

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

January 13, 2026
7:00 P.M.

Council Room
Community Center

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Public Forum
5. Consent Agenda
 - a) Minutes Regular and December Planning Session
 - b) Claims and January Checks
 - c) Investment Report
 - d) Cash Balances
 - e) Budget YTD – Rev/Exp
 - f) Res. 26-01 - 2026 Annual Appointments
 - g) 2026 Gundersen Health System Agreement Renewal
 - h) SMIF – Thank You Letter
6. New Business
 - a) Stantec – WWTP UV Pay Request #3
 - b) Resolution 26-02 Ambulance Donation
 - c) Ambulance – Annual Report
 - d) Fire Relief Association
 - i. Approve internal bank transfer for 2025 Fire State Aid and Supplemental Aid totaling \$28,628.66. Funds were deposited on November 15th 2025.
 - e) January 21st 2026 - Joint Planning Session - Data Center Ordinance Discussion
7. Reports
 - a) Building & Maintenance Report
 - i. WWTP Report
 - b) EDA Board
 - i. December Minutes
 - ii. January Minutes
 - iii. Data Center – Consulting Role Recommendation
 - c) Harmony Chamber
 - d) Park Board
 - i. Park Board
 - e) Library Board
 - i. Recommendation
 - f) Arts Board
 - g) Fire Department
 - h) Sheriff Report
8. Adjourn



DECEMBER 9, 2025

REGULAR MEETING/PUBLIC HEARING

HARMONY CITY COUNCIL

A Regular Meeting of the Harmony City Council was called to order by Mayor Steve Donney at 7:01pm. Present were Mayor Donney, Councilmembers Jesse Grabau, Keith McIntosh, Kyle Scheevel, and Tara Morem. Also present were Administrator Alissa Stelpflug, City Attorney Greg Schieber, Library Director Cara McCoy, Erica Thilges, Miles Petree and Darcy Kvam.

AGENDA APPROVAL: Councilmember Grabau motioned to approve the agenda. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

PUBLIC FORUM: None

CONSENT AGENDA: The consent agenda consisted of minutes, claims and November checks, Investment Report, Cash Balances, and Budget YTD, Local 49 Memorandum of Agreement for PFML and Memorandum of Understanding article 18.2 wages, Personnel Committee Recommendations – annual step increase, annual COLA increase, SMIF donation request and the 2026 CEDA contract. Councilmember Grabau motioned to approve the Consent Agenda. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

STANTEC WWTP UV PROJECT (Pay Request #2): Councilmember Grabau motioned to approve pay request #2. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

RESOLUTION 25-15 (2026 Levy): Councilmember Grabau motioned to approve Resolution 25-15. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

RESOLUTION 25-16 (Polling Place): Councilmember Grabau motioned to approve Resolution 25-16. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

RESOLUTION 25-17 (Utility Rate Modification): Councilmember Grabau motioned to approve Resolution 25-17. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

RESOLUTION 25-18 (Table of Fees): Councilmember Grabau motioned to approve Resolution 25-18. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

MN PAID LEAVE DRAFT POLICY: Councilmember Grabau motioned to approve the MN Paid Leave draft policy. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

REPORTS

BUILDING & MAINTENANCE: No updates currently.

WWTP: Report is included in the packet.

EDA BOARD: Becky Meyers revolving loan has been paid off. The EDA recommends subordinating the loan on her property for the downtown revitalization grant and the small cities block grant. Mayor Donney motioned to subordinate to First Southeast Bank. A vote was held. All in favor. Motion carried. Councilmember McIntosh seconded the motion.

Kerry Kingley's term on the EDA Board has ended after 12 years of service. The City extends its appreciation for Kingley's dedication and contributions to the Harmony EDA. Councilmember Grabau motioned to approve the EDA Board appointments of Kelsey Bergey and Mayor Donney. Councilmember Morem seconded the motion. Mayor Doneey will be replacing Councilmember Scheevel on the EDA Board. A vote was held. All in favor. Motion carried. EDA Board appointments effective February 2026.

EDA recommends changing the Revolving loan interest rate to 3% for \$25,000 or less. Loans above \$25,000 will be negotiable up to the fixed prime rate. Councilmember Grabau motioned to approve Revolving loan change. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

CHAMBER: Erica Thilges reported that December events have been well attended. Adding Doug Hamilton to the team

PARK BOARD: Has not met.

LIBRARY BOARD: The Harmony Public Library Board wishes to recommend Kay Himlie to fill the open library board seat with a term starting January 1st, 2026. Councilmember Grabau motioned to approve Kay Himlie to the Library Board appointment. Councilmember McIntosh seconded the motion. A vote was held. All in favor. Motion carried.

The Harmony Public Library Board recommends promoting Alayna Holets to Grade 2, Step 1 Children's Librarian and Grade 1, Step 1 as Library Aide. The Harmony Public Library Board recommends promoting Sue Olinger to Grade 1, Step 1 Library Aide.

ARTS BOARD: Meets Thursday, December 11th.

FIRE DEPARTMENT: Hoping to take delivery of the new truck in early February.

AMBULANCE: No additional updates.

SHERIFF'S REPORT: Report is included in the packet.

TRUTH in TAXATION HEARING: Darcy Kvam had questions regarding the taxable valuation of her property going up. Council members and Mayor Donney advised Kvam to contact the Assessor's office to explain the increase.

Upon no further business, Mayor Donney adjourned the meeting.

Lisa Morken, Deputy Clerk

Steve Donney, Mayor

Joint Planning Session Minutes – Data Center Ordinance

Harmony, Minnesota

Meeting Details

Type: Joint planning session of the Economic Development Authority (EDA), City Council, and Planning & Zoning (P&Z) Board.

Date: December 3, 2025

Called to Order: 6:00 PM

Present: Honorable Steve Donney, Jesse Grabau, Tara Morem, Kyle Scheevel, Keith McIntosh, Greg Scheevel, Kerry Kingsley, Stuart Morem, Rod Johnson, Erik Olson, Miles Petree, Jim Strozyk

Absent:

Others Present: : Katrina Hurley (CEDA), Alissa Steflug (City Administrator), Trenton Akre, Amy Bishop, Aaron Bishop, Alan Dahl, (others)

Adjourned: 8:05 PM

Facilitator: Katrina Hurley, Community Development Coordinator

Context and Process

This was a joint planning session designed for information-sharing and collaborative input. By design, joint planning sessions do not permit formal decisions or votes. Instead, the session collected input from the public as well as members of the EDA, City Council, and P&Z Board. Draft ordinance language emerging from this session will be forwarded to the Planning & Zoning Board for consideration at its next meeting and then voted on through the formal process.

The City's intent is to proactively protect community health, safety, rural character, and fiscal fairness before any data center project is proposed or constructed. To accomplish this, the City is taking a careful, deliberate approach by exploring every avenue, engaging the public, and developing clear, enforceable standards to ensure responsible development.

Facilitation Approach (ToPs)

The discussion was facilitated using ToPs (Technology of Participation) methods. ToPs is a structured, inclusive facilitation approach developed by the Institute of Cultural Affairs that

helps groups move efficiently from diverse perspectives to shared understanding and practical action. Core ToP tools include the Focused Conversation (ORID) to guide dialogue, the Consensus Workshop to integrate ideas into shared themes, and Action Planning to translate agreements into next steps.

Discussion Highlights

Purpose of the ordinance: Balance economic growth opportunity with Harmony's values, including quiet rural character, transparency, and fiscal fairness.

Key terms reviewed included (among others):

- Data Center and Large-Scale Data Center
- Colocation Data Center
- Disaster Recovery Facility
- Crypto Mining Facility
- Enterprise Information Technology Equipment
- Backup Generation
- Consumptive Water Use and Water Appropriation
- Decommissioning, Restoration, and Reclamation
- Community Benefit Agreement (CBA)
- Noise and Sound Level (L10/L50)
- Impervious Surface
- Buffer and Landscape Buffer
- Screening
- Utility Infrastructure, Public Utility, Substation, Transmission Line, Interconnection
- Emissions/Air Pollution and Generator Emissions
- Energy Use/Load/Megawatt/Peak Demand
- Hazardous Materials, Waste, Wastewater, Effluent
- Security, Access Control, Surveillance
- Employment, Local Hiring, Apprenticeship
- Tax Abatement, Tax Increment Financing, PILOT

- Environmental Review (EAW/EIS/AUAR)
- Nonconforming Use, Amortization, Conditional Use Permit
- Groundwater Impact
- Site Plan and Site Plan Review
- Monitoring, Reporting, Compliance, Enforcement
- Closed-loop Cooling
- Enforcement Actions, Clawback Provisions, Financial Assurance (Escrow/Performance Bond)
- Operational Reporting, Compliance Metrics, Adaptive Management Trigger
- Emergency Response Plan, Complaint Resolution Protocol, Permit Transferability, Revocation, Default

Draft definitions were tentatively recorded for several terms (for example: Noise; Sound Level (L10/L50) thresholds; Impervious Surface; Buffer; and Community Benefit Agreement). Other terms were discussed extensively but deferred without draft language pending further review (e.g., Large-Scale Data Center; Colocation; Disaster Recovery; Consumptive Water Use; Water Appropriation; Decommissioning; and additional utility-related definitions).

Standards and Safeguards Discussed

- Noise limits, setbacks, buffer zones, and comprehensive screening of equipment
- Conditional Use Permit (CUP) process with public hearing
- Operational reporting (annual disclosure of water use, energy consumption, and compliance metrics)
- Fiscal safeguards (PILOT agreements, school district contributions, and incentive clawbacks)
- Environmental safeguards (stormwater management, closed-loop cooling, hazardous materials containment)
- Adaptive management triggers and complaint-resolution protocols
- Decommissioning plans with financial security for site restoration

Public Input

Public comments were invited throughout the session. Input from residents and stakeholders will be incorporated into revisions of the draft definitions and standards before they are forwarded to the P&Z Board.

Decisions and Next Steps

No formal decisions were taken during the joint planning session. Draft language will be presented to the Planning & Zoning Board at its next meeting for consideration and possible vote through the standard ordinance process.

- City staff to compile and format draft definitions based on session input
- City attorney to review for clarity, enforceability, and statutory alignment
- P&Z Board to agendize and consider drafts at its next meeting
- Schedule public hearing and additional community engagement, as needed

Adjournment

The meeting was adjourned at 8:05 PM.

Next Meeting

The next joint planning session will be held on Wednesday, January 21st 6-8pm at the Harmony Community Center.

City of Harmony
City Council Claims for Review

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Fund Descr	Object of Expense	Vendor	Comments	Amount
101 General Fund				
General Fund	Union Central Pension Fund	CENTRAL PENSION FUND	Union pension	\$381.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance for FEB 2026- emp	\$4,551.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance for FEB 2026 - em	\$144.00
General Fund	Union Dues	IUOE LOCAL #49	Union dues	\$105.00
General Fund	NCPERS Insurance	NCPERS GROUP LIFE INS	NCPERS Life Insurance	\$16.00
General Fund	Life Insurance	USABLE LIFE	USAble Life Insurance Premium	\$63.40
General Fund	General Operating Supplies	1ST SOURCE	Copy paper, 2 cartons	\$94.98
General Fund	General Operating Supplies	1ST SOURCE	Stapler, binder clips, etc.	\$61.29
General Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	AS - Bankers boxes for records retention -	\$77.65
General Fund	General Operating Supplies	HARMONY FOODS	Breakrom supplies	\$23.12
General Fund	General Operating Supplies	HARMONY FOODS	Office coffee	\$13.99
General Fund	General Operating Supplies	HARMONY FOODS	Napkins, silverware	\$14.18
General Fund	General Operating Supplies	HARMONY FOODS	Tin foil	\$9.98
General Fund	General Operating Supplies	METRO SALES	Jan.2026 base rate	\$64.00
General Fund	General Operating Supplies	METRO SALES	Usage Charge for December 2025	\$118.11
General Fund	General Operating Supplies	PRESTON FLORAL & GIFTS	City employees Donney memorial flowers	\$49.47
General Fund	Office Accessories	ELAN FINANCIAL SERVICES	AS - calculator ribbons - Amazon	\$15.50
General Fund	Office Accessories	ELAN FINANCIAL SERVICES	AS - cardstock paper and desk and wall 20	\$52.87
General Fund	Taxes, Licenses & Permits	ASCAP	2026 Copyright License	\$229.00
General Fund	General Operating Supplies	SEACHANGE PRINT INNOVATIONS	Orange animal tags	\$385.00
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Civil defense (Fire Hall L-2)	\$41.73
General Fund	Building Repair Materials	TORGERSON FLOOR COVERINGS	VCT steel tarkett	\$306.00
General Fund	Cleaning Supplies	DALCO (IMPERIALDADE)	3 large dust mops	\$177.78
General Fund	Cleaning Supplies	DALCO (IMPERIALDADE)	CC gloves, towels	\$80.26
General Fund	Contractual Services	CUSTOM ALARM	CC Fire alarm monitoring 1/26-3/26	\$195.00
General Fund	Contractual Services	ELAN FINANCIAL SERVICES	BM - Wyze Labs Inc - Cam unlimited - ann	\$99.99
General Fund	Contractual Services	ELAN FINANCIAL SERVICES	AS - Google Wyze - CREDIT ON STATEME	-\$139.58
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Comm Center electric utilities	\$2,217.77
General Fund	Gas Utilities	MINNESOTA ENERGY	CC (Community Center) gas (00007) 225	\$1,156.25
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	CC toilet paper	\$64.73
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	CC toilet	\$52.94
General Fund	General Operating Supplies	HARMONY FOODS	CC batteries	\$17.99
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	CC - fuel	\$75.79
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - CC	\$0.00
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - CC	\$0.00
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - CC	\$0.00

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Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Repair/Maint Bldg/Structures	DECORAH MOBILE GLASS, INC	Replaired handicap door	\$640.00
General Fund	Repair/Maint Bldg/Structures	ROD JOHNSON CONSTRUCTION	Replaced northeast door & panic bar	\$780.00
General Fund	Repair/Maint Other Equipment	DALCO (IMPERIALDADE)	CC Replaced scrubber battery	\$1,022.00
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Comm Center sewer	\$75.34
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	Snow shovel, bins, trash can, heat gun, et	\$376.96
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	Floor adhesive, glue spreader, pole snap	\$20.27
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Administration	\$317.59
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Comm Center water	\$44.44
General Fund	General Operating Supplies	PRESTON FLORAL & GIFTS	Council Donnememorial flowers	\$49.48
General Fund	Legal Notices Publishing	ELAN FINANCIAL SERVICES	AS - Minnesota 2026 Labor Law Poster - A	\$29.90
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS - Microsoft - Office 365 Teams	\$10.50
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS - Microsoft - Office Subscription	\$14.10
General Fund	Contractual Services	BRUENING ROCK PRODUCTS, INC	Snow removal 12/25/25	\$3,260.00
General Fund	Equipment Parts	HAMMELL EQUIPMENT	hose, 5G hytran oil, coupling	\$518.80
General Fund	Equipment Parts	HAMMELL EQUIPMENT	2 headed pins	\$3.40
General Fund	Equipment Parts	PRESTON AUTO PARTS	Pins for plow truck	\$19.17
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Snow Plow/Skidloader	\$202.64
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	rounding	-\$0.01
General Fund	Repair/Maint Machinery/Equip	HEGG TRUCK & TRAILER REPAIR	Replaced modulating valve	\$625.59
General Fund	Tires	IRONSIDE TRAILER SALES & SERVI	Tires for skidloader	\$711.39
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Admin legal services	\$315.00
General Fund	General Operating Supplies	CULLIGAN	Drinking water & dispensers rent	\$57.90
General Fund	Personnel Testing	MMUA	22026 Drug & Alcohol Testing participant f	\$150.00
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Police	\$39.63
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop electric utilities	\$194.00
General Fund	Gas Utilities	MINNESOTA ENERGY	Shop gas (00005) 237 1/2 2ND AVE NW	\$709.84
General Fund	General Operating Supplies	HARMONY FOODS	Shop coffee	\$23.99
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	\$88.53
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	Chissel, power steering fluid	\$20.18
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Maintenance Shop	\$110.74
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop water	\$18.51
General Fund	Repair/Maint Other Improve	CHUCK LARSON DUST CONTROL	Annual dust control, 2600 feet	\$4,420.00
General Fund	Tires	IRONSIDE TRAILER SALES & SERVI	Tires for skidloader	\$711.39
General Fund	Lodging Tax	HARMONY CHAMBER OF COMMERCE	Country lodge Q42025	\$709.65
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Visitor Center electric utilities	\$122.17
General Fund	Gas Utilities	MINNESOTA ENERGY	VC (Visitor's Center) gas (00003) MUNIC B	\$915.35
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	VC toilet paper	\$52.94
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	VC - fuel	\$75.79

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Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - VC	\$0.00
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - VC	\$0.00
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - VC	\$0.00
General Fund	Repair/Maint Bldg/Structures	WINONA HEATING & VENTILATING		\$3,601.00
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Visitor Center sewer	\$33.08
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Visitor Center water	\$18.76
101 General Fund				<hr/> \$31,926.20
202 CDBG Rehab Loan Program				
CDBG Rehab Loan Progr	Other Federal Grants	MN DEPT OF EMPLOYMENT & ECONO	Refund Overpayment to DEED 12/29/25 D	\$10,000.00
CDBG Rehab Loan Progr	Other Federal Grants	MN DEPT OF EMPLOYMENT & ECONO	Refund Overpayment to DEED 12/29/25 D	-\$10,000.00
CDBG Rehab Loan Progr	Other Federal Grants	MN DEPT OF EMPLOYMENT & ECONO	Refund Overpayment to DEED 12/29/25 D	\$10,000.00
202 CDBG Rehab Loan Program				<hr/> \$10,000.00
211 Library Fund				
Library Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	Name plate, Quill	\$36.26
Library Fund	Media-Books	CENTER POINT LARGE PRINT	Media-books - 2026	\$589.68
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	Rad Zoo; Reptile program	\$470.00
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	IN LIBRARY BATCH -CM - name plate \$36.	\$0.00
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	IN LIBRARY BATCH - CM - SQ RAD Zoo -	\$0.00
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	Error Amazon invoice from 10/31 in Librar	-\$183.80
Library Fund	Repair/Maint Office Equipment	CANON FINANCIAL SERVICES, INC	Copier lease	\$86.78
Library Fund	Repair/Maint Office Equipment	LOFFLER COMPANIES, INC	Copier maintenance contract	\$56.48
Library Fund	Software Service Fees	SELCO	Basic Services, fees, tech support	\$353.83
Library Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Library	<hr/> \$70.29
211 Library Fund				\$1,479.52
222 Fire Fund				
Fire Fund	Contractual Services	ELAN FINANCIAL SERVICES	AS - FIRE DEPT - Active 911, Inc-subscript	\$437.40
Fire Fund	Dues	VOLUNTEER FIREFIGHTER S BENEFI	Harmony benefit dues	\$250.00
Fire Fund	Dues	VOLUNTEER FIREFIGHTER S BENEFI	Life insurance benefit J. Patch	\$14.00
Fire Fund	General Operating Supplies	HARMONY MERCANTILE	Ice melt	\$15.98
Fire Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	FIRE - fuel	\$0.00
Fire Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Fire Dept fuel	\$0.00
Fire Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Fire Dept fuel	\$0.00
Fire Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Fire Dept fuel	\$0.00
Fire Fund	Repair/Maint Other Equipment	CLAREY S SAFETY EQUIPMENT, INC	Kussmaul auto pump, 12 volt	\$620.00
Fire Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Fire Dept electric utilities	\$222.94

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Fire Fund	Gas Utilities	MINNESOTA ENERGY	Fire Dept gas (00004) 930 MAIN AVE S	\$576.75
Fire Fund	Repair/Maint Bldg/Structures	MOREM ELECTRIC, INC	Replaced lights & fan, Exit light batteris	\$3,203.81
Fire Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Fire Dept sewer	\$30.64
Fire Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Fire	\$96.03
Fire Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Fire Dept water	\$17.27
222 Fire Fund				<u>\$5,484.82</u>
223 Ambulance Fund				
Ambulance Fund	Contractual Services	ELAN FINANCIAL SERVICES	AMB - Active 911, Inc	\$226.80
Ambulance Fund	Contractual Services	EMS MANAGEMENT & CONSULTANT	2 trips coded	\$56.00
Ambulance Fund	General Operating Supplies	PRESTON FLORAL & GIFTS	Amb. Donney memorial flowers	\$87.95
Ambulance Fund	Medical and Dental Fees	MAYO CLINIC AMBULANCE	Run number 25-130334	\$340.00
Ambulance Fund	Medical and Dental Fees	TRI STATE AMBULANCE SERVICE	Intercept fee, Run 25-18788	\$250.00
Ambulance Fund	Medical and Dental Fees	WINNESHIEK CO. MEMORIAL HOSPIT	Ambulance Intercept	\$248.00
Ambulance Fund	Medical Supplies	BOUND TREE MEDICAL	BVM,SPUR II, Manometer, etc.	\$32.29
Ambulance Fund	Medical Supplies	BOUND TREE MEDICAL	Practi valve, Catheter mount, infant adhesi	\$161.56
Ambulance Fund	Medical Supplies	BOUND TREE MEDICAL	Latex Gloves	\$638.70
Ambulance Fund	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	Medical oxygen	\$115.30
Ambulance Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Ambulance - fuel	\$471.57
Ambulance Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Ambulance fuel	\$90.52
Ambulance Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Ambulance fuel	-\$90.52
Ambulance Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Ambulance fuel	\$90.52
Ambulance Fund	Office Equip	GUARDIAN FLEET SAFETY	New ambulance computer	\$3,930.27
Ambulance Fund	Telephone	AT&T MOBILITY	Ambulance cell phone and hot spot	\$167.37
223 Ambulance Fund				<u>\$6,816.33</u>
251 Park Fund				
Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Parks electric utilities	\$228.61
Park Fund	Equipment Parts	RUN RIGHT POWER LLC	Kawasaki engine FX921VB40482	\$3,158.38
Park Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Summer Mower & SidexSide Fuel	\$0.00
Park Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Summer Mower & SidexSide Fuel	\$0.00
Park Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Summer Mower & SidexSide Fuel	\$0.00
Park Fund	Repair/Maint Machinery/Equip	RUN RIGHT POWER LLC	Replaced mower belt and deck	\$903.50
Park Fund	Repair/Maint Machinery/Equip	RUN RIGHT POWER LLC	Installed new engine XC105819	\$294.91
Park Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Parks sewer utilities	\$0.00
Park Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Parks water utilities	\$10.81
251 Park Fund				<u>\$4,596.21</u>

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Fund Descr	Object of Expense	Vendor	Comments	Amount
261 Arts Fund				
Arts Fund	Program Services	FILLMORE CENTRAL SCHOOLS	FCHS Theatre Dept.	\$200.00
Arts Fund	Taxes, Licenses & Permits	ASCAP	2026 Copyright License	\$229.00
				<u>\$429.00</u>
261 Arts Fund				
318 G.O. Bond 2021C				
G.O. Bond 2021C	Debt Service Interest	FIRST SOUTHEAST BANK	UB Rev Refund Note, Series 2021C interes	\$2,119.00
G.O. Bond 2021C	Debt Service Principal	FIRST SOUTHEAST BANK	UB Rev Refund Note, Series 2021C	<u>\$107,000.00</u>
				<u>\$109,119.00</u>
318 G.O. Bond 2021C				
319 2020 Street GO BOND				
2020 Street GO BOND	Debt Service Interest	FIRST INDEPENDENT BANK-RUSSELL	GO Bond 2020A Interest	\$12,753.00
2020 Street GO BOND	Debt Service Principal	FIRST INDEPENDENT BANK-RUSSELL	GO Improvement Note Series 2020A	<u>\$207,000.00</u>
				<u>\$219,753.00</u>
319 2020 Street GO BOND				
321 21A & 21B MiEnergy loan				
21A & 21B MiEnergy loa	Debt Service Interest	FIRST SOUTHEAST BANK	Financing Note, Series 2021B Dairyland I	\$1,764.00
21A & 21B MiEnergy loa	Debt Service Principal	FIRST SOUTHEAST BANK	Financing Note, Series 2021B Dairyland I	<u>\$26,000.00</u>
				<u>\$27,764.00</u>
321 21A & 21B MiEnergy loan				
427 2024 Street Project				
2024 Street Project	Debt Service Interest	NORTHLAND BOND SERVICES	Series 2024A street project interest	\$38,700.00
2024 Street Project	Debt Service Principal	NORTHLAND BOND SERVICES	Series 2024A street project principal	<u>\$95,000.00</u>
				<u>\$133,700.00</u>
427 2024 Street Project				
428 WWTP UV PROJECT				
WWTP UV PROJECT	Debt Service Interest	NORTHLAND BOND SERVICES	Series 2025A WWTP UV	\$36,459.38
WWTP UV PROJECT	Engineering Fees	STANTEC CONSULTING SERVICES, IN	UV project WWTP	\$19,603.50
WWTP UV PROJECT	Repair/Maint Other Improve	OLYMPIC BUILDERS INC	UV PROJECT PAYMENT REQ #3	<u>\$205,135.87</u>
				<u>\$261,198.75</u>
428 WWTP UV PROJECT				
601 Water Fund				
Water Fund	Debt Service Interest	MPFA	2016 well note interest	\$2,260.00
Water Fund	Postage	ELAN FINANCIAL SERVICES	BM - USPS - postage - water sample	\$8.85
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders - Water	\$20.00
Water Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Pumphouse 1, 2 & 3 electric utilities	\$753.86
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump house 1 gas (00002) 1PMP HS 25 E	\$92.07
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump House 2 gas (00006) PUMP HS 35 1	\$46.82
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Total coliform 12.2025	\$49.48

City of Harmony
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Fund Descr	Object of Expense	Vendor	Comments	Amount
Water Fund	Management Fees	MMUA	Q1 Safety Mgmt Prog Jan, Feb, Mar 2026	\$1,352.50
Water Fund	Utility Maint Materials	BADGER METER	Cellular service comm meters for Novembe	\$164.90
Water Fund	Utility Maint Materials	BADGER METER	Cellular service comm meters for Decembe	\$164.90
Water Fund	Utility Maint Materials	DAKOTA SUPPLY GROUP	Copper flare shut off disc	\$88.86
601 Water Fund				<u>\$5,002.24</u>
602 Sewer Fund				
Sewer Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders - WWTP	\$4,679.25
Sewer Fund	Contractual Services	ENVIRONMENTAL WATER SERVICES L	Wastewater operations & mgmt Decembe	\$750.00
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 electric utilties	\$1,254.93
Sewer Fund	Gas Utilities	MINNESOTA ENERGY	WWTP gas (00001) 32326 GARDEN RD	\$722.14
Sewer Fund	General Operating Supplies	GOLDSTAR PRODUCTS INC.	Odor control - case	\$580.55
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Sample dates 12.3,10, 17 2025	\$1,048.35
Sewer Fund	Management Fees	MMUA	Q1 Safety Mgmt Prog Jan, Feb, Mar 2026	\$1,352.50
Sewer Fund	Repair/Maint Other Improve	K&R EQUIPMENT, INC	Front 1/2 of PTO for transfer manure pum	\$549.01
Sewer Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 sewer	\$2,460.94
Sewer Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	Flashlight	\$69.99
Sewer Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Sewer dialers/Lifts; Water Tower monitor	\$282.90
Sewer Fund	Utility Maint Materials	HARMONY MERCANTILE	Utility knife, gloves	\$41.98
Sewer Fund	Water Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 water	\$1,494.28
602 Sewer Fund				<u>\$15,286.82</u>
603 Solid Waste Fund				
Solid Waste Fund	Media-Software	ELAN FINANCIAL SERVICES	BM - Tactacam - Treedump - Reveal yearl	\$216.00
Solid Waste Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Corey's truck fuel	\$651.60
Solid Waste Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Corey's truck fuel	-\$651.60
Solid Waste Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Corey's truck fuel	\$651.60
Solid Waste Fund	Refuse/Garbage Disposal	RICHARDS SANITATION, LLC	December garbage & recycling service	\$8,017.66
603 Solid Waste Fund				<u>\$8,885.26</u>
604 Electric Fund				
Electric Fund	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$66,607.13
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Streetlights electric utilities	\$1,298.46
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Town clock electric utilities	\$57.16
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Electric car chargers electric utilities	\$23.01
Electric Fund	Management Fees	MMUA	Q1 Safety Mgmt Prog Jan, Feb, Mar 2026	\$1,352.50
Electric Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Brian's truck fuel	\$110.52
Electric Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Brian's truck fuel	-\$110.52

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Electric Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Brian's truck fuel	\$110.52
Electric Fund	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	1 ticket @ \$1.35	\$1.35
Electric Fund	Repair/Maint Other Improve	MOREM ELECTRIC, INC	Solar lights for Welcome signs	\$15,000.00
Electric Fund	Utility Maint Materials	VISION METERING, LLC	Endsight Month fee - Nov. 2025	\$500.00
Electric Fund	Dues	MMUA	2026 Regular Member Dues	\$1,775.00
604 Electric Fund				<hr/> \$86,725.13
620 Economic Development Authority				
Economic Development	Miscellaneous	CEDA	Materials for Planning Session meetings	\$114.93
Economic Development	Office Accessories	ELAN FINANCIAL SERVICES	AS -Adjustable steel monitor stand for EDA	\$26.94
Economic Development	Office Accessories	ELAN FINANCIAL SERVICES	AS - keyboard & mouse for EDA office - A	\$26.98
Economic Development	Planning & Development Fees	CEDA	Economic Development Support Service Q	\$9,840.00
Economic Development	Planning & Development Fees	CEDA	One-time contract adjustment	-\$600.00
Economic Development	Telephone	HARMONY TELEPHONE CO (MI BROA	EDA	\$52.63
Economic Development	Travel Expenses	CEDA	Pre-approved Mileage	\$324.80
620 Economic Development Authority				<hr/> \$9,786.28
				<hr/> \$937,952.56

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	Name	Check Date	Check Amt	
10101	1st Southeast Bank-G			
1240e	WEX BANK	12/9/2025	\$768.00	Terry's truck fuel - CC
1250e	MEYER, BECKY	12/10/2025	\$433.95	FSEB REFUND - EDA PYMT IN ERROR - BE
1251e	FIRST SOUTHEAST BANK	12/11/2025	\$100,000.00	CD purchased #30000519
1252e	MN DEPT OF REVENUE	12/12/2025	\$5,106.00	MN Sales Tax -General - round up
1253e	PSN	12/3/2025	\$627.70	PSN payment service
1254e	FIRST SOUTHEAST BANK	12/1/2025	\$250.00	AUTO PYMT FSA - Contribution - TRANSFER
1255e	SOUTHEAST SERVICE CO-OP	12/1/2025	\$8,385.46	AUTOMATIC PAYMENT - HEALTH INSURAN
1256e	WEX HEALTH, INC.	12/2/2025	\$927.50	H S A CONTRIBUTIONS
1257e	Nationwide Retirement Solution	12/1/2025	\$700.00	Nationwide Retirement
1258e	INTERNAL REVENUE SERVICE	12/9/2025	\$5,049.00	DEC- SPECIAL PAYROLL - Social Security
1259e	FIRST SOUTHEAST BANK	12/4/2025	\$28.05	UTILITIES FILE FEE
1260e	FIRST SOUTHEAST BANK	12/29/2025	\$7.50	Payroll File Fee
1261e	WEX HEALTH, INC.	12/23/2025	\$16.50	WEX FILE FEE
1262e	FIRST SOUTHEAST BANK	12/5/2025	\$3.45	ACH File Fee #2
1263e	INTERNAL REVENUE SERVICE	12/26/2025	\$10,473.62	MEDICARE TAX
1264e	MINNESOTA REVENUE	12/29/2025	\$882.89	MN State withholding
1265e	PUBLIC EMPLOYEES RETIREME	12/29/2025	\$5,502.37	PERA 511800
1266e	PUBLIC EMPLOYEES RETIREME	12/29/2025	\$3,561.22	AMBULANCE PERA 928900
1267e	Nationwide Retirement Solution	12/30/2025	\$700.00	Nationwide Retirement December
70873	Morem, Stuart	12/8/2025	\$369.40	
70874	McIntyre, Kyle	12/8/2025	\$918.88	
70875	Drinkwine, Joseph	12/8/2025	\$660.30	
70876	Scheevel, Kyle	12/8/2025	\$2,784.35	
70877	Roeder, Brandon	12/8/2025	\$609.51	
70878	Petree, Miles H	12/8/2025	\$512.54	
70879	Patch, Jacob O	12/8/2025	\$277.05	
70880	Morem, Kyle S	12/8/2025	\$1,094.35	
70881	Morem, Chris	12/8/2025	\$669.54	
70882	Mayer, Ryan	12/8/2025	\$724.95	
70883	Koliha, Brandon R.	12/8/2025	\$447.90	
70884	Kingsley, Andrew F	12/8/2025	\$697.24	
70885	Kiehne, Todd R.	12/8/2025	\$641.83	
70886	Hanson, Dustin R	12/8/2025	\$1,223.64	
70887	Costigan, Nathaniel	12/8/2025	\$507.92	
70888	Brunsvold, Bailey	12/8/2025	\$627.98	
70889	Bahl, Ross	12/8/2025	\$1,149.76	
70890	Whalen, Corey J.	12/8/2025	\$452.51	
70891	Solberg, Dennis	12/8/2025	\$577.19	
70892	Skaalen, James	12/8/2025	\$798.83	
70893	Morem, Tara	12/8/2025	\$1,662.30	
70894	Morem, Craig	12/8/2025	\$1,962.44	
70895	Michel, Brian T	12/8/2025	\$540.25	
70896	McIntosh, Keith W.	12/8/2025	\$1,013.08	
70897	Mayer, Randy L	12/8/2025	\$937.35	
70898	Kingsley, Kerry	12/8/2025	\$461.75	
70899	Johnson, Rodney J.	12/8/2025	\$475.60	
70900	Himlie, Michael	12/8/2025	\$1,184.85	
70901	Hanlon, Bill	12/8/2025	\$1,593.04	
70902	Dornink, Daniel S.	12/8/2025	\$466.37	
70903	Schieber, Greg	12/8/2025	\$369.40	
70904	BAKER & TAYLOR	12/9/2025	\$163.11	Books - missed invoices
70905	BANYON DATA SYSTEMS, INC	12/9/2025	\$1,074.00	Banyon software support
70906	BIGALK, TERRY	12/9/2025	\$400.00	Dungaree jean - Norby's Farm & Fleet
70907	BOUND TREE MEDICAL	12/9/2025	\$284.20	Sharps containers

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	Name	Check Date	Check Amt	
70908	BRUENING ROCK PRODUCTS, I	12/9/2025	\$5,170.00	Snow removal 11/30/25
70909	CANON FINANCIAL SERVICES, I	12/9/2025	\$86.78	Copier lease
70910	CENTRAL PENSION FUND	12/9/2025	\$390.00	Union pension
70911	CLAREY'S SAFETY EQUIPMENT,	12/9/2025	\$630.25	Battery PCV assy 2007 sensor
70912	CULLIGAN	12/9/2025	\$84.40	Drinking water & dispensers rent
70913	Custom Alarm	12/9/2025	\$662.20	CC fire inspection, sensor battery
70914	DAKOTA SUPPLY GROUP	12/9/2025	\$383.34	Shop - ten 3/4 coupling
70915	DALCO	12/9/2025	\$318.18	VC toilet cleaner
70916	DECORAH MOBILE GLASS, INC	12/9/2025	\$2,593.28	VC - Installed new door opener
70917	DVS RENEWAL	12/9/2025	\$148.75	2021 RAM 5500 (965988)
70918	CARDMEMBER SERVICES	12/9/2025	\$1,985.91	Demco - bulletin board paper
70919	EMS Management & Consultant, I	12/9/2025	\$728.00	26 trips coded
70920	ENVIRONMENTAL WATER SERVI	12/9/2025	\$750.00	Wastewater operations & mgmt November
70921	FCHS CHORAL PROGRAM	12/9/2025	\$303.00	For FCHS Choral Program trip
70922	FILLMORE CENTRAL DIST. OFFI	12/9/2025	\$184.00	FC preschool easels
70923	FILLMORE COUNTY ATTORNEY	12/9/2025	\$813.00	Criminal legal fees ICR 24006208
70924	FIRST SOUTHEAST BANK	12/9/2025	\$525.00	Harmony Bucks - Energy Star Rebate K. McInt
70925	GOPHER STATE ONE CALL, INC	12/9/2025	\$12.15	9 tickets @ \$1.35
70926	GRABAU, JESSE	12/9/2025	\$325.00	Park Board Meetings DEC 2024- NOV 2025
70927	HAMMELL EQUIPMENT	12/9/2025	\$67.20	Air filter
70928	HARMONY CHAMBER OF COMM	12/9/2025	\$76.61	Evolve Oct '25
70929	HARMONY FOODS	12/9/2025	\$51.70	Burger seasoning, pickles
70930	HARMONY MERCANTILE	12/9/2025	\$392.30	VC - 9 volt battery, allen wrench, 3 timers
70931	HARMONY PUBLIC UTILITIES	12/9/2025	\$8,415.11	Parks water utilities
70932	MiBroadband	12/9/2025	\$1,023.14	Administration
70933	HAWKINS, Inc.	12/9/2025	\$20.00	Chlorine cylinders
70934	HIMLIE, MICHAEL	12/9/2025	\$125.00	Arts Board Meetings DEC 2024- NOV 2025
70935	HJELMELAND, BRIELLE	12/9/2025	\$150.00	Arts Board Meetings DEC 2024- NOV 2025
70936	HOLETS, ALAYNA	12/9/2025	\$16.11	December craft supplies
70937	HUTCHINSON, SARAH	12/9/2025	\$125.00	Arts Board Meetings DEC 2024- NOV 2025
70938	I.U.O.E. LOCAL 49 FRINGE BENE	12/9/2025	\$4,695.00	Union health insurance for JAN 2026- employe
70939	INGRAM LIBRARY SERVICES, IN	12/9/2025	\$382.80	Media - Books
70940	ITRON, INC	12/9/2025	\$1,902.46	Software support for Itron program
70941	IUOE LOCAL #49	12/9/2025	\$105.00	Union dues
70942	JANSEN, BRYAN & AMANDA	12/9/2025	\$156.60	335 2nd Ave SE
70943	Rodney J. Johnson	12/9/2025	\$200.00	Planning and Zoning JAN 2025 - DEC 2025
70944	KINGSLEY MERCANTILE INC	12/9/2025	\$519.00	Replaced washing machine timer
70945	KIRVIDA FIRE	12/9/2025	\$1,798.89	2025 Pump test 2011 Freightliner, change tran
70946	KRENZKE, KELLI JO	12/9/2025	\$150.00	Park Board Meetings DEC 2024- NOV 2025
70947	KWIK TRIP,INC	12/9/2025	\$890.21	Ambulance - fuel
70948	LOFFLER Companies, Inc	12/9/2025	\$67.92	Copier
70949	McCOY, CARA	12/9/2025	\$48.13	Library Director meet/greet snacks
70950	MCINTOSH, KEITH	12/9/2025	\$50.00	Arts Board Meetings DEC 2024- NOV 2025
70951	MENSINK, STEPHANIE	12/9/2025	\$100.00	Park Board Meetings DEC 2024- NOV 2025
70952	METRO SALES	12/9/2025	\$329.10	Dec base rate; Nov useage
70953	MIENERGY COOPERATIVE	12/9/2025	\$63,243.19	Power for Resale
70954	MI ENERGY	12/9/2025	\$8,408.25	2021C loan paymnet
70955	Brian Michel	12/9/2025	\$365.94	Carhartt - work pants
70956	MID AMERICA BOOKS	12/9/2025	\$177.65	Books
70957	MINNESOTA ENERGY	12/9/2025	\$1,712.60	WWTP gas (00001) 32326 GARDEN RD
70958	MISSISSIPPI WELDERS SUPPLY	12/9/2025	\$125.80	#20 carbon dioxide
70959	MN DEPT OF COMMERCE	12/9/2025	\$46.62	3rd QTR Fiscal Year 2026 Indirect Assessment
70960	MN DEPT OF HEALTH	12/9/2025	\$1,462.00	Quarterly water connection fee
70961	NCPERS Group Life Ins.	12/9/2025	\$16.00	NCPERS Life Insurance
70962	NESS PUMPING SERVICE	12/9/2025	\$1,410.00	Cardinal Park port-a-potties

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	Name	Check Date	Check Amt
70963	Nethercut Schieber Attorneys	12/9/2025	\$1,295.00 P & Z meeting, talking points, agenda review
70964	Nolan Lumber Company	12/9/2025	\$15.20 2 lbs concrete mix
70965	NORBY TREE SERVICE LLC	12/9/2025	\$6,000.00 Removed trees, ground stumps
70966	Erik Olson	12/9/2025	\$175.00 Planning and Zoning JAN 2025 - DEC 2025
70967	OLYMPIC BUILDERS	12/9/2025	\$127,938.40 UV PROJECT PAYMENT REQ #2
70968	OMMEN, LU	12/9/2025	\$225.00 Arts Board Meetings DEC 2024- NOV 2025
70969	Miles Petree	12/9/2025	\$300.00 Park Board Meetings DEC 2024- NOV 2025
70970	PLUNKETTS PEST CONTROL, IN	12/9/2025	\$88.53 Rodent control program
70971	RICHARDS SANITATION, LLC	12/9/2025	\$8,017.66 November garbage & recycling service
70972	RIVERLAND COMMUNITY COLLE	12/9/2025	\$3,585.00 8/25 Rope rescue
70973	KYLE SCHEEVEL	12/9/2025	\$175.00 Park Board Meetings DEC 2024- NOV 2025
70974	SOUTHEASTERN LIBRARIES CO	12/9/2025	\$553.83 Library programs over allowed amount
70975	SLINDEE, LORI	12/9/2025	\$200.00 Arts Board Meetings DEC 2024- NOV 2025
70976	SOLBERG WELDING	12/9/2025	\$30.00 load leaf box on trailer
70977	STROZYK, JIMMY	12/9/2025	\$200.00 Planning and Zoning JAN 2025 - DEC 2025
70978	THILGES, ERICA	12/9/2025	\$275.00 Arts Board Meetings DEC 2024- NOV 2025
70979	TRI-STATE AMBULANCE, INC	12/9/2025	\$250.00 intercept fee run number 25-18788
70980	USABLE LIFE	12/9/2025	\$63.40 USAble Life Insurance Premium
70981	UTILITY CONSULTANTS, INC	12/9/2025	\$98.96 Total coliform 10.2025 & 11.2025
70982	VISION METERING, LLC	12/9/2025	\$500.00 VM - endsight monthly fee
70983	WHALEN, COREY	12/9/2025	\$221.73 Sierra - cargo pant
70984	WHALEN, GRACIE	12/9/2025	\$150.00 Arts Board Meetings DEC 2024- NOV 2025
70985	SEMCAC	12/10/2025	\$3,993.30 Admin SCDP Grant - Disbursement #30
70986	S&S OVERHEAD DOOR, INC	12/10/2025	\$17,952.75 SCDP Pay Request #30
70987	GULBRANSON BUILDING RESTO	12/10/2025	\$6,000.00 SCDP Pay Request #30
70988	Community & Economic	12/10/2025	\$2,712.65 Admin SCDP Grant - Disbursement #30
70989	BRAD MEYER CONSTRUCTION	12/10/2025	\$20,622.00 SCDP Pay Request #30
70990	UTILITY CONSULTANTS, INC	12/11/2025	\$1,299.09 Sample Dates 10.22,29,11.5,12,19,24
70991	SOUTHERN MINN INITIATIVE FO	12/11/2025	\$1,000.00 SMIF Donation 2025
70992	ON THE CRUNCHY SIDE	12/11/2025	\$177.75 Golden Happenings Holiday Party 2025
70993	HARMONY CONSERVATION CLU	12/11/2025	\$575.00 2025 Porta Potty Rentals for 4th of July Celebr
501200e	Monthly ACH	12/8/2025	\$4,063.40
501228e	Monthly ACH	12/30/2025	\$38,394.56
Total Checks		\$533,823.40	

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Name	Check Date	Check Amt
<u>10101 1st Southeast Bank-G</u>		
101 General Fund		\$158,858.92
201 DTED Revolving Loan Program		\$433.95
202 CDBG Rehab Loan Program		\$51,280.70
211 Library Fund		\$1,916.82
222 Fire Fund		\$6,769.11
223 Ambulance Fund		\$5,778.66
251 Park Fund		\$6,911.85
261 Arts Fund		\$2,237.00
321 21A & 21B MiEnergy loan		\$8,408.25
428 WWTP UV PROJECT		\$128,538.40
601 Water Fund		\$3,195.03
602 Sewer Fund		\$9,235.02
603 Solid Waste Fund		\$9,313.14
604 Electric Fund		\$71,801.31
605 Storm Water Fund		\$30.00
620 Economic Development Authority		\$245.18
		\$464,953.34

BANK ACCOUNTS	ACCOUNT TYPE	ACCOUNT NUMBER	PURPOSE	BALANCE AS OF 12/31/2025	INTEREST RATE	ANNUAL PERCENTAGE YIELD	AVERAGE BALANCE FOR DECEMBER	INTEREST EARNED DECEMBER 2025	
First Southeast Bank	Super Now Checking	40053	General Account	\$1,347,417.20	0.20%	0.20%	\$1,160,351.97	\$209.82	
First Southeast Bank	Checking	236478	Library Donation Account	\$1,934.72					
				BALANCE AS OF 1/2/2026					
First Southeast Bank	Checking	61516	Ambulance Donation Account	\$17,586.78					
INVESTMENT ACCOUNTS									
				BALANCE AS OF 12/31/2025	AVERAGE MONTHLY RATE	INTEREST EARNED DECEMBER 2025			
GENERAL FUND - 4M FUND - PMA Network	Minnesota Municipal Money Market Fund	MN01-35323-0101		\$1,772,631.60	3.756%			\$5,655.19	
2024A G.O. IMPROVEMENT BONDS									
- 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0201		\$309,857.23	3.756%			\$988.52	
2025 BOND PROCEEDS -									
4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0202		\$1,516,189.15	3.756%			\$4,956.88	
CERTIFICATES OF DEPOSIT	ACCOUNT NUMBER	TERM	ACCOUNT OPEN DATE	AMOUNT	INTEREST RATE	ANNUAL PERCENTAGE YIELD	MATURITY DATE	INTEREST EARNED DECEMBER 2025	
First Southeast Bank	33245	12 month	1/7/2005	\$100,000.00	2.00%	2.01%	automatically renews	\$164.38	
First Southeast Bank	41371	12 month	6/30/2008	\$100,000.00	2.000%	2.01%	automatically renews		
First Southeast Bank	30000301	345 DAYS	1/30/2025	\$100,000.00	4.350%	4.36%	1/10/2026		
First Southeast Bank	30000382	280 DAYS	5/6/2025	\$100,000.00	4.350%	4.37%	2/10/2026		
First Southeast Bank	30000383	308 DAYS	5/6/2025	\$100,000.00	4.350%	4.37%	3/10/2026		
First Southeast Bank	30000410	277 DAYS	7/7/2025	\$100,000.00	4.350%	4.37%	4/17/2026		
First Southeast Bank	30000411	307 DAYS	7/7/2025	\$100,000.00	4.350%	4.36%	5/10/2026		
First Southeast Bank	30000412	338 DAYS	7/7/2025	\$100,000.00	4.350%	4.36%	6/10/2026		
First Southeast Bank	30000413	368 DAYS	7/7/2025	\$100,000.00	4.350%	4.35%	7/10/2026		
First Southeast Bank	30000431	360 DAYS	8/15/2025	\$100,000.00	4.350%	4.35%	8/10/2026		
First Southeast Bank	30000466	336 DAYS	10/9/2025	\$100,000.00	4.000%	4.01%	9/10/2026		
First Southeast Bank	30000467	366 DAYS	10/9/2025	\$100,000.00	4.000%	4.00%	10/10/2026		
First Southeast Bank	30000496	362 DAYS	11/13/2025	\$100,000.00	4.000%	4.00%	11/10/2026		
ACCOUNT NUMBER								MATURITY DATE	
CERTIFICATES OF DEPOSIT PURCHASED THIS MONTH									
First Southeast Bank	30000519	364 DAYS	12/11/2025	\$100,000.00	3.750%	3.75%	12/10/2026		
ACCOUNT NUMBER								MATURITY DATE	
CERTIFICATES OF DEPOSIT REDEEMED THIS MONTH									
First Southeast Bank	30000300	314 DAYS	1/30/2025	\$100,000.00	4.350%	4.36%	12/10/2025	\$3,742.19	

City of Harmony
***Cash Balances**
Cash Account: 10101
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Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance
<u>10101 - 1st Southeast Bank-G</u>							
101 - General Fund	(\$1,937,012.06)	\$605.97	(\$31,926.20)	0	\$0.00	\$0.00	(\$1,968,332.29) In Balance
201 - DTED Revolving Loan Program	\$115,509.71			0	\$0.00	\$0.00	\$115,509.71 In Balance
202 - CDBG Rehab Loan Program	\$16,922.87		(\$10,000.00)	0	\$0.00	\$0.00	\$6,922.87 In Balance
211 - Library Fund	\$48,364.18	\$183.65	(\$1,479.52)	0	\$0.00	\$0.00	\$47,068.31 In Balance
222 - Fire Fund	\$111,028.81		(\$5,484.82)	0	\$0.00	\$0.00	\$105,543.99 In Balance
223 - Ambulance Fund	\$350,419.79		(\$6,816.33)	0	\$0.00	\$0.00	\$343,603.46 In Balance
251 - Park Fund	\$125,740.00		(\$4,596.21)	0	\$0.00	\$0.00	\$121,143.79 In Balance
261 - Arts Fund	\$17,634.04		(\$429.00)	0	\$0.00	\$0.00	\$17,205.04 In Balance
312 - GO Bonds, Series 2002B	\$0.00			0	\$0.00	\$0.00	\$0.00 In Balance
314 - G.O. Impr Bonds, 2010A-3rdStSW	\$0.27			0	\$0.00	\$0.00	\$0.27 In Balance
315 - G.O. Tax Abate Refund 2013A-CC	\$41,333.75			0	\$0.00	\$0.00	\$41,333.75 In Balance
316 - GO Tax Abatement Bonds 13B-H	(\$0.15)			0	\$0.00	\$0.00	(\$0.15) In Balance
317 - GO Impr Bond-2014A-1st Ave SW	\$1.49			0	\$0.00	\$0.00	\$1.49 In Balance
318 - G.O. Bond 2021C	\$107,279.42		(\$109,119.00)	0	\$0.00	\$0.00	(\$1,839.58) In Balance
319 - 2020 Street GO BOND	\$237,624.12		(\$219,753.00)	0	\$0.00	\$0.00	\$17,871.12 In Balance
320 - Dairyland/Wickett Const.	\$0.00			0	\$0.00	\$0.00	\$0.00 In Balance
321 - 21A & 21B MiEnergy loan	(\$38,170.00)		(\$27,764.00)	0	\$0.00	\$0.00	(\$65,934.00) In Balance
322 - Special Assessment	\$64,680.66			0	\$0.00	\$0.00	\$64,680.66 In Balance
401 - Capital Projects Fund	\$577,283.74			0	\$0.00	\$0.00	\$577,283.74 In Balance
405 - TIF District #1	\$0.07			0	\$0.00	\$0.00	\$0.07 In Balance
410 - Trailhead Project	\$151.14			0	\$0.00	\$0.00	\$151.14 In Balance
418 - TIF District #5 (Antique Mall)	\$0.00			0	\$0.00	\$0.00	\$0.00 In Balance
419 - Third St SW Project	\$0.00			0	\$0.00	\$0.00	\$0.00 In Balance
420 - TIF District #6 (HECO)	\$0.11			0	\$0.00	\$0.00	\$0.11 In Balance
421 - First Ave SW Project	(\$0.10)			0	\$0.00	\$0.00	(\$0.10) In Balance
422 - Well No 3 Project	\$0.00			0	\$0.00	\$0.00	\$0.00 In Balance
423 - 2017 Street & Utility Project	\$0.46			0	\$0.00	\$0.00	\$0.46 In Balance
424 - 2020 Street Project	(\$0.40)			0	\$0.00	\$0.00	(\$0.40) In Balance
425 - Dairyland TIF 1-7	\$86,177.20			0	\$0.00	\$0.00	\$86,177.20 In Balance
426 - TIF 1-8 OConnor	(\$0.36)			0	\$0.00	\$0.00	(\$0.36) In Balance
427 - 2024 Street Project	\$69,221.99		(\$133,700.00)	0	\$0.00	\$0.00	(\$64,478.01) In Balance
428 - WWTP UV PROJECT	(\$169,418.77)		(\$261,198.75)	0	\$0.00	\$0.00	(\$430,617.52) In Balance
429 - Trail Extension 2024	(\$28,496.05)			0	\$0.00	\$0.00	(\$28,496.05) In Balance
601 - Water Fund	\$214,861.80	\$10,873.82	(\$5,002.24)	0	\$0.00	\$0.00	\$220,733.38 In Balance
602 - Sewer Fund	\$91,881.74	\$16,725.07	(\$15,286.82)	0	\$0.00	\$0.00	\$93,319.99 In Balance
603 - Solid Waste Fund	(\$6,475.57)	\$5,313.12	(\$8,885.26)	0	\$0.00	\$0.00	(\$10,047.71) In Balance
604 - Electric Fund	\$870,087.83	\$40,512.59	(\$86,725.13)	0	\$0.00	\$0.00	\$823,875.29 In Balance
605 - Storm Water Fund	\$159,446.65	\$2,092.55		0	\$0.00	\$0.00	\$161,539.20 In Balance

City of Harmony
***Cash Balances**
Cash Account: 10101
January 2026

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Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance
620 - Economic Development Authority	\$217,636.67		(\$9,786.28)	0	\$0.00	\$0.00	\$207,850.39
621 - Heritage Grove	\$0.00			0	\$0.00	\$0.00	\$0.00
851 - Sanderson Memorial Trust Fund	\$0.01			0	\$0.00	\$0.00	\$0.01
902 - Long Term Debt Account Group	\$0.37			0	\$0.00	\$0.00	\$0.37
	\$1,343,715.43	\$76,306.77	(\$937,952.56)	\$0.00	\$0.00	\$0.00	\$482,069.64

City of Harmony
***Budget YTD Rev-Exp©**

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Current Period: January 2026

	2026 YTD Budget	2026 YTD Amt	January MTD Amt	2026 YTD Balance	% of Budget
Fund 101 General Fund					
Revenues	\$796,370.00	\$0.00	\$0.00	\$796,370.00	0.00%
Expenditures	\$796,323.00	\$26,665.80	\$26,665.80	\$769,657.20	3.35%
Gain/(Loss)	\$47.00	(\$26,665.80)	(\$26,665.80)	\$26,712.80	-56735.74%
Revenue					
Assessments	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Charges for Service	\$9,765.00	\$0.00	\$0.00	\$9,765.00	0.00%
Fines	\$425.00	\$0.00	\$0.00	\$425.00	0.00%
Grants	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Intergovernmental	\$30,000.00	\$0.00	\$0.00	\$30,000.00	0.00%
LGA	\$380,480.00	\$0.00	\$0.00	\$380,480.00	0.00%
License & Permits	\$6,900.00	\$0.00	\$0.00	\$6,900.00	0.00%
Miscellaneous	\$21,100.00	\$0.00	\$0.00	\$21,100.00	0.00%
Taxes	\$347,700.00	\$0.00	\$0.00	\$347,700.00	0.00%
Transfers	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total Revenue	\$796,370.00	\$0.00	\$0.00	\$796,370.00	0.00%
Expenditure					
Administration	\$146,720.00	\$824.14	\$824.14	\$145,895.86	0.56%
Animal Control	\$1,387.00	\$385.00	\$385.00	\$1,002.00	27.76%
Civil Defense	\$1,200.00	\$41.73	\$41.73	\$1,158.27	3.48%
Community Center	\$124,820.00	\$7,581.52	\$7,581.52	\$117,238.48	6.07%
Community Development	\$3,000.00	\$0.00	\$0.00	\$3,000.00	0.00%
Community Events	\$19,700.00	\$0.00	\$0.00	\$19,700.00	0.00%
Council	\$15,515.00	\$49.48	\$49.48	\$15,465.52	0.32%
Elections	\$2,360.00	\$0.00	\$0.00	\$2,360.00	0.00%
Financial Administration	\$18,675.00	\$54.50	\$54.50	\$18,620.50	0.29%
Fire Department	\$39,500.00	\$0.00	\$0.00	\$39,500.00	0.00%
Ice & Snow Removal	\$41,335.00	\$5,340.98	\$5,340.98	\$35,994.02	12.92%
Legal Services	\$9,500.00	\$315.00	\$315.00	\$9,185.00	3.32%
Other Financing Uses	\$83,500.00	\$0.00	\$0.00	\$83,500.00	0.00%
Personnel Administration	\$3,485.00	\$207.90	\$207.90	\$3,277.10	5.97%
Planning and Zoning	\$2,750.00	\$0.00	\$0.00	\$2,750.00	0.00%

City of Harmony
***Budget YTD Rev-Exp©**

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Current Period: January 2026

	2026 YTD Budget	2026 YTD Amt	January MTD Amt	2026 YTD Balance	% of Budget
Police Department	\$134,452.00	\$39.63	\$39.63	\$134,412.37	0.03%
Public Works Buildings	\$27,545.00	\$1,165.79	\$1,165.79	\$26,379.21	4.23%
Streets	\$69,435.00	\$5,131.39	\$5,131.39	\$64,303.61	7.39%
Tourism Programs	\$5,050.00	\$709.65	\$709.65	\$4,340.35	14.05%
Unallocated Expenditures	\$9,170.00	\$0.00	\$0.00	\$9,170.00	0.00%
Visitor Center	\$37,224.00	\$4,819.09	\$4,819.09	\$32,404.91	12.95%
Total Expenditure	(\$796,323.00)	(\$26,665.80)	(\$26,665.80)	(\$769,657.20)	3.35%
Total Fund 101 General Fund	\$47.00	(\$26,665.80)	(\$26,665.80)	\$26,712.80	-56735.74%

Resolution No. 26-01

**A RESOLUTION MAKING APPOINTMENTS TO CERTAIN POSTS AND OFFICES
OF THE CITY OF HARMONY FOR THE YEAR 2026**

BE IT HEREBY RESOLVED, that the persons and firms named on the attached Appendix A be and are hereby appointed to their respective posts or offices for the City of Harmony, Fillmore County, Minnesota, for the term of one year (unless otherwise stated in said Exhibit A) beginning January 1, 2026.

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: None

Motion carried and resolution adopted this 13th day of January 2026.

Steve Donney, Mayor

ATTEST:

Alissa Stelpflug, Administrator/City Clerk

Exhibit A

CITY OF HARMONY 2026 COUNCIL APPOINTMENTS (1 year term unless otherwise noted)

Position	Held In 2025	Appointed For 2026
Mayor Pro-Tem	Grabau	Grabau
Street & Utilities Committee	Scheevel, Grabau	Scheevel, Grabau
Personnel Committee	Donney, Morem	Donney, Morem
Building Committee	Scheevel, Grabau	Scheevel, Grabau
Budget Committee	Donney, Morem	Donney, Morem
EDA Board	Kyle Scheevel	Steve Donney
	Kerry Kingsley	Kelsey Bergey
Planning Commission	Jesse Grabau (12/31/2028)	Jesse Grabau
(5 members, 4 year terms)		
Park Board	Jesse Grabau (12/31/2028)	Jesse Grabau
(5 members, 3 year terms).....	Kyle Scheevel (12/31/2026)	Kyle Scheevel
Arts Board	Keith McIntosh (12/31/2026)	Keith McIntosh
(7 members, 3 year terms).....	Brielle Hjemeland	Brielle Hjemeland
	Gracie Whalen	Gracie Whalen
Library Board	Jessica Powell	Kay Himlie
(7 members, 3 year terms)		
Fire Relief Board	Mayor Donney	Mayor Donney
City Attorney.....	Nethercut Schieber Attorneys	Nethercut Schieber Attorneys
City Assessor	Fillmore County	Fillmore County
Official Newspaper	Fillmore County Journal	Fillmore County Journal
Official Depository	First Southeast Bank.....	First Southeast Bank
	MN Money Market Fund	MN Money Market Fund
Approved Signatories	Steve Donney.....	Steve Donney
	Alissa Stelpflug	Alissa Stelpflug
	Lisa Morken	Lisa Morken
	Jesse Grabau	Jesse Grabau

CITY OF HARMONY COMMISSIONS/BOARDS

CITY COUNCIL **Expires On**

Mayor 2-year term, Council 4-year term

Steve Donney, Mayor	12/31/26	507-951-4320	stdonney2002@yahoo.com
Keith McIntosh	12/31/26	563-380-4009	kmac91466@gmail.com
Kyle Scheevel	12/31/26	507-421-0882	kyscheevel@gmail.com
Jesse Grabau	12/31/28	507-273-1578	grabau864@gmail.com
Tara Morem	12/31/28	507-251-1050	timorem@gmail.com

Staff – Alissa Stelpflug, Administrator/City Clerk

Lisa Morken Deputy Clerk-Treasurer

LIBRARY BOARD

7 members for 3-year terms (Only 1 Council Member Required)

Tara Morem (1/25)	12/31/27	507-251-1050	tjmorem@gmail.com
Vicky Christiansen (1/18)...	12/31/26	507-886-2595	vachrist@harmonytel.net
Paula Barness (1/22).....	12/31/27	980-226-0077	paulavagts@gmail.com
Harvey Benson (1/21).....	12/31/26	507-886-2296	harveybenson@hotmail.com
KelliJo Krenzke (1/20)	12/31/28	507-208-8777	kjkrenzke@gmail.com
Kaye Himlie (1/26).....	12/31/28	507-273-4094	keshimlie@gmail.com
Jeff Weiss (1/25).....	12/31/27		jeffreyweiss1965@gmail.com
Staff – Cara McCoy, Library Director			

PARK BOARD

5 members for 3-year terms (2 Council Members Required)

Jesse Grabau (1/21).....12/31/26	507-273-1578	grabau864@gmail.com
Stephanie Mensink (10/24).....12/31/27	330-749-4965	mensink.stephanie@yahoo.com
KellyJo Krenzke (11/16).....12/31/28	507-208-8777	kjkrenzke@gmail.com
Kyle Scheevel (2022)12/31/28	507-421-0882	kyscheevel@gmail.com
Miles Petree (3/09).....12/31/27	507-886-2399	migaloe@hotmail.com

Staff – Alissa Stelpflug, Administrator/City Clerk

PLANNING AND ZONING COMMISSION

5 members for 4-year terms (1 Council Member Required)

Rod Johnson	12/31/26	507-951-8786	rjcbuilding99@gmail.com
Erik Olson	12/31/27	507-886-2937	erolson46@yahoo.com
Miles Petree	12/31/28	507-886-2399	migaloe@hotmail.com
Jesse Grabau	12/31/27	507-273-1578	grabau864@gmail.com
Jim Strozyk (7/17)	12/31/29	612-875-2066	strozykjames@gmail.com
Staff: Alvin, Stacey, Admin, etc. (Cite Ch. 1)			

Staff – Alissa Stelpflug, Administrator/City Clerk

HARMONY ECONOMIC DEVELOPMENT AUTHORITY

5 members - 6-year terms (2-term limit) (2 Council Members Required)

Keith McIntosh (8/25) 12/31/26 563-380-4009 kmac9146@gmail.com
Greg Schieber(1/21)..... 12/31/27 507-886-6131 (w)greg@ranlaw.net
Stuart Morem(1/24) 12/31/30 507-886-6791 moremelectric@gmail.com
Steve Donney (1/26)..... 12/31/26 507-951-4320 stdonney2002@yahoo.com
Kelsey Bergey (1/26)..... 12/31/31 507-251-0281 semnproperties@gmail.com
Staff - Alice Stalnflug, Administrator/City Clerk

Staff – Alissa Stelpflug, Administrator/City Clerk Chair, Human Resources Committee of E

Chris Hahn - Interim Community & Economic Development Specialist

**CITY OF HARMONY
COMMISSIONS/BOARDS
As of January 2026**

HARMONY ARTS BOARD

7 members - 3-year terms

Gracie Whalen (Student)	12/31/27.	
Keith McIntosh (Council)	12/31/26	563-380-4009 kmac91466@gmail.com
Erica Thilges (Business Community)	12/31/28	507-886-6660 erica.newgenerationsofharmony@gmail.com
Lori Slindee (Business Community)	12/31/26	507-886-2214 lslindee115@hotmail.com
Brielle Hjelmeland (Student)	12/31/27	briellejoy15@gmail.com
Lu Ommen (Arts Community)	12/31/26	507-886-2188 luommen@mapleleafservices.org
Sarah Hutchison (School Rep).....	12/31/27	hutchsarah0526@gmail.com

HARMONY UTILITIES/MAINTENANCE COMMITTEE

Jesse Grabau.....	12/31/28	507-273-1578 grabau863@gmail.com
Kyle Scheevel.....	12/31/26	507-421-0882 kyscheevel@gmail.com
Staff – Brian Michel, Corey Whalen, Terry Bigalk		

HARMONY BUDGET COMMITTEE

Tara Morem.....	12/31/28	507-251-1050 tjmorem@gmail.com
Steve Donney.....	12/31/26	507-951-4320 stdonney2002@yahoo.com
Staff – Alissa Stelpflug, Administrator/City Clerk		

HARMONY PERSONNEL COMMITTEE

Tara Morem.....	12/31/28	507-251-1050 tjmorem@gmail.com
Steve Donney.....	12/31/26	507-951-4320 stdonney2002@yahoo.com
Staff – Alissa Stelpflug, Administrator/City Clerk		

Master Agreement

HARMONY CITY OF
225 3RD AVE SW
HARMONY, MN 55939
Phone: (507) 886-8122
Fax: (507) 886-2818

Effective Date: **01/01/2026**

Contact: **ALISSA STELPFLUG**
DER: **ALISSA STELPFLUG**

This Agreement for Business Health Services ("Agreement") is made and effective this **1st** day of **January, 2026**, by and between **Gundersen Lutheran Administrative Services, Inc.**, independently and as agent for Gundersen Lutheran Medical Center, Inc., Gundersen Clinic, Ltd., with offices located at 1900 South Avenue, La Crosse, WI 54601 (hereinafter "Gundersen"), and **HARMONY CITY OF** with principle offices located at 225 3RD AVE SW HARMONY MN, 55939 (hereinafter "Employer").

WHEREAS, Gundersen provides various business health services to third party employers;

WHEREAS, Employer desires to obtain business health services for its employees from Gundersen pursuant to the terms hereinafter set forth;

NOW, THEREFORE, for valid consideration, the receipt and sufficiency of which are hereby acknowledged Gundersen and Employer agree as follows:

- 1. Provision of Services.** Gundersen shall provide Employer with the services set forth in one or more Service Exhibits (collectively, the "Services") which shall be attached to this Agreement and incorporated herein by this reference. Gundersen will provide the Services to those employees whom the Employer designates as eligible to receive the Services ("Eligible Employees") from Gundersen.
- 2. Employer's Obligations.** Employer shall:
 - (a) Identify the Eligible Employees and communicate this information to Gundersen on a regular basis in a manner mutually agreed to by the parties;
 - (b) When necessary, ensure that the Employer's requests for information and documents concerning Services provided to Eligible Employees are accompanied by a signed written authorization from the Eligible Employee, authorizing Gundersen to disclose such information and/or documents to the Employer; and
 - (c) Inform Eligible Employees about the Services and encourage use, when appropriate.
- 3. Payment Terms; Invoices.** Gundersen will provide the Services at the rates set forth in the applicable Services Exhibit. Gundersen will send Employer periodic invoices specifying the Services provided and the total amount owed by the Employer for such services. Employer will pay all invoices within thirty (30) days of the date of the invoice. Any balance unpaid after thirty (30) days will accrue interest at the lesser of one and one-half percent (1.5%) for each month or fraction thereof that the invoice is overdue or the maximum rate allowed by applicable law.
- 4. Term.** This Agreement shall be effective on the Effective Date stated above and, unless otherwise terminated, shall continue for a period of one (1) year (the "Initial Term"). After the Initial Term, this Agreement will automatically renew for successive one-year terms (each, a "Renewal Term"). The term of each Services Exhibit shall begin on the effective date listed therein and shall continue until terminated, or until this Agreement is terminated, whichever is sooner.
- 5. Termination.** The Agreement, or any Services Exhibit, may be terminated as follows:
 - (a) This Agreement, or any Services Exhibit, may be terminated by either Party at any time without cause upon sixty (60) days' prior written notice to the other Party.
 - (b) If a party is in material default of this Agreement, or any Services Exhibit promulgated hereunder, the non-defaulting party may give written notice of the default to the defaulting party. If the defaulting party fails to cure such default within ten (10) calendar days of receipt of notice, then the non-defaulting party may terminate this Agreement, or any Services Exhibit promulgated hereunder, immediately.
 - (c) Upon the bankruptcy or dissolution of a party to this Agreement, or the failure of a party to maintain their insurance obligations as described herein, the other party may terminate this Agreement and all Service Exhibits immediately.
- 6. Effect of Termination.** To the extent that section 952 of the Omnibus Budget Reconciliation Act of 1980 and the regulations promulgated thereunder are applicable to this Agreement, the Employer shall, until four years after the expiration of this Agreement, comply with all requests by the Comptroller General of the United States, the Secretary of the Department of Health and Human Services, and their duly authorized representatives for access to this Agreement and to the Employer's books, documents and records necessary to verify the nature and extent of the Covered Services provided by the Clinic and the amounts paid for such services. Such access shall be requested by such government entities in accordance with section 952.
 - (a) Gundersen shall not be required to provide the Employer or Eligible Employees with any further Services; and
 - (b) The Employer shall pay Gundersen any and all amounts still owed for Services within thirty (30) calendar days of receipt of Gundersen's final invoice.
- 7. Confidentiality.** The parties acknowledge and agree that during the term of this Agreement, each party may become aware of proprietary or confidential information of the other party, including, but not limited to, patient information and pricing information. The parties shall treat the other Party's Confidential Information as confidential and use the same degree of care as it employs in the protection of its own confidential

information, but in no event less than a reasonable degree of care. The parties will not use such information except for the purpose of carrying out its obligations as set forth in this Agreement, and will not disclose such information to third parties, except with the other party's prior written consent or to the extent required by law. The parties agree to return confidential information upon the termination of this Agreement. To the extent that it is not feasible to return such confidential information, then the terms of this Agreement shall survive such termination with respect to the information as long as such information is held. Notwithstanding the foregoing, the parties may disclose pricing and other terms of this Agreement to attorneys, accountants, group purchasing organization and other third parties retained by each Party (collectively "Consultants") provided any such Consultants agree to the same level of confidentiality set forth in this Agreement. This provision shall survive the termination of the Agreement. "Confidential Information" shall mean any information or material, directly or indirectly relating to this Agreement or the Services (including scientific, technical, clinical, and commercial information, including but not limited to trade secrets, know-how, research and development data, techniques, concepts, commercial sales and pricing data, procedures, technology, processes, documentation, methods, specifications, standards, scientific and technical data) to be provided herewith, whether written, oral, visual, or in other form. All Confidential Information is and shall remain the exclusive property of the disclosing Party and its Affiliates, subsidiaries, customers or suppliers. "Confidential Information" shall not include information that is (i) in the public domain at the time of disclosure, or enters the public domain without breach of this Agreement; (ii) known by the receiving party prior to the disclosure, or is independently developed by the receiving party; or (iii) is obtained by the receiving party in good faith from a third party not under obligation of secrecy to the disclosing party.

8. Indemnification.

- (a) To the extent permitted by applicable law, Employer agrees to indemnify and hold harmless Gundersen, its employees, agents, servants and representatives, from any expenses, claims, losses, damages or injuries, including wrongful death, alleged to have been caused by an action or omission of Employer, its employees, agents, servants and representatives.
- (b) Gundersen agrees to indemnify and hold harmless Employer, its employees, agents, servants and representatives, from any expenses, claims, losses, damages or injuries, including wrongful death, alleged to have been caused by an action or omission of Gundersen, its employees, agents, servants and representatives.

9. Insurance. For the Term of this Agreement, including any Services Exhibit, each party shall maintain insurance coverage of such types and in such amounts as are customary for the party's industry.**10. Limitation of Liability.** THE CUMULATIVE LIABILITY OF GUNDERSEN TO EMPLOYER FOR ANY ACTUAL OR ALLEGED DAMAGES ARISING OUT OF, BASED ON OR RELATING TO THIS AGREEMENT SHALL NOT EXCEED THE AMOUNT OF FEES PAID BY EMPLOYER TO GUNDERSEN DURING THE TWELVE (12) MONTHS PRECEDING THE CLAIM FOR DAMAGES.**11. Notices.** All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") shall be in writing and addressed to the parties at the addresses set forth below (or to such other address that may be designated by the receiving party from time to time in accordance with this Section). All Notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or certified or registered mail (in each case, return receipt requested, postage pre-paid). Except as otherwise provided in this Agreement, Notices are deemed to have been given upon personal delivery, delivery by overnight courier or, if mailed via certified or registered mail, at the expiration of the third (3rd) day after date of deposit in the U.S. Mail. Notices shall be sent to:

If to the Employer:
HARMONY CITY OF
ALISSA STELPFLUG
225 3RD AVE SW
HARMONY, MN 55939

If to Gundersen:
Gundersen Health System
ATTN: Randy Van Straten, Vice President
1900 South Ave. NCA1-06
La Crosse, WI 54601
with Copy To:
Gundersen Health System
ATTN: Legal Department
1900 South Ave. BELL-04
La Crosse, WI 54601

12. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin without regard to its conflict of law provisions. Any judicial or other action or proceeding arising from or relating to this Agreement shall be brought and venued in La Crosse County Circuit Court in La Crosse, Wisconsin.**13. Relationship of the Parties.** Nothing herein shall be construed to create a joint venture or partnership between the parties hereto or an employee/employer or agency relationship. Neither party hereto shall have any express or implied right or authority to assume or create any obligations on behalf of or in the name of the other party or to bind the other party to any contract, agreement, or undertaking with any third party.**14. Compliance with Law.** Both parties agree to comply with all applicable federal and state laws and regulations.**15. Subcontractors.** Gundersen reserves the right to use one or more of its Affiliates to fulfill its obligations under this agreement and provide services at locations which are located closer to Client and Eligible Employees.**16. Dispute Resolution.** For all controversies, claims and matters of difference ("Dispute(s)") arising out of this Agreement, the Parties agree to promptly address the issue internally through management level personnel. If the management level designees for both Parties cannot resolve

the Dispute within thirty (30) days, then the Dispute shall be elevated to the CEO's designee of both Parties. If the Parties still cannot resolve the issue within an additional forty-five (45) days, the Parties shall be free to pursue any remedies available at law or equity.

17. **Assignment.** This Agreement may not be assigned by either party to any other person or entity without the prior written consent of the other party. Notwithstanding the foregoing, Gundersen shall be able to assign this Agreement to an Affiliate. For purposes of this agreement, Affiliate shall mean a party that controls, is controlled by, or is under common control with that party. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted successors and permitted assigns.
18. **Headings.** The headings used in this Agreement are for convenience only and shall not be used to limit, define or interpret the provisions of this Agreement.
19. **Entire Agreement.** This Agreement, including any Service Exhibits attached hereto, constitutes the entire understanding and agreement between the parties relating to their relationship and the subject matter hereof, and supersedes all prior understandings, representations and agreements relating thereto.
20. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
21. **Modification.** This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto.
22. **Severability.** If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction. The remaining terms of the Agreement shall be interpreted so that the transaction contemplated hereby be consummated as originally contemplated to the greatest extent possible.
23. **No waiver.** The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as or be construed as a waiver of any subsequent breach or violation of the same or any other provision herein.
24. **Force Majeure.** No party to this Agreement shall be responsible for any failure to perform any obligation under this Agreement due to acts of God, strikes, disasters, acts of government or other similar significant disturbances beyond the control of such party. A party subject to such an act of force majeure shall use its best efforts to carry out its obligations under this Agreement and to mitigate any resulting damages.
25. **Non-Solicitation.** Client agrees that during the term of this Agreement, and for a period of twelve (12) months following the expiration or termination of the Term, for whatever cause or reason, without the prior written consent of Gundersen, Client shall not directly solicit, refer, induce, or employ, whether as agent, employee, consultant, or representative, any person who provides services to Client on behalf of Gundersen pursuant to this Agreement. For purposes of this Agreement, Client's job postings and public advertisements shall not constitute solicitation as contemplated by this provision. Additionally, nothing in this paragraph shall prohibit Client from hiring an individual who responds to an open posting or advertisement.
26. **No Third Party Beneficiaries.** This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.
27. **Control of Services.** GUNDERSEN is solely responsible for the Services rendered by GUNDERSEN Professionals at the Service Site. Employer shall not exercise any control or direction in the provision of Services rendered by GUNDERSEN Professionals. This Agreement shall in no way constrain the exercise of any Professional's independent professional judgment in providing care to patients so long as such judgment is consistent with sound professional practice and the terms of this Agreement.
28. **Schedule.** The Services will be provided as requested by Employer and subject to availability of GUNDERSEN Professionals.
29. **Records.** Gundersen shall keep and maintain (or cause to be kept and maintained) appropriate records relating to all professional Services rendered pursuant to this Agreement. All records, reports, claims and correspondence shall belong to Gundersen.

IN WITNESS WHEREOF, the parties have executed this Agreement through their duly authorized representatives.

GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES, INC

HARMONY CITY OF

By:



Randy Van Straten, Vice President
Business Health Department

By:

Print: _____

Title: _____

Date: _____

Date: _____

**HARMONY CITY OF
225 3RD AVE SW
HARMONY, MN 55939**
Phone: (507) 886-8122
Fax: (507) 886-2818

Effective Date: **01/01/2026**

Contact: **ALISSA STELPFLUG**
DER: **ALISSA STELPFLUG**

Comments: SEND SECURE EMAIL OF ANY EMPLOYER PAPERWORK.

Services. Gundersen agrees to provide those medically necessary and appropriate occupational health and preventive medicine services set forth below at the rates contained herein:

<u>EMPLOYER GROUP / SERVICE GROUP / SERVICE</u>	<u>PRICE</u>
TRANSPORTATION/DRIVER (DOT)	
GENERAL SERVICES	
ALCOHOL TESTING	
BREATH ALCOHOL	\$ 33.00
Category: DOT	
Reason: Random	
Billing: Employer	
DRUG TESTING	
URINE COLLECTION	\$ 23.00
Comment: DONOR TO BRING CHAIN OF CUSTODY FORM.	
Category: DOT	
Reason: Pre-Placement, Random	
Billing: Employer	

Miscellaneous Fees (may apply based on contracted services, as outlined below)

Hourly Nurse, After Hours or ER fee	\$ 100.00
Chain of Custody Form Modification Fee	\$ 60.00
Venipuncture/Lab Draw and Handling Fee	\$ 14.00
Vaccination Administration Fee, Initial injection	\$ 44.00
Vaccination Administration Fee, Additional injection	\$ 23.00
No Show	\$ 50.00
Observed Drug Screen	\$ 43.00
PR Venipuncture W/Kit	\$ 52.00
Failed Attempt	\$ 73.00

Changes; Updates. Gundersen may update the Fees one (1) time per year by providing sixty (60) days' advanced written notice of the change. The parties may change or update this Services Exhibit by mutually agreeing to an updated Services Exhibit for this Agreement which is acknowledged by both parties in writing.

Defined Terms. Any capitalized terms which are not expressly defined in this Service Exhibit shall have the definition given to them in the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement through their duly authorized representatives.

GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES, INC., **HARMONY CITY OF**
independently and as agent for Gundersen Clinic, Ltd.

By:



Randy Van Straten, Vice President
Business Health Department

By:

Print: _____

Title: _____

Date: _____

Date: _____



SOUTHERN MINNESOTA
INITIATIVE FOUNDATION

525 Florence Avenue • PO Box 695 • Owatonna, MN 55060-0695
PH 507.455.3215 • FAX 507.455.2098 • smifoundation.org

December 19, 2025

Alissa Stelpflug
City of Harmony
225 3rd Ave SW
PO Box 488
Harmony, MN 55939-0488

Dear Ms. Stelpflug & City Council,

Thank you for your generous gift of \$1,000 to Southern Minnesota Initiative Foundation (SMIF). Below are some of the things your contribution made possible:



Farmamerica was awarded 75 gallons of paint in the Paint the Town Grant to restore the historic charm of some outbuildings on their 1930s farm site. "One of the buildings is the home of the 2024 presidential turkeys, Peach and Blossom. It is a big deal to be selected as the forever home for turkeys pardoned by the U.S. President. With this new tourist attraction, we anticipate over 10,000 visitors each year. Many of whom are from out of town and out of state. Refreshing these buildings with paint also paints the Waseca community in a good light and shows visitors just how great our little rural region is to explore and live in," said Jessica Rollings, executive director of Farmamerica.

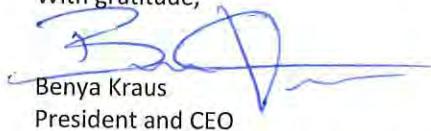
Byron Community Education received an Early Care and Education Grant that enabled them to provide teachers and parents with tools, strategies and resources to help students build social-emotional skills. Katie Schmitt, administrative assistant at Byron Community Education, shared "Early Childhood educators and caregivers reflected that they felt better equipped to support students with mental health needs and help children develop social-emotional skills by utilizing the tools developed and provided as part of this grant."



Local entrepreneur, Jon Hansen, received a Small Enterprise Loan from SMIF to help finance his business, Minnesota Canine Club in New Ulm. "SMIF helped me become more confident in my business. I feel like they have my back," shared Hansen. "It is nice to work with people that want you to succeed. I am very pleased with the help and support that I have received from SMIF, and I am so glad that I made the decision to ask them for the assistance that I needed!"

Your gifts fund this work and so much more, and we are so grateful. Thank you for helping us keep southern Minnesota a wonderful place to live.

With gratitude,


Benya Kraus
President and CEO



cc: Greg Schieber, Board Member; Brad Hoiness, Board Member; Robert Albright, Board Member

Southern Minnesota Initiative Foundation is a 501(c)(3) organization. No goods or services were provided to this donor.

Collaborating for Regional Vitality



CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Alissa Stelpflug	Meeting Date: January 13, 2026	Agenda Item No. 6a
Agenda Section: New Business	Item: Stantec WWTP UV Pay Request #3	
BACKGROUND: This pay application represents Olympic and their subcontractors doing earthwork and installing the precast concrete flow meter vault and related underground piping and valves and ongoing general requirements, testing and supervision. It also includes receiving and storing the UV equipment.		
ATTACHMENTS: Stantec WWTP UV Pay Request #3		
COUNCIL ACTION REQUESTED: Approval of requested Pay Request #3		



Memo

To: City of Harmony, MN From: John Friel, PE
Project/File: 173420163 Date: Minneapolis
January 8, 2026

Reference: Pay Application No. 3 - UV Disinfection Improvements

Attached to this memo is Pay Application No. 3 for the Wastewater Treatment Facility UV Disinfection Improvements project. We recommend payment in the amount of \$205,135.87 for the work completed and materials stored to date by Olympic Builders General Contractors, Inc.

Materials stored in this pay application includes the UV disinfection equipment. Documentation related to the stored materials is attached to the pay application.

Including previous pay requests, this brings the total payment amounts to:

	Base Bid
Previous Payments:	\$244,957.50
Total completed and stored to date:	\$473,782.50
Total retainage to date:	\$23,689.13
Amount Requested this pay request:	\$205,135.87
Original contract amount:	\$1,229,894.00
Approved change orders to date:	\$0.00
Contract amount with approved change orders:	\$1,229,894.00
Percent complete:	38.50%

Upon approval, please sign and date the cover sheet of the Pay Application (page following this cover memo and above the (Owner) line) and return to Stantec via email. Please contact me at 612-712-2147 if there are any questions.

Sincerely,

Stantec Consulting Services Inc.

John Friel PE (MN)
Senior Associate / Senior Project Manager Wastewater
Phone: (612) 712-2147
john.friel@stantec.com

Attachment: Pay Application No. 3

Contractor's Application for Payment No. 3-REVISED

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE		<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Funding Agency	Application Period: to 12/29/2025	Application Date: 12/29/2025
City of Harmony To (Owner): 225 3rd Ave SW, P.O. Box 488 MN 55939		Harmony,		Via (Engineer): Stantec 733 Marquette Ave, Suite 1000 MN 55402-2314
Project:	Wastewater Treatment Facility Disinfection Improvements	UV	Contract: General Construction	
Owner's Contract No:		Contractor's Project No:	858	Engineer's Project No: 173420163

**Application For Payment
Change Order Summary**

Approved Change Orders			Change Order Summary		
Number	Additions	Deductions	1. ORIGINAL CONTRACT PRICE.....	\$	\$1,229,894.00
			2. Net change by Change Orders.....	\$	
			3. Current Contract Price (Line 1 ± 2).....	\$	\$1,229,894.00
			4. TOTAL COMPLETED AND STORED TO DATE (Column I total on Progress Estimates).....	\$	\$473,782.50
			5. RETAINAGE:		
			a. 5% X \$372,850.00 Work Completed.....	\$	\$18,642.50
			b. 5% X \$100,932.50 Stored Material.....	\$	\$5,046.63
			c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$23,689.13
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$450,093.37
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$244,957.50
			8. AMOUNT DUE THIS APPLICATION.....	\$	\$205,135.87
TOTALS					
NET CHANGE BY					
CHANGE ORDERS					

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment:

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Olympic Builders General Contractors, Inc.

Contractor Signature:

By: Julie Vahnke

By: Julie Vahnsin Date: 10/10/2019

By: Julie Yahnke Date: 12/29/2023

Payment of: \$ **\$205,135.87**
(Line 8 or other - attach explanation of the other amount)

is recommended by: John T. Jones January 8, 2026
(Engineer) (Date)

Payment of: \$ 205,135.87
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____ Funding or Financing Entity (if applicable) _____ (Date) _____

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Wastewater Treatment Facility UV Disinfection Improvements			Application Number 3				
Application Period: to 12/29/2025			Application Date 12/29/2025				
A	B	C	Work Completed	E	F	G	
Specification Section No	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)
	General Requirements	\$47,794.00	\$10,000.00			\$10,000.00	20.9%
	Bond	\$12,000.00	\$12,000.00			\$12,000.00	100.0%
	Testing	\$6,100.00	\$5,000.00			\$5,000.00	82.0%
	Supervision	\$38,000.00	\$10,000.00			\$10,000.00	26.3%
03 20 00	Cast-In-Place Concrete - Materials	\$39,000.00	\$5,000.00			\$5,000.00	12.8%
03 30 00	Cast-In-Place Concrete - Labor	\$47,600.00	\$5,000.00			\$5,000.00	10.5%
03 40 00	Precast Concrete	\$163,800.00	\$153,800.00			\$153,800.00	93.0%
Div 4	Masonry	\$19,000.00					
Div 5	Metal Fabrications	\$1,500.00					
06 10 00	Carpentry - Materials	\$14,600.00					
06 10 00	Carpentry - Labor	\$83,600.00					
06 60 00	Plastic Fabrications	\$4,900.00					
07 13 00	Membrane Waterproofing	\$4,100.00	\$4,100.00			\$4,100.00	100.0%
07 21 00	Insulation	\$3,700.00	\$3,700.00			\$3,700.00	100.0%
07 54 23	Thermoplastic Polyolefin Roofing	\$31,200.00	\$17,250.00			\$17,250.00	55.3%
07 62 00	Sheet Metal Flashing and Trim	\$3,900.00					
07 84 00	Firestopping	\$2,200.00					
07 92 00	Joint Sealants	\$2,400.00					
08 11 00	Metal Doors and Frames	\$14,000.00					
08 16 13	FRP Doors and Frames	\$7,800.00					
08 45 13	Translucent Wall Panels	\$12,900.00					
08 71 00	Door Hardware	\$3,100.00					
08 91 19	Metal Wall Louvers	\$2,300.00					
09 88 13	Concrete Floor Sealer	\$2,500.00					
09 91 00	Painting	\$5,200.00					
10 14 00	Signs	\$1,600.00					
10 44 00	Fire Protection Specialties	\$1,400.00					
Div 22	Plumbing	\$17,500.00					
Div 23	HVAC	\$38,900.00					
Div 20	Electrical	\$129,000.00					
Div 31	Earthwork	\$85,300.00	\$32,000.00	\$25,200.00		\$57,200.00	67.1%
32 11 23	Aggregate Base Courses	\$16,000.00					
32 31 13	Chain Link Fence	\$12,400.00					
32 92 00	Turfs and Grasses	\$13,900.00					
Div 33	Utilities	\$72,600.00		\$60,600.00		\$60,600.00	83.5%
40 04 10	Process Piping	\$35,000.00		\$29,200.00		\$29,200.00	83.4%
40 05 20	Process Valves	\$9,700.00					
40 90 10	SCADA System Description	\$96,000.00					
40 91 02	In-Line Liquid Flow Measuring	\$6,400.00					
46 66 56	UV Disinfection Equipment	\$121,000.00			\$100,932.50	\$100,932.50	83.4%
							\$20,067.50

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Wastewater Treatment Facility UV Disinfection Improvements			Application Number: 3					
Application Period: to 12/29/2025			Application Date: 12/29/2025					
A		B	Work Completed		E	F		G
Specification Section No	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
	Totals	\$1,229,894.00	\$257,850.00	\$115,000.00	\$100,932.50	\$473,782.50	38.5%	\$756,111.50



Great Northern Environmental

1322 Helmo Avenue N
Oakdale, MN 55128

858-40

Invoice

Date	Invoice #
12/4/2025	6403

Bill To	Ship To
Olympic Builders GC, Inc 405 N Star Rd Holmen, WI 54636	Harmony WWTP c/o Olympic Builders Garden Road Harmony, MN 55943 United States

S.O. No.	P.O. No.	Terms	Rep	Project		Project
1355403	868-001	Net 30	KF	HarmonyMN		Harmony, MN - UV ...
Item	Description	Orde...	Prev. Invoiced	Invoiced	Rate	Amount
Section 46 66 56 - UV ...	46 66 56 - UV Disinfection Equipment per quote #001_r1 dated 4/9/25	1	0	1	94,000.00	94,000.00T

	Subtotal	\$94,000.00
	Sales Tax (7.375%)	\$6,932.50
	Total	\$100,932.50
	Payments/Credits	\$0.00
	Balance Due	\$100,932.50

RESOLUTION NO. 26-02
A RESOLUTION ACCEPTING A DONATION TO THE CITY.

WHEREAS, the City of Harmony is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 et seq. for the benefit of its citizens and is specifically authorized to accept gifts.

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the city:

<u>Name of Donor</u>	<u>Amount</u>
Allan and Janie Dahl	\$20,785

WHEREAS, the terms or conditions of the donations, if any, are as follows:

Donation to be used towards the purchase of an AutoPulse for the Harmony Ambulance.

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as allowed by law; and

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARMONY, MINNESOTA AS FOLLOWS:

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The city clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

Passed by the City Council of Harmony, Minnesota this 13th day of January 2026.

ATTEST:

Steve Donney, Mayor

Alissa Stelpflug, Administrator/City Clerk

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Samantha Grabau	Meeting Date: January 13, 2026	Agenda Item No. 6c
Agenda Section: New Business	Item: Ambulance Annual Report	

BACKGROUND:

Harmony Ambulance Service currently covers the cities of Harmony and Canton as well as surrounding townships into Winneshiek County, Iowa, a total of approximately 140 square miles.

Total Calls for Service in 2025: 280

Mutual Aid Needed for Harmony: 25

Treat-No Transport/Refusal: 33

Unable to bill/uncollectable: 7 (lift assist/refusal only)

Harmony called for Mutual Aid: 12 – 4 cancellations/no transport and 8 transports (included in total calls)

Total Calls for Service in 2024: 237

Mutual Aid Needed for Harmony: 14

Treat-No Transport/Refusal: 30

Unable to bill/uncollectable: 12 (lift assist/refusal only)

Harmony called for Mutual Aid: 14

A 17% increase in total calls from 2024 to 2025 with a 24-hour staffed ambulance crew.

Harmony Ambulance has onboarded 4 EMTS and 2 EMRS since 2024. Two young-adult 11th graders have stepped up to take the EMR course and will begin their training January 27. We look forward to having the new first responders join our service, and as always we would love to have more EMT's and hands join our team.

ATTACHMENTS:

None.

COUNCIL ACTION REQUESTED:

None.

Environmental Water Services



Operations & Maintenance

Water & Wastewater Services

City Of Harmony

Monthly Council Report

Report for the Month of December 2025

- 1.) Completed DMR no limit exceedances Rick/Corey.
- 2.) Completed rounds, checks and process control.
- 3.) Conducted MLSS checks.
- 4.) Checked biological activity under microscope Rick / Corey.
- 5.) Spoke with John Friel regarding UV improvements rick / Corey.
- 6.) Attempted to assist with getting piping review to keep UV project on task.
- 7.) Reached out to Al with O'laughlins, Jason with Olympic, John Friel Rick / Corey.
- 8.) Followed up with Corey Hower, Louis and Brett Grabau Rick / Corey.
- 9.) Completed biosolids Annual Report for 2025 Rick / Corey.
- 10.) Scanned and Submitted Annual Biosolids report for Harmony.
- 11.) Attended weekly update meetings regarding the UV building project Rick Corey.
- 12.) Conducted rounds and checks as required while Corey was out.
- 13.) Reviewed sample results for UC labs.

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting

December 4, 2025
7:30 A.M.

Council Room
Community Center

Present: Kerry Kingsley, Kyle Scheevel, Greg Schieber, Keith McIntosh

Absent: Stuart Morem

Also Present: Alissa Stelpflug (City Administrator), Katrina Hurley (CEDA), Erica Thilges (Harmony Area Chamber of Commerce), Cynthia Ofstedal, Kelsey Bergey

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

Minutes

The board reviewed the minutes of the November meeting. Motion by McIntosh, seconded by Kingsley to approve the minutes of the meeting as presented. Motion carried unanimously with no discussion.

Chamber of Commerce Report

The Chamber reported that a Family Leave Act informational session was recently held in partnership with the EDA. Twenty-one participants attended, including non-members who paid a small fee, and the event resulted in one new Chamber membership. The Chamber expressed enthusiasm about continuing to partner with the EDA on future classes and programming. Upcoming events include Breakfast with Santa and the Park tree lighting on Saturday, followed by Holidays in Harmony downtown next Wednesday. The Chamber's annual meeting will take place on January 20th at Harmony Spirits at 5:30 p.m., and giveaways will be included. Recruitment of Chamber board members remains difficult, with several seats currently open and discussion underway about reducing the number to five board members. Outreach has been conducted through Facebook posts, emails, and personal conversations, but interest has been limited. Financials were distributed via email, and staff updates noted that Charis, a new Chamber member, is excelling in her role, demonstrating strong follow-up and event coordination skills.

Financial Reports and Claims

The Revolving Loan Fund ledger shows a current balance of \$104,527.43. Bee Balm has paid off its loan in full, and all other borrowers are current on payments. Board members

noted that this is a positive development compared to past years when delinquencies were more common.

Prospects / Community Update

Childcare:

Work continues on Harmony Kids' classification as a preschool to qualify for USDA food reimbursement programs. Legislative presentation is expected, with implementation possible in 2026.

Workforce Development, Inc. (WDI) Employer Engagement Meeting:

Workforce Development, Inc. (WDI) offers monthly employer engagement meetings via Zoom, providing resources such as covering costs for required work gear, and information about these meetings will be posted on the city's economic development webpage.

CEDA Work Update

Grant Application Update:

The EDA is awaiting decisions on five grant applications, including funding for solar panel lights and a large grant for the Historical Society, which is expected by December 15th 2025.

Fillmore County Childcare Core Team:

Fillmore County has formed a Child Care Core Team to support childcare facilities, and Harmony representatives will participate including the director of Harmony Kids and the EDA Director.

Rolling Hills Transit Survey:

The Rolling Hills Transit Survey continues to collect responses through utility billing and online links.

Data Center Ordinance:

The Data Center Ordinance is progressing, with Planning and Zoning recently holding a two-hour joining planning session with City Council and EDA invited to review definitions. Phase two will address stipulations and restrictions, and drafts will be reviewed by legal counsel and conservation groups to ensure there are no loopholes.

Public Forum

None.

New Business:

Phone Book Update:

The board discussed updating the annual EDA blurb in the phonebook to highlight accomplishments from the annual report. A draft will be circulated for approval.

Bee Balm Subordination:

Following refinancing by Bee Balm, the EDA drafted a subordination of liens related to downtown revitalization work, placing the bank in first position. While the EDA is approving the Downtown Revitalization Grant Subordination, the City Council will approve the Small Cities Block Grant Subordination. Scheiber motioned to approve and McIntosh seconded the motion. No further discussion was had and the motion passed unanimously.

Home Rebate and Downtown Revitalization Guidelines and Application:

The board also discussed converting home rebate and downtown revitalization guidelines and applications into fillable PDFs for easier public access. Hurley noted that it was becoming hard to read handwriting from applications submitted. The fillable PDFs allow for a more seamless and accessible application process. Scheiber motioned to approve converting the applications to fillable PDFs and Scheevel seconded the motion. No further discussion was had and the motion was approved unanimously.

Annual EDA Report:

Hurley's work is underway on the annual EDA report, which will be presented at the January meeting. The report will include attendance records, motions, and grant activity. Kingsley will be recognized for his service and having achieved 100 percent attendance. The board discussed inviting the City Council and School Board to the annual meeting to align goals, noting that such joint meetings had been held in the past but not consistently. Kingsley thought it was a good idea to bring the groups together to discuss plans for the 2026 year. The groups that will be invited will be the School Board, City Council, Chamber of Commerce, and the EDA board.

Old Business

Revolving Loan Fund (RLF) Interest Rate:

The board continued discussion on lowering the Revolving Loan Fund interest rate to better reflect gap financing objectives. Current practice ties rates to the Wall Street

Journal prime rate the date the application was submitted, which is presently seven percent. Comparisons with neighboring communities show rates ranging from zero to five percent. Options considered included setting a minimum of two percent, tying rates to federal benchmarks, or offering refinancing opportunities. Members debated whether to establish a fixed rate or maintain flexibility, with some expressing concern about unintended consequences if rates were set too low. Schieber motioned to approve a change in the RLF interest rate to 3% for all RLF loans \$25,000 or under and to be negotiable by the EDA board based off the RLF Committee for any requests higher beyond \$25,000. Also to notify all active loans to grant them the opportunity to refinance their RLF loan with the City of Harmony if their rate is higher than 3%. McIntosh seconded the motion. No further discussion was had and the motion passed unanimously. Hurley will notify the existing loan recipients by 12/12/2025.

SMIF Data Center Forum:

Hurley discussed the importance of becoming educated about Data Centers and how they impact communities, especially rural ones. Schieber commented that SMIF has several initiatives, and one of them is to ensure that rural communities are informed about initiatives happening and how to take advantage of them for their communities and the risks involved. The forums hosted by SMIF are bipartisan and do not reflect one view vs another. They are purely informational. Hurley recommended everyone to try to attend at least one of the meetings. SMIF is hosting the next meeting on December 18th from 1-4pm in Spring Grove at the Spring Grove Cinema, and the following forum will be hosted on January 14th from 1-4pm in Austin. These sessions will be identical in the information shared, however audience questions will vary. Hurley recommended registering for spots for the forums as soon as possible as the spots fill up very quickly.

Other:

Schieber noted that he will be absent for the January EDA meeting and wanted to express his gratitude for Kingsley and his work within the EDA. Kingsley's last meeting will be January 2026 as he has fulfilled his two consecutive terms serving a total of 12 years on the EDA board. Schieber expressed his appreciation for Kingsley's leadership and for always being present and prepared for meetings and has been a truly admirable leader. He will be missed. The EDA board will be honoring Kingsley at the January meeting for his service to Harmony.

Adjournment

Hearing no objections, Kingsley adjourned the meeting at 8:35AM.

The next regular meeting is scheduled for January 8th, 2026 at 7:30 AM at the Community Center.

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Annual Meeting January 8, 2026

January 8, 2026 Council Room 7:30 A.M. Community Center

CALL TO ORDER:

The regular meeting was called to order at 7:31 A.M. by Chris Hahn (serving as the Interim EDA Director)

Present: Kerry Kingsley, Steve Donney, Kelsey Bergey, Keith McIntosh

Absent: Greg Schieber, Kyle Scheevel

Also In Attendance: Alissa Stelpflug (City Administrator), Katrina Hurley (CEDA), Chris Hahn (CEDA), Erica Thilges (Harmony Area Chamber of Commerce), Neil and Mary Fishbaugher (Residents) Aaron Bishop (Niagara Cave)

Nominations for 2026 EDA Board officers were opened. After discussion a motion was made by Donney, seconded by McIntosh to elect Morem as President and Kelsey Bergey as Vice President for the 2026 year. Motion carried unanimously with no discussion. Meeting was turned over to President Morem.

MINUTES:

The board reviewed the minutes of the December 4, 2025 meeting. Motion by Donney, seconded by McIntosh to approve the minutes of the meeting as presented. Motion carried unanimously with no discussion.

REPORTS:

CEDA Representative Resignation:

Katrina Hurley of CEDA has resigned from CEDA and has accepted a position with the Community of St. Charles, MN. We thank Katrina for all of her hard work in the Harmony community. Chris Hahn (Regional Manager for CEDA) will assume the EDA Director contracted duties for the City of Harmony for the foreseeable future.

Chamber of Commerce Report:

Erica Thilges reported that the month of December was a very busy month for the Chamber as it likely was for everybody “Breakfast with Santa,” “Holidays in Harmony” and the Tree lighting all went very well. Currently the Chamber is working on their Guidebook and planning for the Harmony Area Chamber of Commerce Annual Meeting which will be at Harmony Distillery on Tuesday, January 20th, at 5:30 pm. Erica extended a personal invitation to the board members to attend this event. There will be drawings, and other activities. The Chamber is also hoping that businesses and organizations will make short videos highlighting their accomplishments in the past year and/or sharing what they have on the horizon for the coming year. It promises to be a fun event.

Chamber Financials were not available at the time of the EDA meeting but will be shared at the annual meeting on January 20th.

Financial Report and claims:

Prospects & Community Update:

Harmony Area Historical Society:

Harmony Area Historical Society’s Application for the MN Historical Society Grant was awarded in the amount of **\$104,912.00** Vicky Tribon, Chris Hahn and Alissa Stelpflug attended an online training on Wednesday, January 7th, with instructions, resources and information on next steps and processes, and will be proceeding with next steps accordingly.

A second MN Historical Society Grant application from the Harmony Area Historical Society’s was awarded in the amount of **\$15,712.00**. Katrina Hurley worked with Vicky Tribon on this application and offered to volunteer her own time to the HAHS to oversee and administer this grant.

2025 EDA Annual Report:

A 2025 EDA Annual Report was completed by Katrina Hurley prior to her last day with CEDA, and has been included for review as an addendum to the January 8th Annual Meeting Minutes.

CEDA Work Update:

Rolling Hills Transit Survey:

Completed paper surveys for Rolling Hills Transit distributed with utility bills have been collected and will be returned to Bill Spitzer in St Charles. Approximately 25 additional surveys were received using the on-line links provided by Rolling Hills Transit.

Data Center Ordinance – 2nd Planning Meeting:

A second Data Center Ordinance Planning Meeting has been rescheduled for Wednesday, January 21st at 6:00 pm in the Community Center Council Room. This has been added to the Website Community Calendar.

DATA Center Basic Workshop:

SMIF is hosting an in-person Data Center Basics 101 on Wednesday, January 14th from 1-4 pm. The meeting will be held at the Hormel Nature Center, Ruby Rupner Auditorium, 1304 21st St. NE, Austin MN, 55912. For question or to sign up please contact Jenniferh@smifoundation.org.

Revolving Loan Refinancing:

The EDA is currently following up with businesses who have RED loan under \$25,000 that are eligible to refinance EDA RED loans as a lower rate. Several have responded and the EDA plans to complete follow-up with all eligible businesses with the next week. Once compete loan modifications will be drafted by City Attorney for approval.

Public Forum:

None

New Business:

New Home Rebate Application – Fishbaugh:

Application for the New Home Rebate Program was submitted by Neil and Mary Fishbaugh for a new home construction on Lot 7, Block 2 of the Walnut Farms 1st Addition. The Application was submitted requesting a rebate in the amount \$17,750. Donney motioned for the approval of the application as submitted, and McIntosh seconded. The motion was carried unanimously. Mr. Fishbaugh then asked if he was permitted to build a storage shed on the property. Hahn/ Stelpflug responded that they will provide and forward the applicable ordinance and guidelines to Mr. Fishbaugh to review.

Bike Trail Committee Request:

Harmony Trail Committee has requested special permission to allow wagon rides (pulled by tractors) on the new Bike Trail to Celebrate the Ribbon Cutting on June 6th, which is also Cave Day. They intend to provide transportation and tour of the trail for area seniors and residents with limited mobility in celebration of the trails official opening. The tour would begin in town and follow the trail to Niagara Cave where there will be celebrations, refreshments, and activities. Residents riding in the wagons would have shuttle transportation provided to return to the city. In order to provide this service, insurance is required by the City of Harmony for the event. McIntosh mentioned that residents with golf carts may also want to participate in the event, and that special permission be considered allowing those residents to travel to Niagara Cave and return home using the trail on that day. Administrator

Stelpflug offered to contact the City Insurance company to determine if this event would be covered and if not, what insurance for that event would cost.

Conflict of Interest Statements:

As a best practice, State of Minnesota Conflict of Interest Statutes (471.87) and Exceptions (471.88) were provided to the EDA Board members for review. These outline potential conflicts of interest that often come up for Public Officers, and remedies to these conflicts. A statement acknowledging receipt of the statutes and board member understanding was completed by each board member and returned to the EDA office.

Data Center / Katrina Hurley consulting role:

With Katrina Hurley's (formerly with CEDA) work on the Data Center planning process, Katrina offered to continue to advise on upcoming public input meetings leading up to the drafting and approval of the final ordinances. At this time, there was discussion about how to properly compensate Ms. Hurley for her time planning and attending meetings in the immediate future. Several motions were forwarded, without garnering a second, noting the desire to compensate Ms. Hurley appropriately for her time.

Kelsey Bergey motioned to pay Ms. Hurley \$200.00 per meeting, + mileage for meetings attended in person, using a surplus of EDA Funds recently made available, with any needed additional fund coming out of the EDA promotional budget and /or potentially Planning and Zoning should they choose. Motion was seconded by Keith McIntosh. Motion was carried 4-1. Administrator Stelpflug mentioned that an invoice from Ms. Hurley for her services is required in order to be compensated.

Old Business:

No Old Business items were presented

Adjournment:

Prior to Adjournment, Member of the board recognized Kerry Kinglsey for his 12 years of service to the Harmony EDA. The EDA Board greatly appreciates his contributions to the economic development for the City of Harmony, MN.

Hearing no objections, Stuart motioned to Adjourn, seconded by McIntosh. Meeting was adjourned at 8:14 AM

The next regular meeting is scheduled for Thursday, February 5th, 2026 at 7:30 AM at the Community Center.

Respectfully Submitted,

Chris Hahn – CEDA
Interim EDA Director

Addendum Attached Next Page
2025 EDA Annual Report

DRAFT

Harmony Economic Development Authority

2025 Annual Activity Report (12 months ending December 31, 2025)

The Harmony EDA meets regularly on the first Thursday of each month at 7:30 AM at the Community Center. Special meetings are held as needed to accommodate time-sensitive projects or community engagement events.

Meeting frequency:

	Meeting Frequency					
	Regular	Special	No Quorum	Cancelled	Informational	
2025	13	1	0	0	1(Town Hall)	
2024	12	1				
2023	12	1				
2022	12	4				
2021	12	0				
2020	11	1				

Meeting attendance record:

Member		Meeting Dates												
		1/2	1/6	2/6	3/6	4/3	5/1	6/5	7/3	8/7	9/4	10/2	11/6	12/4
K. Kingsley	President	X	X	X	X	X	X	X	X	X	X	X	X	X
G. Schieber	City Attorney	X	X	X	X	X	X	-	X	X	X	X	X	X
S. Morem	Member	X	X	X	X	X	X	X	-	X	-	X	X	-

K. Scheevel	Council	-	-	X	X	X	X	X	X	X	X	X	X	X	X
M. Himlie	Council	X	X	X	X	X	-	-	X	-	-	-	-	-	-
K. McIntosh	Council	N/A	A	N/A	X	X	X	X							
S. Donney	Mayor	X	X	-	-	N/A									

Project Highlights:

- **Downtown Revitalization Program**
 - Approved \$35,205.52 in revitalization grants:
 - Farm Charm: \$9,587
 - Mason Weedman: \$25,618.52
 - Continued compliance monitoring of active agreements.
 - Bishop project remained on track for a September opening
- **Industrial Park Development**
 - Sinkhole mapping and feasibility analysis presented by Stantec.
 - Board approved contracting for a concept plat to continue expansions.
 - Phase 1 environmental review recommended.
 - MnDOT access questions pending.
- **Childcare Support**
 - Supported Harmony Kids Learning Center's USDA preschool classification effort.
 - SMIF Promise Act grant assistance
 - Potential \$70,000 reimbursement
 - Pending approval/denial
 - Received 637 applications so the process has been extended
- **Chamber of Commerce Partnership**
 - Co-hosted Family Leave Act informational session
 - 21 attendees
 - Supported major events:
 - Fall for Harmony
 - Haunted Harmony
 - Holidays in Harmony
 - Ongoing recruitment challenges for Chamber board
- **Data Center Ordinance**

- Multi-phase ordinance development underway
- Joint Planning and Zoning, Council, and EDA session held
- Legal and conservation review scheduled once 3rd phase is completed
- **General Community and Business Support**
 - Business outreach, Lunch and Learn planning, and RLF consultations.
 - Rolling Hills Transit survey distributed via utility bills, online, and in person.
 - Supported multiple grant applications for public improvements.

Revolving Loan Fund Summary:

- **General Updates**
 - Bee Balm paid off loan in full (October 2025)
 - All other borrowers current
 - Forgave one loan
 - David Barrett
 - Removal from portfolio correction
 - Remaining interest balance forgiven
 - June 2025
- **Interest Rate Policy Update**
 - 3% interest rate for loans $\leq \$25,000$
 - Loans $> \$25,000$ negotiable by EDA board
 - All existing borrowers offered refinancing opportunity
 - Notices sent in December 2025

Grant Awards:

- **SMIF Small Town Grant**
 - Awarded \$10,000 grant for the Harmony Area Historical Society to create educational material for an interactive exhibit within the soon to be updated and renovated McMichael Grain Elevator
- **Minnesota Historical Society Large Legacy Grant**
 - Awarded \$104,901 for the Harmony Area Historical Society to remodel the historic McMichael Grain elevator and begin the process of transforming the building into an interactive educational exhibition.
- **Taylor Family Farms Foundation**
 - Awarded \$30,000 for the Trailhead Park playground to be transformed into an ADA compliant playground

Total grants received: \$114,901

Grants Pending:

- Solar panel light grants
- SMIF Promise Act (childcare)
- Harmony Area Community Foundation- Only need to apply to receive matching funds from the Give to the Max drive: ADA compliant playground

General Business Assistance/Other:

- Worked with 33 individual current and/or prospective businesses in regards to projects, questions, issues, programs, business planning, financial packaging and other general assistance.
- Coordinated with SMIF for grant opportunities.
- Supported Chamber of Commerce events, including Seed and Stone ribbon cutting.
- Participated in countywide planning and data center education forums
- Hosted online Zoom watch party at community center for SMIF Data Center forum

Annual Program Review:

- Annual review of RLF Policies and active program guidelines to ensure effectiveness and ease of use.
 - Updated RLF Policies to include the new 3% interest rate to ensure equitability for new business owners
- Approved conversion of applications into fillable PDFs for accessibility.
- Updated website to reduce spam inquiries for Home Rebate Program.

Memberships:

- Harmony Area Chamber of Commerce
- MN DEED Economic Development Professionals

Fillmore County Property Valuation Change:

- Estimated Residential Valuation Change:
 - Harmony +2.5% to +3.5%
 - Preston +1.1%
 - Spring Valley +0.9%
 - Chatfield +6% to +8%

- Countywide average: +5.1%
 - Harmony's residential property valuations for 2025 rose by approximately 2.5% to 3.5%, marking a significant slowdown from the double-digit increases observed in 2022 and 2023. The city's median listing home price in May 2024 was \$144,300, making it the most affordable city in Fillmore County, with a listing price per square foot of \$102. The Board of Appeal and Equalization meeting held in April 2025 provided property owners with an opportunity to contest valuations, but no major corrections were reported. The Fillmore County Assessor's Office attributes Harmony's modest valuation increase to a combination of stabilized demand, limited new construction, and a balanced inventory of homes for sale.
 - Fillmore County's assessment quality for the 2025 year is supported by robust sales ratio studies and low coefficients of dispersion. The county's median sales ratio for residential properties is 93.61%, with a COD of 8.36, both well within the Minnesota Department of Revenue's recommended ranges. These indicators demonstrate that property assessments are both accurate and uniform, minimizing disparities between appraised values and actual sales prices.
 - The county's performance measures, as reported in the annual Truth-in-Taxation hearing, confirm that the goal to keep the median ratio between 90% and 105% for residential, commercial, and agricultural classifications was met for residential and agricultural properties, with a slight miss on the commercial/industrial classification.
- Taxable Market Value and Certificate of Taxes Levied:
 - The total taxable market value for Fillmore County in 2025 is \$2,801,575,116, with residential properties accounting for \$280,778,578 and agricultural land comprising \$2,089,770,210. The county's Certificate of Taxes Levied (CTL) reflects a stable distribution of the tax base, with residential properties representing approximately 10% of total value and agricultural land making up 74.6%. The county's total levy for 2025 is \$13,729,152, with a per capita levy of \$646.75.
 - The Fillmore County Board approved a final levy increase of 4.468% for 2025, below the original proposed increase of over 9%. The reduction was made possible by lower-than-expected health insurance costs and careful budget management. The county's debt service levy remains low, at 2.12% for 2023, and the overall budget priorities include highway, airport, and

sanitation projects, as well as continued investment in mental health services and infrastructure.

- Truth in Taxation Notices and Local Levy-Setting Outcomes:
 - Truth-in-Taxation (TNT) notices were mailed to Fillmore County property owners in November 2024, providing detailed estimates of proposed 2025 property taxes and opportunities for public input at local hearings. The TNT process is mandated by Minnesota law and is designed to enhance transparency and public participation in the levy-setting process.
 - The Fillmore County TNT hearing, held on December 2, 2025, reviewed departmental budgets and performance measures, with no public comment on the proposed levy. The final levy for 2026 was approved at \$14,551,646, representing a 5.99% increase over the 2025 levy. The county's approach to budgeting emphasizes efficiency, collaboration, and responsiveness to legislative changes, including the Minnesota Paid Leave Act and succession planning for key positions.
- Regional Housing Market Indicators:
 - Regional housing market data from Zillow and local MLS sources confirm the trends observed in Fillmore County. The average home value in Preston is \$273,342 (+1.1% year-over-year), while Spring Valley's average is \$225,124 (+0.9%). Chatfield and Fountain command higher median prices, at \$331,000 and \$313,000, respectively, reflecting their status as top-value markets in the county.
 - Fillmore County's housing market is characterized by a high percentage of fully paid-off homes (4,972) and low distress rates, with only 17 properties in pre-foreclosure and 211 involuntary liens. The average loan-to-value ratio is 19.4%, indicating strong equity positions for most homeowners.
- Comparison to Neighboring Counties (Winona, Houston, Mower):
 - Neighboring counties such as Winona, Houston, and Mower experienced similar trends in residential property valuations for the 2025 assessment year. Winona County's city tax base followed the statewide trend, with residential property valuations increasing 5–17% depending on jurisdiction. The City of Winona itself saw a +7% valuation increase, contributing significantly to countywide growth.
 - Houston and Mower counties reported moderate increases in residential values, consistent with the Southeast Minnesota regional average of 5.1%. The convergence of valuation trends across counties reflects shared market dynamics, including stabilized demand, limited new construction, and the impact of recent sales on assessment practices.
- Impact of Statewide Levy Increases on Fillmore County City Levies:

- The statewide increase in city levies has a direct impact on Fillmore County's city levies, with local governments adjusting their budgets and tax rates to align with broader trends. Preston's final levy increase of 5.53% is below the statewide average of 7.7%, while other cities such as Chatfield and Fountain approved higher increases in response to local needs and market conditions. The distribution of levy increases across jurisdictions reflects differences in health insurance costs, employee compensation, infrastructure investments, and state aid allocations.
- Drivers of Valuation Changes: Housing Demand, New Construction, and Market Trends:
- Commentary from the Minnesota Department of Revenue and Fillmore County Assessor's Office highlights several key drivers of valuation changes for the 2025 assessment year:
 - Housing Demand:
 - Demand for residential properties in Fillmore County has stabilized after the post-pandemic surge, with fewer new listings and a balanced supply-demand dynamic. The market remains attractive to buyers seeking affordable homes and high equity positions.
 - New Construction:
 - Limited new construction activity contributed to moderate increases in property values, with most jurisdictions reporting only incremental additions to the housing stock.
 - Market Trends:
 - The cooling of the housing market, rising interest rates, and inflationary pressures on household budgets have tempered the pace of valuation increases. The county's median home sale price and AVM values reflect a shift toward normalization after two years of rapid appreciation.
 - Assessment Practices:
 - The Fillmore County Assessor's Office emphasizes the importance of accurate and uniform assessments, supported by robust sales ratio studies and regular physical inspections. The use of comparable sales, cost approaches, and income capitalization methods ensures that valuations reflect true market conditions.

Economic Development Authority's Financial Impact on Harmony:

(Excluding loan repayments & fund interest earnings)

2025	
Total Grants Received:	\$114,901
Total Loans Made:	\$100,000
Total Revitalization Grants Awarded:	\$35,205.52
Total Short Term Project Revenue Leveraged:	N/A
Total Long Term Project Revenue Leveraged:	\$4,000 (industrial park)
Total Dollars Leveraged for Harmony	\$154,406.52
Total City Levy:	\$1,015,307(Preliminary)

Notes

- EDA President Recognition
 - Kingsley recognized for 12 years of service and 100% attendance
- Grants:
 - \$114,901 in total grant funding secured in 2025.
- Revenue Leveraged:
 - Short-term (Rolling Hills Transit) and long-term (Industrial Park Concept Plat) projects significantly expanded impact.
- Total Dollars Leveraged:
 - Over \$150,000 in combined grants, loans, and leveraged project funding.
- Investments:
 - Advanced Industrial Park concept plat mapping (\$4,000 investment).
- Growth:
 - Maintained RLF repayments and prepared for fund growth in 2026.

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Alissa Stelpflug	Meeting Date: January 13, 2026	Agenda Item No. 7b
Agenda Section: New Business	Item: Data Center – Consulting Role Recommendation	
BACKGROUND: With Katrina Hurley's (formerly with CEDA) work on the Data Center planning process, Katrina offered to continue to advise on the upcoming public input meetings leading up to the drafting and approval of the final ordinance. The EDA recommends paying Ms. Hurley \$200 per meeting + mileage of meetings attended in person.		
ATTACHMENTS:		
COUNCIL ACTION REQUESTED: Approval the EDA recommendation to compensate Ms. Hurley at a rate of \$200 per meeting, plus mileage for meetings attended in person, for advisory services related to the Data Center public input meetings and final ordinance development.		



**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 5th, 2026
 To: Harmony City Council
 From: Tim Melver, Deputy Sheriff
 John DeGeorge, Fillmore County Sheriff
 Re: December 2025 Monthly Council Report

Calls for Service / Patrol Activity:

Reported Date	Title	Street Name
2025-12-01	Animal Complaint	3 rd Ave SW
2025-12-01	Parking Complaint	HWY 52
2025-12-01	Traffic	Garden RD
2025-12-01	Assault	MAIN ST
2025-12-02	Civil	MAIN AVE
2025-12-04	Assist	MAIN AVE
2025-12-04	Crash	Main Ave
2025-12-04	Criminal Sexual Conduct	Main Ave
2025-12-05	MAARC	Main Ave
2025-12-05	Civil	5 th Ave
2025-12-06	Suspicious Activity	5 th Ave
2025-12-07	Parking Complaint	3 rd St
2025-12-07	Parking Complaint	1 st Ave SW
2025-12-07	Parking Complaint	1 st Ave SW
2025-12-07	Parking Complaint	2 nd Ave SW
2025-12-09	Fraud/Scam	Main Ave N
2025-12-10	Animal Complaint	3 rd Ave SW
2025-12-10	Crash	CENTER ST

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

2025-12-10	Suspicious Activity	Main Ave N
2025-12-11	Civil	1ST AVE
2025-12-13	Driving Complaint	HWY 52
2025-12-14	Traffic	3 rd St SW
2025-12-19	Animal Complaint	2nd St SE
2025-12-19	Traffic	5 th Ave NE
2025-12-24	Mental Health	Main Ave S
2025-12-24	Traffic	HWY 52
2025-12-24	Mental Health	Main Ave S
2025-12-24	Noise Complaint	Main Ave N
2025-12-25	Traffic	7 th St
2025-12-25	Ambulance	MAIN ST
2025-12-28	Death	1 st Ave SW
2025-12-28	Animal Complaint	1st AVE SW
2025-12-28	Mental Health	5 th Ave SE
2025-12-29	Assist	1 st Ave SE
2025-12-30	Traffic	HWY 52