

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

August 12, 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 Meeting and Joint Planning Session Meeting Minutes
 - b) Claims and July Checks
 - c) Investment Report
 - d) Cash Balances
 - e) Budget YTD – Rev/Exp
 - f) Annual Step Increase – Alissa
 - g) Recognizing Greg Davids as LMC Legislator of Distinction for 2026
6. New Business
 - a) LSL Replacement Change Order Proposal
 - b) Harmony Fire Relief Association pension request
 - c) Water Softener Quote for Shop
 - d) Welcome Sign Painting Quote (Funded by the Harmony Lions Club)
7. Reports
 - a) Building & Maintenance Report
 - i. WWTP Report
 - b) EDA Board
 - i. EDA Board Minutes Draft
 - c) Harmony Chamber
 - i. Chamber Update
 - d) Park Board
 - e) Library Board
 - f) Arts Board
 - g) Fire Department
 - h) Sheriff Report
8. Upcoming Meetings
 - a) Joint Planning Session – August 26th 2026 @ 6PM - Review Community Feedback
9. 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, Keith McIntosh, and Tara Morem. Also present City Attorney Greg Schieber, Administrator Alissa Stelpflug, Deputy Clerk Lisa Morken, Hannah Wingert (Fillmore County Journal), Samantha Grabau, Allan Dahl, Miles Petree, Ann Lyons, and Dennis Dekeyrel.

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 June meeting minutes, special meeting minutes, claims and June checks, Investment Report, Cash Balances, Budget YTD, Annual Step Increase – Karen Apenhorst. 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 #7: This pay application represents Olympic and their subcontractors completing SCADA electrical instrumentation work, new site fencing and gate, sidewalks, handrail inside UV building, HVAC, site work, and continued ongoing work related to completing the new UV disinfection system and effluent magnetic flow meter punch list items. Councilmember Grabau motioned to approve pay request #7. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

RESOLUTION 26-07 (ELECTION JUDGES): Election judges for the August 11 Primary Elections are Diane Hanlon, Eileen Schansberg, Stephanie Silvers, Stephanie Mayer, Robbie Brokken, Kerry Kingsley, and Alissa Stelpflug. Councilmember Grabau motioned to approve Resolution 26-07. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

LEAD SERVICE LINE REPLACEMENT BID REVIEW: Councilmember Grabau and the Utility Committee met with Brett Grabau, City Engineer. The recommendation is to award the bid to H&M Contractors. H&M is also the lowest bidder. Councilmember Scheevel motioned to award the bid to H&M Contractors. Councilmember Grabau seconded the motion. A vote was held. All in favor. Motion carried.

Councilmember Grabau explained that the original estimate was \$25,000 per service line (ten lines) for design and repair, \$250,000. Since actual costs are coming in less there is \$103,000 that we could use in a second phase of this project to replace additional lines. We may be able to replace six or seven additional lines. Councilmember Scheevel motioned to proceed with the design portion of phase two of the lead service line replacement. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

AUGUST COUNCIL MEETING: Primary Elections are on Tuesday, August 11th. Councilmember Grabau motioned to reschedule the August regular meeting to 7:00pm on Wednesday, August 12th. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

SEPTEMBER COUNCIL MEETING: September's regular meeting falls on the day after Labor Day. Council does not wish to reschedule.

JOINT PLANNING SESSION: Meeting to review the Data Center Ordinance draft. Mayor Donney motioned to schedule the draft review meeting on August 5th at 6PM. Attorney Schieber advised that this should be a more formal meeting. No public Comment at that time. Councilmember Grabau seconded the motion. A vote was held. All in favor. Motion carried. Mayor Donney asked City Administrative staff to post this meeting on our Facebook page.

REPORTS

BUILDING & MAINTENANCE: The old maintenance truck has been replaced and needs to be sold. Councilmember Grabau noted that selling our used equipment on Wisconsin Surplus has been profitable. Wisconsin Surplus is straight-forward and easy to use. Councilmember Grabau motioned to list the old maintenance truck for sale on Wisconsin Surplus. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

WWTP: Report is included in the packet.

EDA BOARD: Meeting minutes are included in the packet.

CHAMBER: Report is included in the packet.

PARK BOARD: Has not met.

LIBRARY BOARD: Harmony Public Library received a grant from POET. Displays and were discussed at the last board meeting. The library will be closed August 13th for training.

ARTS BOARD: There are two Back Alley Jams concerts left. The Historical Society will be showing centennial farm videos at the JEM Theatre in September.

FIRE DEPARTMENT: The 4th of July went well. Good fireworks show.

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

Joint Planning Session:

Data Center Ordinance Draft Review Minutes

August 5th, 2026

Present: Mayor Steve Donney, Jesse Grabau, Tara Morem, Kyle Scheevel, Keith McIntosh, Kelsey Bergey, Stuart Morem, Greg Schieber (City Attorney), Jim Strozyk, Miles Petree, Rod Johnson, and Erik Olson

Absent: None

Other City Employees Present: Alissa Stelpflug (City Administrator), Chris Hahn (CEDA), Soren Mattick (Contracted Attorney)

Community Attendees: Katrina Hurley, Charlene Selbee (FC Journal), Roxanne Johnson, Amy Bishop, Aaron Bishop, Erica Thilges, Morgan James (KTTC News), Robbie Brokken, Brian Krambeer, Trent Akre, Janice Huff, Wanda Hanson, Ann Lyons, Jerry Shuck, Trenton Whiting (ABC News), Jay Masters, Zo Masters, Gary Powell, Sue Olinger, Mary Sack, Jimmy Beckman, Annette Evenson, Cindy & Doug Ofstedal, Gerri Ehler, Linda Egnash, Dan Dornink, Michael Himlie, Ashley Pickett, Jacob Kappers, Sheri Osmonson, Doug Otto, Nate Osmonson, Kerry Kingsley, Diane Lawrence, Bob Trouten, & Ceila O.

CALL TO ORDER

The Joint Planning Session of the Harmony City Council, Economic Development Authority, and Planning and Zoning Commission was held on August 5, 2026, at the Harmony Community Center. The meeting was called to order by Mayor Steve Donney at 6:00 p.m.

The purpose of the meeting was to review the draft Data Center Ordinance with Attorney Soren Mattick and provide the City Council, Economic Development Authority, and Planning and Zoning Commission members with an opportunity to ask questions and discuss the proposed ordinance.

INTRODUCTION AND BACKGROUND

Attorney Greg Schieber opened the meeting by providing a brief background on the City's work regarding data centers. The City was approached by MiEnergy in the fall of 2025 regarding Harmony as a potential location for a data center. The City's existing ordinances were adopted prior to the development of this newer technology and do not specifically address data centers. Schieber explained that data centers are a significant and complex topic for the City to consider. The City has therefore held a series of Joint Planning Sessions to provide the boards with an opportunity to become familiar with the subject, discuss potential considerations, and determine what regulation of data centers could look like if the City were to allow them in the community.

Schieber explained that the purpose of the evening's meeting was for the boards to review the draft ordinance and ask questions of the attorney regarding the proposed regulations. He noted that, in order to keep the discussion focused and allow sufficient time to work through the ordinance, public comment would not be taken during the Joint Planning Session. The public will have an opportunity to provide comments and voice concerns during a future public hearing as part of the formal ordinance process.

Schieber introduced Attorney Soren Mattick, who has approximately 25 years of experience in municipal law and works primarily with municipalities in the Twin Cities area. Mattick was recommended through the League of Minnesota Cities and is a graduate of Luther College. Attorney Mattick thanked Schieber for the introduction and stated that he would work to keep the discussion within the planned two-hour timeframe.

DATA CENTER ORDINANCE DRAFT DISCUSSION

Attorney Mattick explained that the purpose of the evening was not to adopt the ordinance, but rather to review the draft, understand its framework, and identify questions or areas that may need additional consideration before the formal ordinance process begins.

Mattick noted that data centers are a relatively new and evolving land-use issue, although they have been operating in Minnesota communities for some time. He identified several areas that have received increased attention, including **electricity consumption, water consumption, noise, and environmental review.**

He explained that the proposed ordinance is intended to establish a framework for responsibly regulating data centers while allowing the City to determine whether and under what conditions such a use would be appropriate in Harmony. Mattick also noted that the ordinance could be revised, delayed, or not adopted depending upon the City's decision-making process.

Conditional Use Permit

The group discussed the proposed classification of data centers as a conditional use within the Industrial Technology zoning district.

Mattick explained that, if data centers remain a conditional use, an applicant would be required to submit an application to the City and participate in a public hearing. The use could not be approved administratively by staff.

The group also discussed the City's ability to impose conditions beyond those specifically listed in the ordinance. Mattick explained that additional conditions may be imposed when there is a reasonable legal connection, or nexus, between the condition and the impacts being regulated. The standards contained in the ordinance are intended to establish a baseline. Mattick explained that the City would generally have greater flexibility to impose additional restrictions when circumstances warrant, while making the standards less restrictive could require an amendment to the ordinance unless a particular requirement is determined to be inapplicable.

Environmental Review

Environmental review was discussed, including Environmental Assessment Worksheets (EAWs), Environmental Impact Statements (EISs), and Alternative Urban Areawide Reviews (AUARs).

Mattick explained that Minnesota statutes and administrative rules establish circumstances under which environmental review is required. Rather than duplicate those requirements in the City ordinance, the draft ordinance references applicable state requirements.

If a proposed data center meets the criteria requiring an environmental review, the review would be required regardless of whether the City independently chooses to require one. Mattick also explained that the City may have discretion to require environmental review in circumstances where state law does not automatically require it.

The group discussed the distinction between an EAW and an EIS. An EAW generally serves as the initial environmental review and may result in either a determination that no further review is necessary or a determination that a more extensive EIS is required.

It was explained that, when an environmental review is required, the land-use review process may be placed on hold while the environmental review is completed. The environmental review can also provide information that may be used by the City in establishing conditions for a conditional use permit.

Mattick noted that environmental review has become an area of significant litigation involving data centers and that communities are continuing to learn how best to address these issues.

Water Usage and Cooling Systems

Water consumption was identified as one of the primary concerns associated with data centers. The group discussed the potential use of closed-loop cooling systems and air-based cooling systems, which may significantly reduce ongoing water consumption. Mattick explained that a closed-loop system would still require an initial amount of water to charge the system, but would generally not involve continuous water being brought into and discharged from the cooling system.

The group discussed the City's ability to control water usage because the City provides municipal water service. The possibility of a private well was also discussed, with Mattick noting that wells are subject to applicable state and county requirements and that the City's existing code should also be reviewed regarding well use.

The draft ordinance includes a proposed maximum water usage standard of **60,000 gallons**. Members questioned how that figure was determined and whether it was sufficient to accommodate employee use and other normal building operations.

It was explained that the figure was developed by looking at other heavy water users in the community. The group discussed whether the proposed amount should be reviewed further based upon the City's water infrastructure and water appropriation limitations.

The draft ordinance also requires a water and wastewater management plan. Mattick explained that the City needs to understand not only how much water a facility will use, but also what will be discharged from the facility and whether the City's wastewater treatment system can adequately handle the discharge.

Electrical Demand

The group discussed the proposed electrical demand limitation.

The draft ordinance establishes a maximum electrical demand of **55 megawatts**. Mattick explained that the number was based on information regarding the electrical capacity believed to be available to the proposed site and the City's desire to ensure that a large user does not negatively affect existing customers or limit future growth.

Members discussed whether the 55-megawatt figure represented an average annual usage or a peak amount. Mattick explained that the figure was based on the capacity information provided by the applicable utility rather than an annual average.

The group also discussed how the limit could be changed in the future if additional electrical capacity becomes available. Mattick explained that increasing the maximum would generally require an amendment to the ordinance and the applicable public process.

A representative from MiEnergy, Brian Krambeer, was present and indicated that he was comfortable with the direction of the ordinance and was attending primarily to observe. It was also discussed that the City would not be responsible for funding the electrical infrastructure necessary to serve a potential data center. MiEnergy and other applicable utility providers would be responsible for the infrastructure. The potential benefit to the City from electrical franchise fees associated with a large electrical user was also discussed.

Conditional Use Permit Application Requirements

Mattick reviewed the information that would be required as part of a conditional use permit application.

The application would include a **project narrative** explaining the proposed project and how it would meet the City's requirements. The applicant would also be required to provide a statement demonstrating compliance with the performance standards contained in the ordinance.

A narrative describing the proposed site uses and operations would be required, including information regarding accessory facilities, generators, screening, and other support structures. The group discussed the importance of requiring applicants to identify the anticipated full build-out of a project, particularly if development would occur in phases. Members expressed the importance of understanding the full scope of a project rather than reviewing a smaller initial phase and subsequently receiving requests for substantial expansion.

Site Development Plan

The proposed ordinance requires a detailed site development plan showing the location of buildings, accessory structures, roads, utilities, fencing, water features, wetlands, impervious surfaces, setbacks, and other applicable site features.

The group discussed the importance of identifying these items early in the process so the City can determine whether the proposed development can comply with the ordinance.

Utility Impact Plan

The draft ordinance requires a utility impact plan addressing electrical demand, energy storage, backup generators, and other utility considerations.

The applicant would be required to provide documentation and verification from applicable utility providers rather than relying solely upon information provided by the applicant.

The group discussed the importance of obtaining confirmation that the proposed electrical demand can be supported by the applicable utility system.

Water and Wastewater Management Plan

The draft ordinance requires the applicant to provide a water and wastewater management plan identifying anticipated water consumption, wastewater discharge, and the proposed methods of handling both.

The group discussed the City's ability to provide sufficient water service while continuing to maintain adequate capacity for existing users and future development.

Noise Standards and Acoustical Study

Noise was identified as one of the major issues addressed by the proposed ordinance. Mattick explained that Minnesota Pollution Control Agency (MPCA) regulations establish statewide noise standards and limit the City's ability to establish conflicting or substantially different requirements. The draft ordinance therefore references the applicable MPCA standards.

The ordinance would require a **third-party acoustical study** to evaluate anticipated noise levels. The group discussed the importance of using an independent third party to verify compliance.

The draft ordinance also provides for **post-construction noise testing** to verify that the completed facility is operating within the applicable standards.

Members discussed potential noise mitigation measures, including building construction, berms, vegetation, fencing, and noise-dampening materials.

Mattick explained that the ordinance does not necessarily require every mitigation measure to be used. Instead, the applicant would be required to demonstrate how the applicable noise standards will be met. Specific mitigation measures could then be required based upon the proposed site, building design, and acoustical study.

The group discussed ambient noise and recognized that additional information and understanding of data center noise impacts may continue to develop as the technology and industry evolve.

Traffic and Other Permits

The draft ordinance requires information regarding anticipated traffic when applicable. Mattick noted that traffic has not generally been a significant issue with the data centers he has encountered, but the City would still require the applicant to provide appropriate information.

The applicant would also be required to disclose applicable state and federal permits associated with the proposed facility. The City would not assume authority over matters regulated by other governmental agencies but would require sufficient information to understand the overall scope of the project.

Decommissioning and Hazardous Materials

Members questioned whether the ordinance should include a decommissioning strategy if a data center were to cease operations, as well as requirements regarding hazardous waste storage.

Mattick explained that hazardous materials and hazardous waste are generally regulated at the state level. He also explained that decommissioning a data center presents different considerations than decommissioning a power plant because a data center is generally a building that could potentially be reused for another purpose.

The group discussed the possibility of a facility becoming vacant or abandoned. It was noted that the building would remain privately owned and subject to property taxes unless ownership circumstances changed.

Performance Standards

Mattick explained that Section 5 of the draft ordinance identifies what an applicant must provide with an application, while Section 6 establishes the actual performance standards against which the application would be evaluated.

The proposed performance standards include requirements regarding:

- Minimum lot size;
- Maximum building height;
- Building and site design;
- Exterior building materials;
- Accessory buildings and structures;
- Electrical demand;
- Water usage;
- Noise;
- Setbacks;
- Buffers and screening;
- Lighting;
- Generator operation; and
- Other site-development considerations.

Mattick explained that many of these standards represent local policy decisions rather than requirements mandated by state law and may be adjusted by the City.

Exterior Building Materials

Members discussed the proposed exterior building material requirements and expressed concern that the current language could unnecessarily restrict the use of metal buildings. It was noted that metal buildings are common throughout the City's industrial areas and that a well-designed metal building could be appropriate for a data center.

The group expressed support for revising the language to allow metal construction while still maintaining appropriate aesthetic standards, particularly for portions of the building visible from public roadways or neighboring properties.

Mattick agreed that the language could be revised.

Electrical Demand Performance Standard

The proposed **55-megawatt maximum electrical demand** was again discussed as a performance standard.

Mattick explained that the limit is currently written directly into the ordinance rather than being left solely to the conditional use permit.

Members discussed how the City could address a future situation where additional electrical capacity becomes available. Mattick explained that the City could amend the ordinance through the appropriate public process to increase the maximum if circumstances warranted.

Water Use Performance Standard

The group again discussed the proposed **60,000-gallon water-use standard**. Members questioned whether the number was appropriate and whether it was based upon actual capacity and projected needs. It was explained that the figure was developed by comparing the anticipated use with other heavy water users in the community.

The group agreed that the water-use standard should continue to be reviewed as the ordinance is refined.

Setbacks, Buffers and Screening

The group discussed proposed setbacks for data centers and whether different setbacks should apply depending upon the adjoining land use.

Mattick indicated that the proposed setbacks were generally within the range he has seen in ordinances regulating new data center developments, while noting that repurposed or infill facilities may have substantially smaller setbacks.

Members discussed the City's annexed property that is being considered for potential development and noted that portions of the property are adjacent to agricultural land.

The group discussed whether a 500-foot setback should apply to agricultural and commercial property in the same manner as residential property.

Mattick explained that setbacks are intended to reduce conflicts between incompatible land uses and provide appropriate separation. He also cautioned that agricultural land could potentially be developed for residential purposes in the future and that the City should consider future land-use changes when establishing its standards.

The possibility of commercial development along the roadway being used as a screening mechanism was also discussed.

Mattick explained that, depending upon the circumstances, a future zoning amendment could be considered if the initial standards prove impractical for a particular development.

The group also discussed vegetative buffers, berms, fencing, and other screening methods. Mattick noted that the ordinance could provide flexibility regarding which mitigation method is used, depending upon the circumstances of the site.

Lighting Standards

The proposed lighting standards were reviewed. The intent is to ensure that lighting remains directed onto the site and does not unnecessarily shine toward adjoining properties.

Mattick noted that some visible lighting or a glow may still be noticeable from a distance, but the intent is to prevent excessive off-site lighting and require appropriate downward direction and shielding.

Generator Operations

The group discussed backup generators and the noise associated with generator testing. The draft ordinance establishes generator testing requirements and limits testing to 100 hours per generator per calendar year.

Members discussed the number of generators that might be required for a data center. Mattick explained that the number would vary depending upon the size and design of the facility. It was also noted that generator operation may be subject to additional state and federal environmental regulations.

Annual Operating Report

The draft ordinance includes an annual operating report intended to demonstrate continued compliance with the City's performance standards.

Members questioned whether the annual report was necessary for information that the City already receives through its water billing and electrical franchise fee processes.

The group discussed whether some of the information could be obtained directly through existing City records rather than requiring duplicative reporting by the data center operator. Members also suggested including noise measurements as part of the annual reporting process.

The draft ordinance already provides that the City may order an additional third-party noise study once each year, with the operator required to provide the results to the City within 30 days.

The group agreed that the annual reporting requirements should be reviewed as the ordinance is revised.

Community Benefit Agreement

The proposed community benefit agreement provisions were discussed.

Mattick explained that community benefit agreements are an evolving area and that municipalities should carefully consider the extent of their authority before establishing specific requirements.

The group discussed the potential community benefits associated with a data center, including property taxes, electrical franchise fees, employment opportunities, and other economic benefits.

It was noted that the City would not be expected to subsidize the infrastructure necessary for the development and that the applicant would be responsible for required infrastructure costs. Members also discussed the City's ability to determine how property tax revenue and franchise fee revenue are used for community purposes.

Permit Revocation and Default

The draft ordinance establishes procedures for addressing violations of the conditional use permit and performance standards.

Mattick explained that a violation would not result in immediate revocation. The City would provide notice identifying the violation, the corrective action required, and a timeframe for compliance.

If the violation was not corrected, the City could initiate proceedings to revoke the conditional use permit. Revocation would require following the applicable Minnesota legal process, including the opportunity for a public hearing.

Mattick emphasized that a conditional use permit runs with the land and is not simply subject to removal because of a future change in the political climate or a change in the City Council. Once approved, the use generally continues as long as the applicable terms and conditions are being met.

Rules of Construction / Use of "Shall"

A question was raised regarding the use of the word "shall" in the ordinance and whether it should be expressly defined as mandatory.

Mattick explained that the draft ordinance does not currently contain a specific definition but that such language could instead be addressed through the City's broader zoning ordinance or City Code provisions concerning rules of construction.

Decommissioning and Enforcement

The group again discussed what would occur if a conditional use permit were revoked or a data center ceased operating.

Mattick explained that the ordinance provides enforcement mechanisms but that the issue of decommissioning a data center is still an evolving area. The group discussed whether an abandoned facility would necessarily need to be removed or whether the building could simply be used by a future owner or another permitted use.

Transparency

The final section of the draft ordinance addresses transparency.

Mattick explained that the ordinance would provide that City records associated with a data center would remain subject to the Minnesota Government Data Practices Act. The draft ordinance also addresses nondisclosure agreements and would prevent the City from entering into agreements that would prevent public disclosure of information that is otherwise public under Minnesota law.

The intent is to provide transparency to the community regarding information submitted to and considered by the City.

NEXT STEPS

Following the review of the draft ordinance, members discussed whether additional items should be considered.

Mattick stated that, in his opinion, the draft is a comprehensive ordinance and addresses the primary areas of concern currently being identified with data centers, particularly electricity, water, noise, environmental review, and land-use considerations.

He noted that the City is continuing to learn about the technology and that additional comments or concerns may result in further revisions. He encouraged the boards to identify anything they believe is missing or should be changed.

The group discussed the traditional ordinance approval process, which generally begins with review by the Planning and Zoning Commission, followed by a recommendation to the City Council and consideration by the City Council through the required public hearing process. Members expressed interest in receiving written comments from the public before making further revisions to the draft ordinance. The group discussed holding another joint working session involving all three boards to review the comments and further refine the ordinance before beginning the formal approval process.

It was discussed that the upcoming working session would **not be a public hearing** and would not include public comment. The purpose would be to review written comments received and work through potential revisions. A formal public hearing would occur later in the ordinance process.

Public Comment Period

The group discussed establishing a period during which members of the public could submit written comments regarding the draft ordinance.

A **two-week comment period** was initially discussed, with August 19, 2026, identified as the potential deadline. The group subsequently discussed the need to allow sufficient time for staff to compile the comments and for the boards to review them before the next joint working session.

Alissa stated that written comments intended for review by all three boards should be submitted to her at alissa@harmonymn.gov and she will compile all comments and distribute them to the board in advance of the next meeting.

Members were also reminded that individuals may speak directly with individual board members; however, written comments intended to be distributed to all three boards should be submitted through the designated City process.

Next Joint Planning Session

The group discussed several possible dates for the next joint working session. After discussion, the group expressed support for **Wednesday, August 26, 2026, at 6:00 p.m.**

Attorney Mattick stated that he would remain available to review comments and proposed revisions. He indicated that if the next meeting primarily involved minor revisions to the ordinance, he could assist remotely or review changes in advance. If new substantive concepts arise, he would work with City staff and the boards as needed.

The group agreed that the goal of the next meeting would be to review the written comments, make appropriate revisions to the draft ordinance, and prepare the ordinance for the subsequent formal review process.

ADJOURNMENT

There being no further business, the Joint Planning Session was adjourned.

Respectfully submitted,
Alissa Stelpflug

City of Harmony

City Council Claims for Review

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August 12, 2026

Fund Descr	Object of Expense	Vendor	Comments	Amount
101 General Fund				
General Fund	Union Central Pension Fund	CENTRAL PENSION FUND	Union Central Pension Fund	\$374.25
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance for SEPT 2026-em	\$4,815.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance for SEPT 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 for August 2026	\$16.00
General Fund	Life Insurance	USABLE LIFE	USABLE Life Insurance Premium	\$63.40
General Fund	General Operating Supplies	1ST SOURCE	2 cases copy paper, file folders, gel pens	\$162.04
General Fund	General Operating Supplies	HARMONY FOODS	2 cans office coffee, Dawn	\$32.97
General Fund	General Operating Supplies	HARMONY FOODS	Breakroom supplies- disposable cutlery	\$7.96
General Fund	Office Accessories	DALCO (IMPERIALDADE)	Admin paper towels	\$43.11
General Fund	Office Equip	ELAN FINANCIAL SERVICES	AS-(Amazon) office chair for city office	\$94.99
General Fund	Office Equip	ELAN FINANCIAL SERVICES	AS-(Amazon) office chair for city office	\$101.98
General Fund	Postage	QUADIANT, INC (DALLAS,TX)	Quarterly Equipment Rental	\$72.65
General Fund	Postage	QUADIANT, INC (DALLAS,TX)	72.65 Postage Funding transfer to INV 60	\$0.00
General Fund	Postage	QUADIANT, INC (DALLAS,TX)	bal invoice 60945057	\$0.67
General Fund	Postage	QUADIANT, INC. (CAROL STREAM,IL)	postage meter postage	-\$72.65
General Fund	Postage	QUADIANT, INC. (CAROL STREAM,IL)	postage meter postage	\$72.65
General Fund	Repair/Maint Office Equipment	METRO SALES	August Base rate, July Usage	\$296.98
General Fund	Taxes, Licenses & Permits	ELAN FINANCIAL SERVICES	AS-(Microsoft 365) e-mails Sales Tax (sent	\$57.30
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Civil defense	\$41.84
General Fund	Building Repair Materials	HARMONY MERCANTILE	CC - Furnace filter, spray paint, wall ancho	\$82.48
General Fund	Cleaning Supplies	DALCO (IMPERIALDADE)	CC - Toilet cleaner	\$16.86
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Comm Center electric utilities	\$724.33
General Fund	Gas Utilities	MINNESOTA ENERGY	CC (Community Center) gas (00007) 225	\$186.68
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	CC toilet paper	\$52.94
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	Gloves GLN105FXCS, rec'd GL-N106FXX	\$73.20
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	CC - Towel rolls	\$68.04
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	CC - Wypall roll towels	\$95.38
General Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	BM-(Amazon) Sunlite 4 ft Fluorescent bulb	\$67.90
General Fund	General Operating Supplies	HARMONY FOODS	CC - Lemon Lysol	\$4.99
General Fund	General Operating Supplies	HARMONY FOODS	CC - Clorox tab bleach, Limeaway	\$9.48
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	CC - fuel (Maintenance #2 Terry)	\$75.47
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - CC	\$0.00
General Fund	Repair/Maint Bldg/Structures	WINONA HEATING & VENTILATING	Wind damage repairs	\$536.00
General Fund	Repair/Maint Bldg/Structures	WINONA HEATING & VENTILATING	Wind damage repairs	-\$536.00
General Fund	Repair/Maint Bldg/Structures	WINONA HEATING & VENTILATING	Wind damage repairs	\$536.00

City of Harmony

City Council Claims for Review

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Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Repair/Maint Vehicles	KELLY PRINTING & SIGNS	CC -3M print wrap and installation	\$163.12
General Fund	Repair/Maint Vehicles	KELLY PRINTING & SIGNS	CC -3M print wrap and installation	-\$163.12
General Fund	Repair/Maint Vehicles	KELLY PRINTING & SIGNS	CC -3M print wrap and installation	\$163.12
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Comm Center sewer	\$79.10
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Administration	\$413.68
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Comm Center water	\$46.36
General Fund	Program Supplies	AFFELDT, JUDY	Golden Happenings July 4th balloons	\$9.66
General Fund	Program Supplies	COMMONWEAL THEATRE	Donation from Golden Happenings	\$100.00
General Fund	Program Supplies	OLINGER, MARK & SUE	Golden Happenings July 4th parade candy	\$64.08
General Fund	Program Supplies	POWELL, GARY	Water and cutlery for Golden Happenings	\$36.15
General Fund	Program Supplies	POWELL, GARY	Water and cutlery for Golden Happenings	-\$36.15
General Fund	Program Supplies	POWELL, GARY	Water and cutlery for Golden Happenings	\$36.15
General Fund	Computer Supplies	ELAN FINANCIAL SERVICES	AS-(Amazon) mouse pad for city office	\$9.99
General Fund	Wages & Salaries	BRINK, PAM	2 hrs Election online training	\$30.00
General Fund	Wages & Salaries	BRINK, PAM	9 hrs Election judge - worked Primary Elec	\$135.00
General Fund	Wages & Salaries	HANLON, DIANE	2 hrs Election online training	\$30.00
General Fund	Wages & Salaries	HANLON, DIANE	3 hrs Equipment training	\$45.00
General Fund	Wages & Salaries	HANLON, DIANE	7 hrs Election judge - worked Primary Elec	\$105.00
General Fund	Wages & Salaries	MAYER, STEPHANIE	2 hrs Election online training	\$30.00
General Fund	Wages & Salaries	MAYER, STEPHANIE	7.75 hrs Election judge - worked Primary	\$116.25
General Fund	Wages & Salaries	MAYER, STEPHANIE	1.5 hrs Equipment training	\$22.50
General Fund	Wages & Salaries	MORSE, STEPHANIE	3 hrs Election online training	\$45.00
General Fund	Wages & Salaries	MORSE, STEPHANIE	3 hrs Equipment training	\$45.00
General Fund	Wages & Salaries	MORSE, STEPHANIE	4 hrs Healthcare Voting (Harmony Place a	\$60.00
General Fund	Wages & Salaries	MORSE, STEPHANIE	8 hrs Election judge - worked Primary Elec	\$120.00
General Fund	Wages & Salaries	MORSE, STEPHANIE	1.25 hrs picking up/dropping off equipmen	\$18.75
General Fund	Wages & Salaries	SCHANSBERG, EILEEN	2 hrs Election online training	\$30.00
General Fund	Wages & Salaries	SCHANSBERG, EILEEN	7 hrs Election judge - worked Primary Elec	\$105.00
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Council mtg, emails	-\$227.50
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Council mtg, emails	\$227.50
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Council mtg, emails	\$227.50
General Fund	Travel Expenses	MAYER, STEPHANIE	22 miles @ .76 cents a mile (mileage for tr	\$16.72
General Fund	Travel Expenses	SCHANSBERG, EILEEN	22 miles @ .76 cents a mile (mileage for tr	\$16.72
General Fund	Travel Expenses	STELPFLUG, ALISSA	22 miles @.76 cents a mile-get Election eq	\$16.72
General Fund	Travel Expenses	STELPFLUG, ALISSA	22 miles @.76 cents a mile-return Election	\$16.72
General Fund	Travel Expenses	STELPFLUG, ALISSA	Equipment Training - Harmony to Preston	\$16.72
General Fund	Travel Expenses	STELPFLUG, ALISSA	Healthcare Elections - Harmony to Preston	\$50.16
General Fund	Travel Expenses	STELPFLUG, ALISSA	Healthcare Vouchers - Harmony to Preston	\$33.44

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Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Auditing and Acct g Services	CohnReznick	Auditing services for 2025	\$630.00
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsoft 365 Standard) city office e-	\$110.98
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsoft 365 Standard) Alissa,Karen&	\$332.96
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsof) - 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)	\$0.00
General Fund	Legal Fees	FILLMORE COUNTY ATTORNEY	Criminal legal fees; Court File No. 23-CR-2	\$438.00
General Fund	Legal Fees	KENNEDY & GRAVEN, CHARTERED	Employment and data matters	\$742.50
General Fund	General Operating Supplies	CULLIGAN	Drinking water & dispensers rent	\$86.90
General Fund	Legal Fees	CAMPBELL KNUTSON ATTORNEY	Data center ordinance and related comm	\$3,657.00
General Fund	Legal Fees	CAMPBELL KNUTSON ATTORNEY	Data Center Ordinance and related commu	\$2,650.20
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Police	\$5.70
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop electric utilities	\$165.77
General Fund	Gas Utilities	MINNESOTA ENERGY	Shop gas (00005) 237 1/2 2ND AVE NW	\$62.52
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	Shop - Wypall roll towels	\$95.38
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	-\$88.53
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	\$88.53
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	\$88.53
General Fund	Small Tools and Minor Equip	ELAN FINANCIAL SERVICES	BM-(Amazon) Electric bug zapper for shop	\$42.74
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	5 gal. shop vac, funnel,air freshener	\$92.17
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Shop	\$110.74
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop water	\$22.02
General Fund	Repair/Maint Other Improve	PEARSON BROS., INC	2026 Seal Coat Project	\$46,132.50
General Fund	Street Maint Materials	ELAN FINANCIAL SERVICES	BM-(Amazon) Asphalt Crack filler and seal	\$26.49
General Fund	Street Maint Materials	TEAM LABORATORY CHEM. CORP.	Line out paint	\$169.00
General Fund	Street Maint Materials	TEAM LABORATORY CHEM. CORP.	Line out paint	-\$169.00
General Fund	Street Maint Materials	TEAM LABORATORY CHEM. CORP.	Line out paint	\$169.00
General Fund	Lodging Tax	HARMONY CHAMBER OF COMMERCE	Evolve, June of 2026	\$91.54
General Fund	Cleaning Supplies	DALCO (IMPERIALDADE)	VC - Toilet cleaner	\$16.86
General Fund	Cleaning Supplies	HARMONY FOODS	VC - Lemon Lysol	\$4.99
General Fund	Cleaning Supplies	HARMONY FOODS	VC - Clorox tab bleach, Limeaway	\$9.49
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Visitor Center electric utilities	\$236.74
General Fund	Gas Utilities	MINNESOTA ENERGY	VC (Visitor's Center) gas (00003) MUNIC B	\$0.00
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	VC - Towel rolls	\$68.04
General Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	BM-(Amazon) Sunlite 4 ft Fluorescent bulb	\$67.90
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	VC - fuel (Maintenance #2 Terry)	\$75.48
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - VC	\$0.00
General Fund	Repair/Maint Vehicles	KELLY PRINTING & SIGNS	VC - 3M print wrap and installation	\$163.13

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Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Repair/Maint Vehicles	KELLY PRINTING & SIGNS	VC - 3M print wrap and installation	-\$163.13
General Fund	Repair/Maint Vehicles	KELLY PRINTING & SIGNS	VC - 3M print wrap and installation	\$163.13
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Visitor Center sewer	\$61.07
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	VC - Switch plate, screwa	\$1.65
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Visitor Center water	\$35.46
101 General Fund				\$67,263.28
211 Library Fund				
Library Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Review Library display policy	-\$87.50
Library Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Review Library display policy	\$87.50
Library Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Review Library display policy	\$87.50
Library Fund	Media-Books	ELAN FINANCIAL SERVICES	Media - Books	\$216.58
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$23.44
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$10.38
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$25.03
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$8.58
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$35.39
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$60.51
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Media -books	\$442.54
Library Fund	Media-Video	MIDWEST TAPE	Media - video/DVD	\$47.98
Library Fund	Media-Video	MIDWEST TAPE	Media - video/DVD	\$26.99
Library Fund	Office Accessories	QUILL CORPORATION	Office Accessories - tape, copy paper	\$92.98
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 329.27)	\$0.00
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 216.58)	\$0.00
Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	Program Supplies	\$329.27
Library Fund	Program Supplies	HOLETS, ALAYNA	SRP prizes - party favors, fidgets, bubbles,	\$84.63
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	\$61.26
Library Fund	Software Service Fees	SELCO	Basdic Service fees & Tech support	\$322.93
Library Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Library	\$69.80
211 Library Fund				\$2,032.57
222 Fire Fund				
Fire Fund	Equipment Parts	RUN RIGHT POWER LLC	FD - 2 batteries	\$659.98
Fire Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Fire Dept fuel	\$204.34
Fire Fund	Postage	ELAN FINANCIAL SERVICES	BM-(USPS) Fire Dept postage	\$37.55
Fire Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	Batteries	\$19.98
Fire Fund	Small Tools and Minor Equip	UTILITY LOGIC	GFG 450 and rechargeable batt. Pk	\$1,347.64

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Fire Fund	Small Tools and Minor Equip	UTILITY LOGIC	GFG Charging cradle	\$245.40
Fire Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsoft 365 Standard) Fire e-mail	\$110.98
Fire Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Fire Dept electric utilities	\$750.74
Fire Fund	Gas Utilities	MINNESOTA ENERGY	Fire Dept gas (00004) 930 MAIN AVE S	\$0.00
Fire Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Fire Dept sewer	\$37.84
Fire Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Fire	\$96.14
Fire Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Fire Dept water	\$21.41
222 Fire Fund				\$3,532.00
223 Ambulance Fund				
Ambulance Fund	Equipment Parts	ANCOM TECHNICAL CENTER	Desktop charger	\$214.00
Ambulance Fund	Equipment Parts	BOUND TREE MEDICAL	AC power cord for LSU	\$51.29
Ambulance Fund	General Operating Supplies	ANCOM TECHNICAL CENTER	G5 Dual Band, Programming	\$1,643.00
Ambulance Fund	General Operating Supplies	BOUND TREE MEDICAL	First aid bandage box	\$6.59
Ambulance Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	AMB/KM-(Amazon) battery for mobile hots	\$24.05
Ambulance Fund	Miscellaneous	MN DEPT OF HUMAN SERVICES-MMIS	2026 Fed Share Amb Subsidy pmt	\$1,328.00
Ambulance Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Ambulance - fuel	\$438.49
Ambulance Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Ambulance fuel	\$0.00
Ambulance Fund	Small Tools and Minor Equip	BOUND TREE MEDICAL	Gloves, oxygen mask, sani clothes wipes,	\$92.89
Ambulance Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsoft 365 Standard) Ambulance e-	\$110.98
Ambulance Fund	Telephone	AT&T MOBILITY	Ambulance cell phone and hot spot	\$84.23
223 Ambulance Fund				\$3,993.52
251 Park Fund				
Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Parks electric utilities	\$349.91
Park Fund	Equipment Parts	IRONSIDE TRAILER SALES & SERVI	Repaired tire on Can-Am	\$45.86
Park Fund	General Operating Supplies	DALCO (IMPERIALDADE)	Parks toilet paper	\$52.94
Park Fund	General Operating Supplies	DALCO (IMPERIALDADE)	Parks - Towel rolls	\$68.04
Park Fund	General Operating Supplies	DALCO (IMPERIALDADE)	Parks - Wypall roll towels	\$95.38
Park Fund	General Operating Supplies	RUN RIGHT POWER LLC	String head assembly	\$57.80
Park Fund	General Operating Supplies	RUN RIGHT POWER LLC	Replaced battery & tested unit	\$215.49
Park Fund	Landscaping Materials	Nolan Lumber Company	10 6' T posts for trees	\$73.00
Park Fund	Landscaping Materials	THE TREEHOUSE	2026 Tree Program	\$3,230.00
Park Fund	Landscaping Materials	THE TREEHOUSE	2026 Tree Program	-\$3,230.00
Park Fund	Landscaping Materials	THE TREEHOUSE	2026 Tree Program	\$3,230.00
Park Fund	Motor Fuels/Lubricants	RUN RIGHT POWER LLC	6 quarts premix fuel	\$47.94
Park Fund	Motor Fuels/Lubricants	RUN RIGHT POWER LLC	Synthetic 20W50 hydro trans	\$14.90
Park Fund	Motor Fuels/Lubricants	RUN RIGHT POWER LLC	1 quart pro 50 and filter	\$68.35

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Park Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Summer Mower & SidexSide Fuel	\$771.74
Park Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Wildlife trapping service - Selvig Park	\$499.00
Park Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Wildlife trapping service - Selvig Park	-\$499.00
Park Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Wildlife trapping service - Selvig Park	\$499.00
Park Fund	Repair/Maint Machinery/Equip	RUN RIGHT POWER LLC	Z-turn Repaired badly bent drag arm linka	\$100.15
Park Fund	Repair/Maint Machinery/Equip	RUN RIGHT POWER LLC	Replaced belt on Z-turn	\$220.99
Park Fund	Repair/Maint Other Improve	RUN RIGHT POWER LLC	Upgraded torque flex kit, changed oil + filt	\$195.55
Park Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Parks sewer utilities	\$0.00
Park Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	Bunge straps, adhesive, washers	\$25.75
Park Fund	Wages & Salaries	KRENZKE, KELLI JO	Reissue Park Board Check from 12/2025	\$150.00
Park Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Parks water utilities	\$10.81
Park Fund	Repair/Maint Other Equipment	HARMONY TELEPHONE CO (MI BROA	Splash Pad - Security Cameras	\$90.74
251 Park Fund				\$6,384.34
261 Arts Fund				
Arts Fund	Program Services	HINTERMEISTER, GREG	Orchid Jane, Back Alley Jam 8-20-26	\$200.00
261 Arts Fund				\$200.00
427 2024 Street Project				
2024 Street Project	Financial Services Fees	DAVID DROWN ASSOCIATES, INC	2025 YE continuing disclosure filing	\$300.00
427 2024 Street Project				\$300.00
601 Water Fund				
Water Fund	Auditing and Acct g Services	CohnReznick	Auditing services for 2025	\$630.00
Water Fund	Dues	MINN RURAL WATER ASSOC	Associate Membership 9/26-8/27	\$425.00
Water Fund	Postage	ELAN FINANCIAL SERVICES	BM-(USPS) Water sample postage	\$19.55
Water Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsoft 365 Standard) Brian-public	\$110.98
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders	\$20.00
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinder	\$10.00
Water Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Pumphouse 1, 2 & 3 electric utilities	\$572.17
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump House 2 gas (00006) PUMP HS 35 1	\$23.14
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump house 1 gas (00002) 1PMP HS 25 E	\$19.33
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	total coliform 5.2026, 6.2026	\$100.92
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	total coliform 5.2026, 6.2026	-\$100.92
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	total coliform 5.2026, 6.2026	\$100.92
Water Fund	Small Tools and Minor Equip	METERING & TECHNOLOGY SOLUTIO	Qty 48; M25 water meters	\$14,285.88
Water Fund	Travel Expenses	BIGALK, TERRY	Water School-Rushford-Lunch	\$15.00
Water Fund	Travel Expenses	WHALEN, COREY	Lunch at class in Rushford	\$15.00

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Water Fund	Travel Expenses	WHALEN, COREY	Lunch at class in Rushford	-\$15.00
Water Fund	Travel Expenses	WHALEN, COREY	Lunch at class in Rushford	\$15.00
601 Water Fund				\$16,246.97
602 Sewer Fund				
Sewer Fund	Auditing and Acct g Services	CohnReznick	Auditing services for 2025	\$630.00
Sewer Fund	Financial Services Fees	DAVID DROWN ASSOCIATES, INC	2025 YE continuing disclosure filing	\$300.00
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 electric utilities	\$1,479.86
Sewer Fund	Gas Utilities	MINNESOTA ENERGY	WWTP gas (00001) 32326 GARDEN RD	\$120.10
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	sample dates 6.24, 7.1, 8, 15	\$1,276.49
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	sample dates 6.24, 7.1, 8, 15	-\$1,276.49
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	sample dates 6.24, 7.1, 8, 15	\$1,276.49
Sewer Fund	Motor Fuels/Lubricants	RUN RIGHT POWER LLC	Fuel 4 stroke gallon	\$24.99
Sewer Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 sewer	\$329.21
Sewer Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	Hose y	\$6.49
Sewer Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Sewer dialers/Lifts; Water Tower monitor	\$281.69
Sewer Fund	Travel Expenses	BIGALK, TERRY	WWTP School-Rushford-Lunch	\$15.00
Sewer Fund	Travel Expenses	ELAN FINANCIAL SERVICES	BM-(Expedia) Brian and Terry Hotel-Waste	\$629.57
Sewer Fund	Travel Expenses	MICHEL, BRIAN	Lunch at Waste Water school in Rushford	\$15.00
Sewer Fund	Travel Expenses	WHALEN, COREY	Lunch and mileage class in Rushford	\$37.78
Sewer Fund	Travel Expenses	WHALEN, COREY	Lunch and mileage class in Rushford	-\$37.78
Sewer Fund	Travel Expenses	WHALEN, COREY	Lunch and mileage class in Rushford	\$37.78
Sewer Fund	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	WWTP- super bugs, larvicide	\$1,365.00
Sewer Fund	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	WWTP- super bugs, larvicide	-\$1,365.00
Sewer Fund	Utility Maint Materials	TEAM LABORATORY CHEM. CORP.	WWTP- super bugs, larvicide	\$1,365.00
Sewer Fund	Water Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 water	\$197.59
602 Sewer Fund				\$6,708.77
603 Solid Waste Fund				
Solid Waste Fund	Auditing and Acct g Services	CohnReznick	Auditing services for 2025	\$630.00
Solid Waste Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Corey's truck fuel	\$0.00
Solid Waste Fund	Refuse/Garbage Disposal	RICHARDS SANITATION, LLC	July garbage and recycling service	\$9,264.11
603 Solid Waste Fund				\$9,894.11
604 Electric Fund				
Electric Fund	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	\$92,678.56
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Streetlights electric utilities	\$1,266.56
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Town clock electric utilities	\$14.53

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Electric car chargers electric utilities	\$47.26
Electric Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Brian's truck fuel	\$69.26
Electric Fund	Repair/Maint Other Equipment	MI ENERGY COOPERATIVE	Dropped line for tree take down L. Shanks	\$345.00
Electric Fund	Repair/Maint Other Equipment	MI ENERGY COOPERATIVE	Outage in City caused by storm, 3 phase	\$930.00
Electric Fund	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	9 tickets @ \$1.35	\$12.15
Electric Fund	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	Remove tire from vehicle and patch tire	\$42.50
Electric Fund	Auditing and Acct g Services	CohnReznick	Auditing services for 2025	\$630.00
Electric Fund	Software Service Fees	VISION METERING, LLC	EndSight Cloud Software license	\$500.00
604 Electric Fund				\$96,535.82
620 Economic Development Authority				
Economic Development	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Data center ordinance review, meetings	-\$507.50
Economic Development	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Data center ordinance review, meetings	\$507.50
Economic Development	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	Data center ordinance review, meetings	\$507.50
Economic Development	Telephone	HARMONY TELEPHONE CO (MI BROA	EDA	\$18.70
620 Economic Development Authority				\$526.20
				\$213,617.58

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*Check Summary Register©

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Name	Check Date	Check Amt	
10101 1st Southeast Bank-G			
1355e WEX BANK	07/14/26	\$1,520.28	Terry's truck fuel - CC
1361e FIRST SOUTHEAST BANK	07/07/26	\$100,000.00	CD'S purchased #30000671
71375 SEMCAC	07/01/26	\$551.70	Admin fee Disbursement #33
71376 BRAD MEYER CONSTRUCTION	07/01/26	\$3,678.00	145 1st Ave SE - Furnance,AC,Ramp,Roof
71377 ZOLL MEDICAL CORP.	07/14/26	\$455.25	Electrode - case
71378 ACUITY SPECIALTY PRODUCTS, INC	07/14/26	\$276.99	Zep car & truck detergent, cleaning supplies
71379 ZARNOTH BRUSH WORKS, INC	07/14/26	\$495.00	Disposable gutter boom
71380 VISION METERING, LLC	07/14/26	\$500.00	EndSight Cloud Software license
71381 VEHICLE RESPONSE TRAINING, LLC	07/14/26	\$1,696.00	EV Response training
71382 UTILITY CONSULTANTS, INC	07/14/26	\$1,113.38	Sample dates 5.20, 27, 6.3,10, 17
71383 USABLE LIFE	07/14/26	\$63.40	USAbLe Life Insurance Premium
71384 STELPFLUG, ALISSA	07/14/26	\$85.69	Mileage to MMUA meeting in Rochester
71385 Star Energy Services	07/14/26	\$420.00	NOVA Power Portal Contract Year 7/1/26-6/30/27
71386 Stantec Consulting Services IN	07/14/26	\$18,331.14	Seal coat project ,g,t
71387 SOUTHEAST SERVICE COOP	07/14/26	\$335.00	Annual Membership Fee 2026-2027
71388 SOUTHEASTERN LIBRARIES COOP	07/14/26	\$322.93	Basic services & tech support
71389 SACK, MARY	07/14/26	\$246.77	Golden Happenings "Country at Heart" - reimbursement
71390 RUN RIGHT POWER LLC	07/14/26	\$740.90	Tubed rear bike tire
71391 RIVERLAND COMMUNITY COLLEGE	07/14/26	\$1,850.00	Live burn trailer
71392 RICHARDS SANITATION, LLC	07/14/26	\$12,211.30	City Wide Clean-up, 3 trucks
71393 REGENTS of the UNIVERSITY of M	07/14/26	\$467.00	Barcode labels (grant rec'd)
71394 RCT Sewer & Vac	07/14/26	\$15,928.04	Clean & televise line. Saw roots in 2 lines.
71395 RAPID RESPONSE SAFETY TRAINING	07/14/26	\$3,400.00	Hybrid EMT Certification - Skaalen and D. McIntyre
71396 PRESTON EQUIPMENT CO.	07/14/26	\$251.97	Switches for side by side
71397 PLUNKETTS PEST CONTROL, INC	07/14/26	\$88.53	Rodent control program
71398 SUE OLINGER	07/14/26	\$25.41	Reading program prizes
71399 NORBY TREE SERVICE LLC	07/14/26	\$2,750.00	Removed 2 trees new power lines; Cuummings, Shanks
71400 Nethercut Schieber Attorneys	07/14/26	\$455.00	Questions regarding amb. participation age
71401 NCPERS Group Life Ins.	07/14/26	\$16.00	NCPERS Life Insurance
71402 MN Public Facilities Authority	07/14/26	\$45,260.00	2016 well note principal payment
71403 MOREM ELECTRIC, INC	07/14/26	\$4,192.24	Repair charging station
71404 MINN MUNICIPAL UTILITIES ASSOC	07/14/26	\$4,057.50	Q3 Safety mgmt program
71405 MISSISSIPPI WELDERS SUPPLY CO	07/14/26	\$129.52	Medical oxygen
71406 MINNESOTA ENERGY	07/14/26	\$425.31	Fire Dept gas (00004) 930 MAIN AVE S
71407 MIDWEST TAPE, LLC	07/14/26	\$53.98	Super Mario Brothers DVD
71408 MIENERGY COOPERATIVE	07/14/26	\$78,462.33	Power for Resale
71409 METRO SALES	07/14/26	\$270.09	July Base rate. June usage
71410 MED COMPASS, INC	07/14/26	\$2,890.00	Fire Dept Physicals/Fit Test
71411 MN DEPT OF HEALTH	07/14/26	\$23.00	B. Michel Class C water supply system op.
71412 MAYO CLINIC AMBULANCE	07/14/26	\$350.00	Intercept for run 26-64728
71413 LOFFLER Companies, Inc	07/14/26	\$71.30	Copier maintenance contract
71414 LISA MURPHY	07/14/26	\$300.00	Singing cowgirl entertainer
71415 LAWNPRO	07/14/26	\$263.70	Late spring weed/fertilizer
71416 KWIK TRIP,INC	07/14/26	\$763.91	Ambulance - fuel
71417 KINGSLEY MERCANTILE INC	07/14/26	\$268.00	CC - 2 pack HRV filters
71418 IUOE LOCAL #49	07/14/26	\$105.00	Union dues \$35 each x 3 employees
71419 IRONSIDE TRAILER SALES	07/14/26	\$161.50	Brian truck - oil change,rotate tires,tire repair,tire patch
71420 INGRAM LIBRARY SERVICES, INC	07/14/26	\$653.82	Media books
71421 I.U.O.E. LOCAL 49 FRINGE BENEF	07/14/26	\$5,025.00	Union health insurance for JULY 2026- employer
71422 HAWKINS, Inc.	07/14/26	\$80.00	Chlorine cylinder
71423 MiBroadband	07/14/26	\$1,471.74	Fire
71424 HARMONY PUBLIC UTILITIES	07/14/26	\$4,756.90	Electric car chargers electric utilities
71425 HARMONY MERCANTILE	07/14/26	\$858.06	Seed spinner, pruner, gloves, etc.
71426 HARMONY FOODS	07/14/26	\$57.92	Batteries AA

City of Harmony

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*Check Summary Register©

July 2026

Name	Check Date	Check Amt	
71427	HARMONY CHAMBER OF COMMERCE	07/14/26	\$1,367.13 Evolve May of 2026
71428	HAMMELL EQUIPMENT	07/14/26	\$636.61 5/28 Changed oil & filter, fuel filters and Loader controls
71429	GOPHER STATE ONE CALL, INC	07/14/26	\$37.80 28 tickets @ \$1.35
71430	FIRST SOUTHEAST BANK	07/14/26	\$2,953.50 Financing Note, Series 2021B Dairyland Imp. Interest pymt
71431	FIRST INDEPENDENT BANK-RUSSELL	07/14/26	\$10,734.75 2020A MN Rural Water Mega Loan Interest payment
71432	FILLMORE COUNTY JOURNAL	07/14/26	\$249.05 LSL Replacement bids ad
71433	FILLMORE COUNTY AUDITOR OFFICE	07/14/26	\$133,951.98 FCSO 2026 full year.Contract. Policing Services
71434	FILLMORE COUNTY ASSESSOR	07/14/26	\$4,176.00 2026 assessment work
71435	LARRY ERICKSON	07/14/26	\$350.00 My Friends & I 7/16/26
71436	EMS Management & Consultant, I	07/14/26	\$1,708.00 23 trips coded
71437	CARDMEMBER SERVICES	07/14/26	\$5,735.35 BM-Terry (CC) Mud flaps for 2026 Chev Pickup (Amazon)
71438	DRINKWINE, JOSEPH	07/14/26	\$188.20 Parade candy - July 4th
71439	DEPARTMENT OF TREASURY	07/14/26	\$53.65 2024 PCORI Fee (IRS Form 720 Part II 133d)
71440	DECORAH AUTO CENTER	07/14/26	\$3,048.58 Replace wheel bearings, changed oil
71441	DAROLD BERGER MASONRY, INC	07/14/26	\$19,260.00 Masonary repairs to 64 W Main
71442	DALCO	07/14/26	\$1,249.34 CC nitrile gloves
71443	Custom Alarm	07/14/26	\$765.10 CC Fire alarm monitoring 7/1-9/30
71444	CULLIGAN	07/14/26	\$156.90 Drinking water & dispensers rent
71445	CohnReznick LLP	07/14/26	\$25,000.00 2025 audit fees
71446	CENTRAL PENSION FUND	07/14/26	\$408.75 Union Central Pension Fund
71447	Community & Economic	07/14/26	\$9,840.00 Economic Development Support Service Q3 2026
71448	CANON FINANCIAL SERVICES, INC	07/14/26	\$86.75 Copier lease
71449	CAMPBELL KNUTSON, P.A.	07/14/26	\$3,679.00 5/1-5/19 Data center ordinance and related communications
71450	BOUND TREE MEDICAL	07/14/26	\$598.09 Curaplex airways, gauze, etc.
71451	RICHARD BISHOP	07/14/26	\$100.00 Golden Hap. van transport 7/17
71452	AT&T MOBILITY	07/14/26	\$84.19 Ambulance cell phone and hot spot
71453	ABSOLUTE SCIENCE	07/14/26	\$565.00 Foam cannon SRP Event
71454	OLYMPIC BUILDERS INC	07/14/26	\$103,306.80 UV PROJECT PAYMENT REQ #7
71455	MN DEPT OF EMPLOYMENT & ECONOM	07/21/26	\$1,200.44 Refund Overpayment to DEED - SCDP Closeout
71456	AARON NEVALAINEN CONTRACTING	07/23/26	\$4,880.00 Mason Weedman -doors, windows, rim (Downtown Revitalizatio
501408e	Monthly ACH	07/30/26	\$34,481.71
Total Checks			\$690,079.17

10101 1st Southeast Bank-G

101 General Fund	\$268,106.54
202 CDBG Rehab Loan Program	\$24,690.14
211 Library Fund	\$2,625.29
222 Fire Fund	\$7,030.72
223 Ambulance Fund	\$12,229.54
251 Park Fund	\$2,763.89
261 Arts Fund	\$350.00
318 G.O. Bond 2021C	\$1,423.50
319 2020 Street GO BOND	\$10,734.75
321 21A & 21B MiEnergy loan	\$1,530.00
601 Water Fund	\$55,980.23
602 Sewer Fund	\$143,825.72
603 Solid Waste Fund	\$18,012.63
604 Electric Fund	\$91,522.41
620 Economic Development Authority	\$14,772.10
	\$655,597.46

BANK ACCOUNTS	ACCOUNT TYPE	ACCOUNT NUMBER	PURPOSE	BALANCE AS OF 7/31/2026	INTEREST RATE	ANNUAL PERCENTAGE YIELD	AVERAGE BALANCE FOR JULY 2026	INTEREST EARNED JULY 2026
First Southeast Bank	Super Now Checking	40053	General Account	\$999,403.73	0.20%	0.20%	\$1,163,943.67	\$197.71
First Southeast Bank	Checking	236478	Library Board Donation Fund Account	\$2,693.43				
				BALANCE AS OF 8/3 /2026				
First Southeast Bank	Checking	61516	Ambulance Donation Account	\$18,092.53				

INVESTMENT ACCOUNTS				BALANCE AS OF 7/31/2026	AVERAGE MONTHLY RATE		INTEREST EARNED JULY 2026
GENERAL FUND - 4M FUND - PMA Network	Minnesota Municipal Money Market Fund	MN01-35323-0101		\$1,815,996.70	3.597%		\$5,531.14
2024A G.O. IMPROVEMENT BONDS - 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0201		\$284,305.15	3.597%		\$865.95
2025 BOND PROCEEDS - 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0202		\$371,210.85	3.597%		\$1,281.99

CERTIFICATES OF DEPOSIT	ACCOUNT NUMBER	TERM	ACCOUNT OPEN DATE	AMOUNT	INTEREST RATE	ANNUAL PERCENTAGE YIELD	MATURITY DATE	INTEREST EARNED JULY 2026
First Southeast Bank	33245	12 month	1/7/2005	\$100,000.00	2.00%	2.00%	1/7/2027	\$164.38
First Southeast Bank	41371	12 month	6/30/2008	\$100,000.00	3.850%	3.85%	8/30/2026	\$498.63
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	
First Southeast Bank	30000597	318 DAYS	2/26/2026	\$100,000.00	3.650%	3.66%	1/10/2027	
First Southeast Bank	30000598	308 DAYS	2/26/2026	\$100,000.00	3.650%	3.65%	2/10/2027	
First Southeast Bank	30000616	328 DAYS	4/16/2026	\$100,000.00	3.650%	3.66%	3/10/2027	
First Southeast Bank	30000648	305 DAYS	6/9/2026	\$100,000.00	3.850%	3.86%	4/10/2027	
First Southeast Bank	30000649	335 DAYS	6/9/2026	\$100,000.00	3.850%	3.86%	5/10/2027	

CERTIFICATES OF DEPOSIT PURCHASED THIS MONTH	ACCOUNT NUMBER	TERM	ACCOUNT OPEN DATE	AMOUNT	INTEREST RATE	ANNUAL PERCENTAGE YIELD	MATURITY DATE
First Southeast Bank	30000671	338 DAYS	7/7/2026	\$100,000.00	3.850%	3.86%	6/10/2027

CERTIFICATES OF DEPOSIT REDEEMED THIS MONTH	ACCOUNT NUMBER						MATURITY DATE	INTEREST EARNED JUNE 2026
First Southeast Bank	30000413	368 DAYS	7/7/2025	\$100,000.00	4.350%	4.35%	7/10/2026	4302.33

City of Harmony

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***Cash Balances**

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Cash Account: 10101

August 2026

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
<u>10101 - 1st Southeast Bank-G</u>								
101 - General Fund	(\$1,878,058.18)	\$1,281,508.04	(\$1,297,946.60)	0	(\$67,039.71)	\$88,697.77	(\$1,872,838.68)	In Balance
201 - DTED Revolving Loan Program	\$129,359.71	\$36,770.82		0	\$3,197.17		\$169,327.70	In Balance
202 - CDBG Rehab Loan Program	\$16,922.87	\$47,133.71	(\$76,393.61)	0	\$115.83		(\$12,221.20)	In Balance
211 - Library Fund	\$48,274.18	\$85,083.03	(\$16,784.85)	0	\$1,009.92	(\$61,990.46)	\$55,591.82	In Balance
222 - Fire Fund	\$86,037.81	\$59,520.15	(\$36,399.50)	0	\$2,518.24	(\$332.38)	\$111,344.32	In Balance
223 - Ambulance Fund	\$320,419.79	\$181,067.74	(\$153,886.88)	0	\$7,046.90	(\$84,950.74)	\$269,696.81	In Balance
251 - Park Fund	\$132,651.00	\$60,002.29	(\$40,403.25)	0	\$2,951.19	(\$18,881.30)	\$136,319.93	In Balance
261 - Arts Fund	\$17,633.82	\$5,273.10	(\$1,954.00)	0	\$437.41		\$21,390.33	In Balance
312 - GO Bonds, Series 2002B	\$0.00			0	\$0.00		\$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	(\$0.25)	\$35.23		0	\$990.74		\$1,025.72	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	\$0.04		\$1.53	In Balance
318 - G.O. Bond 2021C	\$119,896.42	\$57,564.90	(\$110,542.50)	0	\$424.92		\$67,343.74	In Balance
319 - 2020 Street GO BOND	\$341,332.12	\$64,837.31	(\$230,487.75)	0	\$877.29		\$176,558.97	In Balance
320 - Dairyland/Wickett Const.	\$0.00			0			\$0.00	In Balance
321 - 21A & 21B MiEnergy loan	\$0.00		(\$29,294.00)	0			(\$29,294.00)	In Balance
322 - Special Assessment	\$159,334.66			0			\$159,334.66	In Balance
401 - Capital Projects Fund	\$645,780.74	\$85,644.57	(\$326,536.58)	0	\$8,777.41		\$413,666.14	In Balance
405 - TIF District #1	\$0.07			0			\$0.07	In Balance
410 - Trailhead Project	\$151.14			0	\$3.61		\$154.75	In Balance
418 - TIF District #5 (Antique Mall)	\$0.00	\$206.05		0	\$1.41		\$207.46	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	\$48,007.20	\$24,476.61		0	\$2,231.40		\$74,715.21	In Balance
426 - TIF 1-8 Oconnor	(\$0.36)			0			(\$0.36)	In Balance
427 - 2024 Street Project	(\$45,071.01)	\$128,667.49	(\$171,295.00)	0	\$84.42		(\$87,614.10)	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	\$97,175.80	\$183,305.12	(\$163,182.38)	0	\$4,982.64	(\$62,921.89)	\$59,359.29	In Balance
602 - Sewer Fund	(\$78,155.03)	\$1,427,515.54	(\$912,017.86)	0	(\$259,379.17)	(\$60,466.92)	\$117,496.56	In Balance
603 - Solid Waste Fund	(\$8,475.57)	\$86,037.26	(\$86,563.55)	0	\$0.00	(\$17,484.54)	(\$26,486.40)	In Balance
604 - Electric Fund	\$843,887.09	\$613,697.92	(\$680,098.16)	0	\$20,463.21	(\$22,335.68)	\$775,614.38	In Balance
605 - Storm Water Fund	\$156,446.65	\$30,747.80	(\$93.59)	0	\$4,183.09	(\$1,251.75)	\$190,032.20	In Balance

City of Harmony

*Cash Balances

Cash Account: 10101

August 2026

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Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
620 - Economic Development Authority	\$218,656.75	\$72,776.07	(\$63,358.17)	0	\$4,923.29	(\$5,612.51)	\$227,385.43	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	\$0.00		\$0.37	In Balance
	\$1,343,713.43	\$4,531,870.75	(\$4,658,436.98)	\$0.00	\$0.00	(\$247,530.40)	\$969,616.80	

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

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Current Period: August 2026

		2026	2026	August	2026	% of
		YTD Budget	YTD Amt	MTD Amt	YTD Balance	Budget
Fund 101 General Fund						
	Revenues	\$796,370.00	\$1,248,751.10	\$117.13	-\$452,381.10	156.81%
	Expenditures	\$796,323.00	\$755,247.03	\$61,679.63	\$41,075.97	94.84%
	Gain/(Loss)	\$47.00	\$493,504.07	(\$61,562.50)	(\$493,457.07)	050008.66%
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	\$11,716.84	\$93.13	(\$1,951.84)	119.99%
	Fines	\$425.00	\$314.94	\$0.00	\$110.06	74.10%
	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	\$198,434.50	\$0.00	\$182,045.50	52.15%
	License & Permits	\$6,900.00	\$6,768.00	\$24.00	\$132.00	98.09%
	Miscellaneous	\$21,100.00	\$17,478.79	\$0.00	\$3,621.21	82.84%
	Taxes	\$347,700.00	\$209,926.39	\$0.00	\$137,773.61	60.38%
	Transfers	\$0.00	\$804,111.64	\$0.00	(\$804,111.64)	0.00%
	Total Revenue	\$796,370.00	\$1,248,751.10	\$117.13	(\$452,381.10)	156.81%
Expenditure						
	Administration	\$146,720.00	\$299,982.35	\$870.65	(\$153,262.35)	204.46%
	Animal Control	\$1,387.00	\$620.84	\$0.00	\$766.16	44.76%
	Civil Defense	\$1,200.00	\$333.79	\$41.84	\$866.21	27.82%
	Community Center	\$124,820.00	\$70,219.20	\$2,696.01	\$54,600.80	56.26%
	Community Development	\$3,000.00	\$1,584.46	\$0.00	\$1,415.54	52.82%
	Community Events	\$19,700.00	\$15,243.45	\$209.89	\$4,456.55	77.38%
	Council	\$15,515.00	\$4,344.85	\$947.49	\$11,170.15	28.00%
	Elections	\$2,360.00	\$411.08	\$394.70	\$1,948.92	17.42%
	Financial Administration	\$18,675.00	\$12,005.82	\$1,098.54	\$6,669.18	64.29%
	Fire Department	\$39,500.00	\$28,628.66	\$0.00	\$10,871.34	72.48%
	Ice & Snow Removal	\$41,335.00	\$23,634.14	\$0.00	\$17,700.86	57.18%
	Legal Services	\$9,500.00	\$3,451.63	\$1,180.50	\$6,048.37	36.33%
	Other Financing Uses	\$83,500.00	\$0.00	\$0.00	\$83,500.00	0.00%
	Personnel Administration	\$3,485.00	\$1,114.75	\$86.90	\$2,370.25	31.99%
	Planning and Zoning	\$2,750.00	\$18,300.38	\$6,307.20	(\$15,550.38)	665.47%

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

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Current Period: August 2026

	2026	2026	August	2026	% of
	YTD Budget	YTD Amt	MTD Amt	YTD Balance	Budget
Police Department	\$134,452.00	\$134,133.24	\$5.70	\$318.76	99.76%
Public Works Buildings	\$27,545.00	\$9,634.65	\$679.87	\$17,910.35	34.98%
Streets	\$69,435.00	\$106,392.71	\$46,327.99	(\$36,957.71)	153.23%
Tourism Programs	\$5,050.00	\$2,476.30	\$91.54	\$2,573.70	49.04%
Unallocated Expenditures	\$9,170.00	\$0.00	\$0.00	\$9,170.00	0.00%
Visitor Center	\$37,224.00	\$22,734.73	\$740.81	\$14,489.27	61.08%
Total Expenditure	(\$796,323.00)	(\$755,247.03)	(\$61,679.63)	(\$41,075.97)	94.84%
Total Fund 101 General Fund	\$47.00	\$493,504.07	(\$61,562.50)	(\$493,457.07)	050008.66%

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Tara Morem-Personnel Committee	Meeting Date: August 12, 2026	Agenda Item No. 5f
Agenda Section: New Business	Item: Annual Step Increase	
BACKGROUND: Alissa has continued to develop in her role as City Administrator/Clerk. Alissa continues to do an exceptional job managing the responsibilities of her job, keeping the City Council informed and works hard to keep the city moving forward with her hard work and dedication. A pay adjustment to Grade 10, Step 3, effective August 1, 2026, is being presented for Council consideration.		
ATTACHMENTS: None:		
COUNCIL ACTION REQUESTED: Approve step increase recommendation for Alissa Stelpflug to move from Grade 10, Step 2, to Grade 10, Step 3.		



July 31, 2026

Mayor Steve Donney
City of Harmony
PO Box 488
Harmony, MN 55939-0488

Dear Mayor Donney,

Representative Greg Davids, who represents your city at the Minnesota House of Representatives, has been selected as a League of Minnesota Cities Legislator of Distinction for 2026. The League's Board of Directors recognized a total of 23 legislators this year, including 14 House members and 9 Senate members, for their actions and leadership on a wide variety of legislative issues of importance to cities across the state. **The enclosed letter describes the specific reasons your legislator was chosen for this recognition.** A copy of this letter and printed certificate have been sent to your legislator as well.

Please consider sharing this recognition with your city council and the public at a future council meeting. We also encourage you to share this information with your local newspaper. Publicly acknowledging legislators for their support of city-friendly legislation helps to continue strengthening the partnership between state and local government officials in Minnesota.

Additionally, if you would like a member of the League's Intergovernmental Relations (IGR) team to be present for council recognition of your legislator, please let us know and we will make every effort to accommodate your request. If you have any questions or would like to invite League staff to attend your recognition meeting, please contact Ted Bengtson, IGR Coordinator at the League of Minnesota Cities at tbengtson@lmc.org, (651) 281-1242. To read the complete list of all 23 legislators who received this designation, see the *Cities Bulletin* article online at www.lmc.org/lod.

Thank you, for your engagement with your local legislators and your support for the League's advocacy efforts.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Anne Finn', is written over a horizontal line.

Anne Finn
Chief Intergovernmental Relations Officer

Enclosure



July 31, 2026
Representative Greg Davids
658 Cedar Street
St. Paul, MN 55155

Dear Representative Davids,

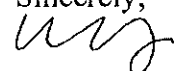
On behalf of the League's 842 member cities, I want to thank you for your efforts this past legislative session and to recognize you as a League of Minnesota Cities 2026 Legislator of Distinction.

League staff and member city officials appreciate your accessibility and your consultation with us on legislation impacting cities. Specifically, the League appreciates your work with League staff on issues related to property taxes, local government aid, and local sales taxes. As co-chair of the House Taxes Committee, you were a strong advocate to allow cities to advance local sales taxes proposals. League staff appreciate your work on behalf of cities and look forward to working with you in the future on issues impacting local units of government.

Our members know that to be successful in serving our common constituents, state and city officials must work together as partners to reach solutions that meet the unique needs of rural, suburban, and urban communities across Minnesota. City leaders also understand that without the support of legislative leaders like you, this state-local partnership would not be possible.

To acknowledge your contributions last session, mayors of each city in your legislative district will receive notification of your recognition. A press release will also be issued to media in your area. While the League does not endorse candidates in political races, this award serves as a recognition of your work on behalf of cities in your district and throughout Minnesota.

City officials and League staff look forward to continuing to work with you in the future.

Sincerely,


Courtney Johnson
Mayor, City of Carver
President, League of Minnesota Cities

To: City of Harmony
Mayor and Council

From: Brett Grabau
Stantec Rochester

File: 193807631

Date: August 10, 2026

**Reference: Harmony LSL Replacement Improvements
Design Change Order Proposal**

In February 2026 the City of Harmony executed a proposal with Stantec for design services (Public Engagement, Design, Administration and Construction Services) to complete Lead/ Galvanized Service Line Replacements within the City of Harmony, utilizing the Minnesota Department of Health (MDH)/ Minnesota Public Facilities Authority (MPCA) Drinking Water Revolving Loan Fund (DWRF) grants totaling \$250,000. In scoping this work, the MDH along with Stantec believed that the dedicated funds of \$250,000 would cover approximately ten service replacements. After going through the design and public bidding process, project costs came in substantially under the estimate, resulting in projected project costs of \$146,838. With the remaining \$103,162 of budget available through the DWRF grant, this design change order would allow the City to complete additional service replacements utilizing that funding balance. 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.

The change order proposal that has been presented allows Stantec to work with City Staff to identify another ~7 services on the lead/ galvanized inventory, complete inspections, present agreements for execution with the property owners, design replacements and publicly bid these additional water services. This allows the City of Harmony to replace as many deficient services in town as possible with the pre-approved grant dollars.

This funding gap and approach has been previously discussed with City Staff as well as the Street and Utility Committee, however, should the Council have further questions for clarification, please feel free to call me during the meeting. I apologize for not being able to attend in person but with the change in day due to the election I was unable to move my schedule around.

Stantec Consulting Services Inc.



Brett Grabau PE
Associate

Phone: 507 529 6030
Fax: 507 282 3100
Brett.Grabau@stantec.com



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

August 10, 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
Change Order Proposal for Public Engagement, Design, Administration &
Construction Services**

In February 2026 the City of Harmony executed a proposal with Stantec for design services (Public Engagement, Design, Administration and Construction Services) to complete Lead/ Galvanized Service Line Replacements within the City of Harmony, utilizing the Minnesota Department of Health (MDH)/ Minnesota Public Facilities Authority (MPCA) Drinking Water Revolving Loan Fund (DWRF) grants totaling \$250,000. In scoping this work, the MDH along with Stantec believed that the dedicated funds of \$250,000 would cover approximately ten service replacements. After going through the design and public bidding process, project costs came in substantially under the estimate, resulting in projected project costs of \$146,838. With the remaining \$103,162 of budget available through the DWRF grant, this design change order would allow the City to complete additional service replacements utilizing that funding balance. 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.

With the estimated remaining project costs, we are proposing to design and bid an additional 7 service replacements within the City of Harmony as prioritized by City and Stantec Staff.

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



August 10, 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 \$31,444.56 plus reimbursable expenses estimated at \$2,666 for a total estimated fee of \$34,110.56. 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 design change order 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.

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

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
Design Change Order - 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	EIT - Tyler Fischer	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.						
~ 7 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.						
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.	2				2	4
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.	1					1
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.			3			3
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.	2		2			4
Tasks 1.5 - General project management and invoicing during design, construction and project close-out phases of the LSL Replacement Improvements.	12				2	14
Task 1 - Total Estimated Hours	17		5		4	26
Task 1 - Total Estimated Costs						\$4,281.96



City of Harmony
Design Change Order - 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	EIT - Tyler Fischer	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>						
<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.</i>						
<i>~ 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.</i>						
<i>~ 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 (7) 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 14.</i>						
<i>~ 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.</i>						
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.	10		4			14
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.	6	24				30
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.	16				2	18
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	38	26	6		4	74
Task 2 - Total Estimated Costs						\$11,991.12



City of Harmony
Design Change Order - 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	EIT - Tyler Fischer	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 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		8		2	14
3.2 - Prepare for and attend preconstruction meeting in 2027. Prepare and distribute meeting minutes.	4			4		8
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.	8		20	40		68
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	20		28	48	2	98
Task 3 - Total Estimated Costs						\$15,171.48



City of Harmony
Design Change Order - 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	EIT - Tyler Fischer	Administrative Support - Debbie Chapman	Total Hours / Costs
Stantec Staff Composite Hourly Rates for 2026 and 2027						
	\$169	\$153	\$175	\$138	\$132	
Total Estimated Task 1, 2 and 3 Hours	75	26	39	48	10	198
Total Estimated Task 1, 2 and 3 Hourly Labor Costs	\$ 12,699.00	\$ 3,978.00	\$ 6,842.16	\$ 6,609.60	\$ 1,315.80	\$ 31,444.56
Reimbursable Expenses						
Mileage (2,850 x \$0.76/mile)						\$ 2,166.00
Postage and Printing						\$ 500.00
Total Estimated Cost (Labor + Reimbursable Expenses)						\$ 34,110.56

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Alissa Stelpflug	Meeting Date: August 12th, 2026	Agenda Item No. 6b
Agenda Section: New Business	Item: Harmony Fire Relief Association Raise request	
BACKGROUND: James Skaalen on behalf of Harmony Fire Relief Association would like to discuss a possible raise request.		
ATTACHMENTS:		
COUNCIL ACTION REQUESTED:		

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Ada	22	\$ 681,851	\$ 38,293	\$ 7,158	\$ 1,700	11.0%	151%
Adams	20	281,187	27,927	-	850	1.0	124
Adrian	24	480,408	25,134	2,936	1,650	8.6	129
Albany	25	1,357,983	39,865	35,020	2,800	13.6	156
Alexandria	31	3,220,109	220,377	-	9,272	11.9	127
Almelund	20	1,169,067	27,084	5,000	3,200	15.2	130
Alpha	16	285,662	11,190	-	1,100	9.2	119
Altura	21	361,873	15,666	-	800	14.5	166
Amboy	20	596,878	16,754	-	1,000	16.7	310
Annandale	23	1,575,827	79,178	3,000	3,400	15.7	241
Argyle	19	442,772	19,681	-	1,230	18.7	145
Arlington	26	1,408,859	38,103	3,792	2,000	12.4	121
Arrowhead	9	258,744	10,444	-	600	16.6	470
Askov	18	343,366	13,428	7,000	1,500	2.8	99
Atwater	27	557,748	25,865	-	1,600	11.3	118
Audubon	16	846,142	41,679	-	2,300	13.4	138
Avon	25	943,915	50,274	10,500	2,600	9.7	99
Babbitt	29	569,294	18,650	12,000	1,800	8.0	110
Backus	23	972,689	42,713	24,063	3,500	9.0	118
Badger	24	241,776	13,723	-	500	5.7	248
Bagley	25	692,662	37,598	1,890	2,300	11.5	113
Balsam	19	1,212,181	18,623	15,000	2,300	17.6	179
Battle Lake	25	1,146,929	47,539	-	2,750	15.0	137
Baudette	25	433,817	27,730	2,843	2,300	12.7	116
Bayport	22	4,308,049	158,490	-	10,700	13.5	120
Beardsley	26	568,108	14,920	-	1,000	16.5	224
Beaver Creek	15	282,295	16,275	935	750	11.0	162
Becker	35	2,222,435	124,613	13,500	5,000	9.0	107
Belgrade	24	677,095	18,650	5,000	1,000	11.9	200
Belle Plaine	25	1,187,217	91,649	10,356	3,900	15.4	103
Bellingham	20	403,435	14,920	-	1,150	15.1	131
Bemidji	46	5,077,563	301,252	-	11,000	13.4	138
Bertha	15	642,422	14,920	2,522	2,900	16.3	158
Bethel	7	351,576	8,206	-	1,800	14.1	165
Big Lake	31	1,491,785	170,584	8,346	5,800	12.8	116
Bigelow	20	477,195	14,174	1,494	200	10.7	547
Bigfork	21	889,290	41,120	5,000	2,500	19.9	310
Bird Island	18	685,611	26,640	5,000	1,300	16.6	249
Blackduck	21	582,902	28,475	-	1,350	3.5	170
Blackhoof	17	294,287	11,936	-	1,200	14.5	169
Blooming Prairie	26	1,136,655	55,279	-	2,000	11.9	154
Blue Earth	28	1,743,045	44,465	-	2,750	8.0	129
Bluffton	13	213,754	11,936	-	1,000	7.9	170
Bowlus	22	470,769	17,737	-	1,300	18.3	121
Boyd	18	375,881	14,174	-	700	14.7	152
Brainerd	36	5,667,537	306,214	67,750	15,000	11.8	115
Brooten	26	812,567	20,997	-	1,200	4.8	185
Browns Valley	21	249,953	15,666	3,000	850	7.5	149
Brownsdale	18	576,488	19,605	15,000	1,200	7.5	284
Brownton	28	673,279	17,289	18,000	1,600	12.0	115
Bruno	12	50,218	8,952	1,121	100	0.0	306
Buffalo	33	2,801,338	193,359	2,500	6,000	10.4	143

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Buffalo Lake	25	1,037,593	21,210	-	1,600	19.5	181
Buhl	13	207,602	13,428	-	1,250	10.9	128
Butterfield	24	332,325	17,904	-	1,000	4.2	95
Byron	29	1,128,215	81,651	15,000	2,800	11.2	147
Caledonia	33	778,495	42,153	3,747	1,400	7.7	160
Campbell	23	321,877	19,396	-	750	10.1	119
Cannon Falls	30	1,056,187	70,353	-	2,700	10.3	116
Carlos	26	1,346,037	25,119	-	3,300	12.9	197
Carlton	26	1,019,769	35,394	3,500	2,000	13.5	343
Cass Lake	22	1,327,946	69,486	10,850	4,000	8.4	153
Centennial	24	4,058,542	74,069	21,690	7,500	9.4	117
Ceylon	19	667,472	15,666	-	1,100	20.0	315
Chain of Lakes	25	586,992	32,907	5,000	1,300	9.6	305
Chandler	15	271,205	12,682	775	1,000	5.5	141
Cherry	15	720,105	11,936	-	2,750	20.0	179
Chisago	18	1,582,666	64,003	27,661	6,200	17.1	119
Chisholm	23	1,100,621	37,074	6,000	3,200	15.8	158
Chokio	21	460,835	21,365	-	1,200	13.0	233
Clara City	23	1,110,719	28,302	-	3,000	19.0	134
Claremont	17	417,019	19,097	3,500	1,250	16.0	209
Clarissa	19	376,906	17,904	8,663	1,100	12.5	143
Clarkfield	20	628,412	29,758	-	1,800	12.5	138
Clear Lake	21	1,408,767	48,695	6,000	3,000	13.7	132
Clearbrook	15	443,921	30,898	-	1,800	10.4	132
Clearwater	24	713,645	46,394	12,500	1,925	11.3	142
Clements	18	358,929	16,412	-	1,100	14.2	172
Cleveland	29	1,114,747	29,347	20,000	2,300	17.0	153
Climax	18	183,181	12,682	-	500	3.4	124
Clinton (Big Stone)	23	331,154	15,666	-	1,000	15.4	137
Clinton (St. Louis)	19	374,655	13,428	10,000	1,500	12.8	107
Cohasset	18	731,961	50,837	15,000	3,100	11.6	108
Cokato	30	813,226	51,609	2,623	2,200	6.7	99
Cold Spring	23	1,307,087	64,619	19,100	2,750	8.4	137
Comfrey	27	433,664	21,316	4,000	800	10.2	143
Cook	29	697,495	32,620	1,500	1,750	10.4	172
Courtland	22	644,549	20,524	8,465	1,900	12.9	130
Cromwell Wright	22	631,700	20,142	6,681	2,000	7.5	123
Crooked Lake	27	426,097	17,230	21,914	2,400	11.7	107
Crosby	26	459,624	22,460	45,056	2,700	9.1	84
Currie	25	273,718	16,419	2,805	1,000	4.1	103
Cuyuna	20	228,654	17,904	11,239	1,400	6.8	102
Cyrus	18	393,699	13,784	-	1,100	13.9	140
Danube	22	435,368	17,298	-	1,100	8.7	118
Danvers	20	160,545	18,999	7,372	1,000	3.1	102
Darfur	11	133,363	11,936	-	525	4.7	247
Dassel	18	1,481,581	57,000	42,584	4,000	7.2	142
Dawson	27	821,091	32,017	12,593	2,000	16.3	145
Dayton	28	693,929	98,154	-	3,250	3.9	155
Deer Creek	16	531,451	14,920	-	2,300	8.7	141
Deer River	22	708,079	53,390	4,454	4,300	7.9	108
Deerwood	25	707,941	49,894	6,300	2,700	11.0	141
Delano	19	1,327,344	93,271	-	3,700	8.4	158

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Detroit Lakes	25	3,372,141	161,949	14,535	11,300	15.8	137
Dexter	19	250,765	13,066	6,000	800	8.0	116
Dover	21	691,937	18,518	-	1,500	17.1	176
Dovray	20	168,520	9,698	-	250	5.5	178
Dumont	20	167,500	14,920	-	400	2.8	193
Eagle Bend	19	387,150	18,650	7,702	1,500	9.0	99
Eagle Lake	20	534,525	35,544	-	2,700	3.5	81
East Grand Forks	31	1,948,414	92,763	-	4,500	14.8	135
Eastern Hubbard	18	581,834	18,728	10,181	2,100	12.4	137
Easton	14	319,920	17,158	-	900	8.4	153
Eden Valley	26	712,239	33,674	17,080	1,900	8.5	108
Edgerton	23	1,405,938	35,531	-	2,000	18.6	197
Eitzen	27	380,110	13,055	1,500	750	11.3	137
Elizabeth	19	435,832	15,666	-	950	10.6	115
Elk River	52	3,927,171	326,633	30,000	8,850	8.9	110
Elko New Market	29	6,035,987	94,015	158,329	11,785	18.4	117
Ellendale	22	483,431	23,955	5,000	500	14.5	444
Elmer	11	249,868	8,355	-	1,000	10.3	262
Elrosa	28	629,044	22,380	-	1,000	7.7	208
Elysian	23	461,470	22,978	25,832	1,700	8.5	94
Emily	26	437,107	22,126	60,896	2,100	9.4	88
Eveleth	15	615,755	22,658	-	2,200	18.1	180
Excelsior	45	9,411,183	244,137	-	11,500	13.8	137
Eyota	28	645,337	32,800	-	2,000	10.2	122
Farmington	47	4,904,378	231,490	150,000	9,500	7.8	148
Fergus Falls	35	3,845,894	135,468	-	6,300	15.1	166
Fertile	25	571,870	30,429	-	1,200	14.7	156
Fifty Lakes	19	281,205	10,733	2,785	1,925	16.5	102
Flensburg	19	299,713	16,412	-	750	8.3	151
Floodwood	17	687,838	20,265	21,625	2,000	8.5	195
Foley	20	1,303,609	81,607	9,500	4,500	6.2	127
Forest Lake	29	4,480,559	234,116	18,500	6,100	14.9	304
Foreston	16	661,238	17,158	-	1,600	15.7	165
Franklin	20	943,624	15,922	5,000	2,200	19.5	153
Frazee	22	800,329	39,016	-	2,700	9.2	130
Fulda	21	651,981	43,039	4,000	2,000	5.8	134
Garrison	16	1,100,084	59,215	-	7,500	8.8	146
Ghent	23	377,641	15,656	-	1,075	11.8	150
Glenwood	28	1,526,102	53,040	-	1,880	18.9	227
Glyndon	21	812,940	31,920	-	1,500	8.6	155
Golden Valley	47	7,533,103	238,796	57,995	13,000	18.2	146
Gonvick	18	516,144	15,815	6,955	1,500	16.6	197
Good Thunder	20	1,091,529	24,401	9,000	2,200	18.7	175
Goodland	11	196,409	13,428	-	1,800	12.4	235
Graceville	24	438,944	24,262	7,500	1,000	10.7	178
Granada	16	217,371	12,682	-	500	12.9	230
Grand Meadow	20	1,129,315	41,189	-	2,000	19.0	288
Grand Rapids	31	4,112,563	164,066	5,000	6,500	15.3	162
Green Isle	22	832,384	17,904	-	1,850	16.0	196
Greenbush	38	574,272	22,380	-	800	18.0	171
Greenway	17	528,065	17,663	5,820	1,750	13.3	126
Grey Eagle	23	804,312	24,912	500	1,600	13.2	142

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Grove City	15	384,660	21,253	-	1,000	10.7	177
Grygla	22	350,047	20,830	-	400	5.6	238
Hackensack	24	1,125,807	36,848	54,250	3,600	10.6	117
Halstad	19	334,828	17,904	2,000	800	2.1	145
Ham Lake	41	2,744,529	149,292	42,981	6,200	10.5	109
Hancock	24	507,282	23,705	-	800	12.1	143
Hanover	30	1,433,085	75,462	16,500	3,400	11.6	126
Hanska	23	496,054	19,723	6,000	1,000	15.8	169
Harmony	26	642,892	23,899	9,500	1,150	12.4	150
Hartland	17	260,124	15,666	-	1,200	8.6	150
Hayward	24	828,870	16,412	4,500	1,600	10.4	161
Hector	26	1,494,082	32,878	-	2,400	14.4	159
Henderson	19	480,338	17,904	16,965	2,500	12.0	98
Hendrum	16	185,281	14,174	-	800	2.0	170
Herman	23	464,245	19,535	-	1,450	16.1	126
Heron Lake	18	423,693	20,257	-	600	13.8	355
Hibbing	14	436,867	29,104	-	1,200	9.6	304
Hokah	15	379,836	22,380	-	1,100	12.9	149
Holdingford	24	735,738	24,865	14,400	1,800	12.9	125
Holland	18	460,769	14,920	-	1,000	15.6	167
Hopkins	27	3,975,260	159,241	115,000	8,400	11.9	127
Howard Lake	19	877,924	38,586	-	2,400	13.0	156
Hugo	26	3,135,789	154,720	-	5,100	13.6	186
Inver Grove Heights	27	6,076,738	307,340	-	15,000	8.4	129
Iona	16	217,268	7,581	-	450	12.9	229
Ironton	22	301,857	18,650	-	900	10.5	162
Isle	21	871,676	48,293	5,000	1,800	11.2	144
Jackson	27	1,620,831	56,796	-	3,000	12.3	152
Janesville	19	847,088	36,454	-	2,200	12.5	120
Jasper	18	531,315	24,741	-	775	11.7	208
Jeffers	19	318,837	18,924	-	825	11.8	160
Jordan	35	1,885,670	80,941	75,000	3,450	8.8	149
Kandiyohi	18	1,010,240	18,114	10,552	3,000	19.5	110
Karlstad	29	228,227	22,380	-	750	0.2	121
Kasota	21	1,063,328	31,663	13,035	3,750	10.9	115
Kasson	26	804,331	69,440	3,000	2,400	13.0	155
Keewatin	17	284,462	15,666	-	2,000	11.2	149
Kellogg	28	670,493	17,158	-	1,100	14.6	160
Kennedy	11	243,487	16,059	-	350	1.3	365
Kensington	22	251,824	17,904	-	750	3.9	105
Kilkenny	22	1,015,647	16,412	10,000	2,400	18.1	129
Kimball	30	740,179	30,529	15,665	1,750	8.8	130
Kinney	12	462,095	14,174	-	1,000	13.3	268
La Crescent	29	1,745,403	54,319	6,190	5,400	20.3	119
La Salle	16	264,884	9,698	-	700	14.9	233
Lafayette	17	888,633	25,466	8,000	2,500	17.7	152
Lake Benton	24	468,194	30,831	1,000	1,000	3.0	137
Lake City	21	1,769,489	80,912	20,000	6,500	14.1	159
Lake Crystal	25	817,526	49,450	8,950	2,300	6.7	98
Lake Henry	22	457,892	13,428	1,500	800	10.9	143
Lake Park	19	616,216	40,757	2,508	2,700	13.4	136
Lake Wilson	20	204,353	15,858	406	700	8.4	101

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Lakefield	23	974,777	40,096	-	2,000	14.0	209
Lakeville	75	13,424,719	669,405	-	15,000	17.7	130
Lamberton	17	531,269	26,209	2,000	1,750	8.4	115
Lanesboro	21	532,179	23,587	3,500	1,750	8.9	105
Lewiston	28	1,427,999	44,028	-	2,800	16.6	147
Lewisville	14	287,659	20,987	-	1,000	3.4	152
Lindstrom	24	1,355,759	64,193	-	3,500	8.5	116
Lismore	26	428,358	17,228	-	1,000	17.1	129
Litchfield	30	736,893	94,364	-	2,400	8.2	109
Little Canada	28	2,242,537	87,672	36,246	5,390	8.0	112
Little Falls	38	1,938,294	154,540	9,000	4,900	8.9	104
Littlefork	25	945,810	19,396	11,142	2,900	18.6	131
Long Lake	41	3,282,661	204,716	-	7,000	14.6	152
Long Prairie	21	876,705	59,710	10,000	2,000	11.7	207
Lonsdale	22	1,555,784	82,383	20,000	4,200	14.2	180
Lower Saint Croix Valley	23	2,365,066	74,199	-	5,500	9.0	124
Lowry	25	901,863	17,158	5,000	1,900	17.2	123
Lucan	23	337,702	16,412	-	750	12.2	129
Luverne	36	1,639,262	65,134	15,000	2,750	7.3	147
Mabel	20	340,768	16,133	17,715	750	10.1	159
Madelia	28	585,988	35,572	3,620	1,900	12.2	121
Madison	25	774,012	27,298	-	1,500	21.3	254
Madison Lake	22	881,652	27,022	-	2,200	12.4	158
Mahnomen	24	486,926	27,646	800	1,350	12.6	150
Maple Hill	13	691,448	12,682	18,034	1,500	12.9	240
Maple Lake	19	1,154,892	83,045	33,000	2,800	11.9	148
Maple Plain	21	1,613,997	45,027	52,840	3,850	7.7	118
Mapleton	20	561,859	34,965	4,500	2,550	9.9	146
Mapleview	11	602,190	13,428	-	2,000	14.4	296
Marshall	41	2,608,915	134,348	5,977	6,200	12.9	125
Maynard	23	502,148	21,825	-	1,250	13.9	134
McGrath	13	314,116	14,920	-	650	7.5	183
McIntosh	15	399,919	12,682	-	760	19.8	301
Mendford	27	1,313,855	22,451	22,500	2,500	19.4	137
Menahga	22	681,532	25,026	3,000	2,000	10.1	130
Miesville	25	629,165	22,380	3,232	1,000	10.3	150
Milan	19	837,261	20,366	-	1,000	19.5	284
Minneota	25	883,079	37,680	1,494	1,750	16.0	203
Minnesota Lake	20	376,046	18,650	-	1,350	9.0	161
Mission	21	803,690	31,488	10,789	2,000	14.8	215
Montevideo	34	2,055,987	67,920	10,584	3,800	18.2	121
Montgomery	28	875,795	41,646	20,000	3,000	8.5	97
Monticello	30	1,783,715	181,117	-	5,300	7.8	150
Mora	29	1,350,518	91,859	-	2,500	12.0	193
Morgan	21	774,409	32,058	-	2,600	9.0	162
Morris	32	1,057,922	57,181	-	2,400	14.0	129
Morristown	25	1,861,545	33,504	5,000	3,600	18.9	134
Morton	21	366,092	14,920	-	1,100	11.6	126
Motley	13	672,063	24,393	-	3,700	9.9	119
Mountain Lake	23	438,946	42,209	-	1,400	6.1	131
Nashwauk	16	390,051	20,142	9,112	2,000	9.3	105
Nerstrand	30	208,594	15,036	781	500	7.1	108

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
New Auburn	16	306,540	16,412	7,864	1,500	8.6	98
New Brighton	42	6,718,041	198,357	-	10,500	17.4	158
New London	24	811,934	65,018	10,940	2,300	5.6	114
New Prague	30	1,584,832	128,878	-	4,150	9.9	124
New Richland	25	554,849	34,815	-	1,500	10.1	135
New York Mills	19	479,226	31,593	4,000	2,300	10.2	115
Nicollet	27	1,469,541	44,998	11,421	3,400	16.9	165
Nisswa	23	2,154,628	99,877	15,000	5,700	11.9	138
North Branch	24	1,595,793	120,734	-	5,000	16.7	137
North Mankato	34	4,053,888	111,009	14,251	5,000	10.0	115
North Saint Paul	32	2,041,595	98,256	5,578	6,800	14.5	147
Northfield	29	8,050,207	247,678	-	13,000	16.5	208
Odin	14	174,868	10,176	-	700	5.2	153
Okabena	16	290,108	14,920	-	1,000	6.2	123
Olivia	28	664,447	36,956	-	1,800	14.2	122
Onamia	19	548,849	32,646	2,000	1,300	8.9	134
Ormsby	13	160,721	11,190	-	820	8.5	136
Oronoco	23	669,746	16,412	-	3,000	17.2	200
Orr	12	435,935	11,802	-	650	12.6	324
Ortonville	30	578,898	24,164	-	1,400	9.9	120
Osseo	22	440,414	23,684	10,000	2,000	9.8	142
Ostrander	13	134,080	10,444	-	550	0.6	214
Owatonna	32	3,816,142	253,189	-	14,550	11.5	124
Park Rapids	25	1,681,087	134,901	-	6,500	12.5	119
Pelican Rapids	20	1,059,528	95,477	-	3,600	11.1	140
Pemberton	13	196,365	12,682	-	1,150	2.7	101
Pequot Lakes	25	2,261,660	85,456	37,068	6,900	18.3	160
Perham	32	1,400,054	73,705	3,610	2,800	11.2	124
Pierz	30	1,468,228	80,137	33,000	3,100	8.9	112
Pillager	20	1,374,099	90,587	15,000	5,200	13.6	130
Pine Island	26	1,889,155	83,634	22,809	7,800	16.4	128
Pine River	24	964,005	37,490	16,500	4,500	12.8	115
Preston	24	840,172	28,281	18,000	2,100	17.2	148
Prinsburg	17	288,971	14,920	-	900	7.0	139
Prior Lake	22	5,099,838	372,220	20,000	10,500	8.8	143
Randall	20	601,991	22,133	5,000	2,100	9.9	139
Randolph	30	1,938,190	44,675	13,215	2,800	18.6	173
Red Wing	24	1,785,400	159,266	-	9,000	8.9	129
Redwood Falls	31	1,524,671	67,065	16,008	3,450	11.6	106
Renville	25	635,554	26,084	-	1,600	18.6	159
Rice	21	683,387	41,711	9,400	2,500	10.0	118
Richmond	25	900,658	17,904	54,500	2,000	8.5	126
Rockville	21	876,059	25,852	25,460	2,750	9.2	91
Rogers	40	2,366,498	204,546	19,000	5,150	9.7	110
Rollingstone	23	207,776	16,412	-	500	10.6	148
Rose Creek	20	232,429	16,419	-	400	12.7	225
Roseau	29	1,780,395	57,967	-	2,400	11.6	232
Rosemount	54	6,720,627	246,921	30,000	10,200	15.9	158
Rothsay	23	532,157	29,008	-	1,200	10.5	178
Royalton	18	512,707	23,741	-	1,217	12.6	140
Rush City	27	974,967	63,685	7,335	3,200	7.8	90
Ruthton	15	537,458	14,660	425	1,000	14.9	234

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Saint Augusta	26	568,842	32,797	3,000	1,750	8.4	153
Saint Bonifacius	26	1,785,139	76,753	35,000	5,700	12.4	125
Saint Charles	29	1,386,641	51,291	7,000	3,250	6.8	129
Saint Clair	24	2,522,529	36,743	10,000	4,000	14.5	148
Saint James	33	1,038,895	57,482	-	2,700	9.9	107
Saint Joseph	24	1,363,608	75,934	6,000	3,400	14.3	126
Saint Martin	28	997,406	17,904	62,980	2,100	5.0	181
Saint Michael	29	1,751,102	181,249	28,000	6,500	6.9	106
Saint Peter	37	2,177,767	107,723	-	3,900	15.3	116
Saint Stephen	25	1,379,568	37,002	21,988	2,450	16.9	115
Sanborn	22	161,125	15,456	654	1,000	8.4	77
Sartell	30	1,503,019	160,860	20,000	6,550	15.5	120
Sauk Centre	30	1,322,659	76,551	9,500	2,900	12.3	124
Sauk Rapids	29	3,373,378	168,594	16,000	8,000	13.1	109
Sebeka	20	540,453	32,767	2,000	1,852	9.7	116
Sedan	16	184,572	10,444	-	200	0.1	361
Shakopee	-	4,400,199	446,448	-	11,375	6.7	100
Shelly	13	277,607	17,158	-	1,600	8.4	116
Sherburn	22	1,002,534	20,564	-	2,100	23.8	168
Silica	18	231,361	11,936	-	1,300	13.0	132
Silver Bay	18	989,696	30,430	-	2,600	20.9	237
Slayton	30	740,501	40,495	30,968	2,000	12.0	96
Sleepy Eye	34	1,229,402	63,460	10,000	2,500	6.6	133
Spicer	25	580,907	36,099	-	2,300	12.8	90
Spring Valley	23	838,928	32,179	4,600	2,100	13.7	141
Springfield	26	654,165	37,601	6,164	1,800	11.8	101
Squaw Lake	23	508,640	16,412	-	800	6.5	251
Staples	24	711,017	43,601	13,750	2,100	11.5	126
Stewart	18	605,599	18,524	-	1,750	15.2	200
Stewartville	36	2,676,412	90,577	14,997	4,700	8.1	112
Stillwater	32	4,947,290	262,034	-	11,000	7.9	132
Storden	20	276,249	17,253	-	800	9.5	168
Sturgeon Lake	18	368,948	11,030	-	1,200	14.1	144
Taconite	15	102,285	10,444	2,541	1,100	11.0	106
Thief River Falls	24	1,177,295	93,447	-	3,500	9.3	158
Thomson	27	933,288	46,434	11,878	2,700	14.8	149
Tofte	15	585,201	13,087	3,784	1,500	18.5	150
Tracy	27	776,149	40,287	-	2,000	9.5	124
Trimont	18	344,268	23,805	2,975	1,200	4.0	136
Trout Lake	18	564,691	27,353	-	3,000	8.3	116
Truman	25	713,425	23,745	5,000	1,125	19.4	244
Twin Lakes (City)	13	146,903	14,174	-	700	(5.7)	677
Twin Lakes (VFD)	12	184,509	6,267	-	750	14.1	179
Two Harbors	26	1,332,798	77,363	3,600	6,000	15.9	103
Tyler	28	686,736	21,849	-	1,000	14.4	128
Upsala	20	149,024	14,035	8,291	800	9.8	77
Vergas	25	481,367	32,556	-	1,200	8.5	125
Verndale	23	1,140,494	17,904	12,446	3,000	14.5	111
Vernon Center	20	302,496	14,920	-	800	9.2	109
Villard	25	800,430	17,904	-	1,300	10.4	135
Wabasha	30	874,261	38,368	-	1,700	13.3	131
Wadena	21	1,256,183	45,335	534	3,900	10.3	113

Table 2-A
Financial and Investment Data for Lump-Sum Plans
For the Year Ended December 31, 2024

Relief Association	Active Members	Net Assets	State Aid	Municipal Contributions	Annual Benefit	1-Year ROR ^A	Funding Ratio ^B
Waldorf	20	293,860	17,499	-	1,150	8.5	139
Walker	24	2,129,948	65,680	18,000	5,500	15.5	199
Walnut Grove	26	269,841	22,259	1,000	700	9.7	151
Walters	19	350,655	12,682	-	450	9.3	193
Warren	23	588,635	38,696	-	1,900	11.0	132
Warroad	30	1,172,735	45,140	-	1,750	14.7	185
Waseca	26	2,908,538	101,777	-	6,000	14.6	126
Watkins	24	999,339	23,228	6,500	2,100	19.2	132
Waubun	13	180,947	14,920	420	750	8.9	170
Waverly	20	1,009,752	32,737	60,505	4,200	10.4	140
Welcome	26	355,785	21,166	6,000	1,150	1.2	111
Wendell	21	294,669	18,222	-	750	1.0	118
Westbrook	28	347,477	23,774	1,250	1,000	6.9	130
Wheaton	25	911,042	34,710	24,638	2,450	6.7	141
Willow River	13	521,721	11,936	2,814	1,800	17.2	168
Wilmont	24	535,182	26,891	633	1,000	10.4	170
Wilson	31	999,290	22,380	-	1,750	13.7	160
Windom	35	1,655,849	74,969	-	3,300	15.8	195
Winsted	27	663,408	30,767	-	1,500	14.3	152
Woodstock	19	483,587	11,190	-	625	19.9	419
Wykoff	24	427,669	14,920	2,800	1,600	15.5	187
Wyoming	20	1,245,870	70,016	5,400	4,750	12.9	151
Zimmerman	30	1,801,382	128,220	-	5,740	14.5	138
Zumbro Falls	20	590,472	25,733	2,000	2,000	9.1	157
Totals	9,072	\$ 438,935,343	\$ 20,315,097	\$ 3,008,295		12.4%	139%

A = The overall rate of return is calculated by dividing total investment earnings by beginning of year total investments.

B = The total funding ratio is calculated by dividing the total net assets by total accrued liabilities.

Benefit Level Projections Tool

[Click here for instructions on how to complete this tab.](#)

This page is being provided as an optional tool that a relief association may use as a resource to estimate the impact that benefit level changes or investment rate of return changes could have on the relief association's funded status. The calculated fields in the yellow shaded boxes below are locked, and the data is pulled from the Financial Projections page of this SC Form. See how the data in Lines 17-21 are impacted when different projections are entered in the editable white boxes.

Note that if a benefit level increase and a pension payment are both projected for 2026, any amount entered in Line 14A should be calculated at the increased benefit level entered in Line 1A.

Furthermore, if a benefit level increase and a pension payment are both projected for 2027, any amount entered in Line 14B should be calculated at the increased benefit level entered in Line 1B.

If you choose to complete this tool, please be aware that all projected data below are rough estimates, only. The calculated fields in the yellow shaded boxes below may be subject to amendment resulting from the Office of the State Auditor's annual review. This tool should not be relied upon in lieu of individualized services provided by a relief association's auditor, actuary, or financial advisor. This page is not required to be completed; the SC Form can be submitted without completing this page.

	2026 Benefit Increase Projections			2027 Benefit Increase Projections		
Projection of Liabilities for Year End						
Grand Total Special Fund Liability	1A. \$	1,300	2026 Benefit Level:	1B. \$	1,500	
Normal Cost (Line 4 - Line 3)	2A.	0.00%	2026 Rate of Return:	2B.	0.00%	
	2026		2027			
	3A.	504,629	3B.	615,139		
	4A.	538,985	4B.	656,103		
	5A.	34,356	5B.	40,964		
Projection of Net Assets for Year End						
Special Fund Assets on January 1 (Prior Year FIRE Form Ending Net Assets)	6A.	695,014	6B.	733,143		
<u>Projected Income</u>						
Fire State Aid (fire state aid of \$25,240 may be increased by up to 3.5%)	7A.	25,240	7B.	26,123		
Supplemental State Aid (actual supplemental state aid)	8A.	3,389	8B.	3,389		
Municipal / Independent Fire Dept. Contributions	9A.	9,500	9B.	0		
Investment Earnings	10A.	0	10B.	0		
Other Revenues	11A.	0	11B.			
Total Projected Income	12A.	38,129	12B.	29,512		
<u>Projected Expenses</u>						
Total Service Pensions and Benefit Payments from Financial Projections Tab	13A.	0				
Total Additional Service Pensions and Benefit Payments	14A.		Total Number of Benefits Paid	14B.		
Administrative Expenses	15A.	0		15B.		
Total Projected Expenses	16A.	0		16B.	0	
Projected Net Assets at Year End	17A.	733,143		17B.	762,655	
Projection of Surplus or (Deficit) as of Year End						
Accrued Liability Less Projection Payouts (Line 3)	18A.	504,629	18B.	615,139		
Projected Surplus or (Deficit) (Line 17 - Line 18)	19A.	228,514	19B.	147,516		
Projected Funding Ratio (Line 17 / Line 18)	20A.	145%	20B.	124%		
Projected Required Municipal Contribution	21A.	0	21B.	0		

Office of the State Auditor - Pension Form SC-26

Harmony Fire Relief Association

Benefit Level Projections Tool

[Click here for instructions on how to complete this tab.](#)

This page is being provided as an optional tool that a relief association may use as a resource to estimate the impact that benefit level changes or investment rate of return changes could have on the relief association's funded status. The calculated fields in the yellow shaded boxes below are locked, and the data is pulled from the Financial Projections page of this SC Form. See how the data in Lines 17-21 are impacted when different projections are entered in the editable white boxes.

Note that if a benefit level increase and a pension payment are both projected for 2026, any amount entered in Line 14A should be calculated at the increased benefit level entered in Line 1A.

Furthermore, if a benefit level increase and a pension payment are both projected for 2027, any amount entered in Line 14B should be calculated at the increased benefit level entered in Line 1B.

If you choose to complete this tool, please be aware that all projected data below are rough estimates, only. The calculated fields in the yellow shaded boxes below may be subject to amendment resulting from the Office of the State Auditor's annual review. This tool should not be relied upon in lieu of individualized services provided by a relief association's auditor, actuary, or financial advisor. **This page is not required to be completed; the SC Form can be submitted without completing this page.**

	2026 Benefit Increase Projections			2027 Benefit Increase Projections		
	2026	2027		2026	2027	
	Benefit Level:	Benefit Level:		Benefit Level:	Benefit Level:	
	2026 Rate of Return:	2026 Rate of Return:		2027 Rate of Return:	2027 Rate of Return:	
Projection of Liabilities for Year End						
Grand Total Special Fund Liability	1A. \$ 1,300	1B. \$ 1,500				
Normal Cost (Line 4 - Line 3)	2A. 0.00%	2B. -20.00%				
Projection of Net Assets for Year End						
Special Fund Assets on January 1 (Prior Year FIRE Form Ending Net Assets)						
Projected Income						
Fire State Aid (fire state aid of \$25,240 may be increased by up to 3.5%)	3A. 504,629	3B. 615,139				
Supplemental State Aid (actual supplemental state aid)	4A. 538,985	4B. 656,103				
Municipal / Independent Fire Dept. Contributions	5A. 34,356	5B. 40,964				
Investment Earnings	6A. 695,014	6B. 733,143				
Other Revenues	7A. 25,240	7B. 26,123				
Total Projected Income	8A. 3,389	8B. 3,389				
Projected Expenses						
Total Service Pensions and Benefit Payments from Financial Projections Tab	9A. 9,500	9B. 0				
Total Additional Service Pensions and Benefit Payments	10A. 0	10B. (146,629)				
Administrative Expenses	11A. 0	11B. 0				
Total Projected Expenses	12A. 38,129	12B. (117,117)				
Projected Net Assets at Year End	13A. 0	13B. 0				
Projection of Surplus or (Deficit) as of Year End						
Accrued Liability Less Projection Payouts (Line 3)	14A. 0	14B. 0				
Projected Surplus or (Deficit) (Line 17 - Line 18)	15A. 0	15B. 0				
Projected Funding Ratio (Line 17 / Line 18)	16A. 0	16B. 0				
Projected Required Municipal Contribution	17A. 733,143	17B. 616,026				
	18A. 504,629	18B. 615,139				
	19A. 228,514	19B. 887				
	20A. 145%	20B. 100%				
	21A. 0	21B. 0				



KINGSLEY MERCANTILE, INC.

PLUMBING AND HEATING

7186

PO Box 214 - 20 Center St. E - Harmony, MN 55939

507-886-2323

www.kingsleymercantile.com

Kerry & Jane Kingsley,
Owners

☐ SERVICE ☐ INSTALL	☐ PICKUP ☐ DELIVER	PHONE	REPAIR IN ☐ HOME ☐ SHOP	DATE OF ORDER
				DATE PROMISED

NAME <i>City Harmony</i>	APARTMENT
--------------------------	-----------

ADDRESS <i>city shop.</i>	DATE OF ORIG. INSTALL
---------------------------	-----------------------

CITY	
------	--

MAKE	MODEL	SERIAL NO.
------	-------	------------

NATURE OF SERVICE REQUEST <i>Price new softener for shop</i>	☐ ESTIMATE ☐ WARRANTY ☐ CONTRACT ☐ CASH ☐ CHARGE ☐ C.O.D.
--	--

QUAN.	PART NO.	DESCRIPTION	PRICE	AMOUNT
1		Capital model WS32 water softener		
1		misc fittings		
1		softener salt		
1		disposal		
1		labor		

SERVICE PERFORMED <i>Price is all the above and installation</i>	TOTAL MATERIAL	
	TECHNICAL SERVICE TIME	
	TAX	
	TOTAL	<i>1435.00</i>

Thank you!

DATE COMPLETED

7/14/26

CASH

ON COMPLETION OF WORK ☐

INVOICE COPY

I hereby accept above performed service, and charges, as being satisfactory and acknowledge that equipment has been left in good condition.

TECHNICIAN

CUSTOMER'S SIGNATURE

Past Due Accounts Subject to 1 1/2% Service Charge Per Month, 18% Annual. \$10.00 Minimum Late Charge

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff: Alissa Stelpflug	Meeting Date: August 12, 2026	Agenda Item No. 6c
Agenda Section: New Business	Item: Welcome Sign Painting Quote (Harmony Lions Club offering to fund)	
BACKGROUND: Harmony Lions Club would like to donate the cost to repaint the letters and fixtures on both Welcome to Harmony Signs. The Harmony Lions Club also received a quote from Yoder's Masonry Restoration for \$7,300 to retuckpoint around the bottom of both signs. They will be looking into funding opportunities for this and follow back up with Council.		
ATTACHMENTS: Memo from Harmony Lions and Quote for labor and materials from Haugerud Painting & Drywall, Inc., and a copy of the quote from Yoder's Masonry Restoration.		
COUNCIL ACTION REQUESTED: Approve quote from Haugerud Painting & Drywall, Inc. to repaint the letters and fixtures on both Welcome to Harmony Signs. Harmony Lions Club will be donating the cost.		

Proposal

To: Alissa Stepflug, Harmony City Council, Mayor Donney

From: Harmony Lions Club, Sandy Strozyk, President

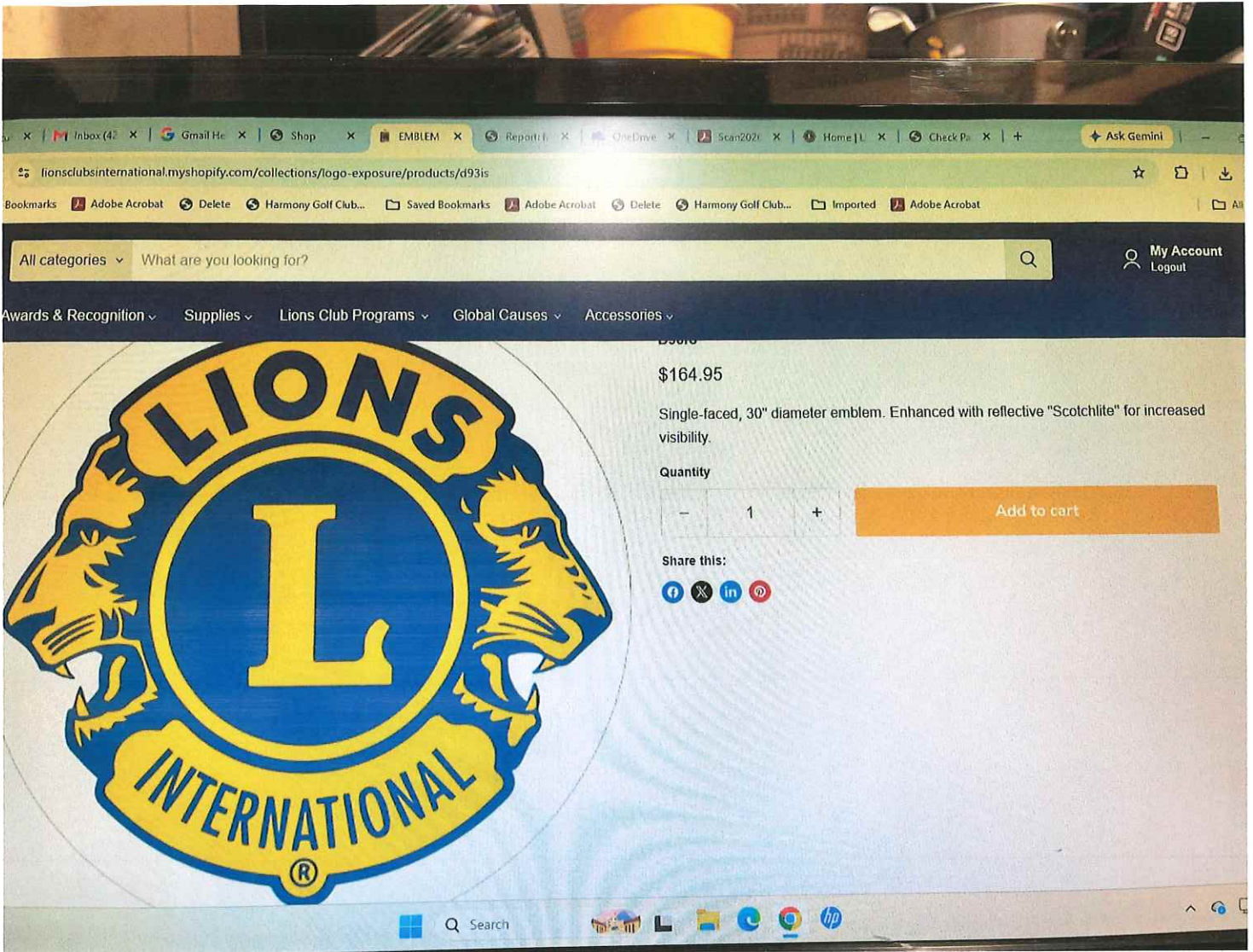
Re: Welcome to Harmony Signs

Date: 7/21/2026

The Harmony Lion's Club would like to install a metal sign on a metal stake directly next to each Welcome to Harmony Sign. A picture of the sign is attached. I am told before the roadway was changed through town, there were the same signs along the highway, but they were removed during the project. The club has approved the expense of buying new signs and we ask your approval to place them next to the welcome sign.

Secondly, the Harmony Lion's Club have voted last night to approve the expense to James Haugerud as attached to brighten up and repaint the letters and fixtures on the Welcome to Harmony Signs. We have one more meeting on August 17th for another approval (we need 2 meeting approvals to spend that dollar amount). Would the city allow us to provide this to improve the quality of the Welcome to Harmony signs? We could either have you hire James and pay you the money, or we would pay him directly, whichever you prefer.

Thank you for your consideration of both proposals.



Haugerud Painting & Drywall, Inc.
P. O. Box 25
Harmony, MN 55939

BID

Sandy Strozyk
C/O Harmony Lions Club

Bid for labor and materials to complete the following scope of work on two "Welcome To Harmony" signs.

- prep two signs for painting of letters and metal farm figures
- sand rusty areas
- prime rusty areas with Diamond Vogel Versacryl primer
- paint two coats of Sherwin Williams Direct to Metal waterborne paint in selected color
- clean up when complete

Labor and materials	\$1,540.00
---------------------	------------

July 20, 2026

Yoder's Masonry Restoration

To: City of Harmony

From: Roman Yoder

Date: August 7, 2026

Phone: 612-760-5752

Re: sign tuckpointing

This estimate includes all labor and material.

We will retuckpoint around the bottom of both signs.

We will take off the old cap on both signs and replace them with a concrete cap.

Our cost for this work is \$7,304

We will need \$3,000 down to cover for material before we start.

Please sign upon approval of this estimate

City of Harmony WWTP

Operations and Maintenance

Water & Wastewater Services

JULY 2026 Monthly Council Report

1. Completed DMR, no limits exceeded
2. Completed Rounds
3. MLSS Checks
4. Still working on UV punch list items
5. Had to call MN duty office for a flooding event on July 2nd
Every one pitched in and it went well, big thanks to Rick, Brian, Terry.

Respectfully submitted: Corey Whalen

HARMONY ECONOMIC DEVELOPMENT AUTHORITY

Regular Meeting Minutes

August 6, 2026
7:30 A.M.

Council Room
Community Center

CALL TO ORDER:

Meeting was called to order to order at 7:30 by EDA President Stuart Morem

<u> x </u> Steve Donney (Mayor)	<u> x </u> Kelsey Bergey (EDA)
<u> x </u> Keith McIntosh (City Council)	<u> x </u> Alissa Stelpflug (City Administrator)
<u> x </u> Greg Schieber (EDA)	<u> x </u> Chris Hahn (EDA Interim Director)
<u> x </u> Stuart Morem (EDA)	

Guests: Aaron Bishop, Amy Bishop, Alan Dahl, Eric Thigles, Becky Jones, Cindy Ofstedal
Dan Dornick

Meeting was called to order to order at 7:30 by President Stuart Morem

AGENDA/ MINUTES (Consent Agenda)

Motion to approve the August 6th Meeting Agenda and July 10th Meeting Minutes was made by Steve Donney, 2nd by Keith McIntosh carried unanimously with no discussion

REPORTS:

Chamber of Commerce Report: (Amy Bishop)

Amy Bishop updated the EDA Board. Chamber Director Kelley Collins will remain on board through the end of August. The Chamber plans to post the Membership & Event Coordinator position soon, hoping to have the position filled by the beginning of September. (noting that the board hopes that Kelley will apply for the position)

It was reported that Wanda Burkholder has joined the Board to complete Mason's term (complete 1/2027). Still seeking a Board member to fill Jen's term (complete 1/2028).

A written report was also submitted reporting details and information on the following activities:

- Marketing
- 4th of July event recap
- Ladies' Bingo at the Golf Course on July 14th
- Back Alley Jam Concert Series event on July 16th
- Golf Tournament Fundraiser on July 20th:
- Fillmore County Fair table and community engagement

Financial Report and Claims: (Chris Hahn)

The July 27, 2026 EDA RED Loan Summary was presented and reviewed by the board. All RED Loan accounts are current and in good standing.

Prospects & Community Update: (Chris Hahn)

Green Loop Refillery: (Sarah and Anette Keiffer) will be moving their business from Spring Valley, MN to Harmony, and moving into the retail space in the back of the Bee Balm business. Green Loop Refillery's entrance will be located along 1st Street NW. Welcome Sarah and Anette!

Jem Theatre: Spoke with Alicia Pearson who is looking to buy the Jem Theater, about possible financial programs and incentives available to help renovate improved this property.

CEDA Work Update: (Chris Hahn)

Business Updates and Meetings:

1. Chris attended the SMIF Partner Social in Owatonna, MN on July 13th and met with the SMIF team and other Community/ Economic Development people to network and discuss opportunities and strategies for smaller rural communities.
2. Chris attended the HACC Board Meeting on July 21st, to learn more about the HACC activities and initiatives.
3. Chris Hahn presented a request for a Letter of Support for the 7 Rivers Alliance application for the SMIF EDA Grant program. The 7 River Alliance serves several counties in SW Wisconsin and communities in SE Minnesota in Fillmore, Winona and Houston counties.

The 7 Rivers Regional Business Park Initiative represents an important opportunity to address the challenges of Business Park development through a collaborative regional approach. By partnering with local governments, the Mississippi River Regional Planning Commission, utilities, economic development organizations, and private-sector stakeholders, the initiative will provide participating communities with a comprehensive inventory of business and industrial sites, assessments of infrastructure capacity, identification of development opportunities and constraints, and practical recommendations for future investment.

This initiative is in partnership with the Wisconsin Economic Development Corp. (WEDC) and CEDA. Due to the fact that the WEDC cannot fund any of this project's activities in MN, yet the project scope is in both MN and WI, 7 Rivers is applying to the SMIF Economic Development Grant to cover the cost incurred in MN, and asking for support from the City of Harmony.

Motion to submit a letter of support for the 7 Rivers Alliance SMIF EDA Grant application for the **7 Rivers Regional Business Park Initiative** was made by Steve Donney, 2nd by Keith McIntosh carried unanimously with no discussion.

EDA Loans and Program Updates:

- [SMIF Economic Development Grant](#) applications are open for projects up to \$10,000, with applications due August 10, 2026. Director Hahn forwarded this grant program information to the HACC Board as many of the samples of past awards were similar to some of the ideas expressed at the HACC board meeting around potential business engagement and education ideas, noting that the HACC would need to partner with a local non-profit to serve as the fiscal agent.
- [SMIF Small Town Grant](#) for projects up to \$10,000 with applications due August 19, 2026. Director Hahn was asked to follow-up with Vicky Tribon of the HAHS regarding as possible

grant application around updating community signage with QR codes that would direct people to additional historical information about the Harmony community.

- Arlin Falk Foundation Grant Applications are open and must be received by October 1, 2026. Application/guidelines have been requested for review

Other / Updates:

- The Data Center Ordinance was reviewed by the EDA, Planning and Zoning and City Council on August 5th. Further conversation in the EDA meeting presented the following follow-up question.
 - o Q: Where are we getting potential employment number? - Proposals from interested data centers would list the estimated number of jobs created in the community
 - o Q: How the city would gather input on how best to use funds received from a potential data center benefits agreement.
 - o Q: Would the EDA and other committees within the city/community be engaged and tasked with identifying opportunities for investment of funds gained through the community benefit agreement/franchise fees (ad hoc committee/ philanthropy committee)
 - o Comment: Was also offered that we need to “think big” when it comes to negotiating franchise fees and benefits agreement, as there is a real opportunity to move the needle through substantial investment of proceeds/fees/benefit agreements.
 - o Q: Regarding the noise requirements, can the city set a standard that is stricter than the state of MN requirement. Greg Schieber offered that the city and state cannot set separate noise levels. As long as the company meets the standard set, we can not deny it.
- Fillmore County - RCCIP Child Care Open House was held July 28th. Greg Schieber provided an update. Chris Hahn will gather information on several child care successes including the Child Care House concept and provide the data to the EDA for review.
- DNR: Harmony-Preston Valley State Trail Paving project started earlier than anticipated and is still being worked on.

PUBLIC FORUM:

- Erica Thilges asked if there has been any progress regarding development of the industrial park lots for sale. City Administrator Stelpflug will follow-up with the city engineer regarding status of this project.

OLD BUSINESS:

- Continued Discussion: Combining EDA/ Chamber Director was tabled pending the hiring of a new HACC Membership & Event Coordinator.

NEW BUSINESS:

- **REVIVE Act** Pilot Legislation - (*See Attached*) (Discussion Item / No Board Action)
 - o This Act establishes the REVIVE Act, a targeted pilot program providing refundable tax credits to stimulate redevelopment in a limited number of distressed census tracts. The program builds on federal Opportunity Zone benefits and is strictly limited in scope, duration, and eligibility.
 - o **Eligible Projects** Credits are available only for qualified projects located on: (a) Government-owned land, including municipally owned properties exempt from taxation under Minnesota Statutes, section 272.02, subdivision 8; or (b) Privately owned land that meets at least one of the following criteria: (i) vacant or undeveloped land; (ii) buildings deemed “structurally substandard” as defined in Minnesota Statutes, section 469.174, subd. 10; or (iii) buildings with 50 percent or less tenancy for the prior three years.
 - o **Incentives**

- A 20 percent refundable tax credit for qualified construction expenditures, including site preparation, demolition, adaptive reuse, vertical construction, and other hard costs.
 - A 30 percent refundable tax credit for qualified sustainable investments, including LEED certification, solar and geothermal systems, efficient HVAC, green retrofits, and related improvements.
- o Credits are pass-through eligible for partnerships and S corporations. All projects require a resolution of support from the local city council or governing body.
- **Back Alley Beautification Project** -Becky Jones and Dan Dornick presented the idea of investment into the EDA owned land (60 1st Ave NW) and land owned by Estelles, and Harmony Distillery behind Estelles, and adjacent to Harmony Distillery in order to improve the visual appearance, and utility of the area. Presentation included concept drawings and ideas. This includes constructing fenced areas for trash and recycling and potentially erecting a pavilion/ shelter for events as the space is currently use for events on a regular basis. (Discussion Item / No Board Action)

Discussion was had, including the following topics:

- o The question was asked if the city has given up on using that land for future business development /construction? (noting that businesses are hard recruit especially on an infill lot)
 - o Is developing a “Third Space” something the city should invest in?
 - o Is this the best location for this type of community space? It is a great location that people use, however, certain things may not be able to be changed. (infrastructure, utilities, Etc.)
 - o Could the non-city owned parcels be acquired? Chris Hahn to reach out to businesses
 - o Cost estimates (what would we need for a dedicated space/ what would it cost)
 - o Funding options identified included SMIF, Give to the Max, Other?
- **Miners Underground Dirt Pile** - Tom Davis had reached out to the city regarding a pile of dirt on the Miners Underground lot in the industrial park, asking if the city wanted to contract him to move/ remove it. The understanding is that Miners wants the pile removed and Mr. Davis was asking if the city needed dirt and wished to hire him to move it. There seemed to be some confusion as to the situation regarding the dirt pile, and Director Hahn will reach out to Miners Underground to determine the what their wishes are moving forward and facilitate connecting interested parties, regarding removal of the pile if needed. (Discussion Item / No Board Action)
 - **Preliminary Budget for the Harmony Area Chamber of Commerce** (Amy Bishop) was submitted for review, noting that organization of the current budget categories/ expenses is ongoing Douglas (Treasurer) but hope to have that finalized soon. (Discussion Item / No Board Action)
 - **2027 Preliminary Budget for the EDA** (Chris Hahn) is being developed, noting that the Contract rate for CEDA is using a planning placeholder of 5% increase, with anticipation that the increase is less then that (similar to 2026, using a 5% increase as a planning number and the actual increase was 2.75%) Mayor Steve Donney asked if it would be possible to learn what the total EDA budgets for other communities are? Chris Hahn noted that this is publicly available information that can be requested from any community with an EDA, and that comparisons can be gathered for comparison. (Discussion Item / No Board Action)

ADJOURNMENT:

Hearing no addition items for discussion, EDA President Stuart Morem Adjourned the meeting by proclamation at 8:44 am

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Chris Hahn".

Chris Hahn – CEDA
Interim EDA Director

DRAFT

Chamber Update for July 2026

Marketing

Inspire(d) Magazine and Rochester Media Guide (On-going Coop Advertising Opportunities)
Continuing to boost social media posts regarding visiting Harmony (sharing the ExploreHarmony blog posts, etc).
Added ' & Visitor Center' to our Facebook page for better searchability.

4th of July

Went smoothly despite rainy weather hitting during the parade.
Sold roughly 600 buttons. Added additional activities (foam party, waterslide, caricatures, extended the gaming trailer hours). Kid's activities were free for America's 250th. This was a huge hit (no wristband required). Would like to keep them free moving forward if possible.

Ladies' Bingo at the Golf Course

July 14th: Bingo was a success and brought in roughly \$1200.

Back Alley Jam Concert Series

July 16th: The music was good. Smaller turn-out due to the extreme heat.

Golf Tournament Fundraiser

July 20th: Weather held and it was a successful day. Cleared roughly \$2,500. Thank you to all of the participating teams, hole sponsors, and silent auction donors and bidders! Next year (and hopefully all future HACC Golf Tournament Fundraisers) will be held in September. (July is a hectic month!)

Fillmore County Fair

Had a table with Harmony Guidebooks out at the Fair. Staffed that table from 10-5 the Friday of the Fair.

Board Status

Wanda Burkholder has joined the Board to complete Mason's term (complete 1/2027). Still seeking a Board member to fill Jen's term (complete 1/2028).

Interim Director

Kelley Collins has been doing an amazing job. She jumped into a (contracted) role when we needed her just ahead of July's heavy event schedule. She got right to work reaching out to vendors and sponsors, planning, organizing, following-up, and making sure our July events went off without a hitch. She maintained regular office hours (Monday - Wednesday - Friday). She interacted with and was a confident and welcoming presence at our VC for our volunteers and visitors. She averaged around 20 hours/week working for us, and also managed to keep clear records and documentation of the events she now has experience planning. We honestly couldn't be happier with Kelley's organization, leadership, success, and the ease of which she managed the many responsibilities of this position during our busiest month.

Kelley's interim role ended on the 31st of July. The Board extended her contracted position through the end of August. This will allow us to get the Membership & Event Coordinator position posted on our website, to social media, and in the Fillmore County Journal, and ideally receive a few applications. We'll of course promptly conduct interviews and hope to have the position filled by the beginning of September. During this time Kelley will only be working around 1 day/week (up to 10 hours/week). We have very few events in August (one Back Alley Jam and one Ladies' Bingo). Yes, the Board absolutely hopes that Kelley will apply. She enjoys the work (and is great at it)! This month she'll be working to determine if this would be a good long-term fit for her at this time (among other family and work responsibilities).

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

Calls for Service / Patrol Activity:

Reported Date	Title	Street Name
2026-07-01	Animal Complaint	1ST AVENUE
2026-07-01	Assist	MAIN AVE
2026-07-03	Missing Person	5TH ST
2026-07-03	Driving Under the Influence	HWY 52
2026-07-03	Special Events	1st AVE
2026-07-03	Noise Complaint	2nd AVE
2026-07-04	Special Events	3rd AVE
2026-07-04	Driving Complaint	2nd AVE
2026-07-04	Traffic	HWY 52
2026-07-04	Traffic	HWY 52
2026-07-06	Traffic	HWY 52
2026-07-06	Animal Complaint	1st AVE
2026-07-08	Fraud/Scam	1st Ave
2026-07-08	Mental Health	1st AVE
2026-07-09	Animal Complaint	1ST AVE
2026-07-10	Traffic	HIGHWAY 52
2026-07-10	Crash	INDUSTRIAL BLVD

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2026-07-10	Civil	Niagara Ct
2026-07-10	Civil	Main Ave N
2026-07-11	911 Hang Up	MAIN AVE
2026-07-12	Traffic	MAIN ST
2026-07-12	Animal Complaint	2ND ST
2026-07-13	Traffic	HIGHWAY 52
2026-07-13	Traffic	HWY 52
2026-07-14	Ordinance or Code Violation	2nd Ave
2026-07-14	Traffic	HIGHWAY 52
2026-07-14	Assist	MAIN AVE
2026-07-15	Fraud/Scam	MAIN AVE
2026-07-15	Animal Complaint	MAIN AVE
2026-07-17	Alarm	MAIN AVE
2026-07-17	Alarm	MAIN AVE
2026-07-19	Information	MAIN AVE
2026-07-19	Welfare Check	Main Ave
2026-07-20	Traffic	HWY 52
2026-07-20	Traffic	MAIN AVE
2026-07-20	Crash	9th St
2026-07-22	Driving Complaint	MAIN STREET
2026-07-24	Harassment	HWY 52
2026-07-24	Probation	1st AVE
2026-07-24	Crash	GARDEN RD
2026-07-26	Information	HWY 52
2026-07-26	Animal Complaint	HWY 52

FILLMORE COUNTY SHERIFF



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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

2026-07-29	911 Hang Up	Highway 52
2026-07-29	Driving Complaint	HIGHWAY 52
2026-07-29	Alarm	2ND AVE SE
2026-07-29	Traffic	HIGHWAY 52
2026-07-30	Information	
2026-07-30	Traffic	HIGHWAY 52
2026-07-30	Traffic	MAIN
2026-07-30	Driving Complaint	ROOT RIVER BIKE TRAIL
2026-07-30	Assist	3rd AVE
2026-07-31	Civil	2ND AVE