approval of the traffic control services that will be provided by the State Patrol and/or other law enforcement agency (ies).

**APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION**

The undersigned applicant hereby agrees to comply with applicable statutes, rules and the standard conditions and special provisions of this permit. The applicant understands and agrees that no activities on the trunk highway right of way in connection with this application will be started until the application has been approved and the permit issued. The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway and acknowledges that all local law enforcement has reviewed and agreed to said application.

The applicant is aware of circumstances or hazards that may arise while conducting the proposed event that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers or hazards, whether reasonably foreseeable or not.

The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or its agents shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the activities to be done in connection with this application and permit.

NAME AND TITLE <i>Melissa Vander Plas, Director</i>	EMAIL ADDRESS <i>director@exploreharmony.com</i>
--	---

DATE <i>5/5/2022</i>	SIGNATURE <i>Melissa Vander Plas</i>
-------------------------	---

**DO NOT WRITE BELOW THIS LINE**

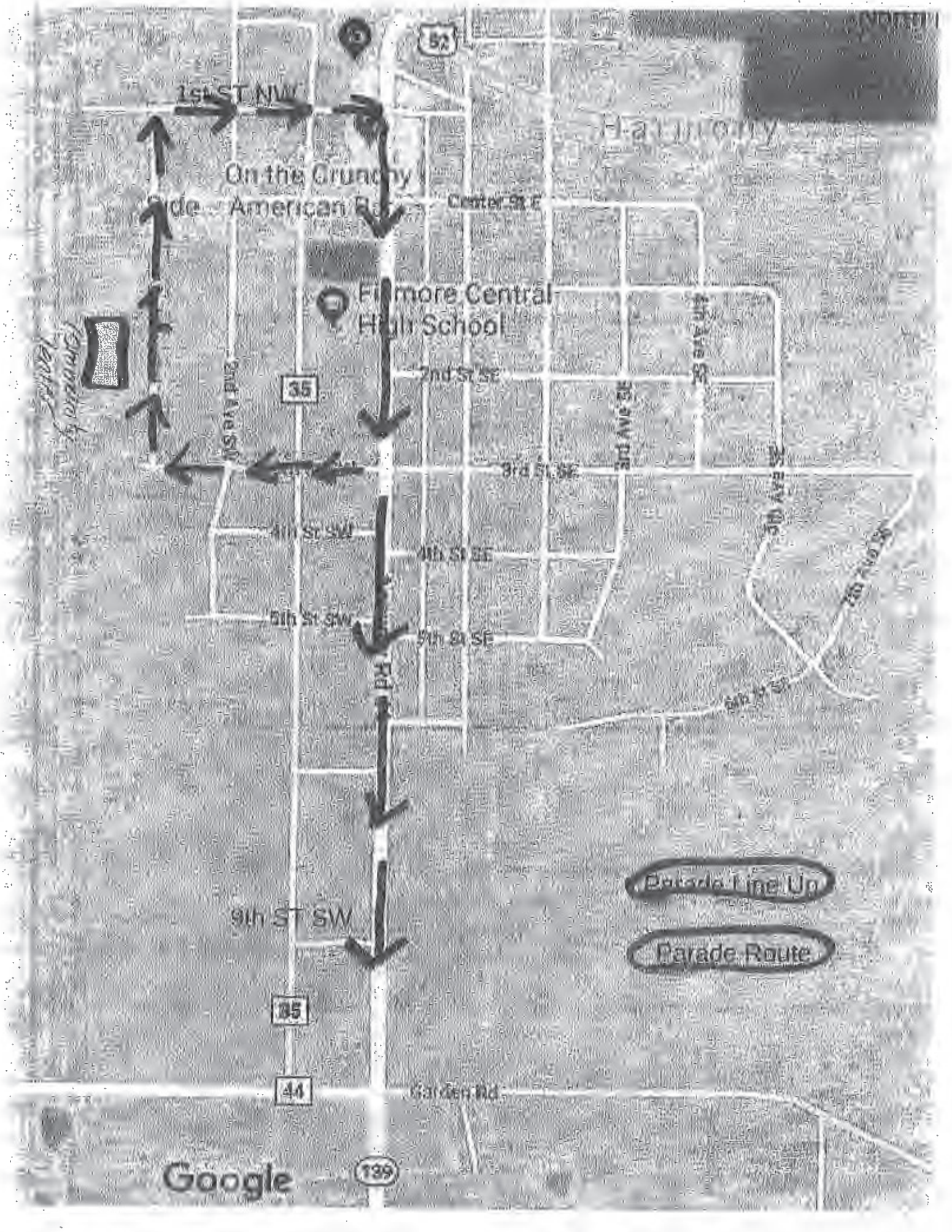
**PERMIT NOT VALID UNLESS BEARING AUTHORIZED MnDOT SIGNATURE AND PERMIT NUMBER**

**AUTHORIZATION OF PERMIT**

It is expressly understood that this permit is conditioned upon restoration of the trunk highway right-of-way to its original condition or to a satisfactory condition. In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following:

**SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS**

Expiration Date of This Permit	Authorized MnDOT Signature	Date of Authorized Signature
<b>DISTRIBUTION</b> Original to Area Maintenance Engineer Applicant Subarea Supervisor Roadway Regulations Supervisor	<b>DEPOSIT REQUIREMENTS</b> <input type="checkbox"/> No Deposit Required <input type="checkbox"/> Deposit Required in the Amount of \$ _____ Date Deposit Received _____ <i>Deposit to be returned upon satisfactory completion of all work</i>	<b>DEPOSIT TYPE</b> Cashier's Check # _____ Certified Check # _____ Money Order # _____ Bond # _____



1st ST NW

On the Gruncky Side American Bar

Center St E

Filmore Central High School

2nd St SE

3rd St SE

4th St SW

4th St SE

5th St SW

5th St SE

9th St SW

Garden Rd.

Parade Line Up

Parade Route

Google

139

5A

35

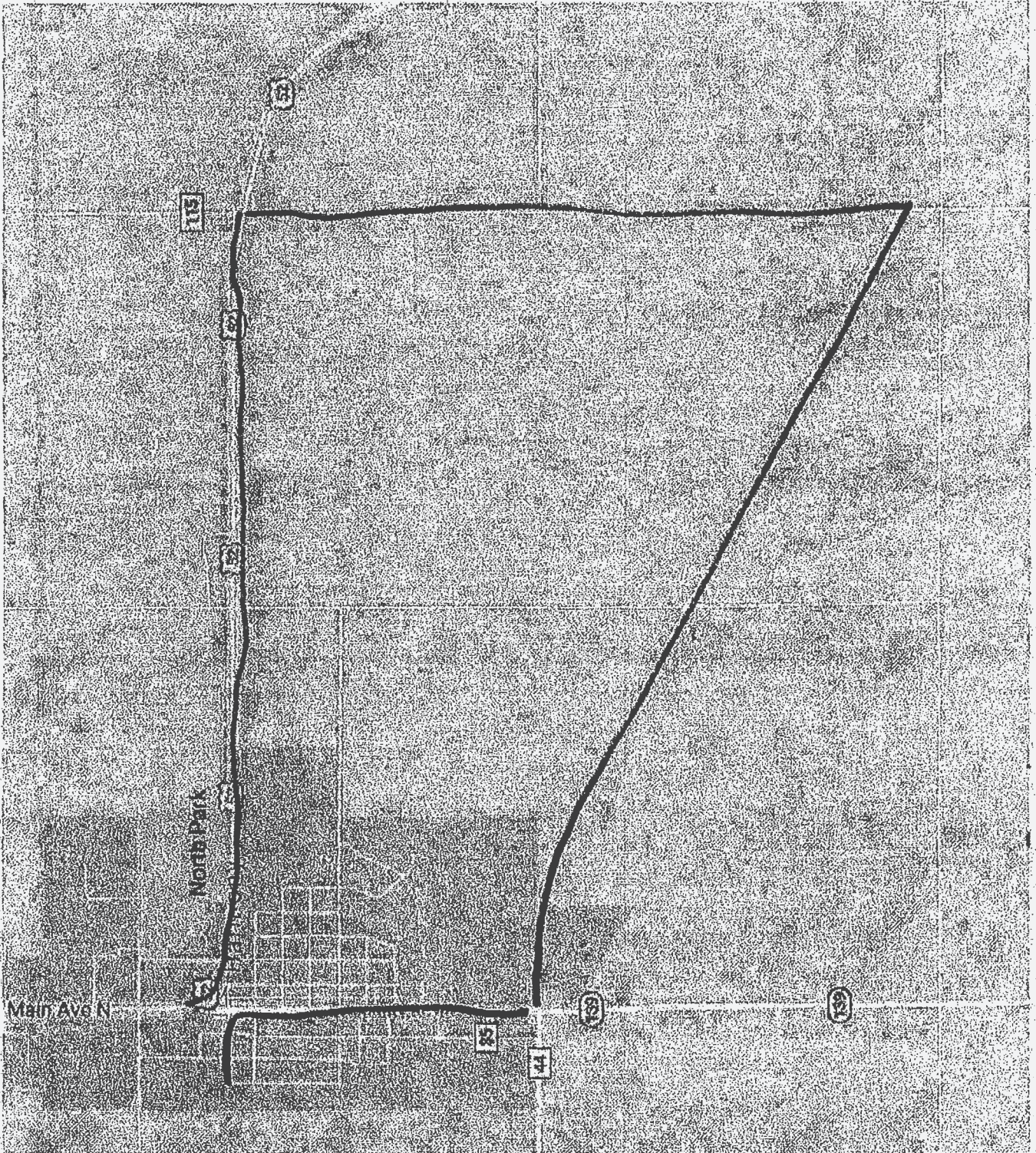
35

44

Parade by  
Leaves



*Perak  
Rock  
Oxley*





Harmony Area Chamber of Commerce

15 2nd Street NW

PO Box 141

Harmony, MN 55939

507-886-2469

[director@exploreharmony.com](mailto:director@exploreharmony.com)

May 5, 2022

David Evans  
MnDOT Permits/Roadway Regulations  
2900 48 Street NW  
Rochester, MN 55901

Dear Mr. Evans,

The Harmony Chamber of Commerce will hold its annual Fourth of July parade on Monday, July 4, 2022. As director of the Harmony Area Chamber of Commerce, I will be coordinating the parade this year. I would like to apply for a permit for our parade that will begin at 3 p.m. and continue for about an hour and a half. During the grand parade, we will need to detour US Highway 139 for a time, but only until the parade has concluded. Officers from the Fillmore County Sheriff's Department will park vehicles blocking entrance to the parade route along the way.

I have enclosed two maps with my application. The first is a map of the parade route and the second shows the proposed detour route highlighted; this is the same route we have used in previous years. This route has been approved by local law enforcement, Harmony Township and the City of Harmony. If you have any questions and/or concerns with this route, please contact me at (507) 886-2469 or [director@exploreharmony.com](mailto:director@exploreharmony.com).

Our local law enforcement contact is Deputy Dan Dornink, and he may be reached at 507-886-3414.

Thank you for your time and attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Vander Plas".

Melissa Vander Plas

Director

Harmony Area Chamber of Commerce

[director@exploreharmony.com](mailto:director@exploreharmony.com)

(507) 886-2469

**LG220 Application for Exempt Permit**

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

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

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

**Application Fee (non-refundable)**

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

**ORGANIZATION INFORMATION**

Organization Name: Harmony Area Chamber of Commerce Previous Gambling Permit Number: \_\_\_\_\_

Minnesota Tax ID Number, if any: 9065120 Federal Employer ID Number (FEIN), if any: \_\_\_\_\_

Mailing Address: PO Box 141

City: Harmony State: MN Zip: 55939 County: Fillmore County

Name of Chief Executive Officer (CEO): Jill Huffman

CEO Daytime Phone: 507-886-2525 CEO Email: \_\_\_\_\_  
(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): director@exploreharmony.com

**NONPROFIT STATUS**

Type of Nonprofit Organization (check one):

- Fraternal  Religious  Veterans  Other Nonprofit Organization

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

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

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

**GAMBLING PREMISES INFORMATION**

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): Selvig Park

Physical Address (do not use P.O. box): 60 1st Ave SW

Check one:  
 City: Harmony Zip: 55939 County: Fillmore County  
 Township: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

Date(s) of activity (for raffles, indicate the date of the drawing): July 4, 2022

Check each type of gambling activity that your organization will conduct:

- Bingo  Paddlewheels  Pull-Tabs  Tipboards  Raffle

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

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

<p style="text-align: center;"><b>CITY APPROVAL</b> for a gambling premises located within city limits</p> <p><input type="checkbox"/> The application is acknowledged with no waiting period.</p> <p><input type="checkbox"/> The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).</p> <p><input type="checkbox"/> The application is denied.</p> <p>Print City Name: <u>Harmony</u></p> <p>Signature of City Personnel: _____</p> <p>Title: <u>Mayor</u> Date: <u>May 10, 2022</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 20px;"> <p><b>The city or county must sign before submitting application to the Gambling Control Board.</b></p> </div>	<p style="text-align: center;"><b>COUNTY APPROVAL</b> for a gambling premises located in a township</p> <p><input type="checkbox"/> The application is acknowledged with no waiting period.</p> <p><input type="checkbox"/> The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.</p> <p><input type="checkbox"/> The application is denied.</p> <p>Print County Name: _____</p> <p>Signature of County Personnel: _____</p> <p>Title: _____ Date: _____</p> <p><b>TOWNSHIP (if required by the county)</b> On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.213.)</p> <p>Print Township Name: _____</p> <p>Signature of Township Officer: _____</p> <p>Title: _____ Date: _____</p>
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**CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)**

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

Chief Executive Officer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature must be CEO's signature; designee may not sign)

Print Name: Jill Huffman

<b>REQUIREMENTS</b>	<b>MAIL APPLICATION AND ATTACHMENTS</b>
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<p><b>Complete a separate application for:</b></p> <ul style="list-style-type: none"> <li>• all gambling conducted on two or more consecutive days; or</li> <li>• all gambling conducted on one day.</li> </ul> <p>Only one application is required if one or more raffle drawings are conducted on the same day.</p> <p><b>Financial report to be completed within 30 days after the gambling activity is done:</b> A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.</p> <p>Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).</p>	<p><b>Mail application with:</b></p> <p>_____ a copy of your proof of nonprofit status; and</p> <p>_____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is <b>\$100</b>; otherwise the fee is <b>\$150</b>. Make check payable to <b>State of Minnesota</b>.</p> <p><b>To:</b> Minnesota Gambling Control Board 1711 West County Road B, Suite 300 South Roseville, MN 55113</p> <p><b>Questions?</b> Call the Licensing Section of the Gambling Control Board at 651-539-1900.</p>
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<p>Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the</p>	<p>application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Depart-</p>	<p>ment of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management &amp; Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.</p>
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This form will be made available in alternative format (i.e. large print, braille) upon request.

# Environmental Water Services



Operations &  
Maintenance



Water & Wastewater  
Services

## City Of Harmony

Monthly Council Report

Reporting for the Month of Marc 2022

- 1.) Completed DMR no limit exceedances
- 2.) Continued assisting with rounds and process control.
- 3.) Conducted MLSS checks Corey/Rick
- 4.) Checked biological activity under microscope Corey/Rick
- 5.) Adjusted return rates wasting Corey/Rick
- 6.) Had to adjust timer for Digester Corey
- 7.) Diagnosed sour digester ordered caustic to adjust PH



Four Season Asphalt Maintenance, LLC  
 410 3rd Ave SW  
 PO Box 12  
 Spring Grove, MN 55974  
 507-498-3567

# Estimate

Date	Estimate #
5/2/2022	439

Name / Address
City of Harmony 225 3rd Ave SW Harmony, MN 55939

P.O. No.

Description	Qty	Rate	Total
Apply 2 coats asphalt emulsion sealcoat by Certified Technicians.	1	2,794.00	2,794.00
CRACKFILLING- Heat lance to 2800 degrees to clean cracks of debris for a better bond and fill with hot rubberized sealant.	1	950.00	950.00
Stripe lot	1	325.00	325.00
Thank you for the opportunity to bid! Mike Thompson (507) 273-1254		<b>Total</b>	\$4,069.00





**Winona Office**  
374 East Second St.  
P.O. Box 77  
Winona, MN 55987

Phone 507.452.2064  
Fax 507.452.6320  
[www.whvr.com](http://www.whvr.com)

**Rochester Office**  
1712 Third Ave. SE  
Rochester, MN 55904

Phone 507.280.4201  
Fax 507.281.7694  
[www.whvr.com](http://www.whvr.com)

**La Crosse Office**  
1202 Caledonia St.  
La Crosse, WI 54603

Phone 608.782.6550  
[www.whvr.com](http://www.whvr.com)

**ESTABLISHED IN 1902**

- HVAC Design/Build • Roofing • Service/Controls • Testing & Balancing • Specialty Metals • Architectural Sheet Metal

April 27, 2022

ATTN: Devin Swanberg

**RE: Harmony City Hall**

WHV is pleased to bid the following work:

- Clean the sand and mud off the existing roof panels and Z-flashing's
- Use titebond caulk made for metal-to-metal seal to close off each void on the edges of each roof panel.
- Inspect the ridge cap and Z-flashing and add pop rivets as needed to make sure it's secured to the roof.

**COST: \$5,100.00**

If you have any questions, please feel free to call the Winona Office or my cell phone at 507-500-0525.

Thank you.

Jeremy Virock  
WHV, Inc – Roofing

Members of: Sheet Metal, Air Conditioning and Roofing Contractors Association of Minnesota  
National Roofing Contractors Association | Midwest Roofing Contractors Association

Michael Gostomski, President  
An Equal Opportunity Employer

## **Harmony EDA Minutes**

DRAFT

May 5, 2022  
7:30 AM

Community Center  
Council Room

Present: Kerry Kingsley, Steven Donney, Steve Sagen, and Greg Schieber

Also Present: Becky Jones, Amanda Heibel, Aaron Bishop, Amy Bishop, Erica Thilges, Cyndi Ofstedal, Melissa Vander Plas, Devin Swanberg, and Chris Giesen

The regular meeting was called to order at 7:31 AM by Kerry Kingsley.

### **Minutes**

The board reviewed the minutes of the April 7, 2022 meeting. Motion by Donney, second by Sagen to approve the minutes as presented. Motion carried unanimously.

### **Financial Reports & Claims**

The board reviewed the new home rebate ledger and loan portfolio. All but one loan was current.

Tin Rust and Harmony's defaulted loan was discussed. It was reported that notice had been given of the action taken at the last meeting via phone and mail. Giesen noted that he had also reached out to the primary mortgage holder as well. In prior action, the board gave the borrower until May 1, 2022 to repay the defaulted loan in full. The loan had not been paid in full. Giesen noted that a partial payment equal to three months of payments were received, but after the board had called the note due in full. If the board wanted to accept a different repayment schedule it could, but would need to take action to that effect. The board discussed. Motion by Donney, second by Sagen to start the foreclosure process after one week, provided that the matter isn't resolved sooner by either a payment in full or timely ACH payments resuming. Motion carried unanimously.

### **Revolving Loan Request: BA Properties/ Farm Charm**

The board reviewed a request from Amanda Heibel and Becky Jones to borrow \$25,000 from the revolving loan fund for the purchase of a Main Street building for their business, Farm Charm. Giesen reviewed the proposed terms of 3.25% APR fixed, 10 year repayment, and security of a 2<sup>nd</sup> mortgage and personal guarantees. Giesen noted that the loan committee reviewed the details of the application and recommended approval. The request met the program guidelines. Heibel and Jones thanked the board for their consideration and were available for questions. There were no questions. Motion by Sagen, second by Schieber to recommend that the city council approve the loan as requested. Motion carried unanimously.

### **Twin Cities Trimmers Development Agreement – Consider Amendment**

Giesen presented a request from Twin City Trimmers/ Mr. Jeffery O'Connor, who recently purchased a lot in the industrial park and entered into a development agreement with the city. Using TIF, the development agreement reduced the price of the lot the

business needed to pay out of pocket. Based on the proposed building and projected tax base created at the time of the application, the city was able to credit \$46,000 in TIF towards the \$65,000 purchase price of the lot. The buyer paid the remaining \$19,000 in cash out of pocket at closing. Site prep is underway and construction will soon follow.

The project is on track to meet all of the other goals of the development agreement. Giesen said that the owner reached out recently because the construction cost estimates were coming in about \$150,000 more than estimated. This was due to increased material costs, supply/labor shortages, and the general inflation issues affecting the market today. These price increases will likely cause the new building to have a higher tax value than originally estimated – which if the project started today instead of last summer might result in a higher TIF benefit being applied to the project.

Should the board want to assist further and provide the opportunity to maximize the use of TIF, Giesen recommended that the city amend the development agreement to repay any excess TIF collected, up to the out of pocket amount paid for the lot (\$19,000). The city would collect the first \$46,000 (plus interest) as already agreed to, and if there is any left over, the owner could receive it as a rebate each year until the TIF district ends in a “pay as you go” fashion. There is no guarantee that the owner will collect anything in addition to the initial land cost reduction already received. Any additional TIF payments would function essentially as a partial property tax rebate up to the out of pocket amount paid for the lot, plus interest. If no additional tax base is created, property taxes are not paid, or the development agreement isn’t otherwise followed the owner would not receive additional payments.

Motion by Donney, second by Sagen to recommend that the city council amend the development agreement with Twin City Trimmers/ Mr. Jeffery O’Connor as requested. Motion carried unanimously.

#### **Status of Downtown Commercial Businesses: Discussion**

The board discussed the status of downtown commercial businesses. In particular the status of the pharmacy closing. Giesen said that in conversations with the pharmacy leadership, lower insurance reimbursement rates in addition to increasing alternatives to local pharmacies were the main culprit of the Harmony closure. He was told that the community, building owners, and staff have been great to work with. Giesen mentioned prospective pharmacies noting that several discussions are ongoing. It was noted that Sterling will provide free daily delivery from their Rushford and Caledonia stores and he will keep the board posted of any progress.

#### **Future Projects & Goals**

The board discussed several future goals and projects, adding to the ongoing list. Kinglsey mentioned several that the board agreed should be considered further including: co-working space at the community center, better defining the role of the EDA, and further identifying businesses that are needed/wanted. Schieber suggested that the board could support transition/succession planning efforts – perhaps creating awareness or some type of pledge for individual planning. Sagen asked if there was a better way to

reach the public about what the EDA/city can do or help with. The board discussed at length and Giesen said he would formulate these ideas for action at future meetings.

### **Chamber of Commerce Report**

Melissa Vander Plas was present and gave the following chamber report:

## **Harmony Area Chamber of Commerce Director's Report ~ May 5, 2022**

### **Visitor Center now open Monday-Saturday, 10 a.m. to 4 p.m.**

Held volunteer training on April 20 with 8 volunteers in attendance.  
Have a total of 12 signed up right now, with the potential for others to join us through the summer.

We had 464 visitors in April.

### **April Activities**

Hosted the Easter Egg Hunt – had about 120 kids with additional parents and family members

Worked on upcoming activities, including Vendor Fair at the visitor center this Saturday, Dairyland Ribbon Cutting next Thursday (cookies ordered), Concert Series and Fourth of July

Illustrated map is complete and will be distributed to the membership with options and costs for printing items.

Visitor Guide is complete, waiting for delivery in next few weeks.  
Utilizing the 2021 guide until it arrives. PDF version will be uploaded on the website prior to delivery.

Worked on updating website.

Worked on updating information in Welcome Bag folders and collecting “gift” items from businesses to include.

Applied for community foundation grants to fund Kids and Family Day at Fourth of July and to fund entertainment for summer concert series.

### **May goals**

Meeting with Michelle from SMG Monday for website training.  
Defining the Chamber committees and the roles of each  
Updating job descriptions and board responsibilities  
Following up with members who have not renewed as well as designing an individual member campaign  
Fourth of July Fundraising and event planning

### **Upcoming events**

Vendor Fair this Saturday  
Friday, June 17 – Saturday, June 18 – Root River Trail  
Towns 60-Mile Garage Sale  
Thursday, June 23 – Off Main Alley Jam featuring Loud Mouth Brass, food & drink specials begin at 6, music from 6:30 to 9 p.m.  
Fourth of July weekend: Friday, July 1 – Monday, July 4

### **Contact me**

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

Kingsley inquired as to how visitors were counted at the visitor's center. Vander Plas replied that they keep track of each visitor and count the number of visitor guides taken during off/closed hours.

**Prospects/Community Update**

Giesen gave a report on prospects. He noted that the Dairyland project ribbon cutting would be at 10 AM on 5/12 at the project site, that there would be a trail committee meeting with the DNR to discuss final design questions on 5/23, and that information was in the agenda packet for possible marketing ideas.

There was no other business.

Hearing no objections, Kingsley adjourned the meeting. The meeting adjourned at 9:30 AM.

The next regular meeting is scheduled for June 2, 2022 at 7:30 AM at the Community Center.

MEMO

To: Harmony City Council

Date: May 10, 2022

From: Chris Giesen, EDA Coordinator

RE: Twin City Trimmers Development Agreement Amendment

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## Background

Last fall, the city approved the sale of an industrial park lot to Mr. Jeffery O'Connor for the construction of a new facility to house two of his businesses.

The sale price of the lot was \$65,000. To assist the project, a TIF district was created to reduce the lot cost by \$46,000 based on the estimated future taxable value of the new building. Mr. O'Connor then paid \$19,000 cash out of pocket at the sale closing and entered into a development agreement with the city requiring a certain type of building be constructed by December 31, 2022.

Site prep is underway with construction soon to follow resulting in an approximately 96' x 54' corporate headquarters for Mr. O'Connor's two construction businesses (Twin City Trimmers and Division 6/10).

Based on information provided to the EDA, the Fillmore County Assessor estimated that this project would create about \$260,000 in new tax value. This new taxable value would create about \$46,000 in TIF – thus the reduction of the out of pocket sale price.

Since the development agreement/lot sale occurred last fall, price increases and supply chain delays have caused the construction to cost about \$150,000 more than anticipated, causing additional burden to the project budget and business. In addition, real estate values continue to climb.

Because of the appreciation/inflation of costs and real estate values, it is likely that the project will create more taxable value than the \$260,000 originally estimated resulting in the city collecting excess TIF during the life of the TIF district. This excess TIF has very limited use for the city and likely will result in the city being required to return it to the county and school or end the TIF district early.

**Because the project now has about \$150,000 in unbudgeted construction costs and because of the likelihood of additional TIF being available, it's requested that the city utilize any extra TIF collected on this project to offset that \$19,000 out of pocket paid for the lot purchase.**

## Outline of Additional Assistance Requested

1. Amend the current development agreement to utilize any excess TIF collected above and beyond the original \$46,000 allocated to the purchase price of the lot (plus 4% interest, the rate used for the original TIF projection) to reimburse Mr. O'Connor, up to \$19,000 (plus 4% interest).
2. Any extra TIF paid to Mr. O'Connor would be done so in a "pay as you go" format once the city has collected/repaid itself the original \$46,000, plus interest.
3. This amendment would not guarantee any additional payment or benefit to Mr. O'Connor but would use the extra TIF collected to offset the \$19,000 cash he paid at closing – effectively allowing him the chance to further reduce the cost of his lot/receive the lot for free - similar to other businesses in the past.

With such an amendment, there would be no additional risk to the city. The city would only provide reimbursements if extra TIF is collected, up to the cost of the lot plus interest, within the time the TIF district is already established. This amendment would not extend the life of the TIF district or change unrelated requirements of the development agreement.

The only way additional TIF is created is if the building creates additional taxes because it is valued higher than originally estimated. The owner is estimating that the real estate values today would have resulted in a higher TIF benefit if the estimate would have been created today. Either way if the extra value isn't created, there isn't any extra TIF given. Mr. O'Connor agreed that this would be a reasonable solution to provide the resources necessary to move forward with his project as otherwise planned.

**Action Requested**

The EDA recommends unanimously that the council amend the development agreement as requested above.

The original development agreement is attached for reference.

**DEVELOPMENT AGREEMENT  
TAX INCREMENT FINANCING  
O'CONNOR – INDUSTRIAL PARK PROJECT**

This Agreement dated this \_\_\_\_ day of September 2021, By and Between the ECONOMIC DEVELOPMENT AUTHORITY, CITY OF HARMONY (the "EDA"), a municipal corporation and JEFFREY O'CONNOR, known as the "Developer" of the property legally described below.

WHEREAS, the Developer proposes to purchase from the EDA **Lot 2, Block 2, Industrial Park First Addition to the City of Harmony**, located in the County of Fillmore, State of Minnesota; and

WHEREAS, the property is currently under the sole ownership of the EDA; and

WHEREAS, The Developer has requested tax increment financing assistance from the EDA to be used to buy down the Developer's land cost; and

WHEREAS, the EDA, pursuant to Minnesota Statutes, Sections 469.124 to 469.134 and Sections 469.174 to 469.179 (the "TIF Act") has adopted a program to encourage development and job growth; and

WHEREAS, on September 14, 2021, the City Council of the City of Harmony adopted a resolution approving the establishment of Tax Increment Financing District No. 1-8, within Municipal Development District No. 1, to allow for the development of the site; and

WHEREAS, said resolution approved the Tax Increment Finance Plan relating thereto.

NOW THEREFORE BE IT AGREED by the above parties as follows:

**Section 1**     **Definitions:** In this Agreement, unless a different meaning clearly appears from the context:

- A.     "Agreement" means this Agreement, as may be modified from time to time, amended or supplemented.
- B.     "Authority" means the City of Harmony.



- C. "Benefit Date" means September 23, 2021.
- D. "City" means the City of Harmony.
- E. "County" means Fillmore County.
- F. "Developer" means Jeffrey O'Connor, or their permitted successors and assigns.
- G. "Development Property" means the real property described above.
- H. "Events of Default" means an action by the Developer listed in Section 5.0 of this Agreement, which is not cured within the time period permitted in this Agreement.
- I. "Maturity Date" means the date that is earlier to occur of (a) the date the Termination Payment is paid to the Authority, or (b) the date that all TIF payments have been paid in full.
- J. "Project Area" means the geographic area within Municipal Development District No. 1.
- K. "Public Improvements" means the construction and/or installation of public streets, water, or sewer.
- L. "Site Improvements" or "Site Improvement Costs" mean the preparation of the project area including but not limited to demolition, excavating, grading, utility improvements, and/or parking lot improvements.
- M. "State" means the State of Minnesota.
- N. "Tax Increment" means that portion of the real property taxes which is paid with respect to the Development Property and remitted to the City by Fillmore County as tax increment pursuant to the Tax Increment Act or Minnesota State Statutes, Sections 469.124 to 469.134 and Sections 469.174 to 469.179, as amended.
- O. "Tax Increment District" or "TIF District" means the City's Tax Increment District No. 1-8.
- P. "Tax Increment Plan" or "TIF Plan" means the Tax Increment Financing Plan for Tax Increment District No. 1-8, as adopted September 14, 2021, and as amended.
- Q. "Tax Official" means any County assessor; County auditor; County or State board of equalization, the commissioner of the Department of Revenue of the State or any State or federal district court, the tax court of the State or the State Supreme Court.
- R. "Unavoidable Delays" means delays beyond the reasonable control of the Developer or City.

**Section 2 Representations and Warranties:**

2.1 The EDA represents and warrants that:

- A. The EDA is a municipal corporation organized under the laws of the State.
- B. The activities of the EDA are for the purpose of encouraging redevelopment of the project area, which is currently underutilized, and for promoting economic development and job opportunities.
- C. The Tax Increment District is an "economic development tax increment financing district," which was created and adopted pursuant to the Tax Increment Act.
- D. The EDA, to the best of its knowledge, represents and agrees that no member, official or employee of the EDA shall have any personal interest, direct or indirect in the Agreement, nor shall such member, official or employee participate in decision making relating to the Agreement which affects his/her personal interests. No member shall be personally liable to the Developer, or successors, in the event of any default or breach by the EDA for any amount, which may become due to the Developer or successor or on any obligations under the terms of this Agreement.

2.2 The Developer represents and warrants that:

- A. The Developer is in good standing under the laws of the State of Minnesota and is not in violation of any laws of the State of Minnesota, is duly authorized to transact business within the State, has power to enter into this Agreement and has duly authorized the execution, delivery, and performance of this Agreement.
- B. The Developer has not received notice or communication that the activities of the Developer or EDA with respect to the development will be in violation of any environmental law or regulation.
- C. The proposed development by the Developer would not occur but for the tax increment financing assistance being provided by the EDA.

**Section 3 Agreements**

3.1 The EDA agrees to the following:

- A. The EDA shall sell the property described above to the developer for \$65,000.00 and shall accept partial payment therefore by receipt of the tax increments generated by the property development up to \$46,000.00 as those payments are made to the City in future years and the balance of \$19,000.00 being payable by Developer in cash on the date of closing.
- B. The EDA shall pay for all current tax assessments against the real estate in the amount of \$0.00.

3.2 The Developer agrees to the following:

- A. The Developer shall proceed with construction of a commercial/industrial building according to the specifications in the building plans attached as Exhibit A. Developer agrees to construct the building in substantial conformity to the plans as presented, as a minimum baseline. Developer may make changes to the plans that increase the prospective value of the building or real estate. The building construction shall be completed by December 31, 2022.
- B. The Developer shall provide the EDA supplementary data required including proof of title to the land, copies of paid invoices or other evidence that the Developer has incurred the redevelopment expenses and any other documents required to complete annual tax increment financing reports to the Department of Revenue, Department of Trade and Economic Development, and State Auditor's Office.
- C. The value of assistance is less than \$150,000. The assistance given in this Agreement is not considered a business subsidy under Minnesota Statutes, 116J.993 to 116J.995 (the "Business Subsidy Act").
- D. The Developer agrees that the Development Property shall not be used for the storage, treatment or disposal of any environmentally hazardous waste or materials in violation of, or non-compliant with any applicable laws or regulations.
- E. The Developer agrees to cause business operations to continue on the Development Property for at least five (5) years after the Benefit Date.
- F. There are no other state or local government agencies providing financial assistance for the Project other than the EDA.
- G. There is no parent corporation of the Developer.
- H. The Developer certifies that they are in compliance with federal immigration laws governing the rights of individuals to work in the United States.
- I. During the term of this Agreement, the obligation of Developer to pay real estate taxes shall be absolute and unconditional irrespective of any defense or right of setoff, recoupment, or counterclaim that Developer might have against City or any other government body or person.
- J. During the term of this Agreement, Developer shall not object to or challenge the Fillmore County Assessor's estimated market value assigned to the premises.

**Section 4 Prohibitions Against Assignment and Transfer; Indemnification.**

- 4.1 The Developer represents and agrees that the execution of this Agreement is for the purpose of development of the property and not for speculative land holding.
- 4.2 In the event the Developer, upon transfer or assignment of the Development property or any portion thereof, seeks to be released from its obligations under this Development Agreement as to the portions of the Development Property that is transferred or assigned, the EDA shall be entitled to require, as conditions to the release that: