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

November 10, 2026 — Council Room
7:00 P.M. — 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 Special Income & Expense Meeting
    b) Claims and October Checks
    c) Investment Report
    d) Cash Balances
    e) Budget YTD – Rev/Exp
    f) 2027 CEDA Contract Renewal
    g) Southern Minnesota Initiative Foundation – Donation Request
6. New Business
    a) Data Center Ordinance Recommendation
    b) Ambulance Rate Increase Proposal
    c) Community Center Entrance Concrete Pad Repair Quote
    d) Snow Emergency Ordinance Requirements Discussion
    e) Res. 26-09 - Utility Assessments
    f) Data Practice Policy Recommendation
    g) Res. 26-10 – Certify Election Results/Canvassing
    h) Res. 26-11 - Accepting Resignation and Declaring a Vacancy
7. Reports
    a) Building & Maintenance Report
        i. WWTP Report
        ii. Minnesota Energy Distribution Facilities Installation Agreement
    b) EDA Board
        i. EDA Board Minutes Draft
        ii. Jem Theater – Draft Assumption of Mortgage Agreement
        iii. Jem Theater – Downtown Revitalization Application
        iv. Housing Rebate Application – 315 2nd St SE
        v. Hammell Equipment Expansion & Land Sale Request
    c) Harmony Chamber
        i. Chamber Update
    d) Park Board
        i. CEDA Grant Writing Proposal – DNR Grant
    e) Library Board
        i. Library Board Member Recommendation
    f) Arts Board
    g) Fire Department
    h) Sheriff Report
8. Upcoming Meetings:
    a) Council Meeting December 8th, 2026 – Truth-in-Taxation Hearing
9. Adjourn

OCTOBER 13, 2026 REGULAR MEETING HARMONY CITY COUNCIL

A Regular Meeting of the Harmony City Council was called to order by Mayor Steve Donney at 7:00pm. Present were Mayor Donney, Councilmembers, Kyle Scheevel, Keith McIntosh, Jesse Grabau, and Tara Morem. Also present City Attorney Greg Schieber, Administrator Alissa Stelpflug, Deputy Clerk Lisa Morken, Utility Superintendent Brian Michel, Hannah Wingert (Fillmore County Journal), Mary Sack, Erica Thilges, Samantha Grabau, Annette Evenson, Benya Kraus, Miles Petree, Robbie Brokken (7:04pm), and Janice Huff (7:08pm).

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 September meeting minutes, Joint Planning Session meeting minutes, October claims and September checks, Investment Report, Cash Balances, Budget YTD. Councilmember Grabau motioned to approve the Consent Agenda. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

PAY REQUEST #1 LSL REPLACEMENTS: Councilmember Grabau motioned to approve pay request number one. Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

PROJECT# 2 LSL REPLACEMENTS & PUBLIC BID: Councilmember Grabau motioned to approve Lead Service Line project #2 specifications and authorization to advertise for public bid. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

SMIF PRESENTATION: Benya Kraus, President & CEO of Southern Minnesota Initiative Foundation and a citizen of Harmony shared information about SMIF. Krause thanked Harmony for being a member. Krause also thanked City Attorney Greg Schieber who is also on the SMIF board of directors. SMIF focuses on rural development and reinvestment in rural communities. SMIF is also a grant maker and a community lender. SMIF is the umbrella for the Harmony Community Foundation. heir three focuses are early childhood development, entrepreneurship, and small-town vitality.

UNION CONTRACT 2027-2029: Councilmember Grabau motioned to approve the 2027-29 union contract. Councilmember McIntosh seconded the motion. A vote was held. All in favor. Motion carried.

NEW PLOW EQUIPMENT QUOTES: Councilmember Grabau explained that the City accepted the proposal for the purchase of a Freightliner plow truck. The truck will need snow and ice removal operation equipment installed. The City received a quote for the equipment package from Universal Truck Equipment for $165,253.35. Utility Superintendent Brian Michel also got a quote from Crysteel for $161,443.00. Councilmember Grabau recommended that we go with Universal because we have a truck from Universal and the equipment can be interchanged. Mayor Donney motioned to accept the Universal bid. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

UTILITY ORDINANCE §50.04 – PAYMENT OF CHARGES: Discussion was held regarding the current language of Utility Ordinance §50.04, Payment of Charges, which establishes the penalty for delinquent utility accounts at 1.5% or $1.50 per month, whichever is greater.

Following the utility rate increases approved in December 2025, the penalty amount was also adjusted in the City's Ordinance Establishing Fees and Charges. To maintain consistency between the ordinances and provide flexibility for future adjustments, it was proposed that §50.04 be amended to reference the applicable late-payment penalty established in the Ordinance Establishing Fees and Charges, rather than specifying a penalty amount within the utility ordinance.

The proposed amendment would allow the City to adjust the late-payment penalty as part of future rate and fee updates without requiring a separate amendment to §50.04.

The proposed revised language is as follows:

"Any bill not paid in full by the due date will be considered delinquent. The applicable late-payment penalty or charge established by the Ordinance Establishing Fees and Charges shall be added to the outstanding balance in accordance with the terms established therein."

Councilmember Grabau motioned to approve the amendment to Utility Ordinance §50.04, Payment of Charges, including the reference to the Ordinance Establishing Fees and Charges. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

STREET PATCHING: Street patching is needed on 7th Street near the Root River Church. It is in poor condition. The proposed work includes removing and replacing the asphalt on the south side of the Root River Church. The existing asphalt has a significant defect that needs to be corrected. The quote also includes removing the old asphalt in the alley west of the church and adding a new paved alley entrance. New rock will be placed in the alley and rolled for better compaction and drainage. The total cost for the proposed work is $16,550.00. Utility Superintendent Brian Michel explained that this work is not on the street schedule, but it needs to be completed very soon. Councilmember McIntosh motioned to approve the quote. Councilmember Morem seconded the motion. A vote was held. All in favor. Motion carried.

REPORTS

BUILDING & MAINTENANCE: The old maintenance truck has been sold.

WWTP: Report is included in the packet.

EDA BOARD: Minutes are included in the packet. No action requested from Council.

CHAMBER: Report is included in the packet.

PARK BOARD: Councilmember Grabau said that the Park Board met and discussed the replacement of two lawn mowers. The Park Board recommends that the City Council approve the purchase of both replacement Altoz mowers for a total cost of $18,254 from Run Right Power Equipment. The funds would come from the Capital Outlay budget. The purchase would be made after January 1st, 2027. Mayor Donney motioned to approve the purchase of the two lawn mowers from Run Right Power

Equipment. Councilmember Scheevel seconded the motion. A vote was held. All in favor. Motion carried.

LIBRARY BOARD: November displays are planned. Veteran's Day, Thanksgiving, and American heritage month. We are losing one board member.

ARTS BOARD: Erica Thilges gave the Arts Board report. Brielle Hjelmeland set up Arts on the Green this year. Gracie Whales helped with the event. 114 people attended the Centennial Farms movie. It raised $1,000 for the Historical Society. The Arts Board is considering a second Centennial Farms movie. The Arts Board will be donating pizza to the Monster Bash. There will be a residential holiday lighting contest. The theme is "Holiday Cheer". Judging is December 4th. The Arts Board is working with Fillmore Central for more ideas.

FIRE DEPARTMENT: Brian Koliha is retiring after 22 years. The Harmony Fire Department would like to recognize and thank him for his service.

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

There is a Planning and Zoning Public Hearing on Wednesday, October 28th at 6pm in the Community Center gym.

Upon no further business, Mayor Donney adjourned the meeting.

Lisa Morken, Deputy Clerk Steve Donney, Mayor

October 20, 2026 SPECIAL MEETING HARMONY CITY COUNCIL

A Special Meeting of the Harmony City Council was called to order at 6:00PM by Mayor Steve Donney. Present were Mayor Donney, Councilmembers Keith McIntosh, Jesse Grabau, and Tara Morem. Councilmember Kyle Scheevel was not present. Also, present Administrator Alissa Stelpflug, Amber Coaty & Mike Bubany.

PUBLIC FORUM: Amber Coaty informed the Council that a buyer has been identified for the Jem Theater. While completing the sale paperwork, Coaty was reminded that the property received funding through the Small Cities Development Block Grant Program in 2024. The grant provided state and federal funding to support commercial rehabilitation within the community. Under the grant terms, if the property is sold to a new owner within the first five years, the grant amount may be subject to repayment. After five years, the repayment requirement expires. Approximately two and a half years have elapsed. Coaty asked whether the City would consider allowing the grant to transfer to the new owners rather than requiring repayment.

City Administrator Stelpflug reminded the Council that a similar situation occurred with Kingsley Mercantile in fall 2025. The City has the authority to determine whether repayment is required. Stelpflug noted that no action could be taken at tonight's meeting but invited Council members to ask questions or request additional information. Councilmember Grabau suggested confirming with CEDA whether any additional requirements apply and whether transferring the grant to the new owners would be permitted.

CAPITAL INCOME & EXPENSE PLANNING: Mike Bubany from David Drown presented a CIP Analysis and discussed our City's Capital Financial Plan as a whole.

Key Takeaways from Mike Bubany

1. Water and Sewer Rates: Recommend a 4% increase in all water and sewer rates for 2027. Future increases can be reconsidered after reviewing fund performance, particularly the savings from the 2025 UV project.

2. Electric Rates: Adjust the 2027 electric rate increase based on projected purchased-power costs. The City should discuss anticipated costs with MiEnergy.

3. Property Taxes: The 2027 tax rate increased significantly due to a 5% levy increase combined with an approximately 8% decline in residential property values. Taxes on a typical home are expected to remain relatively flat or decrease slightly, while a greater share of the tax burden shifts to commercial, agricultural, and other non-single-family properties.

4. 2024 Project Funds: Remaining construction funds from the 2024 project will be transferred to the debt service fund. The City can redirect its 2024 debt levy in 2027 to increase contributions to Fund 401, helping reduce financing needs for next year's street and utility project.

5. 2025 Sewer Project Funds: A portion of the remaining proceeds from the 2025 sewer project will also be used to help offset costs for next year's project.

6. Future Capital Projects: The Council identified an approximately $1.5 million project for 2027. Future projects were planned and scheduled to help maintain a relatively flat tax rate, reduce debt per capita to below $5,000, and limit growth in overall City service costs to approximately 3%, or slightly higher.

7. Potential Outside Funding: Given the community's infrastructure needs, the City could consider submitting a larger project package to the Minnesota Public Facilities Authority (MnPFA) to potentially qualify for affordability grants through the Water Infrastructure Fund. USDA programs may also be an option, although funding is currently limited. The City's engineer will be asked to evaluate whether this approach is worthwhile. While pursuing a larger project could have a greater impact on residents, the potential benefits may outweigh the costs depending on the amount of outside funding secured.

Upon no further business, Mayor Donney adjourned the meeting at 6:59PM.

Alissa Stelpflug, Administrator Mayor Steve Donney

City of Harmony
City Council Claims for Review

November 10, 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 (10/1 - 10/30/	$361.50
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance - DEC 2026-emplo	$4,815.00
General Fund	Health Insurance	I.U.O.E. LOCAL 49 FRINGE BENEF	Union health insurance - DEC 2026-emplo	$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 November 202	$16.00
General Fund	Life Insurance	USABLE LIFE	USAble Life Insurance Premium	$63.40
General Fund	General Operating Supplies	MINUTEMAN PRESS	2027 Golf cart/ATV permit stickers	$48.91
General Fund	Office Accessories	HARMONY FOODS	Naplkins, paper plates, kleenex	$27.36
General Fund	Postage	QUADIENT, INC (DALLAS,TX)	Postage meter	$72.65
General Fund	Repair/Maint Office Equipment	METRO SALES	credit memo due to machine upgrade	-$48.42
General Fund	Repair/Maint Office Equipment	METRO SALES	contract rental charge	$172.74
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Civil defense	$42.23
General Fund	Contractual Services	CUSTOM ALARM	Fire alarm inspection 12/1/26-11/30/27	$819.00
General Fund	Contractual Services	ELAN FINANCIAL SERVICES	AS-(Microsoft) Security monitoring 3 comp	$180.00
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Comm Center electric utilities	$476.85
General Fund	Gas Utilities	MINNESOTA ENERGY	CC (Community Center) gas (00007) 225	$189.29
General Fund	General Operating Supplies	DALCO (IMPERIALDADE)	Repair upright vacuum	-$0.01
General Fund	General Operating Supplies	HARMONY MERCANTILE	CC - clock, batteries	$37.98
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	CC - fuel (Maintenance #2 Terry)	$62.90
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - CC	$0.00
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Comm Center sewer	$65.75
General Fund	Small Tools and Minor Equip	DALCO (IMPERIALDADE)	CC Nitrile gloves	$61.83
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Administration	$349.02
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Comm Center water	$38.29
General Fund	Program Supplies	HARMONY CHAMBER OF COMMERCE	Golden Happening Chamber membership	$100.00
General Fund	Program Supplies	HARMONY CHAMBER OF COMMERCE	Holiday tree in Selvig park	$46.00
General Fund	Program Supplies	SACK, MARY	$12 admission, 20 people, Golden Hap.	$240.00
General Fund	Legal Notices Publishing	FILLMORE COUNTY JOURNAL	Public Hearing notice	$43.95
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	City Council meeting, general emials/calls	$562.50
General Fund	Legal Notices Publishing	FILLMORE COUNTY JOURNAL	Election notice 10/19/26	$119.20
General Fund	Travel Expenses	STELPFLUG, ALISSA	Mileage for healthcare and gen. election	$83.60
General Fund	Financial Services Fees	DAVID DROWN ASSOCIATES, INC	Consulting serv 2025 TIF reporting proces	$2,000.00
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	BM- Adobe- software renewal	$395.00
General Fund	Software Service Fees	ELAN FINANCIAL SERVICES	AS-(Microsoft) microsoft - office 365 Team	$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

City of Harmony
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Fund Descr	Object of Expense	Vendor	Comments	Amount
General Fund	Street Maint Materials	BRUENING ROCK PRODUCTS, INC	Washed concrete sand	$431.00
General Fund	General Operating Supplies	CULLIGAN	Drinking water & dispensers rent	$92.90
General Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	AS-(Amazon) Bank endorsement stamp	$35.98
General Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	AS-(Amazon)refill ink, paper clips and pc s	$56.29
General Fund	General Operating Supplies	ELAN FINANCIAL SERVICES	AS -credits 2.29, 2.14, .78, 1.78 for delaye	-$6.99
General Fund	Legal Fees	CAMPBELL KNUTSON ATTORNEY	Oct. Data Center Ordinance related comm	$206.00
General Fund	Legal Fees	NETHERCUT SCHIEBER ATTORNEYS	P/Z data center meetings/discussion; Chic	$402.50
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Police	$38.78
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop electric utilities	$134.12
General Fund	Gas Utilities	MINNESOTA ENERGY	Shop gas (00005) 237 1/2 2ND AVE NW	$62.18
General Fund	General Operating Supplies	HARMONY FOODS	Toilet paper for shop	$7.99
General Fund	Repair/Maint Bldg/Structures	PLUNKETTS PEST CONTROL, INC	Rodent control program	$88.53
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	M18 batteries, wrench, 2 pails	$289.96
General Fund	Small Tools and Minor Equip	MN DEPT OF LABOR & INDUSTRY	26377 pressure vessel and um pressure ve	$50.00
General Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Shop	$110.74
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Maintenance Shop water	$19.66
General Fund	Street Maint Materials	DRIVEWAY SPECIALIST, LLC	4" asphalt remove/replace, alley clean up	$16,982.00
General Fund	Taxes, Licenses & Permits	WHALEN, COREY	CDL Renewal	$57.00
General Fund	Lodging Tax	HARMONY CHAMBER OF COMMERCE	Evolve lodging tax September 2026	$94.22
General Fund	Cleaning Supplies	DALCO (IMPERIALDADE)	VC Nitrile gloves	$61.82
General Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Visitor Center electric utilities	$105.13
General Fund	Gas Utilities	MINNESOTA ENERGY	VC (Visitor's Center) gas (00003) MUNIC B	$11.37
General Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	VC - fuel (Maintenance #2 Terry)	$62.89
General Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Terry's truck fuel - VC	$0.00
General Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Visitor Center sewer	$51.56
General Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	VC - fan	$19.99
General Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Visitor Center water	$29.70
101 General Fund				$31,277.44
211 Library Fund				
Library Fund	General Operating Supplies	LOFFLER COMPANIES, INC	Copier maintenance contract	$84.08
Library Fund	Media-Books	ELAN FINANCIAL SERVICES	Media Books	$107.31
Library Fund	Media-Books	ELAN FINANCIAL SERVICES	Media Books	$12.90
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Books	$16.87
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Books	$71.07
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Books	$38.84
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Books	$234.61
Library Fund	Media-Books	INGRAM LIBRARY SERVICES, INC	Books	$14.13

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	Fund Descr	Object of Expense	Vendor	Comments	Amount
	Library Fund	Media-Books	MID AMERICA BOOKS	Books	$209.70
	Library Fund	Media-Software	ELAN FINANCIAL SERVICES	Media Software	$615.67
	Library Fund	Media-Software	STEM SUPPLIES	Media software	$382.96
	Library Fund	Media-Video	MIDWEST TAPE	Videos	$59.83
	Library Fund	Media-Video	MIDWEST TAPE	Videos	$22.49
	Library Fund	Media-Video	MIDWEST TAPE	Videos	$98.05
	Library Fund	Office Accessories	ELAN FINANCIAL SERVICES	Office accessories	$47.90
	Library Fund	Office Accessories	ELAN FINANCIAL SERVICES	Office accessories	$152.76
	Library Fund	Office Accessories	QUILL CORPORATION	Office accessories	$59.99
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 47.90)	$0.00
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 12.90)	$0.00
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 615.67)	$0.00
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 90.96 + 61.80	$0.00
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 107.31)	$0.00
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	LIBRARY BATCH-(AMAZON 184.98 + 17.9	$0.00
	Library Fund	Program Supplies	ELAN FINANCIAL SERVICES	Program supplies	$202.97
	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	$50.00
	Library Fund	Software Service Fees	SELCO	Basic service and tech support	$322.93
	Library Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Library	$71.29
211 Library Fund					$2,963.13
222 Fire Fund					
	Fire Fund	Equipment Parts	CLAREY S SAFETY EQUIPMENT, INC	Grant funds - Hose nozzles	$3,418.78
	Fire Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Fire Dept fuel	$122.56
	Fire Fund	Other Equipment	MACQUEEN EMERGENCY GROUP	Hose. 6" Low Level Strainer with a 1.5" Je	$692.58
	Fire Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	CO2 dectors, thread locker	$115.97
	Fire Fund	Small Tools and Minor Equip	IRONSIDE TRAILER SALES & SERVI	Battery for fire hall generator	$184.52
	Fire Fund	Taxes, Licenses & Permits	DORNINK, DAN	State Fire Marshal Renew MN firework cert	$102.15
	Fire Fund	Training and Instruction	RIVERLAND COMMUNITY COLLEGE	Forcible entry 10/26	$1,250.00
	Fire Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Fire Dept electric utilities	$251.83
	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	$36.15
	Fire Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Fire	$96.53
	Fire Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Fire Dept water	$20.39
222 Fire Fund					$6,291.46
223 Ambulance Fund					

City of Harmony
City Council Claims for Review

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	Fund Descr	Object of Expense	Vendor	Comments	Amount
	Ambulance Fund	General Operating Supplies	McINTYRE, KYLE	Menards waterproof totes for Amb.	$75.93
	Ambulance Fund	General Operating Supplies	STRYKER SALES CORPORATION	Preventive maintenance for amb. Cot	$2,613.00
	Ambulance Fund	Medical Supplies	MISSISSIPPI WELDERS SUPPLY CO	Medical oxygen	$117.97
	Ambulance Fund	Medical Supplies	ZOLL MEDICAL CORP.	RD set infant CS-3 adhesive sensors	$378.00
	Ambulance Fund	Medical Supplies	ZOLL MEDICAL CORP.	RD set neonatal CS-3 adhesive sensors	$378.00
	Ambulance Fund	Motor Fuels/Lubricants	KWIK TRIP,INC	Ambulance - fuel	$1,014.01
	Ambulance Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Ambulance fuel	$0.00
	Ambulance Fund	Repair/Maint Vehicles	DECORAH AUTO CENTER	Oil change, air filter	$299.02
	Ambulance Fund	Repair/Maint Vehicles	IRONSIDE TRAILER SALES & SERVI	Empty fuel tank and replace filters	$534.55
	Ambulance Fund	Software Service Fees	IMAGE TREND, LLC	5/25 - 5/26 #13627	$400.00
	Ambulance Fund	Software Service Fees	IMAGE TREND, LLC	5/26 - 5/27 #13627	$400.00
	Ambulance Fund	Telephone	AT&T MOBILITY	Ambulance cell phone and hotspot	$86.44
	Ambulance Fund	Training and Instruction	SE MINNESOTA EMS	Consortium Membership 9/1/2026-6/30/20	$416.66
223 Ambulance Fund					$6,713.58
251 Park Fund					
	Park Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Parks electric utilities	$184.96
	Park Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Summer Mower & SidexSide Fuel	$517.19
	Park Fund	Repair/Maint Land	LAWNPRO	2027 Early spring fertilizer/crabgrass	$282.66
	Park Fund	Repair/Maint Land	LAWNPRO	2027 Late spring weed/fertilizer	$282.66
	Park Fund	Repair/Maint Land	LAWNPRO	2027 Early fall weed/fertizer	$282.66
	Park Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	Parks sewer utilities	$0.00
	Park Fund	Small Tools and Minor Equip	HARMONY MERCANTILE	4 cases RV anti freeze	$95.96
	Park Fund	Small Tools and Minor Equip	PRESTON AUTO PARTS	RV anti freeze	$103.62
	Park Fund	Water Utilities	HARMONY PUBLIC UTILITIES	Parks water utilities	$10.81
	Park Fund	Donations to Civic Org s	FILLMORE CENTRAL DIST. OFFICE	2026 Summer REC Program	$4,620.99
	Park Fund	Repair/Maint Other Equipment	HARMONY TELEPHONE CO (MI BROA	Splash Pad - Security Cameras	$90.74
251 Park Fund					$6,472.25
261 Arts Fund					
	Arts Fund	Program Services	FIRST SOUTHEAST BANK	Harmony Dollars, Holiday Lights Contest	$450.00
	Arts Fund	Program Services	ON THE CRUNCHY SIDE	Pizza for Monster Bash from Arts Board	$240.00
261 Arts Fund					$690.00
601 Water Fund					
	Water Fund	Engineering Fees	STANTEC CONSULTING SERVICES, IN	LSL replacement design, bid, proj spec	$8,356.52
	Water Fund	Postage	ELAN FINANCIAL SERVICES	BM-(USPS) Water sample postage	$8.55
	Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinder	$10.00

City of Harmony
City Council Claims for Review

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Fund Descr	Object of Expense	Vendor	Comments	Amount
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Chlorine cylinders	$20.00
Water Fund	Chemicals and Chem Products	HAWKINS WATER TREATMENT GROU	Hydrofluosilicic acid + freight, fuel charge	$691.95
Water Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Pumphouse 1, 2 & 3 electric utilities	$306.22
Water Fund	Equipment Parts	DAKOTA SUPPLY GROUP	Hydrant parts	$1,816.96
Water Fund	Equipment Parts	HAMMELL EQUIPMENT	Bolts	$13.60
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump house 1 gas (00002) 1PMP HS 25 E	$19.33
Water Fund	Gas Utilities	MINNESOTA ENERGY	Pump House 2 gas (00006) PUMP HS 35 1	$19.33
Water Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Total Coliform 9/26, 10/26	$100.92
Water Fund	Repair/Maint Bldg/Structures	TLC EXCAVATING, INC	Water leak. Remove & replace concrete ap	$4,500.00
Water Fund	Repair/Maint Machinery/Equip	MCCARTHY WELL COMPANY	Pump performance inspections	$915.00
Water Fund	Small Tools and Minor Equip	DAKOTA SUPPLY GROUP	Valve seat, lower valve washer, main rubb	$1,816.96
Water Fund	Utility Maint Materials	METERING & TECHNOLOGY SOLUTIO	48 M25 water meters	$14,285.88
601 Water Fund				$32,881.22
602 Sewer Fund				
Sewer Fund	WIP	MINNESOTA ENERGY	Work request 3523326 gas install.	$5,168.29
Sewer Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 electric utilties	$1,098.25
Sewer Fund	Equipment Parts	HARMONY MERCANTILE	2 5/8 Bolts	$4.38
Sewer Fund	Gas Utilities	MINNESOTA ENERGY	WWTP gas (00001) 32326 GARDEN RD	$97.92
Sewer Fund	General Operating Supplies	HARMONY FOODS	Freezer bags for samples	$3.89
Sewer Fund	Laboratory & Testing Fees	UTILITY CONSULTANTS, INC	Sample dates 9.23, 30,10.7, 14	$904.71
Sewer Fund	Sewer Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 sewer	$339.60
Sewer Fund	Telephone	HARMONY TELEPHONE CO (MI BROA	Sewer dialers/Lifts; Water Tower monitor	$284.27
Sewer Fund	Travel Expenses	BIGALK, TERRY	WWTP School 2 dinners, 1 lunch 10/27-29	$55.00
Sewer Fund	Travel Expenses	MICHEL, BRIAN	WWTP School 2 dinners, 1 lunch 10/27-29	$55.00
Sewer Fund	Water Utilities	HARMONY PUBLIC UTILITIES	WWTP, Lift Station 1 & 2 water	$203.88
602 Sewer Fund				$8,215.19
603 Solid Waste Fund				
Solid Waste Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Corey's truck fuel	$334.61
Solid Waste Fund	Refuse/Garbage Disposal	RICHARDS SANITATION, LLC	October trash service	$9,787.94
603 Solid Waste Fund				$10,122.55
604 Electric Fund				
Electric Fund	Electric Power for Resale	MI ENERGY COOPERATIVE	Power for Resale	$64,808.95
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Streetlights electric utilities	$1,159.09
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Town clock electric utilities	$14.42
Electric Fund	Electric Utilities	HARMONY PUBLIC UTILITIES	Electric car chargers electric utilities	$25.37

City of Harmony
City Council Claims for Review

November 10, 2026

	Fund Descr	Object of Expense	Vendor	Comments	Amount
	Electric Fund	Motor Fuels/Lubricants	WEX BANK (SINCLAIR)	Brian's truck fuel	$86.34
	Electric Fund	Repair/Maint Other Improve	GOPHER STATE ONE CALL, INC	11 locate tickets @ $1.35	$14.85
	Electric Fund	Software Service Fees	VISION METERING, LLC	-Endsight Monthly Fee-Oct 2026	$500.00
604 Electric Fund					$66,609.02
620 Economic Development Authority					
	Economic Development	Telephone	HARMONY TELEPHONE CO (MI BROA	EDA	$41.78
	Economic Development	Engineering Fees	STANTEC CONSULTING SERVICES, IN	Industrial park phase 2 concept & EDA mt	$2,954.50
	Economic Development	Donations to Civic Org s	HARMONY CHAMBER OF COMMERCE	Chamber 2026 budgeted funds 2nd half	$15,000.00
620 Economic Development Authority					$17,996.28
					$190,232.12

City of Harmony

*Check Summary Register©

October 2026

	Name	Check Date	Check Amt	
10101	**1st Southeast Bank-G**			
1406e	WEX BANK	10/06/26	$1,335.97	Terry's truck fuel - CC
71583	1st SOURCE BUSINESS SUPPLIES	10/13/26	$154.32	copy paper,staples,tape
71584	ALLEGRA OF ROCHESTER	10/13/26	$270.05	Ambulance forms
71585	ANCOM TECHNICAL CENTER	10/13/26	$437.15	Repaired paging simplexer
71586	AT&T MOBILITY	10/13/26	$86.36	Ambulance cell phone and hotspot
71587	BOUND TREE MEDICAL	10/13/26	$474.09	Extrication collar, neonate ped masks, PEEP, ect.
71588	CALIBRATIONS AND CONTROLS, INC	10/13/26	$293.25	Flow meter calibration
71589	CAMPBELL KNUTSON, P.A.	10/13/26	$3,174.00	9/30 Data Center Ordinance and related communications
71590	CANON FINANCIAL SERVICES, INC	10/13/26	$86.78	Copier lease
71591	Community & Economic	10/13/26	$9,840.00	Q4 2026 Economic Development Support Service
71592	CENTRAL PENSION FUND	10/13/26	$409.50	Union Central Pension Fund (9/1 - 9/30/2026)
71593	CITY OF HARMONY	10/13/26	$62.50	City Office printed 250 color posters for Fire Dept.
71594	CONSOLIDATED ENERGY COMPANY	10/13/26	$1,206.90	Anti freeze to winterize Splash Pad
71595	CULLIGAN	10/13/26	$77.90	Drinking water & dispensers rent
71596	Custom Alarm	10/13/26	$195.00	CC Fire alarm monitoring 10/1-12/31
71597	IMPERIAL BRADY	10/13/26	$297.23	CC toilet paper + freight
71598	DEMCO	10/13/26	$463.93	Office accessories
71599	CARDMEMBER SERVICES	10/13/26	$1,433.62	LIBRARY BATCH-(AMAZON) 123.87 (9.82- NOT RECEIVED)
71600	EMS Management & Consultant, I	10/13/26	$1,428.00	29 trips coded
71601	FILLMORE COUNTY ATTORNEY	10/13/26	$468.00	Criminal legal fees; Court File No. 23-CR-26-59
71602	FILLMORE COUNTY JOURNAL	10/13/26	$419.65	Centennial Farms movie ad
71603	FIRE SAFETY USA, INC	10/13/26	$1,163.05	Fire Extinguisher Inspections - Community Center
71604	FISHBAUGHER, NEIL	10/13/26	$11,500.00	Harmony Housing Rebate-Parcel ID 150618000
71605	GOLDSTAR PRODUCTS INC.	10/13/26	$1,306.53	Lift Station Degreaser
71606	GOPHER STATE ONE CALL, INC	10/13/26	$16.20	13 tickets @ $1.35
71607	GREHL, JEROME	10/13/26	$250.00	Patient Refund - Date of Service 6/13/2026 Trip #501508
71608	H&M UNDERGROUND SOLUTIONS, LLC	10/13/26	$84,122.50	LEAD SERVICE LINE REPLACEMENT PROJECT - PAY REQ
71609	HARMONY AGRI SERVICES	10/13/26	$98.66	CV mosquito & fly refill
71610	HARMONY CHAMBER OF COMMERCE	10/13/26	$2,232.78	Evolve lodging tax August 2026
71611	HARMONY FOODS	10/13/26	$70.94	AA batteries for Council Room
71612	HARMONY MERCANTILE	10/13/26	$123.10	2000 flushes
71613	HARMONY PUBLIC UTILITIES	10/13/26	$5,809.93	Town clock electric utilities
71614	MiBroadband	10/13/26	$1,139.61	Administration
71615	HAWKINS, Inc.	10/13/26	$30.00	Chlorine cylinder
71616	I.U.O.E. LOCAL 49 FRINGE BENEF	10/13/26	$5,025.00	Union health insurance - NOV 2026-employer
71617	INGRAM LIBRARY SERVICES, INC	10/13/26	$361.98	Media-books
71618	IUOE LOCAL #49	10/13/26	$105.00	Union dues $35 each x 3 employees
71619	JIM JOHNSON	10/13/26	$250.00	Fall spraying WWTP
71620	KRIVACHEK JANITORIAL SUPPLY	10/13/26	$338.00	Shop - 3' bent pole scraper
71621	KWIK TRIP,INC	10/13/26	$1,107.77	Ambulance - fuel
71622	LAWNPRO	10/13/26	$464.70	Early fall weed & fertilizer
71623	LEAGUE OF MINNESOTA CITIES	10/13/26	$63,270.00	Snow/Ice auto insurance premium (plow trucks)
71624	LOFFLER Companies, Inc	10/13/26	$70.46	Copier maintenance contract
71625	MAYO CLINIC AMBULANCE	10/13/26	$1,400.00	Run 26-92005 intercept fees
71626	METERING & TECHNOLOGY SOLUTION	10/13/26	$7,142.94	Qty 24; M25 water meters
71627	METRO SALES	10/13/26	$404.94	Oct. base rate and Sept. usage charges
71628	MIENERGY COOPERATIVE	10/13/26	$90,386.36	3 phase transformer for Poet
71629	MID AMERICA BOOKS	10/13/26	$268.45	Media-books
71630	MIDWEST TAPE, LLC	10/13/26	$183.82	Media-video
71631	MINNESOTA ENERGY	10/13/26	$549.86	WWTP gas (00001) 32326 GARDEN RD
71632	MISSISSIPPI WELDERS SUPPLY CO	10/13/26	$109.63	Medical oxygen
71633	MINN MUNICIPAL UTILITIES ASSOC	10/13/26	$4,057.50	Q4 Safety mgmt program
71634	MN ASSOC OF SMALL CITIES	10/13/26	$677.50	2026-2027 Membership Dues
71635	MOREM ELECTRIC, INC	10/13/26	$3,151.53	Schroeder shed

City of Harmony

*Check Summary Register©

October 2026

	Name	Check Date	Check Amt	
71636	MPETERS ENTERPRISES, INC	10/13/26	$96.00	Flags for Fire Dept
71637	NCPERS Group Life Ins.	10/13/26	$16.00	NCPERS Life Insurance for October 2026
71638	Nethercut Schieber Attorneys	10/13/26	$857.50	Discuss city campground development
71639	Nolan Lumber Company	10/13/26	$11.70	1 1/4 Reeser screws
71640	PLUMBERS MECHANICAL GROUP, INC	10/13/26	$421.25	Reduced Pressure Zone Testing Backflow valve-Sewer Plant
71641	PLUNKETTS PEST CONTROL, INC	10/13/26	$88.53	Rodent control program
71642	PRESTON AUTO PARTS	10/13/26	$0.00	RV anti freeze
71643	PRESTON EQUIPMENT CO.	10/13/26	$13.98	tool holder base - parts for sidexside
71644	RICHARDS SANITATION, LLC	10/13/26	$9,787.94	September garbage and recycling service
71645	RUN RIGHT POWER LLC	10/13/26	$27.94	FIRE DEPT - LP 1 LB fill
71646	SOUTHEASTERN LIBRARIES COOP	10/13/26	$322.93	Basic services and tech support
71647	SMG WEB DESIGN	10/13/26	$1,000.00	Web Design & Hosting Services contract
71648	Stantec Consulting Services IN	10/13/26	$16,371.83	LSL Replacement project-Reimbursable Printing Expenses
71649	STATE INDUSTRIAL PRODUCTS CORP	10/13/26	$809.22	Concrete patch - Comm. Center
71650	TEAM LABORATORY CHEM. CORP.	10/13/26	$3,305.00	Mega Bugs
71651	TRI COUNTY FIREFIGHTER'S ASSOC	10/13/26	$150.00	2025 dues
71652	TRI-STATE AMBULANCE, INC	10/13/26	$250.00	Intercept fee - Run 26-15907
71653	ULINE	10/13/26	$421.28	Ambulance Service - black wire shelves 2 sets
71654	USABLE LIFE	10/13/26	$63.40	USAble Life Insurance Premium
71655	UTILITY CONSULTANTS, INC	10/13/26	$1,163.84	Sample dates 8.19,26,9.2,9,16
71656	VISION METERING, LLC	10/13/26	$500.00	VM-Endsight Monthly Fee-Sept 2026
71657	WESTRUM LEAK DETECTION, INC	10/13/26	$1,200.00	2026 Leak detection survey
71658	CALIBRATIONS AND CONTROLS, INC	10/21/26	$781.11	Flow meter calibration
501488e	Monthly ACH	10/30/26	$34,292.47	
		Total Checks	$381,754.86	

10101 1st Southeast Bank-G

101 General Fund	$43,446.69
211 Library Fund	$5,119.00
222 Fire Fund	$8,768.53
223 Ambulance Fund	$6,042.00
251 Park Fund	$7,636.19
261 Arts Fund	$419.65
601 Water Fund	$117,429.80
602 Sewer Fund	$21,848.13
603 Solid Waste Fund	$10,066.74
604 Electric Fund	$104,347.37
605 Storm Water Fund	$891.75
620 Economic Development Authority	$21,446.54
	$347,462.39

BANK ACCOUNTS	ACCOUNT TYPE	ACCOUNT NUMBER	PURPOSE	**BALANCE AS OF 10/30/2026**	INTEREST RATE	ANNUAL PERCENTAGE YIELD	**AVERAGE BALANCE FOR OCTOBER 2026**	**INTEREST EARNED OCTOBER 2026**
First Southeast Bank	Super Now Checking	40053	General Account	$874,364.24	0.20%	0.20%	$1,004,738.93	$165.16
First Southeast Bank	Checking	236478	Library Board Donation Fund Account	$1,993.58				
				BALANCE AS OF 11/3 /2026				
First Southeast Bank	Checking	61516	Ambulance Donation Account	$34,936.61				

INVESTMENT ACCOUNTS				**BALANCE AS OF 10/30/2026**	AVERAGE MONTHLY RATE			**INTEREST EARNED OCTOBER 2026**
GENERAL FUND - 4M FUND - PMA Network	Minnesota Municipal Money Market Fund	MN01-35323-0101		$1,833,098.20	3.842%			$5,961.34
2024A G.O. IMPROVEMENT BONDS - 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0201		$286,982.47	3.842%			$933.28
2025 BOND PROCEEDS - 4M FUND - PMA Network	Municipal Advisory Account	MN01-35323-0202		$311,505.83	3.842%			$1,013.00

CERTIFICATES OF DEPOSIT	ACCOUNT NUMBER	TERM	ACCOUNT OPEN DATE	AMOUNT	INTEREST RATE	ANNUAL PERCENTAGE YIELD	MATURITY DATE	**INTEREST EARNED OCTOBER 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%	10/30/2026	$316.44
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	
First Southeast Bank	30000671	338 DAYS	7/7/2026	$100,000.00	3.850%	3.86%	6/10/2027	
First Southeast Bank	30000690	331 DAYS	8/13/2026	$100,000.00	3.850%	3.86%	7/10/2027	
First Southeast Bank	30000691	362 DAYS	8/13/2026	$100,000.00	3.850%	3.85%	8/10/2027	
First Southeast Bank	30000708	12 months	9/10/2026	$100,000.00	3.850%	3.89%	9/10/2027	

CERTIFICATES OF DEPOSIT PURCHASED THIS MONTH	ACCOUNT NUMBER	TERM	ACCOUNT OPEN DATE	AMOUNT	INTEREST RATE	ANNUAL PERCENTAGE YIELD	MATURITY DATE
First Southeast Bank	30000724	362 DAYS	10/13/2026	$100,000.00	4.150%	4.15%	10/10/2027

CERTIFICATES OF DEPOSIT REEDEMED THIS MONTH	ACCOUNT NUMBER						MATURITY DATE	**INTEREST EARNED OCTOBER 2026**
First Southeast Bank	30000467	366 DAYS	10/9/2025	$100,000.00	4.000%	4.00%	10/10/2026	4010.96

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

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
10101 - 1st Southeast Bank-G								
101 - General Fund	($1,878,058.18)	$1,612,181.10	($1,748,289.79)	0	($97,955.91)	$128,271.61	($1,983,851.17)	In Balance
201 - DTED Revolving Loan Program	$129,359.71	$43,562.48		0	$5,042.10		$177,964.29	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	$103,136.61	($26,882.94)	0	$1,503.88	($88,814.94)	$37,216.79	In Balance
222 - Fire Fund	$86,037.81	$96,087.78	($54,323.08)	0	$3,843.85	($356.71)	$131,289.65	In Balance
223 - Ambulance Fund	$320,419.79	$233,746.34	($188,036.91)	0	$9,868.72	($122,851.42)	$253,146.52	In Balance
251 - Park Fund	$132,651.00	$60,620.29	($54,941.85)	0	$4,314.69	($29,514.43)	$113,129.70	In Balance
261 - Arts Fund	$17,633.82	$5,273.10	($3,950.08)	0	$635.09		$19,591.93	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	$1,001.67		$1,036.65	In Balance
316 - GO Tax Abatement Bonds 13B-HG	($0.15)			0			($0.15)	In Balance
317 - GO Impr Bond-2014A-1st Ave SW	$1.49			0	$0.07		$1.56	In Balance
318 - G.O. Bond 2021C	$119,896.42	$57,564.90	($110,542.50)	0	$1,143.03		$68,061.85	In Balance
319 - 2020 Street GO BOND	$341,332.12	$64,837.31	($230,487.75)	0	$2,760.00		$178,441.68	In Balance
320 - Dairyland/Wickett Const.	$0.00			0	$0.00		$0.00	In Balance
321 - 21A & 21B MiEnergy loan	$0.00		($37,702.25)	0	$0.00		($37,702.25)	In Balance
322 - Special Assessment	$159,334.66			0			$159,334.66	In Balance
401 - Capital Projects Fund	$645,780.74	$129,144.57	($372,669.08)	0	$13,110.79		$415,367.02	In Balance
405 - TIF District #1	$0.07			0			$0.07	In Balance
410 - Trailhead Project	$151.14			0	$5.25		$156.39	In Balance
418 - TIF District #5 (Antique Mall)	$0.00	$206.05		0	$3.63		$209.68	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		$0.00	In Balance
423 - 2017 Street & Utility Project	$0.46			0	$0.00		$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	$3,028.12		$75,511.93	In Balance
426 - TIF 1-8 Oconnor	($0.36)			0	$0.00		($0.36)	In Balance
427 - 2024 Street Project	($45,071.01)	$128,867.49	($171,295.00)	0	$84.42		($87,414.10)	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	$0.00		($28,496.05)	In Balance
601 - Water Fund	$97,175.80	$256,253.74	($322,954.28)	0	$5,453.66	($88,722.89)	($52,793.97)	In Balance
602 - Sewer Fund	($78,155.03)	$1,591,107.05	($956,243.57)	0	($257,489.47)	($86,034.15)	$213,184.83	In Balance
603 - Solid Waste Fund	($8,475.57)	$119,637.46	($118,204.30)	0	$0.00	($27,077.50)	($34,119.91)	In Balance
604 - Electric Fund	$843,887.09	$926,358.64	($950,499.10)	0	$29,250.40	($33,436.39)	$815,560.64	In Balance
605 - Storm Water Fund	$156,446.65	$42,213.49	($1,176.33)	0	$6,259.50	($1,787.38)	$201,955.93	In Balance

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

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
620 - Economic Development Authority	$218,656.75	$72,776.07	($102,844.35)	0	$7,253.36	($8,386.31)	$187,455.52	In Balance
621 - Heritage Grove	$0.00			0	$0.00		$0.00	In Balance
851 - Sanderson Memorial Trust Fund	$0.01			0	$0.00		$0.01	In Balance
902 - Long Term Debt Account Group	$0.37			0	$0.00		$0.37	In Balance
	$1,343,713.43	$5,615,220.02	($5,788,635.52)	$0.00	$431.43	($358,710.51)	$812,018.85	

City of Harmony
*Budget YTD Rev-Exp©

Current Period: November 2026

		2026 YTD Budget	2026 YTD Amt	November MTD Amt	2026 YTD Balance	% of Budget
Fund 101 General Fund						
	Revenues	$796,370.00	$1,561,903.22	$50.00	-$765,533.22	196.13%
	Expenditures	$796,323.00	$657,662.34	$25,706.54	$138,660.66	82.59%
	Gain/(Loss)	$47.00	$904,240.88	($25,656.54)	($904,193.88)	923916.77%
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	$13,001.86	$50.00	($3,236.86)	133.15%
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	$198,700.61	$0.00	$181,779.39	52.22%
License & Permits		$6,900.00	$6,856.00	$0.00	$44.00	99.36%
Miscellaneous		$21,100.00	$28,888.46	$0.00	($7,788.46)	136.91%
Taxes		$347,700.00	$210,029.71	$0.00	$137,670.29	60.41%
Transfers		$0.00	$1,104,111.64	$0.00	($1,104,111.64)	0.00%
	Total Revenue	$796,370.00	$1,561,903.22	$50.00	($765,533.22)	196.13%
Expenditure						
Administration		$146,720.00	$129,465.11	$273.24	$17,254.89	88.24%
Animal Control		$1,387.00	$684.06	$0.00	$702.94	49.32%
Civil Defense		$1,200.00	$1,539.52	$42.23	($339.52)	128.29%
Community Center		$124,820.00	$106,512.60	$2,280.90	$18,307.40	85.33%
Community Development		$3,000.00	$2,756.70	$0.00	$243.30	91.89%
Community Events		$19,700.00	$26,554.45	$386.00	($6,854.45)	134.79%
Council		$15,515.00	$3,658.40	$43.95	$11,856.60	23.58%
Elections		$2,360.00	$2,429.14	$765.30	($69.14)	102.93%
Financial Administration		$18,675.00	$14,623.27	$2,419.60	$4,051.73	78.30%
Fire Department		$39,500.00	$28,628.66	$0.00	$10,871.34	72.48%
Ice & Snow Removal		$41,335.00	$25,953.41	$431.00	$15,381.59	62.79%
Legal Services		$9,500.00	$4,543.13	$0.00	$4,956.87	47.82%
Other Financing Uses		$83,500.00	$0.00	$0.00	$83,500.00	0.00%
Personnel Administration		$3,485.00	$1,623.90	$178.18	$1,861.10	46.60%
Planning and Zoning		$2,750.00	$28,285.38	$608.50	($25,535.38)	1028.56%

City of Harmony
*Budget YTD Rev-Exp©

Current Period: November 2026

	2026 YTD Budget	2026 YTD Amt	November MTD Amt	2026 YTD Balance	% of Budget
Police Department	$134,452.00	$134,237.04	$38.78	$214.96	99.84%
Public Works Buildings	$27,545.00	$19,274.55	$763.18	$8,270.45	69.97%
Streets	$69,435.00	$84,645.53	$17,039.00	($15,210.53)	121.91%
Tourism Programs	$5,050.00	$4,803.30	$94.22	$246.70	95.11%
Unallocated Expenditures	$9,170.00	$6,802.00	$0.00	$2,368.00	74.18%
Visitor Center	$37,224.00	$30,642.19	$342.46	$6,581.81	82.32%
Total Expenditure	($796,323.00)	($657,662.34)	($25,706.54)	($138,660.66)	82.59%
Total Fund 101 General Fund	$47.00	$904,240.88	($25,656.54)	($904,193.88)	923916.77%

Contract for Professional Services

This contract is made and entered into by Community and Economic Development Associates, a Minnesota nonprofit corporation exempt from income tax as an organization operated for charitable purposes within the meaning of Internal Revenue Code section 501(c)(3), hereafter "CEDA", and the Economic Development Authority of City of Harmony, an agency or affiliate of a political subdivision of the State of Minnesota, hereafter "the Authority", to define the terms by which CEDA shall provide technical and management expertise services to the Authority.

I. <u>Agreement scope and purpose.</u> The Authority hereby retains CEDA to perform to its benefit the services described in paragraph II, to the end of the Authority more effectively accomplishing:

- Prevention and/or combat of community and neighborhood deterioration and revitalization of deteriorated neighborhoods;
- Attraction and/or retention of businesses that would not, but for the assistance provided, choose to locate/remain in the area;
- The securing of businesses who will be required to provide jobs for unemployed and underemployed residents of the community; and
- The expansion of business opportunities for minority entrepreneurs and other entrepreneurs that are viable business opportunities to enhance the well-being of the community and/or for businesses who are unable to obtain financing from conventional sources

II. <u>Services to be provided by CEDA.</u>

A. CEDA agrees to provide technical and management expertise in the form of staff and materials to the Authority. Staff's services, and associated materials, will be provided in order to facilitate and support the accomplishment of the Authority's undertakings to the ends described in the preceding paragraph. CEDA's staff and materials shall be made available to assist the Authority in implementing its designated Work Plan, including providing ongoing coordination, support, and technical assistance as necessary to accomplish the activities, goals, and objectives identified within the Work Plan. The Work Plan shall be developed and mutually agreed upon by both parties.

B. The Work Plan shall be reviewed and reevaluated at least annually or as deemed necessary to assess progress, identify changing needs and priorities, and make adjustments as appropriate to ensure the Work Plan continues to reflect the Authority's current goals and objectives.

III. <u>Obligations of the Authority.</u>

A. The Authority shall reimburse CEDA for staff time provided at the annual rate of $40,946.00 not to exceed in 2027. This Agreement is based on a total of 512 hours of services to be performed through December 31, 2027, commencing January 1, 2027.

B. Any additional hours exceeding the hours specified in this Agreement, as well as the applicable billing rate for such additional hours, shall be negotiated and mutually agreed upon by both parties prior to any additional work being performed.

C. Materials, conferences, meetings and the like shall be paid for on a unit basis agreed to by the Authority in writing prior to the provision of the materials.

D. The Authority shall be responsible to provide payment to CEDA within 30 days of the submission of each invoice provided by CEDA.

IV. <u>Obligations of CEDA.</u>

A. CEDA is performing services as an independent contractor. Accordingly, the provision of staff by CEDA to provide technical and management expertise to the Authority under this Agreement neither creates a release of CEDA staff to employment at the Authority nor makes such staff subject to supervision by the Authority.
B. CEDA has no authority or right, express or implied, to assume or create any obligation or responsibility on behalf of the Authority or to bind the Authority in any manner. CEDA will not represent the contrary, either expressly or implicitly, to anyone.
C. CEDA is solely responsible for payroll tax responsibilities related to each of its staff persons whose time is provided under this Agreement and shall acquire and maintain necessary insurance related to their efforts under this Agreement, including carrying workers' compensation insurance coverage at all times. CEDA shall supply the Authority with certification of such coverage, if requested.
D. CEDA shall be responsible to invoice the Authority for staff time and materials provided under this Agreement on a periodic basis, no less frequently than quarterly.
E. CEDA shall perform all services under this Agreement in compliance with applicable state and federal requirements.

V. Period/Termination. The term of this Agreement is through December 31, 2027, commencing January 1, 2027. The Agreement may be terminated earlier in its term upon 30 days' written notice by CEDA to the Authority or by the Authority to CEDA. Upon termination, the Authority shall be liable to pay CEDA for services performed, based on the annual contract amount of $40,946.00 and materials provided under this Agreement prior to and through the effective date of termination, unless otherwise specifically agreed by the parties in writing.

VI. Construction of Agreement. This Agreement is to be performed and construed under Minnesota law, and supersedes any and all prior agreements and contains the entire agreement of the parties.

THE EDA OF HARMONY

By _____ By _____

Its _____ Its _____

Date _____ Date _____

COMMUNITY AND ECONOMIC DEVELOPMENT ASSOCIATES

By

Its CEO/President

Date 10.26.26

CITY OF HARMONY
CITY COUNCIL

AGENDA ITEM
COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Alissa Stelpflug	**November 10, 2026**	**5g**
Agenda Section:	Item:	
New Business	**Southern Minnesota Initiative Foundation Request**	

BACKGROUND:
In the past several years we have contributed $1,000 each year to the Southern Minnesota Initiative Foundation. At this time, no contribution has been made for 2026.

ATTACHMENTS:

COUNCIL ACTION REQUESTED:
Approve donation of $1,000 to SMIF for 2026.

Southern Minnesota Initiative Foundation

SMIF's investments and partnerships in

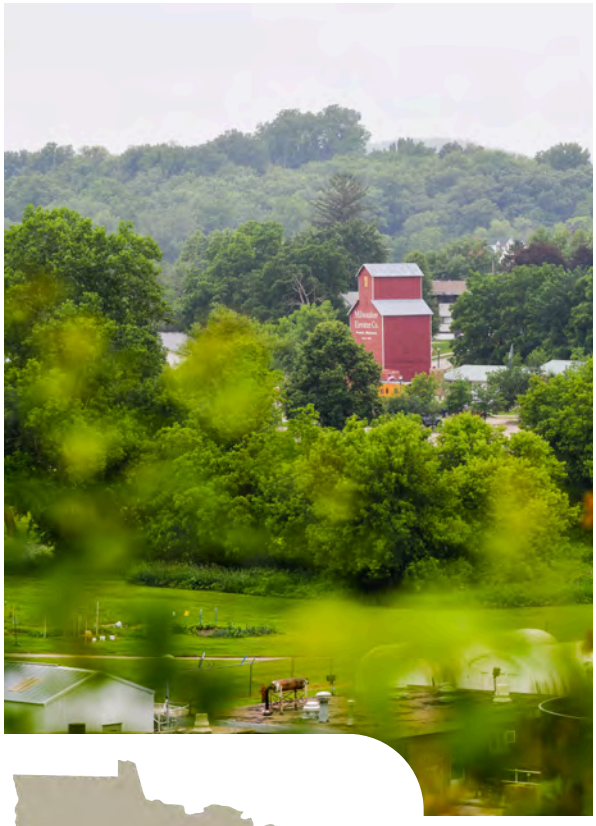
Fillmore County

since 1986

Southern Minnesota Initiative Foundation (SMIF) is a regional development and philanthropic organization that fosters economic and community vitality in southern Minnesota through a culture of collaboration and partnership. Serving 20 counties which includes 175 communities and one Native nation.

For every donation from Fillmore County of $1 → $32 is invested back into Fillmore County communities.*

**Includes grants, loans & programming*



29 Loans

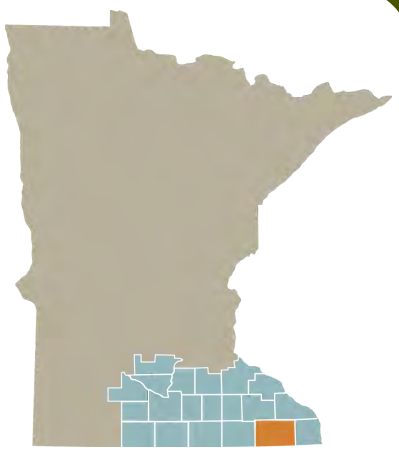
to support entrepreneurs

517 Grants

to support community projects

$15 Million

invested by SMIF in Fillmore County through grants, loans and programming





Questions?

Alissa Oeltjenbruns
Vice President of Philanthropy & Community Vitality
507-475-3056
alissao@smifoundation.org

Check out SMIF's recent activity in your county

SMIF's Recent Activity in Fillmore County

Early Childhood Spotlight



100 books to Mabel Public Library through Early Literacy Grant

"I've been focusing on getting the kids programs more vibrant and organized. During Summer Reading, I will use the books for story hour, have the kids do a craft based on the book and then have a snack (hopefully relating to the book). I will then do a prize system to get kids reading and get the books into their homes."

-Sharra Liptack, Mabel Public Library Director

Other recent activity:

- $20,000 to SEMCAC Head Start in Rushford to foster social-emotional skills
- 400 books to Kingsland Public Schools Community Education
- 430 English and 20 Spanish books to Fillmore County Public Health

Entrepreneurship Spotlight



City of Lanesboro received a $20,000 grant for their Activating Rural Entrepreneurial Venture (REV) program

Lanesboro's local REV community group was awarded an Activating Our Entrepreneurial Ecosystem Grant to interview and access the needs of at least 25 entrepreneurs and to use the data to deliver specific entrepreneurial, economic tools to grow and sustain the local economy.

Other recent activity:

- $25,000 PROMISE Act Grant to The Boutique Station in Peterson
- Technical assistance provided to prospective and current loan clients

Community Vitality Spotlight



Spring Valley Business Alliance awarded $23,000 Taylor Rural Improvements Grant

"The SMIF grant funds will be used to upgrade and replace refrigerators and freezers essential for storing perishable food items. These improvements will ensure safe and reliable food storage for the Spring Valley Area Food Shelf, helping provide consistent, high-quality food resources to residents in need throughout the community."

-Daniel Freeman, Spring Valley Food Shelf Volunteer

Other recent activity:

- $10,000 Small Town Grant to Harmony Area Historical Society
- $30,000 Taylor Rural Improvements Grant to SEMCAC in Rushford
- 20 gallons of paint awarded to Preston Historical Society

920 Children Supported

71 Entrepreneurs Supported

525 Florence Avenue | PO Box 695. | Owatonna, MN 55060 | 507.455.3215 | www.smifoundation.org

CITY OF HARMONY

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY CODE TO ESTABLISH REGULATIONS GOVERNING DATA CENTER DEVELOPMENT WITHIN THE CITY OF HARMONY.

SECTION 1. PURPOSE AND INTENT

The purpose of this ordinance is to establish clear regulatory standards governing the development and operation of data center facilities within the City of Harmony; protect public health, safety, and welfare; preserve Harmony's rural character and environmental resources; ensure responsible management of water, air, and land resources; and provide transparent regulatory standards for developers, utilities, and the public.

SECTION 2. APPLICABILITY

This ordinance applies to data centers, data center campuses, cryptocurrency mining facilities, and associated data center utility infrastructure located within the City of Harmony. Such facilities shall be permitted only within the Industrial Technology (IT) zoning district established by this ordinance.

SECTION 3. DEFINITIONS

Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data operations. The facility may also include air handlers, power generators, cooling or temperature-control systems, utility substations, and other associated infrastructure necessary for sustained operations.

Data Center Campus: a facility comprised of more than one principal Data Center, and includes any Data Center accessory structures or uses, and other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, or security of the Data Center(s) or the data center campus.

Data Center Energy Systems: means energy generation and storage systems, including electrical generators or engines, electric substations, transformers, back-up power generators, battery energy storage systems, used or intended to be used as sources of electrical power during normal operations, or as back-up temporary power when the main source of power is interrupted; electric transmission and distribution lines; and pipelines.

SECTION 4. INDUSTRIAL TECHNOLOGY ZONING DISTRICT

4.1 Purpose

Data center uses are highly variable in size, scope, impact, and potential issues, and all such variables may have differential impacts on existing and future land uses, or on the City's land use plans and regulations. Data center uses also often entail significant electrical demand and specialized infrastructure requirements. The purpose of the Industrial Technology zoning district is to provide for, and regulate, data center development in appropriate locations, specifically within areas zoned as Industrial Districts.

4.2 Applicability

All data center or data center campus development within the City of Harmony shall be regulated by this section.

4.3 Permitted Principal Uses and Structures.

Permitted principal uses and structures within the Industrial Technology District are those permitted principal uses and structures identified in Section 604.1 for Industrial Districts.

4.4 Permitted Accessory Uses and Structures.

Permitted accessory uses and structures within the Industrial Technology District are those permitted accessory uses and structures identified in Section 604.1 for Industrial Districts.

4.5 Conditional Uses.

The following are conditional uses in the Industrial Technology District and require an Industrial District Conditional Use Permit meeting the procedural and performance standards of this ordinance, and all generally applicable standards of the Harmony Zoning Ordinance:

(a) Data Center

(b) Data Center Campus

(c) Cryptocurrency mining facilities of any size.

(d) Expansion of an approved conditional use that results in an increase in electrical demand, square footage, or infrastructure capacity.

4.6 Approval Criteria, Conditional Use Permit.

No Conditional Use Permit within the Industrial Technology District shall be approved unless the land has been zoned Industrial Technology. Application for rezoning to Industrial Technology District and for a Conditional Use Permit may run concurrently.

No permit for work within the Industrial Technology District as approved by the Conditional Use Permit may be issued until the applicant has demonstrated compliance with all of the Industrial Technology District Performance and Design Standards and has met the assigned conditions of approval to the satisfaction of the City.

4.7 Environmental Review

If an EAW, EIS or AUAR is applicable for the proposed Industrial Technology District project under State law, such review must be completed. Individual components of an Industrial Technology development which may require separate environmental review as regulated by State law may be completed after application.

SECTION 5. INDUSTRIAL TECHNOLOGY DISTRICT CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

Proposals for an Industrial Technology District Conditional Use Permit shall include at least the information below to be considered complete. All costs of application and preparation of submission materials, including required studies, are borne by the applicant.

1. A project narrative, including:

    (a) Statement outlining the applicant's proposed objectives for the Data Center site, and public values that will be achieved by the project by phase (if applicable) including general projections for tax base, building valuation, sustainability in operations and site design, employment creation or other community benefits.

    (b) Statement of how the project will meet each of the Performance and Design Standards as required by this ordinance.

    (c) A narrative description of proposed Data Center site uses and operations, including anticipated or known accessory or temporary uses.

    (d) If the proposed Data Center site is to be developed in phases, a proposed phasing of full proposed Data Center site development, including number of phases, development timeline for each phase and for the full proposed Data Center site.

2. A proposed site development plan, identifying and/or illustrating:

(a) The proposed name of the project, contact information for the developer and individual preparing the plan, signature of the surveyor and civil engineer certifying the document, and date of plan preparation or revision.

(b) The legal boundaries of each separate parcel comprising the proposed site.

(c) The zoning classification for all lands within 1 mile of the external perimeter property lines of the proposed Data Center site.

(d) The location of proposed improvements, including but not limited to:

i. Data Center and accessory uses or structures

ii. Data Center Energy Systems

iii. Parking

iv. Lighting

v. Screening/buffering

vi. Perimeter fencing, and

vii. All ground-mounted equipment and utility infrastructure

(e) Evidence of compliance with all applicable setback requirements

(f) Estimated square footage calculation of full usable/buildable area within the Data Center site.

(g) Total maximum impervious surface coverage within the Data Center site.

(h) Easements and rights-of-way within or adjacent to the subject Data Center site property boundary, including detail on ingress and egress from the subject site to abutting or adjacent public right of ways.

(i) Location, width, and names of existing and proposed streets and rights of way within and immediately adjacent to the subject Data Center site property boundary and all connection points to public right of ways.

3. Delineation and functional assessment of wetlands and/or watercourses over the proposed Data Center site property and within 200 feet of the external perimeter property lines of the proposed Data Center site dated within the last five years.

4. Delineation of the ordinary high-water levels of all water bodies.

5. A Utility Impact Plan, which shall include:

   (a) Identification of annual electricity demand, energy storage capacity (if applicable), and proposed back-up power.

   (b) A site plan showing structures/facilities to be constructed to support operations, including water, wastewater, electric, natural gas, other infrastructure, and public utility service facilities.

   (c) Identification and description of any existing or proposed transmission lines and other facilities that would be required in order to connect the proposed facilities to the grid, and any permits or other approvals needed to support such construction.

   (d) Identification of any existing or proposed pipelines or gas transmission lines.

   (e) A description of any power sources proposed to be constructed or sited and operated, including emissions profile, noise, copies of applications for any required state or federal air permits.

   (f) Information concerning any proposed grid interconnection.

   (g) Documentation, including written verification from the applicable service providers, demonstrating that:

      i. Public utility capacity and related electrical infrastructure is or will be sufficient in size and capacity to ensure that the power requirements of the proposed project can safely be accommodated without adverse effect on the availability, reliability, quality, cost, or safety of the electric service to other customers.

      ii. Any system designed for cooling and operation of the facility will meet all applicable standards of this ordinance as well as state and federal law.

      iii. Water, stormwater, and wastewater management and treatment capacity is or will be sufficient to ensure that the requirements of the proposed project can be accommodated without adverse effects on the availability, reliability, quality, cost, or safety of the water, wastewater, and stormwater management and treatment services to other customers.

      iv. Any enhancements or improvements required in order for such utility services to continue to be available without adverse effect or additional cost to existing customers will be in place before operation of the proposed project.

6. A Water and Wastewater Management Plan, which shall include:

    a. Projected daily and peak water demand.

    b. The source(s) of the water supply, including certification from any public water supplier that it will supply the daily and peak water need and that the demand can be met without adverse effect on the availability, quality of service, potability of the water, or other qualitative or quantitative impacts on existing customers.

    c. Documentation that the Data Center design and equipment has incorporated technology and best practices to minimize water waste, maximize efficiency of water use, and to reclaim and recycle water to the extent possible.

    d. Documentation that any improvements to the water or wastewater utility infrastructure needed to serve the proposed Data Center will be paid for by the applicant.

    e. Identification of all stormwater management plans and infrastructure required to manage stormwater and runoff associated with the Data Center development.

    f. Documentation that only a closed-loop water or liquid cooling system or air-based cooling system will be used.

        i. If a closed-loop water or liquid cooling system will be used, the applicant shall also provide:

            1. A description of the closed-loop system and technology that will be utilized, including identification of the type of cooling liquid and any chemical additives that will be used in the system.

            2. Description of the manner in which water may be required to operate or maintain the closed-loop system, and the expected amount of water required for the identified uses.

            3. Identification of any water or liquid discharge that will occur during the initial system infusion, start-up, and ongoing system maintenance and operation, and a description of how any discharge will be handled, treated and disposed.

7. A soils and geotechnical study, prepared by a third-party engineer, which shall include:

    a. Soils engineering and engineering geologic characteristics of the Data Center site based upon on-site sampling and testing, including a description of the site geology and types, composition, permeability, stability, erodibility and distribution of existing soils on the site.

b. Description of the depth and characteristics of groundwater on the Data Center site, including seasonal and historic high groundwater conditions.

c. Description of the nature and characteristics of underlying bedrock and other geologic conditions that may affect the proposed Data Center development.

d. Grading criteria for ground preparation, cuts and fills, and soil compaction.

e. A hydrogeological assessment and containment plan certified by a licensed professional engineer or geologist. This documentation must conclusively demonstrate that the design, operations, and spill-response protocols of the Data Center will prevent any hazardous substance, pollutant, or contaminant from discharging, leaching, or migrating into the groundwater.

8. An ambient noise study prepared by a third-party engineer, which shall include:

a. Assessment of baseline ambient levels of noise before construction, measured in all directions at the external perimeter property lines on which the Data Center is proposed to be located and any related activity is proposed to be conducted, and at the nearest Noise Area Classification ("NAC") 1 receiver as defined in Minn. R. 7030.0050, subp. 2.

b. An acoustical study prepared by a qualified noise consultant showing:

i. Expected daytime and nighttime sound levels modeled at multiple distances and at the external perimeter property lines, including expected sound levels when all generators and other equipment are operated at full (100%) load.

ii. Specific recommended mitigation measures to ensure compliance with the Minnesota Pollution Control Agency ("MPCA") noise standards established in Minn. Rules Ch. 7030, and to minimize disturbance caused by low-frequency noise and vibrations.

iii. The study must include both A-weighted (dBA), C-weighted (dBC), and Z-weighted measurements, with full frequency spectra to identify low-frequency and tonal components.

iv. A 3D acoustic model using ISO 9613-2 or equivalent methodology that is sufficient to assess whether Data Center noise levels will comply with MPCA standards.

c. The City shall require the applicant to conduct a post construction compliance test, during operation, within six months of beginning operation to verify the actual sound levels and the effectiveness of constructed mitigation measures. The test must utilize the same methodology used for the initial acoustical study. If the review finds that post

construction noise exceeds the maximum permissible sound levels at any external perimeter property boundaries or the locations used during the initial acoustical study or mitigation measures to address low frequency noise or vibrations are inadequate, the applicant shall be required to develop and submit for review and approval, mitigation measures to bring noise levels within acceptable limits.

d. The applicant shall complete an annual noise study, conducted by a third-party engineer, during peak operation of the Data Center facility. This annual noise study shall be submitted to the City as part of the annual operational report required under Section 7.

    i. Where any noise study identifies greater than maximum permissible sound levels at any external perimeter property boundary, the City may, after reasonable notice and an opportunity to cure the conditions contributing to the exceedance, suspend or revoke the conditional use permit.

e. In addition to the annual noise study required under Section 5(8)(d), the applicant shall conduct a quarterly noise verification study, conducted by a third-party engineer approved by City, confirming compliance with MPCA noise standards. This study shall be conducted at a time when all generators are operating at full-load. The applicant shall submit the quarterly study results to the City not later than April 30, July 31, October 31, and January 31 of each year, covering the immediately preceding calendar quarter.

9. A traffic study assessing the impact of the Data Center facility construction and operation on road and rail traffic to and within the Data Center site.

10. List all other permits and authorizations needed for construction and operation of the Data Center and include copies or links to the applications.

SECTION 6. INDUSTRIAL TECHNOLOGY DISTRICT PERFORMANCE AND DESIGN STANDARDS

Any development within the Industrial Technology District shall comply with the standards as follows and such standards shall be adopted as part of the ordinance. Any deviation from these standards requires approval of a variance.

6.1 Building Standards

1. Minimum Lot Size. Data Centers over 100,000 square feet in gross floor area shall have a minimum lot area of 30 acres.

2. Maximum Height. Data Centers and freestanding accessory structures or uses may not exceed 40 feet in height. The maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses.

3. Data Centers and all accessory uses and structures shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties.

4. Data Center building exterior finishes shall consist of materials compatible in grade and quality to the following:

    a. Metal.
    b. Decorative rock face block.
    c. Glass.
    d. Cast in place concrete or pre-cast concrete panels.
    e. Brick.

5. Accessory building exterior finishes shall consist of materials compatible in grade and quality to the following:

    a. Metal.
    b. Decorative rock face block.
    c. Glass.
    d. Cast in place concrete or pre-cast concrete panels.
    e. Brick.
    f. Exterior insulated finish systems.

6. All buildings must be constructed to minimize glare or reflection on adjacent properties and roadways and should use appropriate textured glass, anti-reflective coating, and screening.

7. Data Center equipment may be ground mounted or roof top mounted,

8. Shipping containers shall not be used as a building material or permanent component of any Data Center or accessory use or structure.

6.2 Parking

1. One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.

6.3 Electricity Demand

1. Total energy use for any Data Center or Data Center Campus shall not exceed 55 megawatts of power.

6.4 Water Use Standards

1. Data Center facilities must employ a closed-loop water or liquid cooling system, or an air-based cooling system, that results in zero net water withdrawal and no wastewater discharge. Data Center facilities must not employ evaporative or open-loop cooling systems.

2. For any closed-loop cooling system, water may be utilized as necessary for the initial infusion, start-up, and ongoing maintenance of the system.

3. Domestic water use shall not exceed 60,000 gallons per month unless approved by the City following verification that water is not used for cooling purposes other than the operation and maintenance of a closed-loop water or liquid cooling system allowed under Section 6.4(2).

4. Facilities shall install dedicated water meters and submit annual water consumption reports.

6.5 Noise Standards

1. Data Center facilities are subject to and must comply with all criteria outlined in Section 5(8) of this ordinance.

2. Noise levels from the operation of the Data Center or any accessory uses shall comply with Minnesota Rules 7030.0040 through 7030.0080 (L10 and L50 standards).

3. Data Center facilities shall be designed and built to incorporate sound mitigation methods to reduce sound levels emanating from the Data Center, or any appurtenant or accessory use.

6.6 Setback, Buffer and Screening Standards

1. Setback Requirements. All Data Centers and accessory uses or structures, other than transmission and distribution powerlines, pipelines delivering electricity or natural gas to the property, and ingress/egress for road and rail traffic, shall be located:

    a. At least 300 feet from all external perimeter property lines of the Data Center regardless of the zoning classification of the adjacent property.

    b. At least 400 feet from agricultural property lines or the boundary of any Agricultural District.

    c. At least 500 feet from residential property lines or the boundary of any Residential District.

    d. Where necessary to ensure compliance with the noise limits provided in Section 6.5 at the external perimeter property boundary, or to minimize visual impact, the City may require a greater setback distance.

2. Buffer and Screening Requirements.

    a. Buffer areas shall include vegetative screening, berms, fencing, or other visual barriers as required by the City.

    b. All Data Centers and accessory uses or structures, other than transmission and distribution powerlines, pipelines delivering electricity or natural gas to the property, and ingress/egress for road and rail traffic, shall be screened on all sides from all existing public roads, as well as adjoining properties, utilizing a mixture of screening materials, berms, and landscaping. Screening shall be designed to provide year-round visual buffering, and may be accomplished using any combination of the following:

        i. Vegetative buffers
        ii. Berms
        iii. Fencing
        iv. Architectural walls
        v. Landscape screening

    c. Trees or shrubs used for screening must block visibility by at least eighty (80) percent throughout the entire year. The effective screening height of the trees or shrubs shall be at least four (4) feet in height at the time of planting.

    d. Rooftop and wall-mounted equipment shall be fully screened when viewed from a comparable grade from adjoining properties and from public roads via screening walls or parapets which match the building materials of the building on which they are located.

    e. Fencing or walls shall be constructed of maintenance-free vinyl fencing or ornamental metal such as wrought iron or comparable brick, stone, masonry, or decorative stamped and colored concrete, which mimics brick, stone or masonry.

    f. Chain-link fencing may be used for security purposes and shall be black or black-coated vinyl and shall not include slats.

    g. The owner and operator of any Data Center shall have an affirmative and continuing duty to ensure that all buffering/screening standards and requirements are maintained on an ongoing basis.

6.7 Lighting Standards

All exterior lighting associated with Data Centers or accessory uses or structures shall comply with the following standards:

1. Exterior lighting levels measured at the external perimeter property line shall not exceed one (1) foot-candle. Lighting levels shall be measured using standard photometric methods at ground level along the property boundary

2. Lighting shall be designed and installed to minimize glare, light trespass, and skyglow.

3. All exterior lighting fixtures shall be fully shielded and directed downward.

4. Lighting shall be designed to illuminate only the intended area and shall not spill onto adjacent properties or public rights-of-way.

6.8 Generator Operation Standards

1. Permitted Generator Use. Backup generators may only be operated for the following purposes:

    a. Backup or emergency electrical supply when the primary source of electricity is interrupted or unavailable. Continuous generator use outside of power outages or interruptions is prohibited.

    b. Routine maintenance or readiness testing of generator equipment.

2. Testing Restrictions.

    a. Generators shall be tested no more than once per week per generator, and testing shall be capped at 100 hours per generator per calendar year.

    b. Testing shall only occur during the hours of 8:00 A.M. to 4:00 P.M., Monday through Friday.

    c. The City may require additional restrictions where testing creates noise impacts to adjacent properties.

3. All generator systems shall comply with applicable Minnesota Pollution Control Agency (MPCA) and U.S. Environmental Protection Agency (EPA) emissions standards. All backup diesel generators shall meet Tier 4 EPA emission standards.

4. The City shall be permitted to conduct an annual inspection of all backup or emergency generators as needed to verify the total annual hours of operation for each generator.

6.9 Compliance Monitoring and Inspection Costs

1. All costs associated with testing, inspection and monitoring to verify or enforce compliance with this Ordinance, including independent, third-party engineer or consultant fees, shall be the responsibility of the Data Center developer or operator.

SECTION 7. ANNUAL OPERATIONAL REPORTING

Data Center operators shall submit an annual operational report to the City on or before February 27th, each calendar year, which includes the following:

1. Annual electricity consumption as reported by MiEnergy
2. Peak electricity demand levels as reported by MiEnergy
3. Total generator runtime
4. Annual water consumption
5. Emissions inventory
6. Annual noise study

If the operator fails to comply by the set annual reporting deadline a late-fee in an amount set by the City will be assessed.

SECTION 8. COMMUNITY BENEFIT AGREEMENT

The City shall require an applicant for a conditional use permit to enter into a Community Benefit Agreement ("CBA") intended to offset the impacts and costs of Data Center development on City resources and infrastructure including, but not limited to environmental resources, emergency responders (fire, emergency medical services and police), roadways and transportation infrastructure, water and sanitary sewer systems, and local government administration. To facilitate this intended purpose, the terms of the CBA may include, but are not limited to:

1. Public infrastructure improvements.
2. Creation of or improvements to public park and recreation facilities.
3. Donation of first responder equipment or training.
4. Protection or preservation of natural resources, including, but not limited to, farmland, undeveloped forest or grassland, or waterways.
5. Monitoring of environmental conditions on and around the Data Center site.
6. Mitigation of community impacts identified in any environmental review, or study, plan or assessment.
7. Costs of City staff or consultants associated with the technical review of application or permitting materials, or monitoring of Data Center facility development and operation.
8. Fees in lieu of any of the foregoing items.

SECTION 9. PERMIT REVOCATION AND DEFAULT

9.1 Default.

A conditional use permit holder shall be considered in default if any of the following occur:

1. Failure to comply with conditions of the conditional use permit.
2. Failure to comply with any provision of this ordinance.

3. Failure to comply with any applicable state, county or federal law, rule or regulation, including, but not limited to, the suspension or revocation of any required state, county or federal permit, approval or authorization.
4. Failure to maintain financial assurance, escrow accounts, or required reporting.
5. Failure to correct violations within the timeframe specified by the City.

9.2 Notice of Violation.

If the City determines that a violation has occurred, the City shall issue a written notice of violation identifying:

1. The nature of the violation
2. The required corrective actions
3. Timeframe for compliance

The notice of violation shall also inform the recipient of the right to request a hearing before the City Council to appeal the notice of violation. An appeal request pursuant to this Section must be submitted in writing to the City within seven (7) days of the date of the notice of violation. A hearing on the requested appeal must be held by the City Council within thirty (30) days of the date of the notice of violation.

9.3 Corrective Action.

The conditional use permit holder shall have thirty (30) days from the date of the notice of violation to correct violations unless the City determines, in its sole discretion, that immediate corrective action is necessary to protect public health, safety, and welfare. In the event, an appeal is requested, the 30-day time-period for corrective actions shall not begin until a decision is issued by the City Council on the appeal.

9.4 Enforcement Actions.

If the conditional use permit holder fails to correct a violation within the timeframe specified herein, the City may take enforcement action following a public hearing to be held by the City Council. Such enforcement actions may include:

1. Civil penalties or fines
2. Order to suspend of operations
3. Revocation of the conditional use permit
4. Legal action to enforce ordinance requirements

The City shall be entitled to recover all attorneys' fees and expenses incurred in connection with any successful enforcement action brought by the City pursuant to this Section.

9.5 Revocation.

Following a public hearing held by the City Council, the City may revoke a conditional use permit if violations identified in the required notice of violation are not corrected or if continued operation of the Data Center facility poses a risk to public health, safety, or welfare. Upon revocation, the operator shall cease operations and initiate decommissioning procedures in accordance with the approved decommissioning plan.

9.6 Fines.

The City shall be authorized to establish and set fines that may be assessed for violation of any of the provisions herein.

SECTION 10. Transparency

City staff and officials, including City Council, Board or Commission members, shall not enter into any confidentiality or non-disclosure agreement regarding Data Center proposals, including Data Center applications or permits, that limit lawful public transparency and compliance with the Minnesota Government Data Practices Act.

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Joe Drinkwine & Kyle McIntyre, Co-Director's	**November 10th, 2026**	**6b**
Agenda Section:	Item:	
New Business	**Ambulance Rate Increase Proposal**	

BACKGROUND:

It has been recommended by our ambulance billing company that Harmony Ambulance Service adjust its current billing rates to better align with those of surrounding ambulance services and account for the ever-increasing costs associated with operating the service.

The proposed rate adjustments are as follows:

Service	Current Rate	Proposed Rate
Base rate (loaded patient transport)	$850.00	$1,000.00
Loaded mileage rate	$13.00/mile	$20.00/mile
Treat, no transport	$250.00	$300.00
ALS 1 intercept fee	$1,050.00	$1,350.00
ALS 2 intercept fee	Not currently established	$1,400.00

The proposed adjustments to existing rates, along with the addition of an ALS 2 intercept fee, are intended to help Harmony Ambulance Service keep pace with the increasing costs of providing emergency medical services and ensure appropriate reimbursement for the care and resources provided during patient encounters.

The proposed increase to the ALS 1 intercept fee is particularly important. At the current rate of $1,050, Harmony Ambulance Service is currently operating at a loss on average of $150 each time an ALS intercept is required. Increasing the rate to $1,350 would help offset this loss and bring reimbursement in line with the actual costs associated with obtaining advanced life support services for our patients. Establishing an ALS 2 intercept fee would also provide a designated rate for these services where applicable, as we do not currently have one.

Harmony Ambulance Service takes great pride in its ability to remain financially self-sustaining while providing essential emergency medical services to Harmony and the surrounding communities. However, as the costs of equipment, medical supplies, training, vehicle maintenance, and day-to-day operations continue to rise, periodic rate adjustments are necessary to maintain this financial independence.

These proposed changes would help support the long-term financial stability of Harmony Ambulance Service, allowing us to continue maintaining the equipment, resources, and training necessary to provide quality patient care to our community.

ATTACHMENTS: Rate Survey with billing company recommendations
COUNCIL ACTION REQUESTED: Approve rate increases

Agency	ALS2 (A0433)	ALSE (A0427)	BLSE (A0429)	BLS TNT (A0998)	MILEAGE (A0425)
Harmony Ambulance Current Rates		$1,050.00	$850.00	$250.00	$13.00
Preston/Lanesboro Ambulance	$1,500.00	$1,400.00	$1,100.00	$300.00	$23.00
Mabel Ambulance			$850.00	$250.00	$20.00
Rushford Ambulance		$1,150.00	$800.00	$200.00	$20.00
Chatfield Ambulance		$1,500.00	$1,200.00	$0.00	$20.00
Spring Valley		$1,550.00	$1,200.00	$0.00	$25.00
Billing Company Recommendation	$1,550.00	$1,450.00	$1,100.00	$300.00	$20.00
Proposed New Rates	$1,400.00	$1,350.00	$1,000.00	$300.00	$20.00

Fortress Floors Of MN

17313 635th Street | Dodge Center, Minnesota 55927
5072716141 | fortressfloorsofmn@gmail.com | www.fortressfloorsofmn.com

RECIPIENT:

Alissa Stelpflung City of Harmany
225 3rd Avenue Southwest
Harmony, Minnesota 55939

Quote #883

Sent on	Oct 09, 2026
Total	**$5,734.35**

Product/Service	Description	Qty.	Unit Price	Total
Front entrance		490.2	$7.00	$3,431.40
Second topcoat	Second topcoat	490.2	$2.25	$1,102.95*
Repairs		1	$1,200.00	$1,200.00

* Non-taxable

Total **$5,734.35**

Let me know if you have any questions. Have a great weekend!

This quote is valid for one year, after which values may be subject to change.

Resolution No. 26-09

A RESOLUTION CERTIFYING DELINQUENT UTILITIES AND SERVICES TO BE COLLECTED WITH TAXES PAYABLE IN 2027

WHEREAS, the City of Harmony provides utility and administrative services to property for a fee; and

WHEREAS, certain accounts for said services are delinquent; and

WHEREAS, Minnesota Statutes provides for collecting delinquent accounts by placing same on the tax rolls.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Harmony, Fillmore County, Minnesota, that the City hereby certifies that the accounts herein listed are for utility and administrative services and payment is delinquent on some.

BE IT FURTHER RESOLVED, that the City hereby requests the Auditor of the County of Fillmore to place the amounts listed as special assessments on the tax rolls for taxes payable in 2027.

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

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

Motion carried and resolution adopted this 10th day of November 2026.

_____
Steve Donney, Mayor

ATTEST:

_____
Alissa Stelpflug, City Administrator

City of Harmony, Minnesota

Data Practices Policy For the Public

Your Right to See Public Data

The Government Data Practices Act (Minnesota Statutes, Chapter 13) presumes that all government data are public unless a state or federal law says the data are not public. Government data means all recorded information a government entity has, including paper, email, flash drives, CDs, DVDs, photographs, etc.

The law also says that the City of Harmony must keep all government data in a way that makes it easy for you to access public data. You have the right to look at (inspect), free of charge, all public data that we keep. You also have the right to get copies of public data. The Data Practices Act allows us to charge for copies. You have the right to look at data, free of charge, before deciding to request copies.

How to Request Public Data

You can ask to look at (inspect) data at our offices or ask for copies of public data that we keep.

Requests shall be made in writing, preferably on the form provided by the City of Harmony and attached at the end of this policy. You may make your request by mail, fax, email, or by delivering in person. All requests shall be directed to the City Administrator. If you have any questions about making a data request, please contact the City Administrator.

If you do not use the data request form, your request should:

- Say that you are making a request for public data under the Government Data Practices Act (Minnesota Statutes, Chapter 13).
- Include whether you would like to inspect the data, have copies of the data, or both.
- Provide a clear description of the data you would like to inspect or have copied.

You are not required to identify yourself or explain the reason for your data request. However, you may need to provide us with some personal information for practical reasons (for example: if you want us to mail copies to you, you need to provide us with an address or P.O Box). If we do not understand your request and have no way to contact you, we cannot respond to your request.

How We Will Respond to Your Data Request

Upon receiving your request, we will review it.

- We may ask you to clarify what data you are requesting.
- If we do not have the data, we will notify you in writing as soon as reasonably possible.
- If we have the data, but we are not allowed to give it to you, we will tell you as soon as reasonably possible and identify the law that prevents us from providing the data.
- If we have the data, and the data are public, we will respond to your request appropriately and promptly, within a reasonable amount of time by doing one of the following:
    - Arrange a date, time, and place for you to inspect the data at our offices; or
    - You may choose to pick up your copies, or we will mail or email them to you. We will provide electronic copies (such as email or CD-ROM) upon request, if we keep the data in that format and we can reasonably make a copy.
    - We will provide notice to you about our requirement to prepay for copies and the amount you owe for copy costs.
    - Response time may be impacted by the size and/or complexity of your request, and also by the number of requests you make in a given period of time.

- If you do not arrange to inspect the data or pay for the copies within 5 business days after we tell you the data are ready, we will suspend any further response until you inspect the data or collect and pay for data that have been produced.
- If you do not respond to a request for clarification within 5 business days, we will conclude that you no longer want the data and will consider your request closed.

If you do not understand some of the data (technical terminology, abbreviations, or acronyms), please tell the person who provided the data to you. We will give you an explanation if you ask.

The Data Practices Act does not require us to create or collect new data in response to a data request, or to provide data in a specific form or arrangement if we do not keep the data in that form or arrangement. For example, if the data you request are on paper only, we are not required to create electronic documents to respond to your request. If we agree to create data in response to your request, we will work with you on the details of your request, including cost and response time.

We are also not required to respond to questions that are not about your data requests, or that are not requests for government data.

Requests for Summary Data

Summary data are statistical records or reports created by removing identifying information about individuals from entirely private or confidential data.

We will prepare summary data if you make your request in writing and pre-pay for the cost of creating the data.

You may use the data request form on page 5 to request summary data. We will respond to your request within ten business days with the data or details of when the data will be ready and how much we will charge you.

Data Practices Contacts

Responsible Authority

Name	City of Harmony
Address	225 3rd Ave SW, Harmony, MN 55939
Phone number/fax number/email address	(507) 886-8122/(507) 886-2818

As Responsible Authority, the City of Harmony orders the following individuals as data practices compliance official and designees.

Data Practices Compliance Official

Name:	Alissa Stelpflug, City Administrator
Address:	225 3rd Ave SW, Harmony, MN 55939
Phone number/fax number/email address:	(507) 886-8122/(507) 886-2818/alissa@harmonymn.gov

Copy Costs – When You Request Public Data

Minnesota Statutes, section 13.03, subdivision 3(c) allows us to charge for copies.

- You must pay for the copies before we will give them to you.
- We do not charge for copies if the cost is less than $1.00.
- Multiple requests made within the same 10 business-day period will be treated as a single request for the purposes of calculating total copy costs.
- If possible, and upon request, we will provide you with an estimation of the total cost of supplying copies.

For 100 or fewer paper copies – 10 cents per page

100 or fewer pages of black and white, letter or legal-size paper copies cost 10¢ for a one-sided copy, or 15¢ for a two-sided copy.

100 or fewer pages of color, letter or legal-size paper copies cost 25¢ for a one-sided copy, or 45¢ for a two-sided copy.

Most other types of copies – actual cost

The charge for most other types of copies, when a charge is not set by statute or rule, is the actual cost of searching for and retrieving the data and making the copies or electronically sending the data.

In determining the actual cost of making copies, we include employee time, the cost of the materials onto which we are copying the data (paper, CD, DVD, etc.), and mailing costs (if any). If your request is for copies of data that we cannot copy ourselves, such as photographs, we will charge you the actual cost we must pay an outside vendor for the copies.

Employee Time & Independent Contractor Charges

Employee time required to make copies is $75.00/hour.

If based on your request, we find it necessary to hire an independent contractor with special technical expertise to search for and retrieve the data, you will be required to pay the charges from the Independent Contractor plus any employee time invested in helping support the Independent Contractor's work.

Data Request Form – Requesting Public Data

Request date:

The data I am requesting:

Describe the data you are requesting as specifically as possible.

I am requesting access to data in the following way:

☐ Inspection

☐ Copies

☐ Both inspection and copies

Inspection is free, but the City of Harmony charges for copies when the cost is over $1.00 or staff time is involved per the data practices policy.

Contact information (optional)*

Name:

phone number:

email address:

address:

We will respond to your request as soon as reasonably possible.

* You do not have to provide any contact information. However, if you want us to mail/email you copies of data, we will need some type of contact information. We also need contact information if we do not understand your request. We will not work on your request until we can clarify it with you.

Notice of Adoption of Model Policies

Minnesota Statutes, section 13.025, subdivisions 2 and 3, require government entities to prepare written policies that relate to public access to government data, and rights of subjects of data and Minnesota Statutes, section 13.03, subdivision 2, requires entities to establish procedures so that data requests are complied with appropriately and promptly.

Minnesota Statutes, section 13.073, subd. 6, requires the Commissioner of Administration to prepare model policies and procedures to help government entities comply with those requirements. Entities that choose to adopt the Commissioner's model policies must notify the Commissioner. Please use the following statement to notify the Commissioner if you choose to adopt the model policies and procedures.*

Notice to Commissioner of Administration: Adoption of Model Policies

City of Harmony, Minnesota has adopted the Commissioner's Model Policy for the Public and Model Policy for Data Subjects. This notice to the Commissioner satisfies City of Harmony Minnesota's obligation under Minnesota Statutes, section 13.073, subdivision 6.

_____

By: Alissa Stelpflug

Its: City Administrator

Date: _____

**Government entities may submit this notification by mail or email:*

Commissioner of Administration
c/o Data Practices Office
200 Administration Building
50 Sherburne Avenue
St. Paul, MN 55155
info.dpo@state.mn.us

Resolution No. 26-10

A RESOLUTION CERTIFYING THE RESULTS OF THE MUNICIPAL GENERAL ELECTION HELD ON NOVEMBER 3, 2026

WHEREAS the Municipal General Election was held on November 3, 2026 and the results thereof duly counted and filed with the City Clerk-Treasurer together with the ballots and summary sheet of said election, and

WHEREAS the summary statement has this day been duly canvassed by the City Council sitting in an open meeting as prescribed by law and the results of said election have been found to be correct.

NOW, THEREFORE, BE IT RESOLVED that the summary statement attached is hereby approved and found correct, and it is declared that the results of the said election are as shown on the attached summary statement of the municipal election.

BE IT FURTHER RESOLVED the one candidate receiving the highest number of votes for the office of Mayor, Kerry Kingsley; the two candidates receiving the highest number of votes for the office of Council Member, four (4) year term Kyle Scheevel and Keith McIntosh, are hereby declared elected and the City Clerk is hereby instructed to issue certificates of election provided each candidate submits to the filing officer a "Campaign Financial Report Certification of Filing" no later than seven days after the general election (Minnesota Statutes 211A.06, Sub. 1).

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

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

Motion carried and resolution adopted this 10th day of November 2026.

_____
Steve Donney, Mayor

ATTEST:

_____
Alissa Stelpflug, Administrator

OFFICE OF THE MINNESOTA
SECRETARY OF STATE **STEVE SIMON**

Español Hmoob Soomaali Tiếng Việt Русский 中文 ພາສາລາວ Afaan Oromo ខ្មែរ አማርኛ ကညီကျိာ်

Unofficial Results Tuesday, November 3, 2026

Results Home Previous Page

Precincts Reporting in Municipality: 100% 1 of 1

Last Updated: 11/05/26 4:18 PM

Voters Registered at 7AM: 781

Results for Selected Contests in 27188 - Harmony

Mayor (Harmony)

Results By Precinct

1 precincts in contest. 1 of 1 precincts reported in municipality.

Party	Candidate	Totals	Percent
NP	Steven Donney	135	24.06%
NP	Sue Olinger	68	12.12%
NP	Kerry Kingsley	357	63.64%
WI	WRITE-IN	1	0.18%

Council Member At Large (Harmony) (Elect 2)

Results By Precinct

1 precincts in contest. 1 of 1 precincts reported in municipality.

Party	Candidate	Totals	Percent
NP	Kyle Scheevel	410	50.43%
NP	Keith McIntosh	335	41.21%
WI	WRITE-IN	68	8.36%

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Abstract of Votes Cast
In the Precincts of the City of Harmony
State of Minnesota
at the State General Election
Held Tuesday, November 3, 2026

as compiled from the official returns.

Summary of Totals
City of Harmony
Tuesday, November 3, 2026 State General Election

Number of persons registered as of 7 a.m.	781
Number of persons registered on Election Day	27
Number of accepted regular, military, and overseas absentee ballots and mail ballots	97
Number of federal office only absentee ballots	0
Number of presidential absentee ballots	0
Total number of persons voting	576

Summary of Totals
City of Harmony
Tuesday, November 3, 2026 State General Election

KEY TO PARTY ABBREVIATIONS

NP - Nonpartisan

Mayor (Harmony)

NP	NP	NP	WI
Steven Donney	Sue Olinger	Kerry Kingsley	WRITE-IN
135	68	357	1

Council Member At Large (Harmony) (Elect 2)

NP	NP	WI
Kyle Scheevel	Keith McIntosh	WRITE-IN
410	335	68

Detail of Election Results
City of Harmony
Tuesday, November 3, 2026 State General Election

Precinct	Persons Registered as of 7 A.M.	Persons Registered on Election Day	Total Number of Persons Voting
23 0080 : HARMONY	781	27	576
City of Harmony Total:	781	27	576

Detail of Election Results
City of Harmony
Tuesday, November 3, 2026 State General Election

Office Title: Mayor (Harmony)

Precinct	NP Steven Donney	NP Sue Olinger	NP Kerry Kingsley	WI WRITE-IN
23 0080 : HARMONY	135	68	357	1
Total:	**135**	**68**	**357**	**1**

Office Title: Council Member At Large (Harmony) (Elect 2)

Precinct	NP Kyle Scheevel	NP Keith McIntosh	WI WRITE-IN
23 0080 : HARMONY	410	335	68
Total:	**410**	**335**	**68**

We, the legally constituted canvassing board, certify that we have herein specified the names of the persons receiving votes and the number of votes received by each office voted on, and have specified the number of votes for and against each question voted on, at the State General Election held on Tuesday, November 3, 2026

As appears by the returns of the election precincts voting in this election, duly returned to, filed, opened, and canvassed, and now remaining on file in the office of the City of Harmony Clerk. Witness our official signature at _____ in _____ County this _____ day of _____, 2026.

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

State of Minnesota
City of Harmony

I, _____, Clerk of the City of Harmony do hereby certify the within and foregoing _____ pages to be a full and correct copy of the original abstract and return of the votes cast in the City of Harmony State General Election held on Tuesday, November 3, 2026.

Witness my hand and official seal of office this _____ day of _____, 2026.

_____

RESOLUTION NO. 26-11

A RESOLUTION ACCEPTING RESIGNATION AND DECLARING A VACANCY.

WHEREAS, the Harmony City Council has received the written resignation of Kyle Scheevel, effective on November 30th, 2026.

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

1. The council accepts Kyle Scheevel's resignation as described above.

The council declares that a vacancy exists on council effective on December 1st, 2026.

Passed by the City Council of Harmony, Minnesota this 10th day of November 2026.

_____
Steve Donney, Mayor

ATTEST:

_____
Alissa Stelpflug, City Administrator

Outlook

Re: Resignation letter

From Kyle Scheevel <kyscheevel@gmail.com>
Date Fri 11/6/2026 8:45 AM
To Alissa Stelpflug <alissa@harmonymn.gov>

My last day will be November 30th

On Fri, Nov 6, 2026, 8:37 AM Alissa Stelpflug <alissa@harmonymn.gov> wrote:

> Kyle,
>
> Thank you for everything you have done for our community. We truly appreciate your time and dedication.
>
> Could you please reply with the date you would like this change to take effect?
>
> Thanks, Alissa

Alissa Stelpflug
City Administrator
City of Harmony
225 3rd Avenue SW • Harmony, MN 55939
Office: 507-886-8122 | Cell: 507-259-9546
alissa@harmonymn.gov
www.harmonymn.gov

From: Kyle Scheevel <kyscheevel@gmail.com>
Sent: Friday, November 6, 2026 8:20 AM
To: Alissa Stelpflug <alissa@harmonymn.gov>
Subject: Resignation letter

I am submitting my letter of resignation to the Mayor, Council, and residents of Harmony. I will not be able to finish my current term or be sworn in for my re-elected term in January as I will no longer be a resident of Harmony. An opportunity to purchase rural property presented itself after I filed for reelection. I want to thank all who voted for me and trusted me to make the right decisions for our town. I've always tried to be fair to all sides and make the right decisions to benefit the community.

Sincerely, Kyle Scheevel

Minnesota Energy Resources Corporation
2685 145th Street West
Rosemount, MN 55068
www.minnesotaenergyresources.com

11/2/2026

CITY OF HARMONY

Dear customer:

Thank you for your request for service at: 32326 GARDEN RD, Harmony , MN. Minnesota Energy Resources is pleased to have this opportunity to provide you with safe, reliable natural gas.

This letter confirms your acceptance of the terms and conditions of the natural gas rates and tariffs associated with your request for service. It also serves to provide you with information about your request:

- The enclosed Minnesota Energy Resources Distribution Facilities Installation Agreement needs to be reviewed, signed, and returned to the Minnesota Energy Resources office within 30 days of the contract date; after 30 days the contract is null and void. The installation of your service will be scheduled upon receipt of contract, payment (if required) and completion of all site requirements.
- The Contribution In Aid of Construction is included in the enclosed agreement. Please note that the cost includes up to 75 feet of service line. If your service line is greater than 75' from your property line, there will be an excess footage charge not to exceed $6.00 per foot on your first natural gas bill.
- After Minnesota Energy Resources has completed the installation of your gas service, you as the customer are responsible for connecting customer owned gas piping to the meter installation.
- Although we exercise caution to locate and avoid your sewer lateral during construction, if you notice a problem with your sewer drain(s) during construction, or any time after our work is complete, contact us immediately. **Do not attempt to clear the sewer lateral, contact us immediately.** There are rare instances when the sewer lateral and natural gas lines could intersect, causing a potentially unsafe condition.
- If you are converting from another fuel to natural gas, we recommend that you do **NOT** remove current equipment until after your line is installed. The time to the installation date can be extended if weather causes construction delays or permits are required. Some permits can take a month or more to obtain.

The following items are needed to install your natural gas facilities in a timely manner. Please provide us with the date when these items will be completed.

- The service route must be cleared of brush, trees, debris, building materials, dirt piles, etc. and within 6 inches of final grade. Please discuss any anticipated grade changes with us before the service is installed to avoid being billed for relocation costs incurred with grade changes.
- Any required easements must be obtained and on file with our local office.

All of us at Minnesota Energy Resources look forward to serving your energy needs. For further information regarding your new service, visit our website site at www.minnesotaenergyresources.com. If you have any questions about the above items, please refer to **Work Request:** 3523326 when calling us at 800-889-9508.

Minnesota Energy Resources Corporation
2685 145th Street West
Rosemount, MN 55068
www.minnesotaenergyresources.com

Distribution Facilities Installation Agreement

District 95

Work Request/Revision 3523326

This contract is for the installation of Gas facilities entered into on 11/2/2026 (Contract date) between CITY OF HARMONY (Customer) and Minnesota Energy Resources Corporation (MERC). Site Address/Location 32326 GARDEN RD in the City of Harmony, County of Fillmore, State of MN.

MERC agrees to install facilities and provide service in accordance with all appropriate regulations and tariffs as filed with the Public Utilities Commission of Minnesota (PUC). MERC furthermore agrees to render service to the Customer at such point on the premise as has been mutually determined and agreed upon. The Customer agrees to comply with all terms and conditions as stated on Page 2 of this contract, including the commencement date of Minimum Charges, and all appropriate MERC tariffs on file with the PUC.

Customer's Contribution in Aid of Construction* $5,168.29

***This amount is owed by the customer after Minnesota Energy Resources' investment in the project. Any required payment must be sent with the signed agreement in order for your project to proceed.**

This agreement ☐ does ☒ does not include the cost of the service(s) all the way to the meter. When it does not, additional charges may be forthcoming for excess footage beyond 75 feet from your property line.

Allowances are determined by MERC's extension rule policies that have been approved by the PUC.

I have read, understand, and agree to the terms and conditions of this contract

Customer Signature: _____ Date _____
Mailing Address:

Minnesota Energy Resources signature: Chad Balthazor Date: 11/2/2026

Return contract and contribution to: Minnesota Energy Resources
Attn: Contract Coordinator
2685 145th Street West
Rosemount, MN 55068

Or email signed contract (no contribution only) to: MERC-Contracts@minnesotaenergyresources.com

ADDITIONAL TERMS AND CONDITIONS

1. This Contract is not effective until signed by both Company and the Customer. If the Customer fails to return the Contract to Company within thirty days of the Company signature date or contract date, the Contract offer is null and void.

2. The payment calculation of this Contract is subject to change if the Customer causes a construction delay, there is change in scope, or actions by governmental authorities cause a calculation change. Any change shall be reviewed with the Customer prior to construction and a new feasibility study will be run and a new Contract shall be executed. If during construction, the Company encounters unanticipated abnormal conditions, such as rock or frost outside of the normal winter construction period of December 1 to April 1, the customer shall be responsible for these additional costs.

3. As a condition of receiving service, the Customer agrees to grant the Company, at no cost, an easement for the necessary construction, operation, and maintenance of any portion of the extension necessary to serve the Customer.

4. The Customer further understands that their structure must comply with the applicable State and Federal Conservation Code and any other applicable codes and that any noncompliance in future inspections by the Company may be grounds for disconnection of service.

5. If the service to the Customer is part of a project designed to serve several customers from one extension, it is understood that this Contract will be binding on the parties hereto only when and if the Company secures sufficient contracts to warrant, in Company's sole discretion, the construction of the project.

6. All the terms and conditions of this Contract shall extend to and be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto. If the Customer leases, sells, or otherwise disposes of the property herein described, he shall complete the payments according to this Contract unless he shall have secured an assumption of his remaining obligations under this Contract, satisfactory to and approved by the Company.

7. Whether stated or not, a special facilities charge will be applied during the Winter Construction period, as stated in the Company's approved tariffs.

8. Any lawn restoration or surface repair on private property, as a result of this installation, shall be the Customer's responsibility.

9. The Customer, irrespective of subsequent change of ownership, shall provide at no expense to the Company, soil graded within six inches of the finished grade prior to installation of facilities. Survey stakes indicating property lines shall be installed by the Customer at no expense to the Company prior to installation of facilities. The Company shall be notified in advance of any change in grade levels. Any and all costs incurred as a result of such grade changes shall be at the expense of the Customer.

10. The Customer agrees to provide the Company, or its authorized contractor, the location, within 24", of all underground facilities such as those for the transmission of electricity, water, cable TV, sewer, telephone, gas or fuel which are owned by the Customer on the premises, and which may be encountered by the Company or its authorized contractor during the proposed installation of the facilities. If the Customer is unable to locate an underground facility, or fails to provide the location of any underground facility, or if the underground facility in question is encountered more than 24" from the location identified by the Customer, the Customer shall defend, indemnify, and hold the Company harmless as well as its agents, employees, assigns, affiliates, officers, administrators, predecessors, successors, subsidiaries, members and managers from and against any claim, action, proceeding, liability, loss, damage, cost or expense including, without limitation attorneys' fees, arising out of or in connection with the Customer's use of service.

11. By signing this document the Customer agrees that Minnesota Energy Resources will be the natural gas service provider of choice for this project.

12. If any provision of this Contract is found to be invalid or unenforceable by any court, such provision shall be ineffective only to the extent that it is in contravention of applicable laws without invalidating the remaining provision of the Contract.

13. This Contract shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

14. The Customer and the Company hereby agree to abide by and be subject to the rules, regulations, and schedules of the Company as filed with and approved by the Minnesota Public Utility Commission from time to time, as well as the rules and regulations of the Minnesota Administrative Code.

15. In the event of a conflict between this Contract and the Company's approved tariffs, the tariffs shall prevail.

16. Beginning the date the gas meter serving the Customer is installed, or 180 days after the gas service line serving the Customer is installed, whichever is earlier, the Customer will be billed the applicable Minimum Charge. The determination of the rate schedule the Customer is expected to take service under shall be in Company's sole discretion.

17. Within the boundaries of the Customer's development project area, the Customer shall be responsible for all necessary environmental compliance actions including the installation, inspection, maintenance and removal of all soil erosion and sediment control best management practices (BMPs). The Company is responsible for repairing any BMPs damaged by Company or Company's contractor during Company's installation activities as well as the Company's necessary environmental compliance actions outside of the Customer's development project area.

HARMONY ECONOMIC DEVELOPMENT AUTHORITY
Regular Meeting Minutes

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

CALL TO ORDER:

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

_x_ Steve Donney (Mayor)
___ Keith McIntosh (City Council)
_x_ Greg Schieber (EDA)
_x_ Stuart Morem (EDA)
_x_ Kelsey Bergey (EDA)
_x_ Alissa Stelpflug (City Administrator)
_x_ Chris Hahn (EDA Interim Director)

Guests: Becky Jones, Amber Coaty

AGENDA/ MINUTES (Consent Agenda)

Motion made by Steve Donney, second by Greg Schieber to approve the October 8, 2026 Meeting Minutes (with corrections) and the November 5, 2026 Agenda (with the addition of the following action items: Downtown Revitalization Program Application - Torgerson Ostby Flooring, and Housing Incentive Application for Menting (315 2nd St SE) was approved 4-0.

REPORTS:

Chamber of Commerce: HACC submitted two written reports, from Amy Bishop and Kelley Collins detailing the Chamber Activities for October. The HACC financials were also submitted by treasurer Douglas Hamilton.

Discussion was had regarding the challenges of finding a viable candidate for the HACC Director role, including how the EDA might assist the HACC in their operations. One suggestion discussed was that since the EDA provides $30,000 per year to the HACC, that the EDA request a Chamber Board position be filled by and EDA Board member moving into 2027. The hope is that this could improve communication and collaboration between both groups.

Financial Reports and Claims:

The RED Loan ledger was presented and reviewed without questions or comment.

CEDA Work Update: (Chris Hahn):

Jem Theatre SCDP Obligation: The EDA Board discuss the obligation of the previous owners (Amber and Dana Coaty) to the SCDP program, specifically the loan amount of $6,466.00 as this was understood to be repayable if the property were sold within 5 years of the loan. Per the SCDP

DRAFT

Program, there had to be a "Reuse of Funds" agreement submitted to the State of MN with the original SCDP application. Although the approval of the SCDP agreement and approval of a revised agreement are both on file, the Reuse of Funds agreement is not able to be located.

Per the EDA board discussion, after reviewing the mortgage agreement between the City of Harmony and Coaty's, (and past precedent), it was suggested that the remaining 2.5 years on this obligation could be assigned to the new owner.

Motion was Made by Steve Donney, second Stuart Morem, to have the city draft an Assumption of Mortgage for remaining obligation for this loan. The Motion carried 2-0-2 with member Schieber and Bergey abstaining.

Industrial Park Lots: Director Hahn reported that he is working to update the available Industrial Park Lots on LOIS (Location One) so that these properties appear in online searches for government entities and businesses looking to expand. Once the Planning and Zoning Board decides on the plat layout of the Northern Industrial Parks lots, these will also be added to the database.

Inquiries for Buildable lots for apartments: Joel Pfeffer reached out to the EDA inquiring about available lots that would be suitable for apartments or duplexes. Hahn assembled a list of properties that are currently vacant, buildable or for sale, and emailed this out.

EDA Loans and Program Updates:

Trailhead Inclusive Park Project: Hahn reported that CEDA's Grants Department submitted a proposal to draft the USDA Outdoor Recreation grant to fund the all-inclusive playground project at a cost $3,684.00. Hahn noted that this grant is extremely competitive, and that the estimated time involved is approximately 65 hours. The CEDA Grants team has successfully applied for these grants in the past and has experience with criteria. The proposal was forwarded to Administrator Stelpflug to share with the Parks Board.

SMIF Momentum Summit 2026: Southern Minnesota startup and small business summit helping startups and small businesses strengthen financial readiness, access resources and drive sustainable growth, and will be held in Albert Lea on Monday November 16th, and can be registered for online.

PUBLIC FORUM:

Hearing no public input, Steve Donney offered input during this time that he had been contacted by an individual looking to make a financial gift to the Harmony Community, as part of their legacy. This individual is looking for potential projects that would positively impact the community and that could be constructed as a legacy project for this individual.

OLD BUSINESS:

Hammell Equipment Expansion: Previously Eric Hammell presented to the EDA Board and informed them of Hammell Equipment's plans to expand. Ideally, they wish to expand within the City of Harmony, but if needed could move out of town. They inquired as to whether the city would be willing to sell part or all of the campground directly behind their current location which per Fillmore County is a split parcel. The portion the campground is on is approximately 1.67 acres

DRAFT

The EDA expressed the desire to keep Hammell Equipment in Harmony, and pledged to do some additional research and draft several scenarios for review at the November EDA Meeting

Director Hahn presented several options to the EDA for discussion, noting that the property would need to be rezoned commercial as it is currently residential, and that the Parks Board would need to sign off on a recommendation to City Council:

A. Sell a portion of the 1.67-acre portion of the parcel east of 2nd Ave. NE to Hammell and continue to operate the campground and waste station on the remainder of the parcel
B. Sell the entire 1.67-acre portion of the parcel east of 2nd Ave. NE to Hammell and entirely close the campground and the waste station
C. Sell the entire 1.67-acre portion of the parcel east of 2nd Ave. NE to Hammell and negotiate and easement to continue to operate the RV waste station

A Motion was made by Steve Donney, second by Greg Scheiber and passed unanimously to present the following two options for consideration to the Parks Board for consideration and recommendation to City Council.

Option # 1. Offer to sell approximately .6 Acres (Ice Skating Rink) at a price of $15,000 to Hammell Equipment, and require Hammell Equipment to pay for the survey and replat.

Option #2 Offer to sell approximately 1.30 Acres (Ice Skating Rink, and Campground, stopping just west of the gravel road access to the Wast Station) at a price of $75,000 to Hammell Equipment, and require Hammell Equipment to pay for the survey and replat.

NOTE: EDA Board Member Greg Schieber left the meeting at this point for an appointment

NEW BUSINESS:

Downtown Revitalization Program: The EDA Reviewed two applications for the Downtown Revitalization Program.

1. **Torgerson Ostby Flooring** submitted an application for exterior tuckpointing and brick repair to their store located at 70 Main Ave. North. The total request amount was for $32,420.00

2. **The Jem Theatre** submitted an application for extensive block replacement and tuckpointing at the 14 Main Ave N address. The estimated needed repairs documented totaled $105,520.00, and the request was for the maximum amount of $40,000.00

The EDA revied these applications and discussed these projects. Steve Donney made a motion, seconded by Kelsey Bergey, recommending to fund the JEM Theatre application at the maximum amount of $40,000.00, noting that as the program has been approved again for 2027, Torgerson Ostby Flooring be encouraged to resubmit an application in 2027. Additionally, as the Torgerson Ostby Flooring building has been struck by trucks several times, the EDA recommend including a guard pole as part of the project scope. The Motion passed 3-0

Director Hahn will and follow-up with both applicants.

DRAFT

Housing Incentive Program: A Housing Incentive Rebate Application was received from Trevor and Miranda Menting who purchased the property located at 315 2nd St. SE. The property is currently not inhabitable, and plan to completely renovate home. After EDA Board discussion and clarification of the rebate calculation, Steve Donney motioned with a second from Kelsey Bergey that the EDA approve the Housing Rebate in the amount of $6,600.00 (current tax valuation of $20,300.00 and a proposed renovated valuation of 205,000.00 for an estimated increased valuation of $184,700.00 qualifying for a $6,600.00 rebate)

CEDA Contract for 2027: Director Hahn presented a Contract for Professions Services for 2027 to the EDA. The Contract represented a 4% increase from 2026 from $39,360.00 to $40,946.00. It was also noted that at this time Director Hahn would remain the EDA Director for the foreseeable future and that another CEDA associate has not been hired as a replacement. A motion was made by Steve Donney, second by Kelsey Bergey to approve the CEDA contract for 2027. The motion carried 3-0

ADJOURNMENT:

Hearing no addition items for discussion, Steve Doney motioned to adjourned, seconded by Kelsey Bergey, and the meeting was adjourned at 8:58 am.

Respectfully Submitted



Chris Hahn – CEDA
Interim EDA Director

DRAFT

CITY OF HARMONY CITY COUNCIL

AGENDA ITEM COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Chris Hahn - EDA	**November 10, 2026**	**7bii**
Agenda Section:	Item:	
New Business	**Jem Theater - Draft Assumption of Mortgage Agreement between the City of Harmony and Alicia Pearson -JEM Theatre**	

BACKGROUND:

Jem Theatre SCDP Obligation: The EDA Board discuss the obligation of the previous owners (Amber and Dana Coaty) to the SCDP program, specifically the loan amount of $6,466.00 as this was understood to be repayable if the property were sold within 5 years of the loan. Per the SCDP Program, there had to be a "Reuse of Funds" agreement submitted to the State of MN with the original SCDP application.

Per the EDA board discussion, after reviewing the mortgage agreement between the City of Harmony and Coaty's, (and past precedent), it was suggested that the remaining 2.5 years on this obligation could be assigned to the new owner.

Motion was Made by Steve Donney, second Stuart Morem, to have the city draft an Assumption of Mortgage for remaining obligation for this loan. The Motion carried 2-0-2 with member Schieber and Bergey abstaining.

ATTACHMENTS: No

COUNCIL ACTION REQUESTED: Approve drafting an Assumption of Mortgage document between the City of Harmony and Alicia Pearson (new JEM Theater owner) for remaining obligation for this loan.

CITY OF HARMONY
CITY COUNCIL

AGENDA ITEM
COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Chris Hahn - EDA	**November 10, 2026**	**7biii**
Agenda Section:	Item:	
New Business	**Jem Theater – Downtown Revitalization Application**	

BACKGROUND:

The Jem Theatre submitted an application for extensive block replacement and tuckpointing at the 14 Main Ave N address. The estimated needed repairs totaled $105,520.00. The request was for the maximum program amount of $40,000.00

The EDA reviewed these applications and discussed the project. Steve Donney made a motion, seconded by Kelsey Bergey, recommending to fund the JEM Theater application at the maximum amount of $40,000.00.

ATTACHMENTS: No

COUNCIL ACTION REQUESTED: Approve Downtown Revitalization Application for JEM Theatre in the Amount of $40,000.00

CITY OF HARMONY
CITY COUNCIL

AGENDA ITEM
COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Chris Hahn - EDA	**November 10, 2026**	**7biv**
Agenda Section: **New Business**	Item: **Housing Rebate Application – Trevor and Miranda Menting**	

BACKGROUND:

A Housing Incentive Rebate Application was received from Trevor and Miranda Menting who purchased the property located at 315 2nd St. SE. The property is currently not inhabitable, and plan to completely renovate home.

After EDA Board discussion and clarification of the rebate calculation, Steve Donney motioned with a second from Kelsey Bergey that the EDA approve the Housing Rebate in the amount of $6,600.00 (current tax valuation of $20,300.00 and a proposed renovated valuation of 205,000.00 for an estimated increased valuation of $184,700.00 qualifying for a $6,600.00 rebate)

ATTACHMENTS: No

COUNCIL ACTION REQUESTED: Approve Housing Incentive Rebate Application for $6,600.00 pending final county assessment of renovations

CITY OF HARMONY
CITY COUNCIL

AGENDA ITEM
COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Chris Hahn - EDA	**November 10, 2026**	**7bv**
Agenda Section:	Item:	
New Business	**Hammell Equipment Expansion & Land Sale Request**	

BACKGROUND: **Hammell Equipment Expansion:** Hammell Equipment presented to the EDA Board in October and informed them of Hammell Equipment's plans to expand. Ideally, they wish to expand within the City of Harmony, but if needed could move out of town. They inquired as to whether the city would be willing to sell part or all of the campground directly behind their current location which per Fillmore County is a split parcel. The portion the campground is on is approximately 1.67 acres

The EDA expressed the desire to keep Hammell Equipment in Harmony, and pledged to do some additional research and draft several scenarios for review at the November EDA Meeting

Director Hahn presented several options to the EDA for discussion, noting that the property would need to be rezoned commercial as it is currently residential, and that the Parks Board would need to sign off on a recommendation to City Council:

After discussion, the EDA recommends the following options for consideration:

Option # 1. Offer to sell approximately .6 Acres (Ice Skating Rink) at a price of $15,000 to Hammell Equipment, and require Hammell Equipment to pay for the survey and replat.

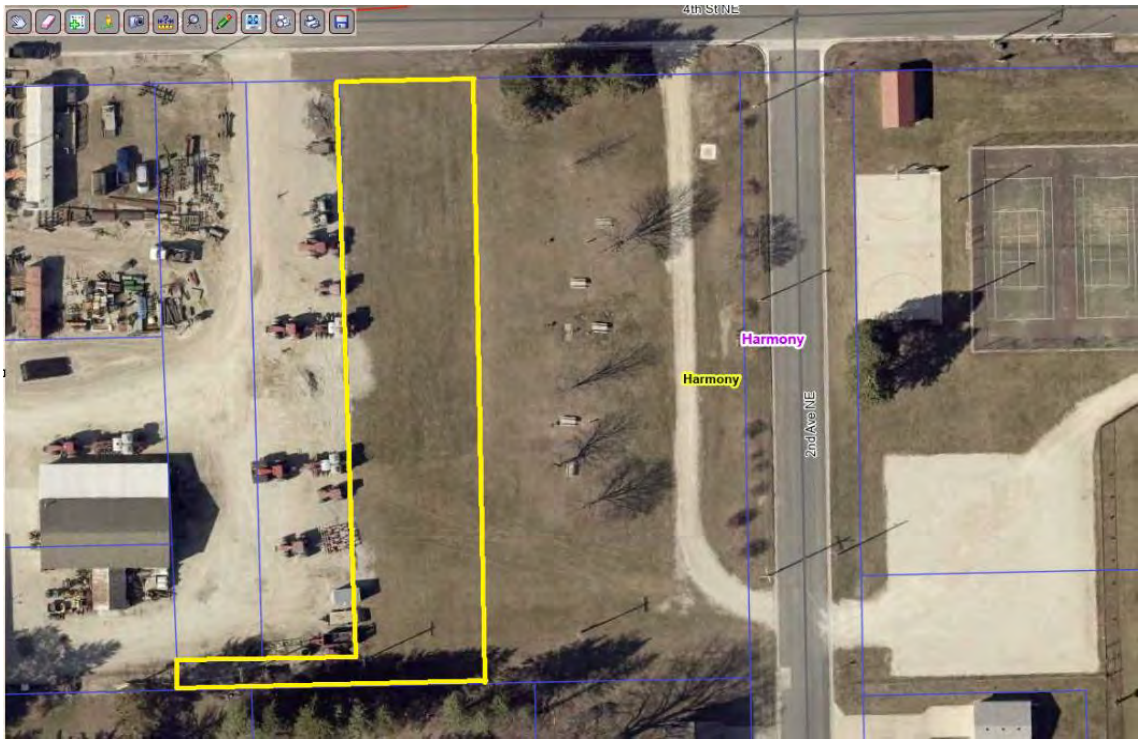
Option #2 Offer to sell approximately 1.30 Acres (Ice Skating Rink, and Campground, stopping just west of the gravel road access to the Wast Station) at a price of $75,000 to Hammell Equipment, and require Hammell Equipment to pay for the survey and replat.

ATTACHMENTS: Hammell Equipment Expansion

COUNCIL ACTION REQUESTED: Review and Approve the above options to present to Hammell Equipment

HAMMELL EQUIPMENT EXPANSION

Option # 1: Offer to sell approximately .60 acres (Ice Skating Rink) at a price of $15,000 to Hammell Equipment, and require Hammell Equipment to pay for the survey and replat.



Option #2: Offer to sell approximately 1.30 Acres (Ice Skating Rink, and Campground) stopping just west of the gravel road access to the Wast Station) at a price of $75,000 to Hammell Equipment, and require Hammell Equipment to pay for the survey and replat.



Dear EDA Board,
October consisted of:

-> completed our 2-mile stretch of highway cleanup (Adopt-a-Hwy)
-> created and compiled Membership Drive materials
-> mailed Membership Drive materials
-> coordinated Haunted Harmony & Trunk or Treat
-> committed to/secured Marketing spots for 2027 via ExploreMN's ad opportunities
-> participated in the monthly Root River Trail Towns meeting
-> helping plan the RRTT 2027 SHRPA visits to our communities (cooperative advertising)
-> organized November's Educational Workshop: Wednesday, Nov. 4th from 9-10am at the VC
-> conducted interviews for the Membership & Event Coordinator position
-> continuing our social media presence + boosted posts
-> Constant Contact (streamlined, more attractive and user friendly communication w/Membership)
-> communication with Curtis Tree Farm (Tree Lighting Event)
-> invited Membership to sponsor a tree for the Holiday Tree Lighting
-> coordination/communication with the various parties that make Breakfast w/Santa happen
    *MiBroadband (photo printing)
    *Diane (photographer)
    *Lions (breakfast)
    *Golden Happenings (registration & gift wrapping)
    *ECFE
    *Library
    *Santa
-> coordination/communication regarding Holidays in Harmony
    *Hanson Horse Farm (horse-drawn wagon rides)
    *ECFE/Library (craft)
    *smores' station
    *businesses (any special hours or offerings)
-> staffed the VC Saturdays in October + MEA Thursday and Friday
-> Chamber is seeking two Board members

Sincerely,
Amy Bishop
HACC Board Chair

Harmony Area Chamber of Commerce Update provided for the EDA Board
October 2026

Dear Harmony EDA Board,

My apologies for the late arrival of the HACC Update.

Membership renewal letters are coming in and we are encouraged by the turnout. October 30th was the early turn-in deadline. I anticipate receiving letters until the end of the year. The arrival of renewals/new members starts the process of updating our printed Visitor Guide, which we already have contracted with Letterwerks. Updated Business information will also be posted on our website.

Haunted Harmony had approximately 10 Trunks to treat in and we appreciate those who participated in this event.

An Educational Seminar was held, Wednesday, November 4th. First SE Bank, James Skaalen and Samantha Koch, were the speakers. They shared information on security measures that the bank has in place to protect against fraud. They presented exciting news of some products they will have rolling out in the near future which will offer our local businesses some peace of mind, as well as a product to streamline their deposits, etc. They wanted to ensure the community knows they are committed to the Harmony & Canton communities and are proud to remain family owned.

We had two people apply and interview for the Membership & Event Coordinator position. The candidate that best fit the needs of the role accepted a position elsewhere that offered benefits. The other applicant did not have the experience needed. Therefore we will keep the job opening posted.

The three main winter events that bring a lot of charm to Harmony are planned and ready to go! Please join in:
Breakfast with Santa on Saturday, December 5 from 8:30 - 11:00 am.
Holiday Tree Lighting, Saturday, December 5, at 6 pm
Holidays in Harmony, Wednesday, December 9th from 5:00 - 7:30 pm

We also have the HACC Annual Meeting on the calendar for Tuesday, January 19th.

Respectfully submitted,
Kelley Collins
Interim Director at Harmony Area Chamber of Commerce



City of Harmony

Grant Writing Proposal

Prepared October 2026

Proposal Introduction

Dear Ms. Stelpflug and the City of Harmony,

Thank you for the opportunity to partner with the City of Harmony. We appreciate the chance to continue supporting this project and to build upon the City's efforts to create new recreation opportunities, including the proposed ADA playground.

CEDA is excited to assist Harmony in developing a competitive proposal to the Minnesota Department of Natural Resources (MN DNR) to secure funding for enhanced recreational amenities that will benefit both residents and visitors. This grant program is highly competitive, with an award rate of approximately 40% last year, making the development of a clear and compelling application especially critical to success.

Our team will work closely with City staff to gather project details to align the application narrative with program requirements that clearly communicates the projects community impact and long-term value. With the funding opportunity already identified, our focus will be on proposal development, coordination, and submission to ensure the strongest possible application.

We understand how important this project is to Harmony's quality of life and future growth, and we are committed to supporting your vision every step of the way. We look forward to working together to help bring the project to fruition and would be happy to discuss next steps at your convenience.

Sincerely,



Hillary Tweed
Grant Manager
CEDA

Overview

About CEDA

CEDA is a 501c3 non-profit organization first established in 1986. The organization serves Greater Minnesota, Northeast Iowa, and Western Wisconsin with its community development and economic needs. Notable initiatives range from its Community Support Program, to grant writing, to planning and development. With over 250 years of combined experience in the economic and community development field, CEDA strives for aiding communities and projects alike.

CEDA began as a grant writing organization and, at its roots, remains deeply committed to helping communities secure funding for important projects. Over the years, we have successfully obtained grants for a wide range of initiatives, with a current focus on housing development, infrastructure improvements, and community facilities.

At CEDA, we know rural cities work with limited resources, so we make securing grant funding simple and effective.

Our grant services focus on building collaboration from the start of the funding search through successful project implementation. By working closely with staff and local officials, we identify funding opportunities and craft strong, competitive applications that align with the community's unique needs and goals.



Meet the Team

The CEDA model is based on a team approach; while you may have one point of contact, your community can utilize the specialty and resources of the full CEDA team.



Ron Zeigler
CEO/President
Ron serves as President and CEO of CEDA. He brings more than 30 years of experience in community and economic development across the private, public, and nonprofit sectors. Ron joined CEDA in 2004 after a decade with the Lake City Economic Development Authority, following earlier work with a private development firm. This diverse background provides him with a well-rounded and practical perspective on complex development projects.

Ron is a graduate of the National Development Council and holds a Bachelor of Arts degree from the University of Minnesota–Morris. He currently serves on the board of the Southeast Minnesota 504 Corporation.



Hillary Tweed
Grant Manager

Hillary joined CEDA in 2021 and serves as Grant Manager, specializing in securing state and federal funding for rural communities. Raised and living in the Midwest, she understands the unique challenges and opportunities of rural life. With a Bachelor's degree in Business Administration, Hillary has led initiatives that promote economic growth, foster collaboration, and strengthen resilient communities.



Meyer Beckner
Grant Specialist

Meyer joined the CEDA team in 2026. He built his skills in community engagement, bridging technical knowledge with engaged story telling. He pursued his Master's in Regional Planning, with environmental and land use concentrations. Raised in rural Minnesota, he values the role of local knowledge and has fostered partnerships between businesses, foundations, and local government.

Project Budget

CEDA is partnering with the City of Harmony to support the improvement of recreation facilities within the community . This project represents an investment in the community's future, enhancing recreational amenities, and enriching the overall quality of life for residents and visitors alike.

CEDA will remain flexible throughout the project to meet the City's needs and align with the anticipated grant schedule. Starting the planning process early will allow time to fully develop the project, identify any information gaps, and prepare a competitive application for the next funding cycle. The overall timeline will be developed collaboratively with the City and will depend on the timely receipt of required information and approvals. The next round of MN DNR Outdoor Recreation funding is anticipated in early 2027.

CEDA's services will be provided on a not-to-exceed fee basis of **$3,684** for the preparation and submission of one (1) Minnesota DNR grant application.

Grant Application Development	Budget
Prepartion of one (1) MN DNR grant application	$3,684
Grant Application Development Total	**$3,684**

This proposal is valid for 30 days from the date of issuance.

References

CEDA's Grant Department specializes in securing funding for rural communities through targeted research, strategic application development, and efficient post-award administration. Our team works closely with local leaders to identify priority projects, match them with viable funding opportunities, and prepare competitive applications. We focus on delivering results that translate directly into community impact, ensuring projects can move forward once funding is awarded. Below is a list of recent references that CEDA's Grant Department has partnered with.

Grant	Partner	Contact	Contact Info
Small Cities Development Program	City of Benson	Jack Evenson - Mayor	jevenson@bensonmn.us
USDA Wood Innovations	MN North College	Jenna Trisko - Director of Grant Services	jenna.trisko@minnesotanorth.edu
MN Department of Education - Library Construction	Spring Valley Public Library	Melissa Vander Plas - Library Director	mvanderplas@selco.info

2024

Our team authored
96 successful grant awards
resulting in over
$9.7million in grant funding
for our communities.

2025

Our team authored
100 successful grant awards,
totaling nearly
$8.1 million in grant funding
for our communities.

Thank You

We hope you find this Grant Writing Proposal insightful and valuable. Our team is happy to discuss this proposal in depth and talk about potential next steps. Our contact information is provided below, so if you have any questions or require further assistance, please don't hesitate to contact us.

Hillary Tweed

Grant Manager

hillary.tweed@cedausa.com

(701) 388-7327

CEDA Corporate Office

1500 S. Hwy 53, Chatfield, MN

507-867-3164

www.cedausa.com

info@cedausa.com

@cedausa and @ceda_usa

CEDA
Community and Economic Development Associates

CITY OF HARMONY

AGENDA ITEM COVER SHEET

Originating Staff:	Meeting Date:	Agenda Item No.
Cara McCoy, Harmony Public Library Director for the Harmony Public Library Board		**7ei**
Agenda Section:	Item: **Library Board Member Recommendation**	

BACKGROUND:
The Harmony Public Library Board is Recommending Jessica Hemenway to replace Vicki Christianson who had served 3 full terms on the Library Board. Jessica Hemenway would start on the Harmony Public Library Board on January 4th, 2027.

ATTACHMENTS:
None

ACTION REQUESTED:
Approve Recommendation as presented.

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: November 1st, 2026

To: Harmony City Council

From: Tim Melver, Deputy Sheriff
John DeGeorge, Fillmore County Sheriff

Re: October 2026 Monthly Council Report

Calls for Service / Patrol Activity:

Reported Date	Title	Street Name
2026-10-01	Information	MAIN AVE
2026-10-01	Traffic	Main
2026-10-02	Traffic	HWY 52
2026-10-02	Traffic	MAIN AVE
2026-10-02	Fraud/Scam	1ST AVE
2026-10-03	Suspicious Activity	1ST AVE
2026-10-05	Trespass Complaint	MAIN AVE
2026-10-08	Civil	1st Ave
2026-10-09	Traffic	HWY 52
2026-10-09	Criminal Damage to Property	2nd Ave
2026-10-09	Assist	
2026-10-10	Traffic	HWY 52
2026-10-10	Traffic	HWY 52
2026-10-10	Traffic	HWY 52
2026-10-11	Traffic	HIGHWAY 52
2026-10-12	Welfare Check	1st Ave
2026-10-14	Assist	2nd Ave

Office of the
FILLMORE COUNTY SHERIFF
JOHN DEGEORGE Sheriff
LANCE BOYUM Chief Deputy
901 Houston St. NW
PRESTON, MN 55965-1080

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

2026-10-14	Traffic	HWY 52
2026-10-14	Mental Health	1ST AVE
2026-10-15	Traffic	HIGHWAY 52
2026-10-16	Alarm	MAIN AVE
2026-10-17	Domestic Disturbance	Center St
2026-10-18	Traffic	HWY 52
2026-10-18	Traffic	HWY 52
2026-10-18	Disabled or Abandoned Vehicle	MAIN AVE
2026-10-19	Suspicious Activity	MAIN AVE
2026-10-21	911 Hang Up	CENTER ST
2026-10-22	Parking Complaint	1st AVE
2026-10-22	Information	3rd St
2026-10-23	Traffic	HWY 52
2026-10-25	Criminal Damage to Property	2nd STREET
2026-10-26	Lost and Found	
2026-10-27	Crash	HWY 52
2026-10-27	Crash	MAIN AVE
2026-10-27	Theft	INDUSTRIAL BLVD
2026-10-27	Alarm	MAIN AVE
2026-10-27	Alarm	MAIN AVE
2026-10-29	Trespass Complaint	3rd AVE
2026-10-30	MAARC	MAIN AVE
2026-10-31	Information	MAIN AVE