

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

February 10, 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
 - b) Claims and January Checks
 - c) Investment Report
 - d) Cash Balances
 - e) Budget YTD – Rev/Exp
 - f) Liquor License Renewal – Kwik Trip
6. New Business
 - a) Harmony LSL Replacement Improvement Proposal
 - b) Stantec – WWTP UV Pay Request #4
 - i. Olympic Extension Request – WWTP UV Project
 - c) Rolling Hills Transit Survey Results and Donation Request
 - d) Utility Truck Replacement
7. Reports
 - a) Building & Maintenance Report
 - i. WWTP Report
 - ii. Valve Replacement Proposals
 1. TLC Excavating
 2. Olympic Builders
 - b) EDA Board
 - i. New Home Rebate Application Approvals
 - c) Harmony Chamber
 - d) Park Board
 - i. Park Board
 - e) Library Board
 - f) Arts Board
 - g) Planning and Zoning Board
 - i. Joint Planning Session – February 18th, 2026
 - h) Fire Department
 - i) Sheriff Report
8. Adjourn



A Regular Meeting of the Harmony City Council was called to order by Mayor Steve Donney at 7:00pm. Present were Mayor Donney, Councilmembers Jesse Grabau, Kyle Scheevel, and Tara Morem. Councilmember Keith McIntosh was absent. Also present were Administrator Alissa Stelpflug, Deputy Clerk Lisa Morken, Library Director Cara McCoy, Ambulance Director Samantha Grabau, Hannah Wingert (Fillmore County Journal), Ann Lyons, Erica Thilges, Kerry Kingsley, Aaron Bishop and Amy Bishop.

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 December checks, Investment Report, Cash Balances, and Budget YTD, Resolution 26-01 Annual Appointments, 2026 Gundersen Health System agreement renewal, SMIF Thank you letter. 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 #3: This pay application is for Olympic Builders and their subcontractors doing earthwork and installing the precast concrete flow meter vault and related underground piping, valves and ongoing general requirements, testing, and supervision. It also includes receiving and storing the UV equipment. Councilmember Grabau motioned to approve pay request #3. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

AMBULANCE DONATION Resolution 26-02: Ambulance Director Grabau would like to accept a donation of \$20,785 from Allan and Janie Dahl to the Harmony Ambulance. The donated funds will be used to purchase a new Zoll. Councilmember Grabau motioned to accept the Dahl's donation. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried. Harmony City Council would like to thank Allan and Janie Dahl for their generous donation.

AMBULANCE ANNUAL REPORT: The annual Ambulance Service report is included in the packet. Harmony Ambulance has onboarded 4 EMTs and 2 EMRS since 2024. Two 11th graders will take the EMR course and will begin their training January 27.

FIRE RELIEF: Mayor Donney motioned to approve internal the bank transfer for 2025 Fire State Aid and Supplemental Aid totaling \$28,628.66. Funds were deposited on November 15th 2025. Councilmember Grabau seconded the motion. A vote was held. All in favor. Motion carried.

REMINDER: Joint Planning Session on January 21, 2026 Re: Data Center Ordinance Discussion

REPORTS

BUILDING & MAINTENANCE: No updates.

WWTP: Report is included in the packet.

EDA BOARD: The EDA recommended retaining Katrina Hurley in a consulting role for the Data Center Ordinance. The EDA further recommended compensation in the amount of \$200 per meeting, plus mileage for in-person attendance. A motion was made by Scheevel to approve Miss Hurley as the consulting role for the Data Center Ordinance with compensation of \$200 per meeting, plus mileage for in-person attendance. The motion was seconded by Morem. A vote was held. All in favor. Motion carried.

CHAMBER: Holidays in Harmony went well. Please RSVP for the annual meeting ASAP.

PARK BOARD: No updates.

LIBRARY BOARD: Winter reading program is going well. Operation and general use policies have been updated. Also updated budget.

ARTS BOARD: Two hundred dollars was donated to FCHS for the Theatre event (plaque and refreshments).

FIRE DEPARTMENT: The new fire truck should be in service in February.

AMBULANCE: Dan Dornink is retiring from the Ambulance after 22 and a half years of service. He will be greatly missed. The City would like to extend its' gratitude for his years of service and thank him for his service.

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

Upon no further business, Mayor Donney adjourned the meeting.

Lisa Morken, Deputy Clerk

Steve Donney, Mayor

City of Harmony

City Council Claims for Review

02/10/26 2:11 PM

Page 1

February 10, 2026

Fund Descr	Object of Expense	Vendor	Comments	Amount
101 General Fund				
General Fund	Union Central Pension Fund	CENTRAL PENSION FUND	Union pension	\$355.50
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance for MAR 2026- em	\$4,815.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance for MAR 2026 - em	\$210.00
General Fund	Union Dues	IUOE LOCAL #49	Union dues \$35 each x 3 employees	\$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	CUSTOM ALARM	Replacement key FOBs - 12	\$123.60
General Fund	General Operating Supplies	METRO SALES	Feb base rate; Jan useage	\$247.98
General Fund	Postage	ELAN FINANCIAL SERVICES	LM/AS - USPS.COM -Envelopes -US Flags	\$1,915.45
General Fund	Postage	QUADIEN, INC.	Post meter RENT Feb-May	\$72.65
General Fund	Postage	QUADIEN, INC.	Funds added to postage meter	\$250.00
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Civil defense (Fire Hall L-2)	\$41.73
General Fund	Cleaning Supplies	HARMONY FOODS	CC - Mr. Clean	\$14.97
General Fund	Cleaning Supplies	HARMONY FOODS	CC - Tide laundry soap	\$13.23
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Comm Center electric utilities	\$3,780.28
General Fund	Gas Utilities	MINNESOTA ENERGY	CC (Community Center) gas (00007) 225	\$466.98
General Fund	General Operating Supplies	HARMONY MERCANTILE	Shelving unit, clocks, light bulbs	\$166.67
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	CC - fuel (Maintenance #2 Terry)	\$50.62
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - CC	\$0.00
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Comm Center sewer	\$60.23
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Administration	\$317.89
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Comm Center water	\$35.26
General Fund	Planning & Development Fees	STANTEC CONSULTING SERVICES, IN	Gen Engineering, mapping & annex.	\$723.00
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	Motor Fuels/Lubricants	KWIK TRIP,INC	Snow Plow/Skidloader (Maintenance #1)	\$231.99
General Fund	Repair/Maint Other Improve	ROCHESTER SAND & GRAVEL	Prep and patch	\$181.52
General Fund	Repair/Maint Vehicles	HEGG TRUCK & TRAILER REPAIR	'08 Plow truck ; repaired leak replaced sla	\$3,221.41
General Fund	General Operating Supplies	CULLIGAN	Drinking water & dispensers rent	\$59.90
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS		\$437.50
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Police	\$39.63
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop electric utilities	\$240.70
General Fund	Gas Utilities	MINNESOTA ENERGY	Shop gas (00005) 237 1/2 2ND AVE NW	\$419.22
General Fund	General Operating Supplies	HARMONY MERCANTILE	Flashlight, gloves	\$33.98
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	\$88.53
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Maitenance Shop	\$110.74

City of Harmony

City Council Claims for Review

02/10/26 2:11 PM

Page 2

February 10, 2026

Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop water	\$18.99
General Fund	Lodging Tax	HARMONY CHAMBER OF COMMERCE	Evolve Dec. 25 lodging tax	\$57.06
General Fund	Cleaning Supplies	HARMONY FOODS	VC - Tide laundry soap	\$13.24
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Visitor Center electric utilities	\$149.78
General Fund	Gas Utilities	MINNESOTA ENERGY	VC (Visitor's Center) gas (00003) MUNIC B	\$1,215.58
General Fund	General Operating Supplies	HARMONY MERCANTILE	Paint, primer, tape brushes	\$131.89
General Fund	Motor Fuels/Lubricants	KWIK TRIP, INC	VC - fuel (Maintenance #2 Terry)	\$50.62
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - VC	\$0.00
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Visitor Center sewer	\$32.39
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Visitor Center water	\$18.33
101 General Fund				\$20,623.04
211 Library Fund				
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media-Books	\$377.19
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media-Books	\$20.40
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media-Books	\$17.51
Library Fund	Media-E-Audio	SELCO	Media E-Audio; Overdrive	\$687.09
Library Fund	Office Accessories	ELAN FINANCIAL SERVICES	Paper, Mag. Rack, batteries, pens	\$152.84
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	Sensory bin supplies	\$21.00
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	Easter eggs, Valentines, markers, etc.	\$216.43
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	IN LIBRARY BATCH -CM - 390.27	\$0.00
Library Fund	Program Supplies	OLINGER, MARK & SUE	February holiday stickers/décor	\$20.50
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	\$40.00
Library Fund	Repair/Maint Office Equipment	LOFFLER COMPANIES, INC	Copier maintenance contract	\$40.44
Library Fund	Software Service Fees	SELCO	Basic services & Tech support	\$353.83
Library Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Library	\$56.28
211 Library Fund				\$2,090.29
222 Fire Fund				
Fire Fund	Equipment Parts	RUN RIGHT POWER LLC	Diesel all-in-one; Qty 6	\$80.70
Fire Fund	General Operating Supplies	HARMONY MERCANTILE	Hardware, batteries	\$27.78
Fire Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Fire Dept fuel	\$83.92
Fire Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Fire Dept electric utilities	\$406.41
Fire Fund	Gas Utilities	MINNESOTA ENERGY	Fire Dept gas (00004) 930 MAIN AVE S	\$901.19
Fire Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Fire Dept sewer	\$30.85
Fire Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Fire	\$96.03
Fire Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Fire Dept water	\$17.40

City of Harmony
City Council Claims for Review

02/10/26 2:11 PM
Page 3

February 10, 2026

Fund Descr	Object of Expense	Vendor	Comments	Amount
222 Fire Fund				\$1,644.28
223 Ambulance Fund				
Ambulance Fund	Contractual Services	EMS MANAGEMENT & CONSULTANT	28 trips coded	\$784.00
Ambulance Fund	Equipment Parts	ANCOM TECHNICAL CENTER	G4/G5 Replacement Antenna - Ambulance	\$35.00
Ambulance Fund	Medical Supplies	ZOLL MEDICAL CORP.	Autopulse	\$22,222.84
Ambulance Fund	Motor Fuels/Lubricants	KWIK TRIP, INC	Ambulance - fuel	\$286.51
Ambulance Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Ambulance fuel	\$0.00
Ambulance Fund	Repair/Maint Vehicles	DECORAH AUTO CENTER	Full service oil change	\$139.71
Ambulance Fund	Repair/Maint Vehicles	DECORAH MOBILE GLASS, INC	Replaced ambulance windshield	\$455.00
Ambulance Fund	Telephone	AT&T MOBILITY	Ambulance cell phone and hot spot	\$84.21
Ambulance Fund	Training Fees	CITY OF CALEDONIA	EMR training C. Grabau, J. Hildebrandt	\$1,200.00
Ambulance Fund	Training Fees	ELAN FINANCIAL SERVICES	AMB - HIS CPR Training	\$30.00
223 Ambulance Fund				\$25,237.27
251 Park Fund				
Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Parks electric utilities	\$305.50
Park Fund	General Operating Supplies	HARMONY MERCANTILE	Ratchet straps, spray paint	\$53.45
Park Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Summer Mower & SidexSide Fuel	\$0.00
Park Fund	Repair/Maint Other Improve	SOLBERG WELDING	Headache rack on UTV	\$634.76
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				\$1,004.52
601 Water Fund				
Water Fund	Software Service Fees	BANYON DATA SYSTEMS	Banyon software support	\$697.50
Water Fund	Taxes, Licenses & Permits	ELAN FINANCIAL SERVICES	AS - DEPT OF NATURAL RESOURCES-wate	\$344.25
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders - Water	\$20.00
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders - Water	\$311.19
Water Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Pumphouse 1, 2 & 3 electric utilities	\$804.80
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump house 1 gas (00002) 1PMP HS 25 E	\$105.64
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump House 2 gas (00006) PUMP HS 35 1	\$29.43
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Total coliform 1.2026	\$50.46
Water Fund	Small Tools and Minor Equip	METERING & TECHNOLOGY SOLUTIO	24 cellular water meters	\$7,136.34
Water Fund	Utility Maint Materials	BADGER METER	Cellular service comm meters for January	\$155.20
Water Fund	Utility Maint Materials	METERING & TECHNOLOGY SOLUTIO	Cellular endpoint key fob	\$159.64
601 Water Fund				\$9,814.45
602 Sewer Fund				

City of Harmony

City Council Claims for Review

02/10/26 2:11 PM

Page 4

February 10, 2026

Fund Descr	Object of Expense	Vendor	Comments	Amount
Sewer Fund	WIP	STANTEC CONSULTING SERVICES, IN	UV project WWTP	\$16,849.75
Sewer Fund	Software Service Fees	BANYON DATA SYSTEMS	Banyon software support	\$697.50
Sewer Fund	Taxes, Licenses & Permits	MN DEPT OF PUBLIC SAFETY (LCD)	Hazardous chem. Inventory	\$100.00
Sewer Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinder - WWTP	\$10.00
Sewer Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders - WWTP	\$357.69
Sewer Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinder invoice adjust WWTP	\$0.00
Sewer Fund	Contractual Services	ENVIRONMENTAL WATER SERVICES L	Wastewater operations & mgmt January	\$750.00
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 electric utilties	\$1,730.16
Sewer Fund	Gas Utilities	MINNESOTA ENERGY	WWTP gas (00001) 32326 GARDEN RD	\$922.67
Sewer Fund	General Operating Supplies	HARMONY MERCANTILE	Mouse traps, PVC	\$15.66
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Sample dates 12/23,30, 1/7, 14	\$1,276.49
Sewer Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 sewer	\$2,333.43
Sewer Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Sewer dialers/Lifts; Water Tower monitor	\$282.90
Sewer Fund	Utility Maint Materials	ELAN FINANCIAL SERVICES	BM - USA BlueBook - sample tests, thermo	\$228.00
Sewer Fund	Utility Maint Materials	HARMONY FOODS	WWTP - Ziplock bags for samples	\$3.89
Sewer Fund	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	Lift station degreaser	\$2,685.50
Sewer Fund	Water Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 water	\$1,416.78
602 Sewer Fund				<u>\$29,660.42</u>
603 Solid Waste Fund				
Solid Waste Fund	Software Service Fees	BANYON DATA SYSTEMS	Banyon software support	\$697.50
Solid Waste Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Corey's truck fuel	\$153.26
Solid Waste Fund	Refuse/Garbage Disposal	RICHARDS SANITATION, LLC	January garbage & recycling service	<u>\$8,028.34</u>
603 Solid Waste Fund				<u>\$8,879.10</u>
604 Electric Fund				
Electric Fund	Utility Deposits	RUTTER, ELEANOR	Utility deposit refund	\$156.60
Electric Fund	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$73,901.81
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Streetlights electric utilities	\$1,425.73
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Town clock electric utilities	\$13.80
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Electric car chargers electric utilities	\$24.38
Electric Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Brian's truck fuel	\$49.93
Electric Fund	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	Annual facility operator fee	\$50.00
Electric Fund	Repair/Maint Other Improve	MI ENERGY COOPERATIVE	Underground contractor, Vet Clinic	\$1,367.35
Electric Fund	Repair/Maint Other Improve	MI ENERGY COOPERATIVE	Underground supplies, Vet Clinic	\$2,938.13
Electric Fund	Utility Maint Materials	VISION METERING, LLC	Endsight Month fee - January 2026	\$500.00
Electric Fund	Utility Maint Materials	VISION METERING, LLC	Endsight Month fee - Dec. 2025	\$500.00
Electric Fund	Software Service Fees	BANYON DATA SYSTEMS	Banyon software support	\$697.50

City of Harmony
City Council Claims for Review

02/10/26 2:11 PM
Page 5

February 10, 2026

Fund Descr	Object of Expense	Vendor	Comments	Amount
604 Electric Fund				\$81,625.23
620 Economic Development Authority				
Economic Development	Telephone	HARMONY TELEPHONE CO (MI BROA	EDA	\$52.63
620 Economic Development Authority				\$52.63
				\$180,631.23

City of Harmony

02/06/26 11:18 AM

Page 1

*Check Summary Register©

January 2026

Name	Check Date	Check Amt	
10101 1st Southeast Bank-G			
1268e WEX BANK	01/13/26	\$0.00	Terry's truck fuel - CC
1270e WEX BANK	01/14/26	\$852.64	Terry's truck fuel - CC
70995 MN DEPT OF EMPLOYMENT & ECONOM	01/06/26	\$10,000.00	Refund Overpayment to DEED 12/29/25 Deposit
70996 WINONA HEATING & VENTILATING	01/13/26	\$3,601.00	
70997 WINNESHIEK MEDICAL CENTER	01/13/26	\$248.00	Ambulance Intercept
70998 WEX BANK	01/13/26	\$0.00	Ambulance fuel
70999 VOLUNTEER FIREFIGHTER'S	01/13/26	\$264.00	Harmony benefit dues
71000 VISION METERING, LLC	01/13/26	\$500.00	Endsight Month fee - Nov. 2025
71001 UTILITY CONSULTANTS, INC	01/13/26	\$1,097.83	Sample dates 12.3,10, 17 2025
71002 USABLE LIFE	01/13/26	\$63.40	USable Life Insurance Premium
71003 TRI-STATE AMBULANCE, INC	01/13/26	\$250.00	Intercept fee, Run 25-18788
71004 TORGERSON FLOOR COVERINGS	01/13/26	\$306.00	VCT steel tarkett
71005 Stantec Consulting Services IN	01/13/26	\$19,603.50	UV project WWTP
71006 SOUTHEASTERN LIBRARIES COOP	01/13/26	\$353.83	Basic Services, fees, tech support
71007 SeaChange Print Innovations	01/13/26	\$385.00	Orange animal tags
71008 RUN RIGHT POWER LLC	01/13/26	\$4,356.79	Kawasaki engine FX921VB40482
71009 ROD JOHNSON CONSTRUCTION	01/13/26	\$780.00	Replaced northeast door & panic bar
71010 RICHARDS SANITATION, LLC	01/13/26	\$8,017.66	December garbage & recycling service
71011 PRESTON FLORAL & GIFTS	01/13/26	\$186.90	Amb. Donney memorial flowers
71012 PRESTON AUTO PARTS	01/13/26	\$89.16	Flashlight
71013 PLUNKETTS PEST CONTROL, INC	01/13/26	\$88.53	Rodent control program
71014 OLYMPIC BUILDERS INC	01/13/26	\$205,135.87	UV PROJECT PAYMENT REQ #3
71015 FIRST NATIONAL BANK OF OMAHA	01/13/26	\$170,159.38	Series 2024A street project principal
71016 Nethercut Schieber Attorneys	01/13/26	\$315.00	Admin legal services
71017 NCPERS Group Life Ins.	01/13/26	\$16.00	NCPERS Life Insurance
71018 MN Public Facilities Authority	01/13/26	\$2,260.00	2016 well note interest
71019 MOREM ELECTRIC, INC	01/13/26	\$18,203.81	Solar lights for Welcome signs
71020 MINN MUNICIPAL UTILITIES ASSOC	01/13/26	\$5,982.50	22026 Drug & Alcohol Testing participant fee
71021 MISSISSIPPI WELDERS SUPPLY CO	01/13/26	\$115.30	Medical oxygen
71022 MINNESOTA ENERGY	01/13/26	\$4,219.22	WWTP gas (00001) 32326 GARDEN RD
71023 MIENERGY COOPERATIVE	01/13/26	\$66,607.13	Power for Resale
71024 METRO SALES	01/13/26	\$182.11	Jan.2026 base rate
71025 MAYO CLINIC AMBULANCE	01/13/26	\$340.00	Run number 25-130334
71026 LOFFLER Companies, Inc	01/13/26	\$56.48	Copier maintenance contract
71027 KWIK TRIP,INC	01/13/26	\$825.78	Ambulance - fuel
71028 K&R EQUIPMENT	01/13/26	\$549.01	Front 1/2 of PTO for transfer manure pump
71029 IUOE LOCAL #49	01/13/26	\$105.00	Union dues
71030 IRONSIDE TRAILER SALES	01/13/26	\$1,422.78	Tires for skidloader
71031 I.U.O.E. LOCAL 49 FRINGE BENEF	01/13/26	\$4,695.00	Union health insurance for FEB 2026- employer
71032 HEGG TRUCK & TRAILER REPAIR	01/13/26	\$625.59	Replaced modulating valve
71033 HAWKINS, Inc.	01/13/26	\$4,699.25	Chlorine cylinders - WWTP
71034 MiBroadband	01/13/26	\$1,011.54	Administration
71035 HARMONY PUBLIC UTILITIES	01/13/26	\$10,576.98	Streetlights electric utilities
71036 HARMONY MERCANTILE	01/13/26	\$475.37	Snow shovel, bins, trash can, heat gun, etc.
71037 HARMONY FOODS	01/13/26	\$103.25	Breakrrom supplies
71038 HARMONY CHAMBER OF COMMERCE	01/13/26	\$709.65	Country lodge Q42025
71039 HAMMELL EQUIPMENT	01/13/26	\$522.20	hose, 5G hytran oil, coupling
71040 GUARDIAN FLEET SAFETY	01/13/26	\$3,930.27	New ambulance computer
71041 GOPHER STATE ONE CALL, INC	01/13/26	\$1.35	1 ticket @ \$1.35
71042 GOLDSTAR PRODUCTS INC.	01/13/26	\$580.55	Odor control - case
71043 FIRST SOUTHEAST BANK	01/13/26	\$136,883.00	Financing Note, Series 2021B Dairyland Imp.
71044 FIRST INDEPENDENT BANK-RUSSELL	01/13/26	\$219,753.00	GO Improvement Note Series 2020A
71045 FILLMORE CENTRAL SCHOOL	01/13/26	\$200.00	FCHS Theatre Dept.
71046 ENVIRONMENTAL WATER SERVICES L	01/13/26	\$750.00	Wastewater operations & mgmt December

City of Harmony

02/06/26 11:18 AM

Page 2

*Check Summary Register©

January 2026

Name		Check Date	Check Amt	
71047	EMS Management & Consultant, I	01/13/26	\$56.00	2 trips coded
71048	CARDMEMBER SERVICES	01/13/26	\$1,426.36	Name plate, Quill
71049	DECORAH MOBILE GLASS, INC	01/13/26	\$640.00	Repaired handicap door
71050	DALCO	01/13/26	\$1,450.65	3 large dust mops
71051	DAKOTA SUPPLY GROUP	01/13/26	\$88.86	Copper flare shut off disc
71052	Custom Alarm	01/13/26	\$195.00	CC Fire alarm monitoring 1/26-3/26
71053	CULLIGAN	01/13/26	\$57.90	Drinking water & dispensers rent
71054	CLAREY'S SAFETY EQUIPMENT, INC	01/13/26	\$620.00	Kussmaul auto pump, 12 volt
71055	CHUCK LARSON DUST CONTROL	01/13/26	\$4,420.00	Annual dust control, 2600 feet
71056	CENTRAL PENSION FUND	01/13/26	\$381.00	Union pension
71057	CENTER POINT LARGE PRINT	01/13/26	\$589.68	Media-books - 2026
71058	Community & Economic	01/13/26	\$9,679.73	Economic Development Support Service Q1 2026
71059	CANON FINANCIAL SERVICES, INC	01/13/26	\$86.78	Copier lease
71060	BRUENING ROCK PRODUCTS, INC	01/13/26	\$3,260.00	Snow removal 12/25/25
71061	BOUND TREE MEDICAL	01/13/26	\$832.55	BVM,SPUR II, Manometer, etc.
71062	BADGER METER	01/13/26	\$329.80	Cellular service comm meters for November 2025
71063	AT&T MOBILITY	01/13/26	\$167.37	Ambulance cell phone and hot spot
71064	ASCAP	01/13/26	\$458.00	2026 Copyright License
71065	1st SOURCE	01/13/26	\$156.27	Copy paper, 2 cartons
501253e	Monthly ACH	01/30/26	\$34,575.58	
Total Checks			\$972,528.14	

10101 1st Southeast Bank-G

101 General Fund	\$31,926.20
202 CDBG Rehab Loan Program	\$10,000.00
211 Library Fund	\$1,479.52
222 Fire Fund	\$5,484.82
223 Ambulance Fund	\$6,816.33
251 Park Fund	\$4,596.21
261 Arts Fund	\$429.00
318 G.O. Bond 2021C	\$109,119.00
319 2020 Street GO BOND	\$219,753.00
321 21A & 21B MiEnergy loan	\$27,764.00
427 2024 Street Project	\$133,700.00
428 WWTP UV PROJECT	\$261,198.75
601 Water Fund	\$5,002.24
602 Sewer Fund	\$15,286.82
603 Solid Waste Fund	\$8,885.26
604 Electric Fund	\$86,725.13
620 Economic Development Authority	\$9,786.28
	\$937,952.56

BANK ACCOUNTS	ACCOUNT TYPE	ACCOUNT NUMBER	PURPOSE	BALANCE AS OF 1/30/2026	INTEREST RATE	ANNUAL PERCENTAGE YIELD	AVERAGE BALANCE FOR JANUARY	INTEREST EARNED JANUARY 2026
First Southeast Bank	Super Now Checking	40053	General Account	\$841,527.28	0.20%	0.20%	\$1,271,701.71	\$209.05
First Southeast Bank	Checking	236478	Library Donation Account	\$1,934.72				
				BALANCE AS OF 2/3/2026				
First Southeast Bank	Checking	61516	Ambulance Donation Account	\$15,818.03				

INVESTMENT ACCOUNTS			BALANCE AS OF 1/31/2026	AVERAGE MONTHLY RATE	INTEREST EARNED JANUARY 2026
GENERAL FUND - 4M FUND - PMA Network	Minnesota Municipal Money Market Fund	MN01-35323-0101	\$1,783,837.42	3.675%	\$5,550.63
2024A G.O. IMPROVEMENT BONDS - 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0201	\$311,816.02	3.675%	\$970.27
2025 BOND PROCEEDS - 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0202	\$1,520,921.67	3.675%	\$4,732.52

CERTIFICATES OF DEPOSIT	ACCOUNT NUMBER	TERM	ACCOUNT OPEN DATE	AMOUNT	INTEREST RATE	ANNUAL PERCENTAGE YIELD	MATURITY DATE	INTEREST EARNED JANUARY 2026
First Southeast Bank	33245	12 month	1/7/2005	\$100,000.00	2.00%	2.01%	automatically renews	\$169.86
First Southeast Bank	41371	12 month	6/30/2008	\$100,000.00	2.000%	2.01%	automatically renews	
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	
First Southeast Bank	30000519	364 DAYS	12/11/2025	\$100,000.00	3.750%	3.75%	12/10/2026	

CERTIFICATES OF DEPOSIT PURCHASED THIS MONTH	ACCOUNT NUMBER	MATURITY DATE
	CD purchase will be on 2/10/2026	

CERTIFICATES OF DEPOSIT REEDED THIS MONTH	ACCOUNT NUMBER						MATURITY DATE	INTEREST EARNED JANUARY 2026
First Southeast Bank	30000301	345 DAYS	1/30/2025	\$100,000.00	4.350%	4.36%	1/10/2026	4111.64

City of Harmony

02/10/26 2:09 PM

***Cash Balances**

Page 1

Cash Account: 10101

February 2026

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
10101 - 1st Southeast Bank-G								
101 - General Fund	(\$1,937,003.18)	\$210,230.73	(\$52,549.24)	0	\$5.18	\$8,084.20	(\$1,771,232.31)	In Balance
201 - DTED Revolving Loan Program	\$115,509.71	\$3,122.98		0			\$118,632.69	In Balance
202 - CDBG Rehab Loan Program	\$16,922.87		(\$10,000.00)	0			\$6,922.87	In Balance
211 - Library Fund	\$48,364.18	\$9,074.89	(\$3,569.81)	0	(\$1.48)	(\$8,503.62)	\$45,364.16	In Balance
222 - Fire Fund	\$111,028.81		(\$7,129.10)	0			\$103,899.71	In Balance
223 - Ambulance Fund	\$350,419.79	\$12,786.54	(\$32,053.60)	0	(\$0.74)	(\$11,837.62)	\$319,314.37	In Balance
251 - Park Fund	\$125,740.00		(\$5,600.73)	0		(\$178.53)	\$119,960.74	In Balance
261 - Arts Fund	\$17,631.82		(\$429.00)	0	(\$0.74)		\$17,202.08	In Balance
312 - GO Bonds, Series 2002B	\$0.00			0			\$0.00	In Balance
314 - G.O. Impr Bonds, 2010A-3rdStSW	\$0.27			0			\$0.27	In Balance
315 - G.O. Tax Abate Refund 2013A-CC	\$41,333.75			0			\$41,333.75	In Balance
316 - GO Tax Abatement Bonds 13B-H	(\$0.15)			0			(\$0.15)	In Balance
317 - GO Impr Bond-2014A-1st Ave SW	\$1.49			0			\$1.49	In Balance
318 - G.O. Bond 2021C	\$107,279.42		(\$109,119.00)	0			(\$1,839.58)	In Balance
319 - 2020 Street GO BOND	\$237,624.12		(\$219,753.00)	0			\$17,871.12	In Balance
320 - Dairyland/Wickett Const.	\$0.00			0			\$0.00	In Balance
321 - 21A & 21B MiEnergy loan	(\$38,170.00)		(\$27,764.00)	0			(\$65,934.00)	In Balance
322 - Special Assessment	\$64,680.66			0			\$64,680.66	In Balance
401 - Capital Projects Fund	\$577,283.74	\$15,000.00		0			\$592,283.74	In Balance
405 - TIF District #1	\$0.07			0			\$0.07	In Balance
410 - Trailhead Project	\$151.14			0			\$151.14	In Balance
418 - TIF District #5 (Antique Mall)	\$0.00			0			\$0.00	In Balance
419 - Third St SW Project	\$0.00			0			\$0.00	In Balance
420 - TIF District #6 (HECO)	\$0.11			0			\$0.11	In Balance
421 - First Ave SW Project	(\$0.10)			0			(\$0.10)	In Balance
422 - Well No 3 Project	\$0.00			0			\$0.00	In Balance
423 - 2017 Street & Utility Project	\$0.46			0			\$0.46	In Balance
424 - 2020 Street Project	(\$0.40)			0			(\$0.40)	In Balance
425 - Dairyland TIF 1-7	\$86,177.20			0			\$86,177.20	In Balance
426 - TIF 1-8 Oconnor	(\$0.36)			0			(\$0.36)	In Balance
427 - 2024 Street Project	\$69,221.99		(\$133,700.00)	0			(\$64,478.01)	In Balance
428 - WWTP UV PROJECT	\$0.00		(\$261,198.75)	0	\$261,198.75		\$0.00	In Balance
429 - Trail Extension 2024	(\$28,496.05)			0			(\$28,496.05)	In Balance
601 - Water Fund	\$214,861.80	\$31,982.28	(\$14,816.69)	0	(\$0.74)	(\$8,920.08)	\$223,106.57	In Balance
602 - Sewer Fund	(\$77,537.03)	\$50,827.37	(\$44,947.24)	0	(\$261,198.75)	(\$8,017.20)	(\$340,872.85)	In Balance
603 - Solid Waste Fund	(\$6,475.57)	\$15,475.21	(\$17,764.36)	0		(\$1,662.73)	(\$10,427.45)	In Balance
604 - Electric Fund	\$870,087.09	\$127,469.63	(\$168,350.36)	0	(\$0.74)	(\$2,642.54)	\$826,563.08	In Balance
605 - Storm Water Fund	\$159,446.65	\$5,867.32		0		(\$147.52)	\$165,166.45	In Balance

City of Harmony

*Cash Balances

Cash Account: 10101

February 2026

02/10/26 2:09 PM

Page 2

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
620 - Economic Development Authority	\$217,630.75		(\$9,838.91)	0	(\$0.74)	(\$749.94)	\$207,041.16	In Balance
621 - Heritage Grove	\$0.00			0			\$0.00	In Balance
851 - Sanderson Memorial Trust Fund	\$0.01			0			\$0.01	In Balance
902 - Long Term Debt Account Group	\$0.37			0			\$0.37	In Balance
	\$1,343,715.43	\$481,836.95	(\$1,118,583.79)	\$0.00	\$0.00	(\$34,575.58)	\$672,393.01	

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

02/10/26 2:12 PM

Page 1

Current Period: February 2026

		2026 YTD Budget	2026 YTD Amt	February MTD Amt	2026 YTD Balance	% of Budget
Fund 101 General Fund						
	Revenues	\$796,370.00	\$215,694.06	\$408.04	\$580,675.94	27.08%
	Expenditures	\$796,323.00	\$169,664.48	\$15,058.14	\$626,658.52	21.31%
	Gain/(Loss)	\$47.00	\$46,029.58	(\$14,650.10)	(\$45,982.58)	97935.28%
Revenue						
		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	Assessments	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	Charges for Service	\$9,765.00	\$372.52	\$162.98	\$9,392.48	3.81%
	Fines	\$425.00	\$76.66	\$0.00	\$348.34	18.04%
	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	\$285.00	\$185.00	\$6,615.00	4.13%
	Miscellaneous	\$21,100.00	\$10,848.24	\$60.06	\$10,251.76	51.41%
	Taxes	\$347,700.00	\$0.00	\$0.00	\$347,700.00	0.00%
	Transfers	\$0.00	\$204,111.64	\$0.00	(\$204,111.64)	0.00%
	Total Revenue	\$796,370.00	\$215,694.06	\$408.04	\$580,675.94	27.08%
Expenditure						
	Administration	\$146,720.00	\$119,815.03	\$2,609.68	\$26,904.97	81.66%
	Animal Control	\$1,387.00	\$385.00	\$0.00	\$1,002.00	27.76%
	Civil Defense	\$1,200.00	\$83.46	\$41.73	\$1,116.54	6.96%
	Community Center	\$124,820.00	\$17,956.11	\$4,906.13	\$106,863.89	14.39%
	Community Development	\$3,000.00	\$723.00	\$723.00	\$2,277.00	24.10%
	Community Events	\$19,700.00	\$0.00	\$0.00	\$19,700.00	0.00%
	Council	\$15,515.00	\$49.48	\$0.00	\$15,465.52	0.32%
	Elections	\$2,360.00	\$0.00	\$0.00	\$2,360.00	0.00%
	Financial Administration	\$18,675.00	\$124.24	\$24.60	\$18,550.76	0.67%
	Fire Department	\$39,500.00	\$0.00	\$0.00	\$39,500.00	0.00%
	Ice & Snow Removal	\$41,335.00	\$13,096.90	\$3,634.92	\$28,238.10	31.68%
	Legal Services	\$9,500.00	\$315.00	\$0.00	\$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	\$272.24	\$59.90	\$3,212.76	7.81%
	Planning and Zoning	\$2,750.00	\$437.50	\$437.50	\$2,312.50	15.91%

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

02/10/26 2:12 PM

Page 2

Current Period: February 2026

	2026 YTD Budget	2026 YTD Amt	February MTD Amt	2026 YTD Balance	% of Budget
Police Department	\$134,452.00	\$79.26	\$39.63	\$134,372.74	0.06%
Public Works Buildings	\$27,545.00	\$2,432.83	\$912.16	\$25,112.17	8.83%
Streets	\$69,435.00	\$5,687.88	\$0.00	\$63,747.12	8.19%
Tourism Programs	\$5,050.00	\$766.71	\$57.06	\$4,283.29	15.18%
Unallocated Expenditures	\$9,170.00	\$0.00	\$0.00	\$9,170.00	0.00%
Visitor Center	\$37,224.00	\$7,439.84	\$1,611.83	\$29,784.16	19.99%
Total Expenditure	<u>(\$796,323.00)</u>	<u>(\$169,664.48)</u>	<u>(\$15,058.14)</u>	<u>(\$626,658.52)</u>	<u>21.31%</u>
Total Fund 101 General Fund	\$47.00	\$46,029.58	(\$14,650.10)	(\$45,982.58)	97935.28%

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Alissa Stelpflug	Meeting Date: February 10, 2026	Agenda Item No. 5f
Agenda Section: New Business	Item: Liquor License Renewal – Kwik Trip	
BACKGROUND: Kwik Trip Liquor License renewal documents haven't been received yet. Last year they came in February.		
ATTACHMENTS:		
COUNCIL ACTION REQUESTED: Approve Kwik Trip Liquor License renewal with the condition that all required documents are submitted to the City of Harmony by Kwik Trip.		



Stantec Consulting Services Inc.
3800 Highway 52 North, Suite 130
Rochester MN 55901
Tel: (507) 282-2100

February 4, 2026

Alissa Stelpflug – City of Harmony Administrator/ Clerk
City of Harmony
P.O. Box 488
225 3rd Ave. SW
Harmony, MN 55939

Reference: **Harmony LSL Replacement Improvements
Proposal for Public Engagement, Design, Administration & Construction Services**

Over the past two years, the City of Harmony has worked diligently on a Lead Service Line Inventory as mandated by the Minnesota Department of Health (MDH) in identifying all lead and galvanized steel water services lines within its service area. In April 2025, the City applied for Lead Service Line Replacement (LSLR) grant funding through the MDH via the Drinking Water Revolving Fund (DWRF) Project Priority List (PPL) administered by the Public Facilities Authority (PFA). Following placement on the PPL, Harmony's requested project placement on the Intended Use Plan (IUP) for fiscal year 2026. Recently, the Minnesota DWRF IUP was approved and Harmony's proposed lead service line replacement project was included in the grant fundable range with up to \$250,000 in grant funding to replace the 10 water services identified as being partially or fully constructed of lead or galvanized pipe. The DWRF grant does not require a local funding match and no costs are anticipated for either the City of Harmony or the 10 property owners proposed to receive a new water service.

In January Stantec met with project administrators with MDH to discuss project funding requirements and submittal deadlines as it pertains to the Drinking Water Revolving Fund (DWRF) program for LSLR and the City of Harmony. Following this meeting, the City requested Stantec provide this letter proposal for public engagement, preparation of construction plans, project management and administration, and construction services for the proposed Harmony LSL Replacement Improvement Project.

Engineering Services

We have discussed this project with City staff and consulted with various members of our municipal design services team to develop a detailed work plan for this improvement project. Enclosed is our Project Work Plan which includes a proposed project scope, work tasks and estimated hours, associated project assumptions and estimated reimbursable expenses for your review and consideration. The project work plan breaks the project work tasks down into three elements.

These elements include:

1. Project Management, Administration and Public Engagement
2. Engineering Design, Bidding Documents and Project Specifications
3. Construction Services



February 4, 2026
Page 2 of 2

Reference: **Harmony LSL Replacement Improvements**

Compensation and Schedule

The enclosed Project Work Plan includes our estimated work hours and associated fees for each work task, including project reimbursable expenses. We propose to complete the work detailed in our scope of services on an hourly rate basis, with a total cost estimated to be \$46,938.36 plus reimbursable expenses estimated at \$2,495 for a total estimated fee of \$49,433.36. All of Stantec's work will be completed in accordance with the terms and conditions of our Professional Services Agreement with the City of Harmony. Upon acceptance of this proposal and notification to proceed from the City, we will initiate work on the proposed tasks as described in the Work Plan. Coordination and timely responses by both City Staff and residents will be necessary to complete as needed to meet project funding deadlines as specified by PFA and MDH, and Stantec will make every effort to coordinate and meet these deadlines. Should you have any questions or concerns, please feel free to contact me at (507) 529-6030.

Regards,
STANTEC CONSULTING SERVICES INC.

Brett A. Grabau, PE
Associate
Phone: (507) 529-6030
brett.grabau@stantec.com

By signing this proposal, the City of Harmony authorizes Stantec Consulting Services Inc. to proceed with the services herein described and the Client acknowledges that this work shall be completed in accordance with the Professional Services Agreement effective January 12, 1999.

This proposal is accepted and agreed on the ____ day of _____, 2026.

Per: City of Harmony

Signature

Alissa Stelpflug
City of Harmony Administrator/ Clerk

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Alissa Stelpflug	Meeting Date: February 10, 2026	Agenda Item No. 6a
Agenda Section: New Business	Item: Stantec WWTP UV Pay Request #4	
BACKGROUND: This pay application represents Olympic and their subcontractors doing concrete work (floor slabs) inside the UV building, masonry block work in (electrical room walls and footing walls) and outside (stoop footing walls) the building, completing roofing work for the building, and ongoing general requirements, testing and supervision. It also includes receiving and storing the metal doors and frames for the UV building.		
ATTACHMENTS: Stantec WWTP UV Pay Request #4		
COUNCIL ACTION REQUESTED: Approval of requested Pay Request #4		



Memo

To: City of Harmony, MN From: John Friel, PE
Minneapolis
Project/File: 173420163 Date: February 6, 2026

Reference: Pay Application No. 4 - UV Disinfection Improvements

Attached to this memo is Pay Application No. 4 for the Wastewater Treatment Facility UV Disinfection Improvements project. We recommend payment in the amount of \$215,602.507 for the work completed and materials stored to date by Olympic Builders General Contractors, Inc.

Materials stored in this pay application include the Metal Doors and Frames.

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

	Base Bid
Previous Payments:	\$450,093.37
Total completed and stored to date:	\$700,732.50
Total retainage to date:	\$35,036.63
Amount Requested this pay request:	\$215,602.50
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:	56.98%

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. 4

☐ Owner ☐ Engineer
☒ Contractor ☐ Funding Agency

Contractor's Application for Payment No. 4- REVISED

Application Period: to 1/30/2026		Application Date: 1/30/2026	
To (Owner): City of Harmony 225 3rd Ave SW, P O Box 488 MN 55939		Via (Engineer): Stantec 733 Marquette Ave, Suite 1000 Minneapolis, MN 55402-2314	
Project: Wastewater Treatment Facility Disinfection Improvements		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		
Number	Additions	Deductions
TOTALS		
NET CHANGE BY		
CHANGE ORDERS		

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).....	\$	\$700,732.50
5. RETAINAGE:		
a. 5% X \$690,732.50 Work Completed.....	\$	\$34,536.63
b. 5% X \$10,000.00 Stored Material.....	\$	\$500.00
c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$35,036.63
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$665,695.87
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$450,093.37
8. AMOUNT DUE THIS APPLICATION.....	\$	\$215,602.50

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 Yahnke

Date: 1/30/2026

Payment of: \$ 215,602.50
(Line 8 or other - attach explanation of the other amount)

is recommended by:  Feb 6, 2026
(Engineer) (Date)

Payment of: \$ 215,602.50
(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 4- REVISED				
Application Period: to 1/30/2026				Application Date 1/30/2026				
			Work Completed		E	F		G
A		B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
	General Requirements	\$47,794.00	\$10,000.00	\$20,000.00		\$30,000.00	62.8%	\$17,794.00
	Bond	\$12,000.00	\$12,000.00			\$12,000.00	100.0%	
	Testing	\$6,100.00	\$5,000.00	\$500.00		\$5,500.00	90.2%	\$600.00
	Supervision	\$38,000.00	\$10,000.00	\$10,000.00		\$20,000.00	52.6%	\$18,000.00
03.20.00	Cast-In-Place Concrete - Materials	\$39,000.00	\$5,000.00	\$30,000.00		\$35,000.00	89.7%	\$4,000.00
03.30.00	Cast-In-Place Concrete - Labor	\$47,600.00	\$5,000.00	\$35,000.00		\$40,000.00	84.0%	\$7,600.00
03.40.00	Precast Concrete	\$163,800.00	\$153,800.00	\$10,000.00		\$163,800.00	100.0%	
Div. 4	Masonry	\$19,000.00		\$19,000.00		\$19,000.00	100.0%	
Div. 5	Metal Fabrications	\$1,500.00						\$1,500.00
06.10.00	Carpentry - Materials	\$14,600.00		\$14,600.00		\$14,600.00	100.0%	
06.10.00	Carpentry - Labor	\$83,600.00		\$60,000.00		\$60,000.00	71.8%	\$23,600.00
06.60.00	Plastic Fabrications	\$4,900.00						\$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	\$13,950.00		\$31,200.00	100.0%	
07.62.00	Sheet Metal Flashing and Trim	\$3,900.00		\$3,900.00		\$3,900.00	100.0%	
07.84.00	Firestopping	\$2,200.00						\$2,200.00
07.92.00	Joint Sealants	\$2,400.00						\$2,400.00
08.11.00	Metal Doors and Frames	\$14,000.00			\$10,000.00	\$10,000.00	71.4%	\$4,000.00
08.16.13	FRP Doors and Frames	\$7,800.00						\$7,800.00
08.45.13	Translucent Wall Panels	\$12,900.00						\$12,900.00
08.71.00	Door Hardware	\$3,100.00						\$3,100.00
08.91.19	Metal Wall Louvers	\$2,300.00						\$2,300.00
09.88.13	Concrete Floor Sealer	\$2,500.00						\$2,500.00
09.91.00	Painting	\$5,200.00						\$5,200.00
10.14.00	Signs	\$1,600.00						\$1,600.00
10.44.00	Fire Protection Specialties	\$1,400.00						\$1,400.00
Div. 22	Plumbing	\$17,500.00						\$17,500.00
Div. 23	HVAC	\$38,900.00						\$38,900.00
Div. 26	Electrical	\$129,000.00						\$129,000.00
Div. 31	Earthwork	\$85,300.00	\$57,200.00			\$57,200.00	67.1%	\$28,100.00
32.11.23	Aggregate Base Courses	\$16,000.00						\$16,000.00
32.31.13	Chain Link Fence	\$12,400.00						\$12,400.00
32.92.00	Turfs and Grasses	\$13,900.00						\$13,900.00
Div. 33	Utilities	\$72,600.00	\$60,600.00			\$60,600.00	83.5%	\$12,000.00
40.04.10	Process Piping	\$35,000.00	\$29,200.00			\$29,200.00	83.4%	\$5,800.00
40.05.20	Process Valves	\$9,700.00						\$9,700.00
40.90.10	SCADA System Description	\$96,000.00						\$96,000.00

Progress Estimate - Lump Sum Work

Contractor's Application

Project: Wastewater Treatment Facility UV Disinfection Improvements			Application Number: 4- REVISED					
Application Period: to 1/30/2026			Application Date: 1/30/2026					
			Work Completed		E	F		G
	A	B	C	D	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
Specification Section No	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period				
40 91 02	In-Line Liquid Flow Measuring	\$6,400.00						\$6,400.00
46 66 56	UV Disinfection Equipment	\$121,000.00	\$100,932.50			\$100,932.50	83.4%	\$20,067.50
	Totals	\$1,229,894.00	\$473,782.50	\$216,950.00	\$10,000.00	\$700,732.50	57.0%	\$529,161.50



City of Harmony
Harmony LSL Replacement Improvements
Work Plan Tasks, Staff Assignments and Estimated Hours / Costs

Task	Project Engineer - Brett Grabau	Design Engineer - Tom Moen	Senior Technician - Jeff Barton	Civil Technician	Administrative Support - Debbie Chapman	Total Hours / Costs
Task 1 - Project Management, Administration and Public Engagement						
<i>General description of work task: Coordination with impacted property owners, City Staff, Minnesota Department of Health (MDH) and Public Facilities Authority (PFA) to manage and administer the project. Draft and facilitate execution of a City / Owner agreement for Lead Service Line Replacement (LSLR) work within private property. Provide City with LSLR project information to be posted on Utility/ City Website and letters to be mailed to property owners impacted by the project. Project correspondence with MDH and PFA to assure program requirements are met and grant agreements are prepared and executed. Management and coordination with City Staff, property owners and Contractor throughout project.</i>						
Assumptions:						
~ LSLR = Lead Service Line Replacement.						
~ 10 lead or galvanized services will be replaced between the curb stop and water meter in home.						
~ City Staff will provide LSLR property owner name, property address, mailing address and phone number to facilitate contacting the property owner.						
~ With permission from property owners, Stantec staff will access each home proposed for water service line replacement and confirm water service material type is lead or galvanized pipe requiring replacement.						
~ Stantec Staff will document up to five (5) attempts to contact the property owner via phone, letter or in person visit to secure executed LSLR Agreement. After five attempts, the property owner will be deemed unresponsive and City Staff will be notified and may attempt to contact resident and secure execute LSLR Agreement. Unresponsive property owners at the time of project certification will not be included in the project.						
~ Stantec Staff will work with the Minnesota Department of Health, Public Facilities Authority and City Staff to meet all agency design, bidding, construction and funding requirements.						
~ Construction plans and specifications must be completed and submitted for MDH certification by ~March 31, 2026.						
Tasks 1.1 - Develop transmittal letter explaining City's LSLR project and discussing the importance of replacing lead and Galvanized water services, anticipated impacts to property owner, project schedule, the need to execute City / Property owner LSLR agreement that will be attached to letter and providing links for additional information about LSLR. City will deliver notices.	4				4	8
Tasks 1.2 - Work with City to develop LSLR project content to be placed on City project Website. Plan to pattern content based upon similar City Websites including Rochester and Minneapolis Public Utilities.	2					2
Tasks 1.3 - Track resident responses to initial letter and LSLR Agreement mailing. Develop spreadsheet including resident contact information, agreement status, resident concerns, etc. Mail out second letter and LSLR agreement for to property owners who fail to respond to initial mailing.			6			6
Task 1.4 - Site visits and / or phone calls to property owners who fail to respond to initial mailings and / or execute LSLR Agreements. Document attempts to contact property owners. All property owners will be contacted a maximum of five times. City to provide phone numbers for property owners where possible.	4		4			8
Tasks 1.5 - General project management and invoicing during design, construction and project close-out phases of the LSL Replacement Improvements.	12				4	16
Task 1 - Total Estimated Hours	22		10		8	40
Task 1 - Total Estimated Costs						\$6,532.08



City of Harmony
Harmony LSL Replacement Improvements
Work Plan Tasks, Staff Assignments and Estimated Hours / Costs

Task	Project Engineer - Brett Grabau	Design Engineer - Tom Moen	Senior Technician - Jeff Barton	Civil Technician	Administrative Support - Debbie Chapman	Total Hours / Costs
Task 2 - Design, Bidding Documents and Project Specifications						
<i>General description of work task: Mapping / photographs of existing conditions and preparation of construction documents detailing LSL Replacement Improvements. Complete construction plans, bidding documents and technical specifications in accordance with the regulatory agency requirements and submit for MDH review and approval for bidding.</i>						
<i>Assumptions:</i>						
~ City Staff will locate water and sewer services for all LSLR sites and all connecting sanitary sewer, storm sewer and watermain utilities potentially impacted by construction. Stantec will GPS survey location of curb stops only. All other utility mapping will be based upon City basemapping. No Gopher State One Call will be conducted.						
~ Stantec will review the LSLR Agreement with property owner while on site for field inspections, address property owner questions, facilitate execution of the agreements, and provide executed agreements to the City of Harmony.						
~ Plan set will contain title sheet (1), Legend sheet (1), Quantity Tabulation for each lump sum LSLR site (1), Construction Notes (1), Standard Details / typical sections (2), Site Location Maps (1) and LSLR Construction Plan (10) with plan view of water service replacement including aerial photo, basemap utility mapping, water / sewer service, photos of inside and outside home, site address, property owner name and contact information, and site specific notes regarding construction. The estimated number of plan sheets totals 17.						
~ Stantec Staff complete work and submit all project plans, specifications and submittal checklist to the MDH and PFA by the deadlines set by the agencies.						
Tasks 2.1 - Project data collection (field work). Stantec Staff will visit and photograph each LSLR site and enter all homes / businesses scheduled for LSLR as necessary to verify water service material type and to collect the following information: Location of curb stop, note private utilities impacting service replacement, note landscaping & hardscaping possibly impacted by construction, location where service enters into home, approximate depth of service at home, condition and materials in finished / unfinished basement, obstructions to service replacement, estimate of length of service from water meter to structure foundation.	16		16			32
Tasks 2.2 - LSLR design, mapping and construction plan preparation for each site. Utilize aerial photos, available utility mapping, and parcel / right-of-way mapping in combination with Stantec site photos, measurements and field notes to develop construction plans and tabulations to facilitate bidding and construction of the LSLR improvements.	12	48				60
Tasks 2.3 - Project Manual preparation. Develop Project Manual including ad for bid, construction contracts, bidding requirements, Form of Proposal, PFA Contract packet and supporting funding requirements / documents, technical construction specifications, etc.	32				2	34
Tasks 2.4 - City Stantec QA/QC review and revisions followed by MDH submittal for review and project certification.		2	2			4
Task 2.5 - Assist City throughout the bidding process: Facilitate advertisement of bids for project construction in Local Paper and on Quest CDN for electronic bid submittal and opening. Prepare addenda as needed for corrections, clarifications, or additions during the bidding process. Assist the City in securing electronic bid submittals, analyze bids and prepare a bid tabulation, and prepare a letter to the City summarizing the bids and recommending bid award.	6				2	8
Task 2 - Total Estimated Hours	66	50	18		4	138
Task 2 - Total Estimated Costs						\$22,509.36



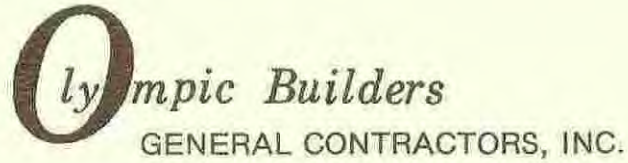
City of Harmony
Harmony LSL Replacement Improvements
Work Plan Tasks, Staff Assignments and Estimated Hours / Costs

Task	Project Engineer - Brett Grabau	Design Engineer - Tom Moen	Senior Technician - Jeff Barton	Civil Technician	Administrative Support - Debbie Chapman	Total Hours / Costs
Task 3 - Construction Services						
<i>General description of work task: Perform Construction Services as necessary to assure that all project work completed by the contractor conforms with project plans and specifications.</i>						
<i>Assumptions:</i>						
<i>~ Construction of the improvements will take place over a 2.5 year period with improvements completed in 2026 & 2027 and project close-out and punch list items being completed in the spring 2028 or earlier if possible.</i>						
<i>~ Stantec Staff will provide part time observation services during the work by the contractor. City Staff may supplement Stantec Staff as needed.</i>						
<i>~ Stantec will enter every home post construction to verify that all work was completed in accordance with project plans and specifications as well as produce a punch list as deemed necessary to complete the work.</i>						
<i>~ No construction staking, materials testing or soil compaction tests will be provided. No record plan work is required.</i>						
<i>~ All necessary post construction documentation will be collected and transferred to the City and the regulatory agencies in accordance with the project funding requirements.</i>						
<i>~ Contractor will coordinate and pay for all plumbing inspections required by the City.</i>						
Tasks 3.1 - Public Engagement during construction. Prepare and distribute project update letter to property owners explaining schedule for LSLR construction, anticipated construction impacts and provide contractor / inspection contact information for resident questions. Provide similar information for City to post on City project website. Note that we assume construction will be completed in up to four phases and property owner notification letters will be mailed in with each phase. Stantec will complete all mailings.	4		12		2	18
3.2 - Prepare for and attend preconstruction meeting in ~2026 and 2027. Prepare and distribute meeting minutes.	4			8		12
Tasks 3.3 - Stantec team will provide periodic construction observation for the critical aspects of the project as budget allows. Inspection of water service installations, surface repairs from the subgrade to the final surface (roadway, pedestrian and turf improvements), turf and landscape restoration on private property and water service construction / restoration within home basements. Stantec will also provide overall construction administration services including project management and coordination responsibilities, quantity tracking, change orders / supplemental agreements, shop drawing review, and assist city staff with communication with the public and with impacted property owners throughout the duration of the project.	12		20	40		72
Tasks 3.4 - Package all final submittals and reports required by funding and regulatory agencies needed for project acceptance and close-out.	4			4		8
Task 3 - Total Estimated Hours	24		32	52	2	110
Task 3 - Total Estimated Costs						\$17,896.92



City of Harmony
Harmony LSL Replacement Improvements
Work Plan Tasks, Staff Assignments and Estimated Hours / Costs

Task	Project Engineer - Brett Grabau	Design Engineer - Tom Moen	Senior Technician - Jeff Barton	Civil Technician	Administrative Support - Debbie Chapman	Total Hours / Costs
Stantec Staff Composite Hourly Rates for 2026 and 2027	\$169	\$153	\$175	\$153	\$132	
Total Estimated Task 1, 2 and 3 Hours	112	50	60	52	14	288
Total Estimated Task 1, 2 and 3 Hourly Labor Costs	\$ 18,963.84	\$ 7,650.00	\$ 10,526.40	\$ 7,956.00	\$ 1,842.12	\$ 46,938.36
Reimbursable Expenses						
Mileage (2,850 x \$0.70/mile)						\$ 1,995.00
Postage and Printing						\$ 500.00
Total Estimated Cost (Labor + Reimbursable Expenses)						\$ 49,433.36



February 5, 2026
City of Harmony, MN
225 3rd ave. SW, Harmony, MN
54601

Attn: City Administration

Re: Harmony WWTP UV disinfection building

Request For Change Order- Contract Extension

Olympic Builders is requesting a contract extension for UV disinfection building project for the following reason(s)

The driving reason for the request was the lead time from the precast manufacture which was known from the beginning of the project. On bid day we communicated with all of the precast manufacturers who bid the project about their lead times, at that time we selected the manufacturer (gage brothers) as they had the shortest lead time for shop drawings, manufacturing and delivery although Gage Brothers was not the cheapest Olympic decided to spend the extra monies to avoid further delays. These lead times were discussed with subcontractors, design team and city staff at the beginning of the project. Please consider that these lead times for precast manufacturing is industry standard and actually has improved upon compared to the last few years.

The precast was delivered on November 17th, Olympic and subcontractors proceeded that day to start the process of completing the project. Please note that NO other work could start other than footings without the precast.

Olympic Builders is hereby requesting an extension of substantial completion to complete the building and have operations running per the design by March 13th and Final completion of June 30th.

Sincerely,
Jason Yahnke
Owner
Jason.yahnke@olympicbuildersgc.com
608-386-6800

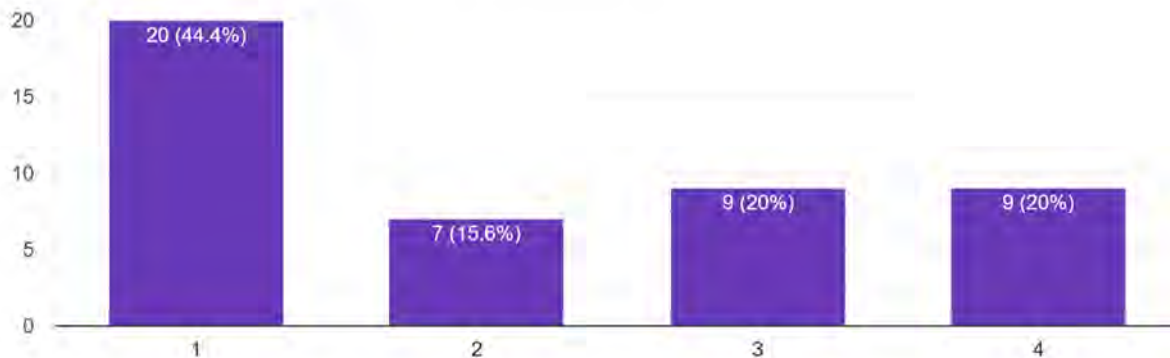
Harmony Public Transit Survey

Survey Summary (45 Respondents)

Among the 45 respondents, 75% reported living within the city limits of Harmony. About 30% indicated that someone in their household has a mobility limitation, and 12% reported not having a vehicle, while 33% stated they have no vehicle available to them. The respondent population skewed older, with 69% retired and 73% age 65 or older. Transportation challenges were common, with 40% reporting frequent difficulty finding transportation, including 20% who said they almost always have difficulty. Awareness of existing transit was low, with 80% unaware that Harmony has public transit. Interest in transit was mixed, with 21% saying they would likely use it and a similar share saying they would be unlikely to use it; however, 53% believed Harmony needs more public transportation. Demand was strongest for medical trips, with 78% indicating they would use public transit for medical appointments, followed by 31% for shopping and daily errands. For a potential Rochester service, 51% said they would use the service, and 89% indicated they might be willing to pay a \$10 one-way fare, with 45% stating they would definitely pay that fare. Additionally, 66% said they would use the Rochester service even if it operated only one day per week, with about half preferring service on Mondays.

How often do you currently have difficulty finding transportation to essential destinations (such as work, medical appointments, shopping, or social activities)

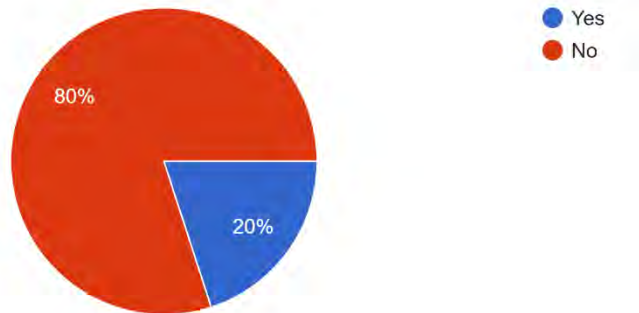
45 responses



Harmony Public Transit Survey

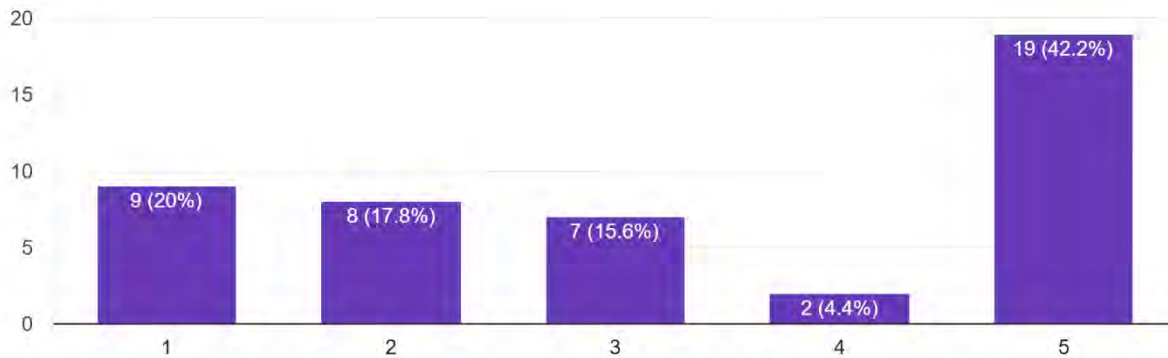
Are you aware that Harmony has public Transit (Bus service for local trips)?

45 responses



If public transit (such as a bus) were more available in Harmony, how likely would you be to use it (such as work, medical appointments, shopping, or social activities)?

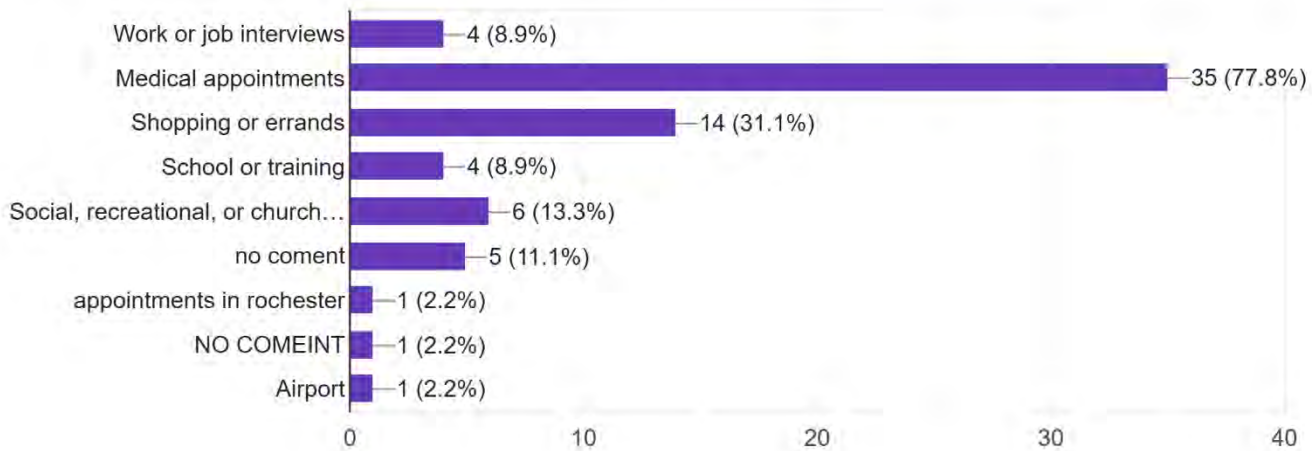
45 responses



Harmony Public Transit Survey

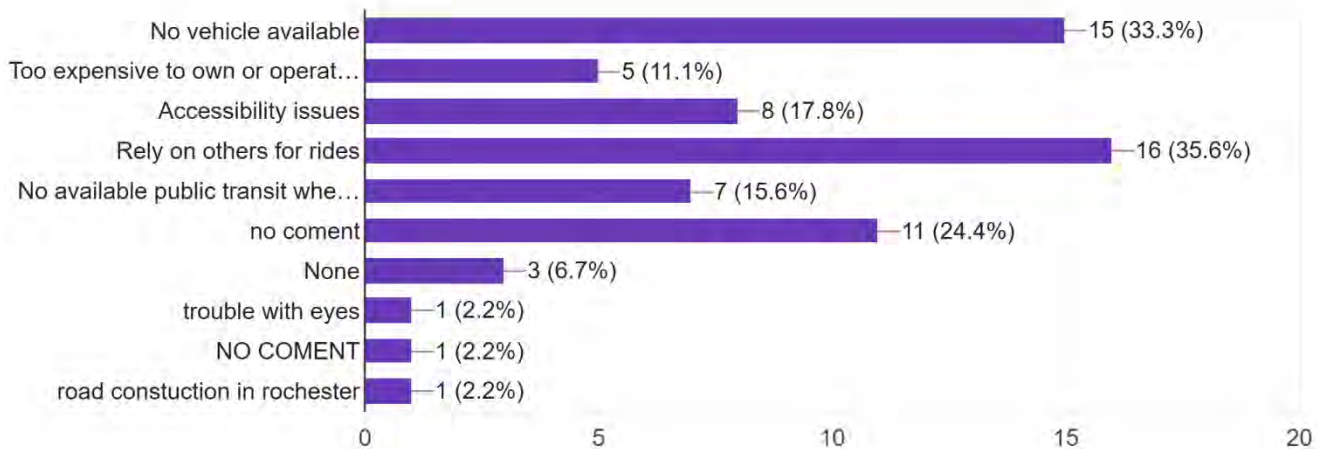
What types of trips would you most likely use public transit for? (Select all that apply)

45 responses



What barriers currently make it difficult for you or others in Harmony to travel where you need to go? (Select all that apply)

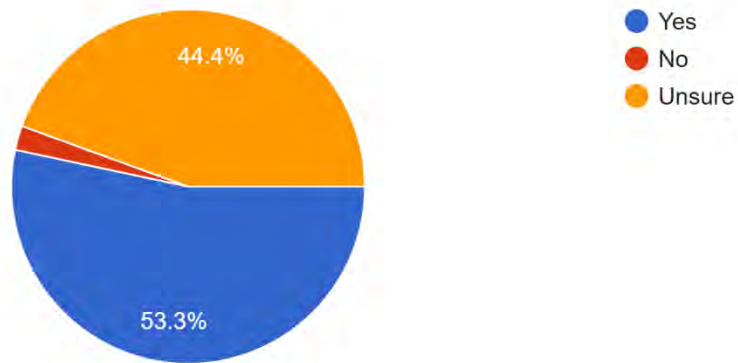
45 responses



Harmony Public Transit Survey

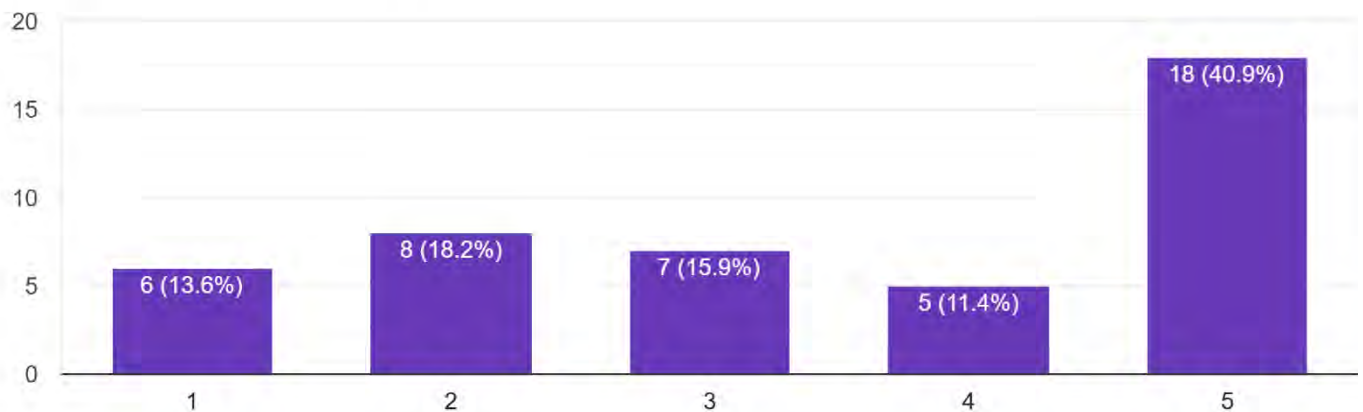
Do you believe there is a community need for more public transit in Harmony?

45 responses



If public transit from Harmony offered service to Rochester, how likely would you be to use it (such as work, medical appointments, shopping, or social activities)?

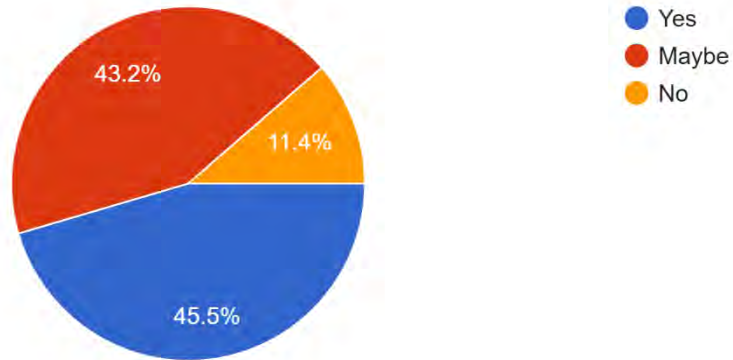
44 responses



Harmony Public Transit Survey

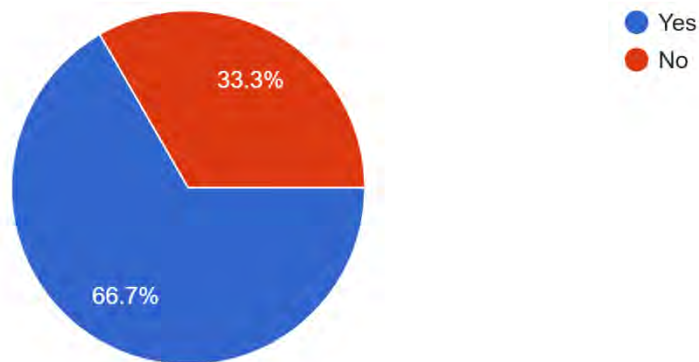
Would you still be interested in using the service to Rochester if the fare was \$10 one way?

44 responses



If the service to Rochester was available only one day per week, would you still be interested in using it?

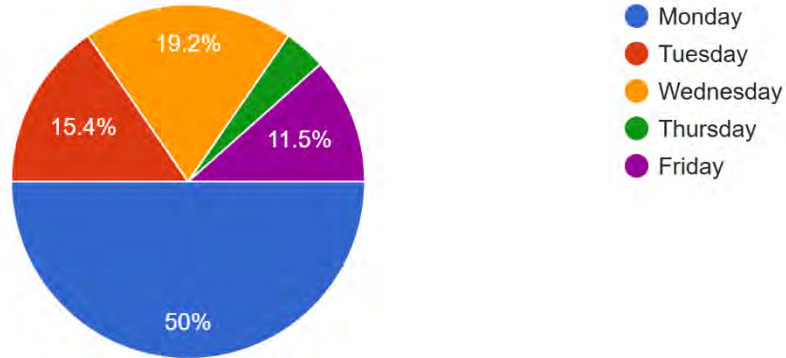
39 responses



Harmony Public Transit Survey

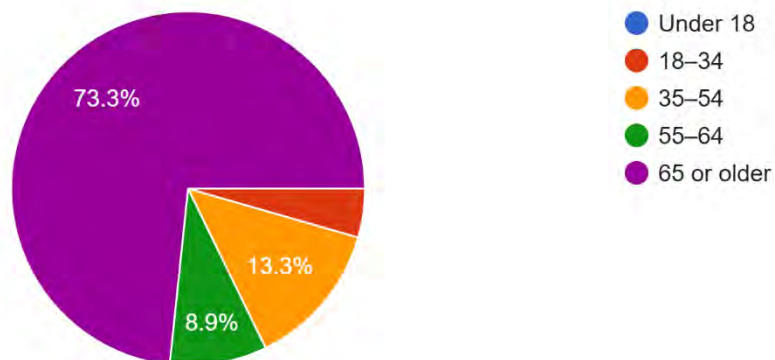
Which day of the week would you prefer?

26 responses



What is your age group?

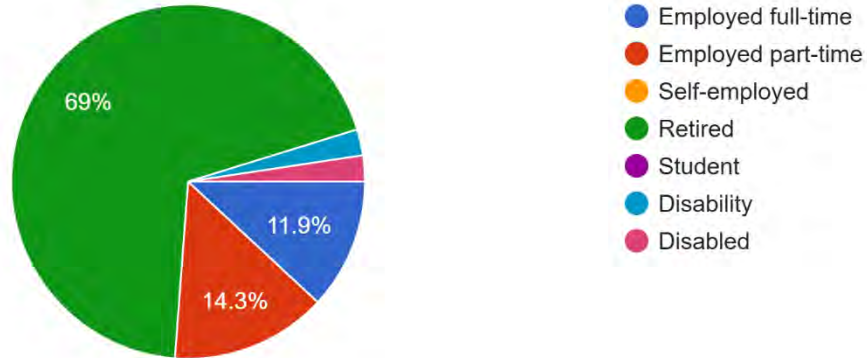
45 responses



Harmony Public Transit Survey

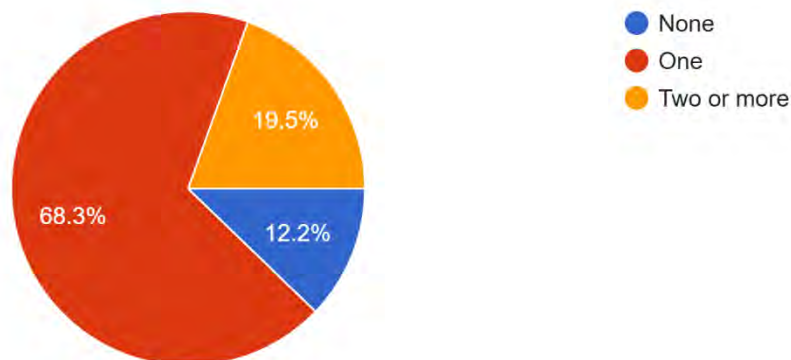
What is your current employment status? (Optional)

42 responses



How many working vehicles are available in your household? (Optional)

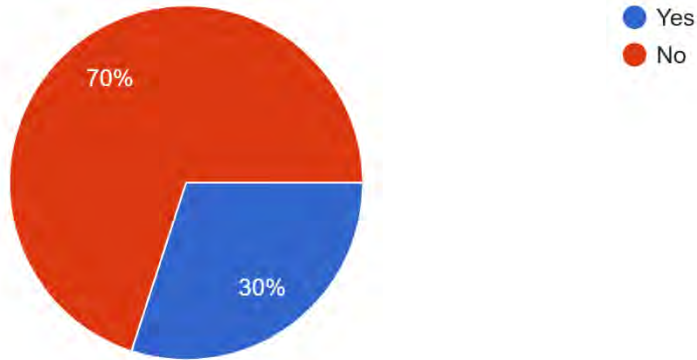
41 responses



Harmony Public Transit Survey

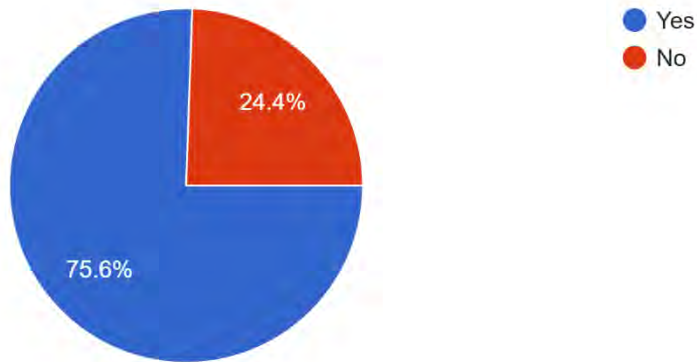
Do you or someone in your household have a disability or mobility limitation that affects transportation options? (Optional)

40 responses



Do you live within the city limits of Harmony?

45 responses



CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Utility Committee	Meeting Date: February 10, 2026	Agenda Item No. 6d
Agenda Section: New Business	Item: Utility truck replacement	
BACKGROUND: Request to approve the order for a replacement utility truck for Terry Bigalk. Replacing a 2017 Chevy 1500. Chevrolet ordering banks are open and closed within a few days.		
ATTACHMENTS: None.		
COUNCIL ACTION REQUESTED: Approve request to order replacement utility truck when ordering bank is available.		

City of Harmony

Prepared For: Brian Michel

Contract ID# 258654

Cust FAN 847077 - State FAN 812659

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom




2026 BASE PRICE \$39,810.10

OPTIONS \$900.90

EXCISE TAX \$20.00

TOTAL \$40,731.00

Does not include any Minnesota State taxes, title,
Registration, or doc fees

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom ( Complete)

Selected Model and Options

MODEL

CODE	MODEL
CK10543	2026 Chevrolet Silverado 1500 4WD Crew Cab 147" Custom

COLORS

CODE	DESCRIPTION
GAZ	Summit White

EMISSIONS

CODE	DESCRIPTION
FE9	Emissions, Federal requirements

ENGINE

CODE	DESCRIPTION
L3B	Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD) *GROSS*

TRANSMISSION

CODE	DESCRIPTION
MFC	Transmission, 8-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD)

AXLE

CODE	DESCRIPTION
GU6	Rear axle, 3.42 ratio

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION
1CX	Custom Preferred Equipment Group includes standard equipment


WHEELS

CODE	DESCRIPTION
NZP	Wheels, 20" x 9" (50.8 cm x 22.9 cm) Bright Silver painted aluminum (STD)

TIRES

CODE	DESCRIPTION
QAB	Tires, 275/60R20 all-season, blackwall (STD)

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 27617, Data updated Jan 28, 2026 6:47:00 PM PST

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Custom ( Complete)

PAINT

CODE	DESCRIPTION
GAZ	Summit White

SEAT TYPE

CODE	DESCRIPTION
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)

SEAT TRIM

CODE	DESCRIPTION
H0U	Jet Black, Cloth seat trim

RADIO

CODE	DESCRIPTION
IOR	Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)

OPTION DISCOUNT

CODE	DESCRIPTION
—	Option/package discount (Requires (L3B) TurboMax engine, (STH) Rally Edition or (PCW) TurboMax Blackout Package.) *DISCOUNT*

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION
CGN	Chevytec spray-on bedliner, Black (does not include spray-on liner on tailgate due to Black composite inner panel) (Included with (STH) Rally Edition. Double Cab and Crew Cab models are available with Ship Thru codes (VCO), (VDT), (VYC) or (VYS). Crew Cab models are available with Ship Thru codes (A6T), (TW3), (V11), (VDJ), (VKZ), (VUH), (WEZ) or (TFA).)
QK2	Tailgate, Multi-Flex with six functional load/access features, NOTE: Auto release can be disabled if ball hitch is installed. See Owner's manual for details (Not available with Double Cab, (STH) Rally Edition or (PDW) Assist step and truck bed cover Value Package I, LPO.)

Options Total

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 27617, Data updated Jan 28, 2026 6:47:00 PM PST

Environmental Water Services



City Of Harmony

Monthly Council Report

Report for the Month of January 2026

- 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.) Attended weekly update meetings regarding the UV building project Rick Corey.
- 10.) Conducted rounds and checks as required while Corey was out.
- 11.) Reviewed sample results for UC labs.

ESTIMATE

TLC Excavating, Inc
3742 288th Ave
Decorah, IA 52101-6904

altoon24@gmail.com
+1 (507) 251-6869

Bill to

City of Harmony
225 3rd Ave SW
PO Box 488
Harmony, MN 55939

Ship to

City of Harmony
225 3rd Ave SW
PO Box 488
Harmony, MN 55939

Estimate details

Estimate no.: 1044
Estimate date: 01/28/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Sales	Replace 2 valves at the sewer plant approx 18' deep in the ground	1	\$0.00	\$0.00
2.	Misc materials	Parts	1	\$12,500.00	\$12,500.00
3.	02 Site Work	Excavation, hauling, & labor	1	\$18,500.00	\$18,500.00
4.		DOES NOT include replacing sidewalk			
Total					\$31,000.00

Accepted date

Accepted by



10/24/2025

Stantec
733 Marquette Ave.
Suite 1000
Minneapolis, MN 55402-2314

Attn: John Friel / Louis Sigtermans / Yesenia Vega

Re: Harmony WWTP UV Improvements
Harmony, WI

Proposal Request #2 Pricing – Replace Buried Plug Valves

Pricing for Proposal Request #2 – remove and replace buried plug valves.

O’Laughlin Trucking/Excavating		\$36,387.05
Olympic P & O 10%		\$ 3,638.71
TOTAL	ADD	\$40,025.76

Sincerely,

Jason Yahnke/cb
Attachments



Commercial/Residential-Plumbing/Excavating

Cost Issue

Job Name: Harmony WWTF – UV Disinfection Building

To: General Contractor

Date: October 23, 2025

Cost Issue #002: Add (2) 6" Plug Valves per PR #02.

Labor / Equipment:	\$ 18,138.00
Material:	\$ 14,882.00
15% OH & P:	\$ 2232.30
Tax:	\$ 1134.75

Total: \$ 36,387.05

- Cost issue does not include shoring if required, ***trench box is included in our proposal.***
- Cost issue includes pumping water from excavation site as required.
- Owner to mark private utilities, not responsible for damage to unmarked private utilities.
- ***Cost issue includes replacing fittings @ valves.***

At Schneider, O'Laughlin Trucking & Excavating, Mechanical LLC.

MINUTES
HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting Minutes

February 5, 2026 Council Room 7:30 A.M. Community Center

CALL TO ORDER:

The regular meeting was called to order at 7:32 A.M. by Chris Hahn (serving as the Interim EDA Director)

<input checked="" type="checkbox"/> Steve Donney (Mayor)	<input checked="" type="checkbox"/> Kesley Bergey (EDA)
<input checked="" type="checkbox"/> Keith McInstosh (City Council)	<input checked="" type="checkbox"/> Alissa Stelpflug (City Administrator)
<input checked="" type="checkbox"/> Greg Schieber (EDA)	<input checked="" type="checkbox"/> Chris Hahn (EDA Interim Director)
<input checked="" type="checkbox"/> Stuart Morem (EDA)	

Also In Attendance: Aaron Bishop (Niagara Cave), Amy Bishop (Chamber of Commerce), Erica Thilges (New Generations Antique Mall)

Interim EDA Director Hahn opened Nominations for 2026 EDA Board officers were opened:

Motion to elect Stuart Morem for President made by Keith McInstosh, 2nd Steve Donney. Motion carried unanimously with no discussion.

EDA President Stuart Morem assumed control of the meeting

Motion to elect Kelsey Bergey for Vice President made by Keith McInstosh, 2nd Steve Donney. Motion carried unanimously with no discussion.

MINUTES:

The board reviewed the December 4th EDA meeting minutes. Motion to Approve the December 4th EDA Meeting Minutes Made by Greg Schieber, 2nd Keith McIntosh. Motion carried unanimously with no discussion.

REPORTS:

Chamber of Commerce Report:

Amy Bishop reported for the Harmony Area Chamber of Commerce (HACC). Bishop reported that the Chamber annual meeting was held January 20th. The meeting was well attended. Officer elections were held and Amy Bishop was elected as the HACC Chairperson, and Doug Hamilton was elected as the Vice Chairperson for 2026. Bishop asked the board for clarification of expectations regarding monthly reports from the HACC, and consensus was reached that a brief, written report submitted on Thursday the week prior to the first Thursday of each month would be acceptable. Bishop also mentioned that the HACC is starting to plan for the 4th of July Celebrations this summer.

Financial Report and claims:

The EDA YTD budget was presented with no questions.

Prospects & Community Update:

Chris Hahn reported to the board that several individuals have contacted the EDA regarding space for a new retail and service businesses. Discussion was among the board noting that there are several properties in Harmony that might be a good fit, but are not currently being used, or listed for sale. Hahn plans to contact these property owners to explore possible opportunities to utilize these spaces.

Additionally, the EDA is providing these individuals resources and tools to help them develop their business ideas.

CEDA Work Update:

Rolling Hills Transit Survey:

Completed paper surveys for Rolling Hills Transit distributed with utility bills have been collected and returned to Bill Spitzer. Approximately 25 additional surveys were received through on-line surveys. Bill Spitzer of Rolling Hills Transit is on the Agenda to Present to the City Council at the February 10th regular meeting.

Revolving Loan Modification/Refinancing:

Several Harmony Businesses with current RED loans have opted to take advantage of the lower interest rate of 3% as approved by the EDA in December of 2025. Modifications have been drafted for Farm Charm 19, LLC., Everybody Eats, LLC., Grey Rock Properties, and Nicole Johnson Agency. Final payoff information has been requested and provided to Harmony Spirits as they have expressed a desire to pay off their loan early. Stardust Retro Revival had also requested to modify its loan, but as the amount of the loan is great than the initial \$25,000 threshold, the EDA Board will discuss the eligibility of this loan under New Business.

Moving forward, a revised Automatic Fund Transfer Authorization for will be included in the final loan / modification documents allowing loan payments to be set up at the loan documents are signed.

Data Center Ordinance – 2nd Planning Meeting:

A second Joint Planning Meeting regarding the Data Center /Ordinance Definitions was held February 4, 2026. The group finished discussion developing definitions and terms for use in creating a draft ordinance. Additionally, it was determined that joint planning sessions will continue at this point every other Wednesday, from 6-8 pm in order to keep these efforts moving forward. The next Joint Planning Session is tentatively scheduled for

Fillmore County Rural Child Care Improvement Project (RCCIP):

The Fillmore County RCCIP Core Team met for the first time on Tuesday, January 27th in Lanesboro. (Harmony has several representatives on the core team.) RCCIP is a grant that was written by the Fillmore County EDA for administrative support in the amount of \$42,846.50. In partnership with First Children's Finance, Southern MN Initiative Foundation, Taylor Family Farms Foundation and the MN Department of Children, Youth and Families, county stakeholders will meet regularly to engage with

Public Forum:

Aaron Bishop addressed the EDA board offering that the ordinance **§33.137 Membership and Terms** could further define/clarify for public record, the conditions leading to the creation of a vacancy on the EDA Board, outside of the normal conclusion of the commissioner's term. After discussion, the recommendation offered was that written notification (such as a letter of resignation) from the vacating commissioner be provided to the appropriate board for review, discussion and approval, prior to the appointment of a new commissioner. The board also acknowledged this recommendation be implemented for other public boards. (example: Library Board, Planning and Zoning Board, Etc.)

New Business:

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 National 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. Administrator Stelpflug mentioned that the City of Harmony's insurance would cover the event. A motion was made by Steve Donney, and seconded by Keith McIntosh to grant special permission to conduct the wagon rides on the trail pulled by UTV's on June 6th after the ribbon cutting, noting that the rules / safety instructions must also be posted for this event was. Motion carried unanimously with no discussion. The Special Event Permit Application with Proof on Insurance will be completed and submitted to the DNR.

New Home Rebate Application – Fishbaugher:

Application for the New Home Rebate Program was submitted by Neil and Mary Fishbaugher 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. Keith McIntosh motioned for the approval of the application as submitted, and seconded by Kelsey Bergey. The motion was carried unanimously. Mr. Fishbaugher then asked if he was permitted to build a storage shed on the property. Hahn noted that he will provide and forward the applicable ordinance and guidelines to Mr. Fishbaugher to review.

New Home Rebate Application – Strand:

Application for the New Home Rebate Program was submitted by Debra Stand for a new home construction at Hahn Subdivision Lot -001 Block -002 Lot 1, Block 2 Hahn Subdivision (348 7th Ave. SE Harmony, MN 55939. The Application was submitted requesting a rebate in the amount \$14,000. Upon review and discussion, the EDA board determined the that eligible rebate amount would be \$10,250, not \$14,000 as the unimproved property value was included in the base calculation. Motion was by McIntosh to approve rebate in the amount of \$10,250 providing the the final valuation meets the published Home Rebate Program sliding scale, and seconded by Greg Schieber. Motion carried unanimously with no further discussion.

Discuss EDA Loan Modification over \$25,000

A request was received from Stardust Retro Revival to modify its existing EDA RED loan. As the loan amount is greater than the initial \$25,000 threshold, the EDA board wished to review this on a per case basis as determined in December of 2025 for loans an amount greater than \$25,000. After discussion a motion was made by Steve Donney and seconded by Kelsey Bergey to approve a loan modification at an interest rate of 3% interest for Stardust Retro Revival

Review/ Approve – Harmony CEDA EDA Grants Qualification Checklist. (Attached)

Interim Director Hahn presented a 3-page Grant Qualification Checklist for the EDA Board to review. This checklist is currently used by CEDA's team and CEDA communities to help determine if a grant may be a good fit for a specific project/ organization by scoring the various criteria, providing a rubric tabulating an overall score. The form can be printed or is can be made available as a fillable worksheet online. After review, a motion was made by Steve Donney, seconded by Greg Schieber to have the Grant Qualification Checklist made available on the Harmony / EDA website as a community resource.

Old Business:

No Old Business items were presented

Adjournment:

Motion to Adjourned made by Keith McIntosh, seconded by Kelsey Bergey. President Stuart Morem Adjourned the meeting at 8:46 am

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

Respectfully Submitted,

Chris Hahn – CEDA
Interim EDA Director

Grant Qualification Checklist

Grant Qualification is a process where you carefully evaluate the funder's grant-making information to determine if this application is worth pursuing. It helps you to determine if your project is likely to get funded, whether you have the time and resources to complete the application, and if your organization can fulfill the funding requirements. This checklist helps you specifically identify:

- What problem is the funder looking to solve?
- How does the funder want to solve the problem?
- Do you have a project that is a good fit?
- Does our project fit the scope and priorities of their grant program?

By completing this two-page checklist prior to writing your proposal, you will be able to better understand your project timing, budget, potential hidden requirements, and strategic alignment with the grant requirements, helping to assure a good mutual fit. Reminder: You can contact the grant administrator in this process to clarify any questions about eligibility, timeline, or other applicable requirements.

Step 1: Research answers to the checklist items on pages 2 and 3

Step 2: Rate each section from 1 to 5: **5 = YES, 1 = NO**

Step 3: Note items where more information is needed

Step 4: Total the scores from pages 2 and 3 in the project score box below

RATINGS:

- 5 = Excellent Fit: 90-100% alignment
 4 = Very Good Fit: Reasonably confident
 3 = Unsure: 50/50 fit
 2 = Probably Not: 10-35% alignment
 1 = Definitely Not a Fit: "Hard No"

YOUR PROJECT SCORE:

- 72 - 85:** Excellent Fit / Great Opportunity
64 - 71: Good Fit
36 - 63: Unsure - More detailed research needed
Less than 35: Probably Not/ Definitely Not

NOTE: While there is no magic score for a "go or no" decision, the qualification process uncovers factors that help you to make a more informed decision, and launch into a more informed process. It can help you discover non-negotiables before you've invested time in the process, or ask questions of the funder to provide greater clarity early on.

PROJECT SCORE

Add totals from pages 2 & 3



PROJECT NAME: _____

Grant Qualification Checklist

Factor	Look For...	Rating
Entity's Legal Status	Does the legal status of your organization match with that of the entities they fund?	
Geographic Area	Does the location of offices, project, or service sites match their guidelines? Or are they concerned with where your beneficiaries live, work, or go to school?	
Target Population	Who do they want to benefit? And how do they define those factors, i.e., rural, urban, suburban, underserved, poverty, etc.	
Need	What is the need they want to address? What is the problem they want to solve? Does that fit with your organization's scope of work?	
Focus Area	What kind of approach do they want to fund?	
Use of Funds	What/how do they want their funds to be used? I.e., operations, capital, infrastructure, systems, wages, technology, equipment, etc.	
Readiness	What is your organization's readiness to execute this type of project/solution? Do you have plans in place? Has it been hoped for but isn't yet developed? Does your readiness match what the funder is looking for?	
Previously Funded Projects	Can you find other organizations or projects similar to yours that have been funded?	

Grant Qualification Checklist

Factor	Look For...	Rating
Grant Size	Is the size of the grant awarded commensurate with your need? Is the funding range more than you need? Is it enough to justify the work required to apply for the grant?	
Matching Funds Requirements	Does the funder require that your organization provides matching funds?	
Application Requirements	Are you able to provide all the materials required for the application? I.e., attachments, evaluations, audits, etc.	
Funding Period	Does the funding period match your need? Consider the funding start date and the deadline for when the funding needs to be spent.	
Upfront Reimbursement	Does the payout of the grant award match your needs? Do you receive the funding upfront, or is this a reimbursement grant? Would bridge funding be necessary?	
Application Workload	Are you realistically able to fulfill all the application requirements by the application deadline?	
Required Registrations	Are there required registrations, certifications, etc. that your organization is required to have to apply?	
Administrative/ Reporting Requirements	What kind of reporting, tracking, and/or evaluation do they require? Is your organization able to fulfill those requirements?	
Project Requirements	Is your organization capable of meeting all the requirements to implement the project, according to the funder's guides?	

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Chris Hahn	Meeting Date: February, 10 2026	Agenda Item No. 7bi
Agenda Section: New Business	Item: Consider Recommendation from the EDA to approve New Home Rebate Application submitted by Neil and Mary Fishbaugher	
BACKGROUND: Application was reviewed and approved unanimously (5-0) by Harmony EDA on 2/5/2026		
ATTACHMENTS: Fishbaugher's Application is attached		
COUNCIL ACTION REQUESTED: New Home Rebate Application – Fishbaugher: Application for the New Home Rebate Program was submitted by Neil and Mary Fishbaugher for a new home construction on Lot 7, Block 2 of the Walnut Farms 1 st Addition. The application was submitted requesting a rebate in the amount \$17,750. Keith McIntosh motioned for the approval of the application as submitted, and seconded by Kelsey Bergey. The motion was carried unanimously. (5-0)		

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Chris Hahn	Meeting Date: February, 10 2026	Agenda Item No. 7bi
Agenda Section: New Business	Item: Consider Recommendation from the EDA to approve New Home Rebate Application submitted by Debra Strand	
BACKGROUND: Application was reviewed and approved unanimously (5-0) by Harmony EDA on 2/5/2026		
ATTACHMENTS: Strand Application is attached		
COUNCIL ACTION REQUESTED: Application for the New Home Rebate Program was submitted by Debra Strand for a new home construction at Hahn Subdivision Lot -001 Block -002 Lot 1, Block 2 Hahn Subdivision (348 7 th Ave. SE Harmony, MN 55939. The Application was submitted requesting a rebate in the amount \$14,000. Upon review and discussion, the EDA board determined the that eligible rebate amount would be \$10,250, not \$14,000 as the unimproved property value was included in the base calculation. Motion was by McIntosh to approve rebate in the amount of \$10,250 providing the final valuation meets the published Home Rebate Program sliding scale, and seconded by Greg Schieber. Motion carried unanimously with no further discussion.		

FILLMORE COUNTY SHERIFF



Office of the FILLMORE COUNTY SHERIFF

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

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

Date: February 1st, 2026
To: Harmony City Council
From: Tim Melver, Deputy Sheriff
John DeGeorge, Fillmore County Sheriff
Re: January 2026 Monthly Council Report

Calls for Service / Patrol Activity:

Reported Date	Title	Street Name
2026-01-01	911 Hang Up	1 st Ave
2026-01-01	Traffic	Main Ave
2026-01-01	Traffic	Hwy 52
2026-01-02	Traffic	Main Ave
2026-01-03	Traffic	Hwy 52
2026-01-03	Drugs	Main Ave.
2026-01-06	Traffic	Hwy 52
2026-01-06	Suspicious Activity	1 st Ave.
2026-01-07	Animal Complaint	Main Ave.
2026-01-07	Parking Complaint	1 st Ave
2026-01-08	Fraud/Scam	1 st Ave
2026-01-08	911 Hang Up	Main Ave
2026-01-09	Traffic	Main Ave
2026-01-09	Traffic	1 st Ave
2026-01-10	Traffic	Hwy 52
2026-01-10	Traffic	Hwy 52
2026-01-12	Death	Main Ave.
2026-01-13	911 Hang Up	Main Ave

FILLMORE COUNTY SHERIFF



Office of the FILLMORE COUNTY SHERIFF

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

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

2026-01-13	Juvenile Complaint	Main Ave.
2026-01-14	Welfare Fraud	1 st Ave
2026-01-14	Disabled or Abandoned Vehicle	Hwy 52
2026-01-15	Animal Complaint	4 th St
2026-01-16	Lost and Found	3 rd Ave
2026-01-16	Information	Main Ave.
2026-01-16	Traffic	Hwy 52
2026-01-17	Welfare Check	Main Ave.
2026-01-21	Fraud/Scam	3 rd Ave.
2026-01-21	Civil	1 st Ave.
2026-01-21	Domestic Disturbance	1 st Ave.
2026-01-21	Civil	Main Ave
2026-01-24	Harassment	Main Ave
2026-01-25	Traffic	Hwy 52
2025-01-28	Theft	Main Ave.