

**Regular Council Meeting
Mountain Lake City Hall
Monday, March 6, 2017**

6:00 p.m.

AGENDA

1. Meeting called to order by Mayor Mike Nelson
 - * Further information on agenda item is attached
2. Approval of Agenda and Consent Agenda
 - a. Bills: Check #'s 9919711 – 9919747; 478E*(1-5)
 - b. Approval of Payroll Checks #'s 63046 - 63059
 - c. Approval of Feb. 21 Council Minutes*(6-7)
 - d. Approval of Feb. 9 Utility Commission Minutes*(8-9)
 - e. Hire Kyle Schroeder, Lance Bartel and Mitchel Schroeder, Fire Department effective Feb. 27
3. Public – A total of ten (10) minutes is allotted for individuals to briefly discuss a topic of concern with the Council.
4. Workers Compensation Premium Options*(10-18)
5. City-Wide Clean-Up*(19-20)
6. General Obligation Bonds, 2017B
 - a. Calendar*(21)
 - b. Financial Plan*(22-25)
 - c. FYI - Options A and B Proposed Plats*(26-31)
7. 6:30 PM Public Hearing, Annexation from Mountain Lake Township
Adoption of Joint Resolution #1-17*(32-36)
8. Administrator
 - a. American Public Power Association Rally Key Issues*(37)
9. American Federation of State, County and Municipal Employees (AFSCME) Union Negotiations – Meeting May be Closed.
10. Adjourn

***Check Detail Register©**

March Lei 2017 mtg
9919711 - 9919747

February 2017 to March 2017

		Check Amt	Invoice	Comment
10100 United Prairie				
Paid Chk#	9919711	3/2/2017	AFLAC	
G 101-21713	AFLAC		\$186.96	
			Total AFLAC	\$186.96
Paid Chk#	9919712	3/2/2017	BCBS/HSA	
G 101-21714	HSA		\$843.85	
			Total BCBS/HSA	\$843.85
Paid Chk#	9919713	3/2/2017	COMMISSIONER OF REVENUE	
G 101-21702	State Withholding		\$774.23	
			Total COMMISSIONER OF REVENUE	\$774.23
Paid Chk#	9919714	3/2/2017	GISLASON & HUNTER	
G 101-21712	Garnishments		\$362.72	
			Total GISLASON & HUNTER	\$362.72
Paid Chk#	9919715	3/2/2017	INTERNAL REVENUE SERVICE	
G 101-21701	Federal Withholding		\$1,799.69	
G 101-21703	FICA Tax Withholding		\$2,256.44	
			Total INTERNAL REVENUE SERVICE	\$4,056.13
Paid Chk#	9919716	3/2/2017	LAW ENFORCEMENT LABOR SERV	
G 101-21711	PD UNION DUES		\$147.00	
			Total LAW ENFORCEMENT LABOR SERV	\$147.00
Paid Chk#	9919717	3/2/2017	PERA	
G 101-21704	PERA		\$4,437.59	
			Total PERA	\$4,437.59
Paid Chk#	9919718	3/2/2017	VALIC	
G 101-21705	VALIC		\$388.00	
			Total VALIC	\$388.00
Paid Chk#	9919719	3/3/2017	FRONTIER	
E 211-45500-321	Telephone		\$67.01	LIBRARY TELEPHONE-507-427-2506
			Total FRONTIER	\$67.01
Paid Chk#	9919720	3/3/2017	MUNICIPAL UTILITIES	
E 101-43160-381	Electric Utilities		\$4,007.34	JANUARY STREET LIGHTING
			Total MUNICIPAL UTILITIES	\$4,007.34
Paid Chk#	9919721	3/3/2017	ADVANCED SYSTEMS INC	
E 101-41400-200	Office Supplies	\$347.58	530446	OFFICE-COPIES ON COLOR COPIER-12/1/16 TO 2/28/17
E 205-46500-200	Office Supplies	\$140.09	530446	EDA-COPIES ON COLOR COPIER-12/1/16 TO 2/28/17
E 101-42100-200	Office Supplies	\$4.55	530446	PD-COPIES ON COLOR COPIER 12/1/16 TO 2/28/17
			Total ADVANCED SYSTEMS INC	\$492.22
Paid Chk#	9919722	3/3/2017	AMAZON	
E 211-45500-590	Capital Outlay Books	\$41.60		LIBRARY BOOKS
E 211-45500-592	A.V. Materials	\$53.97		LIBRARY AV
E 211-45500-430	Miscellaneous	\$35.00		LIBRARY MISC
			Total AMAZON	\$130.57
Paid Chk#	9919723	3/3/2017	AMBULANCE FUND	
E 231-42154-430	Miscellaneous	\$15.90	2/15/17	FOOD ON AMB RUN

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February 2017 to March 2017

			Check Amt	Invoice	Comment
Total AMBULANCE FUND			\$15.90		
Paid Chk#	9919724	3/3/2017	BARCO MUNICIPAL PRODUCTS		
E 101-43100-226	Sign Repair Materials		\$345.12	IN-223628	STOP 30" HIP/AL W/R
Total BARCO MUNICIPAL PRODUCTS			\$345.12		
Paid Chk#	9919725	3/3/2017	CITIZEN PUBLISHING		
E 101-41400-351	Legal Notices Publishing		\$140.40	2/22/2017	ANNEXATION HEARING
Total CITIZEN PUBLISHING			\$140.40		
Paid Chk#	9919726	3/3/2017	CRESCENT INVESTIGATIVE SERVICE		
E 101-42100-260	Recruitment		\$457.93	17017	POLICE BACKGROUND CHECK
Total CRESCENT INVESTIGATIVE SERVICE			\$457.93		
Paid Chk#	9919727	3/3/2017	DENNIS HULZEBOS		
E 101-45186-400	Janitor-Repairs/Maint		\$250.00		MARCH MAINT AT SR CTR
E 211-45500-400	Janitor-Repairs/Maint		\$345.00		MARCH MAINT AT LIBRARY
Total DENNIS HULZEBOS			\$595.00		
Paid Chk#	9919728	3/3/2017	DUERKSEN ELECTRIC INC.		
E 101-43100-401	Repairs/Maint Buildings		\$90.72	2669	REPLACEMENT BULBS FOR CITY SHOP
Total DUERKSEN ELECTRIC INC.			\$90.72		
Paid Chk#	9919729	3/3/2017	EARL F. ANDERSON		
E 101-43100-226	Sign Repair Materials		\$755.95	0113604-IN	SIGNS
Total EARL F. ANDERSON			\$755.95		
Paid Chk#	9919730	3/3/2017	FRONTIER		
E 101-41400-321	Telephone		\$157.36		CITY HALL PHONE-427-2999
E 101-42100-321	Telephone		\$204.29		POLICE DEPT PHONE-427-3403
E 101-43100-321	Telephone		\$70.55		STREET DEPT PHONE-427-2997
E 101-45186-321	Telephone		\$67.87		SR CTR PHONE-427-2151
E 205-46500-321	Telephone		\$37.50		EDA PORTION OF DSL & 427-2999
E 101-00000-430	Miscellaneous		\$83.04		UT-PHONE
Total FRONTIER			\$620.61		
Paid Chk#	9919731	3/3/2017	GREATAMERICA FINANCIAL SVCS		
E 101-00000-430	Miscellaneous		\$8.43		CHAMBER-MONTHLY COLOR COPY MACHINE LEASE
E 101-41400-200	Office Supplies		\$26.35		OFFICE-MONTHLY COLOR COPY MACHINE LEASE
E 101-42100-200	Office Supplies		\$8.78		PD-MONTHLY COLOR COPY MACHINE LEASE
E 101-00000-430	Miscellaneous		\$91.31		UT-MONTHLY COLOR COPY MACHINE LEASE
E 205-46500-200	Office Supplies		\$5.62		EDA-MONTHLY COLOR COPY MACHINE LEASE
Total GREATAMERICA FINANCIAL SVCS			\$140.49		
Paid Chk#	9919732	3/3/2017	HEIMAN FIRE EQUIPMENT--USE THI		
E 221-42200-210	Operating Supplies		\$391.80	0855246	FD-5GAL PAIL PHOS-CHEK
Total HEIMAN FIRE EQUIPMENT--USE THI			\$391.80		
Paid Chk#	9919733	3/3/2017	INDOFF INCORPORATED		
E 101-41400-200	Office Supplies		\$10.68	2913935	FILE FOLDERS
E 101-41400-200	Office Supplies		\$2.98	2916921	CALCULATOR RIBBON
Total INDOFF INCORPORATED			\$13.66		
Paid Chk#	9919734	3/3/2017	LEAGUE OF MN CITIES-FINANCE		
E 101-42100-308	Training & Instruction		\$360.00	250151	4--PATROL SUBSCRIPTION
Total LEAGUE OF MN CITIES-FINANCE			\$360.00		

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February 2017 to March 2017

			Check Amt	Invoice	Comment
Paid Chk#	9919735	3/3/2017	MELLISSA KLASSEN		
E	231-42154-430	Miscellaneous	\$586.74		CELL PHONE LOST ON AMBULANCE RUN
		Total	MELLISSA KLASSEN	\$586.74	
Paid Chk#	9919736	3/3/2017	MINNESOTA ENERGY RESOURCE CORP		
E	101-41400-383	Gas Utilities	\$266.32		CITY HALL GAS-ACCT#4346780-2
E	221-42200-383	Gas Utilities	\$285.15		FIRE DEPT PORTION OF FIREHALL GAS-ACCT#4296165-6
E	231-42154-383	Gas Utilities	\$140.44		AMB PORTION OF FIREHALL GAS-ACCT#4296165-6
E	101-43100-383	Gas Utilities	\$473.12		STREET GARAGE GAS-ACCT#4092120-7
E	211-45500-383	Gas Utilities	\$219.86		LIBRARY GAS-ACCT#4134278-3
E	101-45186-383	Gas Utilities	\$173.35		SR CTR GAS-ACCT#4010846-6
		Total	MINNESOTA ENERGY RESOURCE CORP	\$1,558.24	
Paid Chk#	9919737	3/3/2017	MINNESOTA MUTUAL LIFE		
E	101-42100-135	Employer Paid Other	\$1.70		MARCH BRIAN LUNZ LIFE INSURANCE
E	101-42100-134	Employer Paid Life	\$6.80		MARCH LIFE INS-POLICE DEPT
E	101-41400-134	Employer Paid Life	\$1.70		MARCH WENDY FAST-LAKER APTS-LIFE INS
E	211-45500-134	Employer Paid Life	\$1.70		MARCH LIFE INS-LIBRARY
E	101-43100-134	Employer Paid Life	\$3.06		MARCH LIFE INS-ST DEPT
E	101-41400-134	Employer Paid Life	\$3.40		MARCH LIFE INS-OFFICE
E	101-45200-134	Employer Paid Life	\$1.02		MARCH LIFE INS-PARKS DEPT
E	101-46200-134	Employer Paid Life	\$1.02		MARCH LIFE INS-CEMETERY
E	205-46500-134	Employer Paid Life	\$1.70		MARCH LIFE INS-EDA ROB ANDERSON
G	101-21706	Hospitalization/Medical Ins	\$25.30		MARCH LIFE INS-ROBB ANDERSON
G	101-21706	Hospitalization/Medical Ins	\$10.90		MARCH LIFE INS-DARON FRIESEN
G	101-21706	Hospitalization/Medical Ins	\$12.00		MARCH LIFE INS-STEVE PETERS
		Total	MINNESOTA MUTUAL LIFE	\$70.30	
Paid Chk#	9919738	3/3/2017	MUNICIPAL UTILITIES		
E	101-45200-380	Elec,Water,Sewer	\$16.24		LAWCON PARK
E	101-41400-380	Elec,Water,Sewer	\$320.23		CITY HALL UT
E	101-45200-380	Elec,Water,Sewer	\$144.70		CITY PARK RESTROOMS UT
E	101-45186-380	Elec,Water,Sewer	\$321.92		SR CTR UT
E	101-43100-380	Elec,Water,Sewer	\$245.42		ST DEPT UT
E	221-42200-380	Elec,Water,Sewer	\$122.05		FIRE DEPT PORTION OF FIREHALL UT
E	231-42154-380	Elec,Water,Sewer	\$60.11		AMB PORTION OF FIREHALL UT
E	211-45500-380	Elec,Water,Sewer	\$363.42		LIBRARY UT
E	607-46330-380	Elec,Water,Sewer	\$6.95		4-PLEX PORTION OF ST LITE ON HERITAGE DRIVE
E	608-46330-380	Elec,Water,Sewer	\$13.49		8-PLEX PORTION OF ST LITE ON HERITAGE DRIVE
E	101-45200-380	Elec,Water,Sewer	\$16.24		UT AT CITY PARK SHELTERHOUSE
E	101-45171-380	Elec,Water,Sewer	\$197.06		WATER AT ICE RINK
		Total	MUNICIPAL UTILITIES	\$1,827.83	
Paid Chk#	9919739	3/3/2017	MUSKE, MUSKE, SURHOFF		
E	101-41400-304	Legal Fees	\$1,400.00		MARCH LEGAL RETAINER
		Total	MUSKE, MUSKE, SURHOFF	\$1,400.00	
Paid Chk#	9919740	3/3/2017	POST BOARD		
E	101-42100-433	Dues and Subscriptions	\$90.00		LICENSE RYAN HILLESHEIM
		Total	POST BOARD	\$90.00	
Paid Chk#	9919741	3/3/2017	PRAXAIR		
E	231-42154-210	Operating Supplies	\$89.65	76270545	OXYGEN FOR AMBULANCE
		Total	PRAXAIR	\$89.65	

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February 2017 to March 2017

			Check Amt	Invoice	Comment
Paid Chk#	9919742	3/3/2017	RADTKE WELDING		
E 507-45150-404	Repairs/Maint Machinery/Equip		\$521.96	9093	WORK ON WEED HARVESTOR
	Total RADTKE WELDING		\$521.96		
Paid Chk#	9919743	3/3/2017	SW/WC SERVICE COOPERATIVES		
E 101-42100-131	Employer Paid Health		\$3,248.67		MARCH HEALTH INS-POLICE DEPT
E 101-41400-131	Employer Paid Health		\$2,603.50		MARCH HEALTH INS-OFFICE
E 101-43100-131	Employer Paid Health		\$2,343.14		MARCH HEALTH INS-ST DEPT
E 101-45200-131	Employer Paid Health		\$781.05		MARCH HEALTH INS-PARKS DEPT
E 211-45500-131	Employer Paid Health		\$1,301.75		MARCH HEALTH INS-LIBRARY
E 101-46200-131	Employer Paid Health		\$781.06		MARCH HEALTH INS-CEMETERY
E 205-46500-131	Employer Paid Health		\$1,301.75		MARCH HEALTH INS-EDA
E 101-42100-135	Employer Paid Other		\$430.00		MARCH HEALTH INS-BRIAN LUNZ
	Total SW/WC SERVICE COOPERATIVES		\$12,790.92		
Paid Chk#	9919744	3/3/2017	THIRD AVENUE AUTO PARTS		
E 101-43100-404	Repairs/Maint Machinery/Equip		(\$2.48)		CREDIT
E 101-43100-404	Repairs/Maint Machinery/Equip		\$4.20	S158697	OIL FOR ROTARY MOWER
E 101-43100-404	Repairs/Maint Machinery/Equip		\$18.12	S158740	FOR CEMENT VIBRATOR
E 101-43100-404	Repairs/Maint Machinery/Equip		(\$0.40)	S158759	RETURN SPARK PLUG
E 101-43100-215	Shop Supplies		\$14.49	S158767	MAG TRAY
E 101-43100-404	Repairs/Maint Machinery/Equip		\$33.70	S158783	OIL FILTER #11
E 101-43100-226	Sign Repair Materials		\$4.29	S158785	STANDARD IMPACT SOCKET
E 101-43100-404	Repairs/Maint Machinery/Equip		\$13.49	S158789	PRESTONE READY TO USE
	Total THIRD AVENUE AUTO PARTS		\$85.41		
Paid Chk#	9919745	3/3/2017	TIM JANZEN		
E 221-42200-433	Dues and Subscriptions		\$16.84		REIMBURSE FOR ACTIVE911 FOR 2 FIREFIGHTERS
	Total TIM JANZEN		\$16.84		
Paid Chk#	9919746	3/3/2017	VERIZON		
E 101-42100-321	Telephone		\$9.04		POLICE CELL PHONE
E 231-42154-321	Telephone		\$9.72		AMB CELL PHONE
E 101-42100-321	Telephone		\$35.01		PD TABLET #1
E 101-42100-321	Telephone		\$35.01		PD TABLET #2
E 231-42154-321	Telephone		\$35.01		AMB JET PACK
	Total VERIZON		\$123.79		
Paid Chk#	9919747	3/3/2017	ZOLL MEDICAL CORPORATION		
E 231-42154-404	Repairs/Maint Machinery/Equip		\$84.23	2489530	TUBING FOR DEFIB
	Total ZOLL MEDICAL CORPORATION		\$84.23		
	10100 United Prairie		\$39,067.11		

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February 2017 to March 2017

Check Amt Invoice Comment

Fund Summary

10100 United Prairie

101 GENERAL FUND	\$32,771.10	
205 ECONOMIC DEVELOPMENT AUTHORITY	\$1,486.66	
211 LIBRARY FUND	\$2,429.31	
221 FIRE DEPT FUND	\$815.84	
231 AMBULANCE FUND	\$1,021.80	
507 LAKE COMMISSION FUND	\$521.96	
607 EDA----4 PLEX FUND	\$6.95	
608 EDA----8 PLEX FUND	\$13.49	
	<hr/>	
	\$39,067.11	

Paid Chk# 000478E 2/23/2017 SELECT ACCOUNT

G 101-21710 Employee Flex Plan	\$123.00	EMPLOYEE FLEX ACCOUNT
Total SELECT ACCOUNT	<hr/>	
	\$123.00	

DRAFT

**Regular Council Meeting
Mountain Lake City Hall
Tuesday, February 21, 2017
6:30 p.m.**

Members Present: Mike Nelson, Dana Kass, Darla Kruser, Andrew Ysker

Members Absent: David Savage

Staff Present: Wendy Meyer, Clerk/Administrator; Maryellen Suhrhoff, City Attorney, Muske, Muske, and Suhrhoff

Others Present: Doug Regehr

Call to Order

The meeting was called to order by Mayor Mike Nelson at 6:30P.M. Motion by Kass, seconded by Ysker to add 7a. Summer Help and 7b. Friends of the Pool, to the agenda. Motion carried unanimously. Motion by Kass, seconded by Kruser, to adopt the agenda as amended and approve the consent agenda as presented. Motion carried unanimously.

Bills: Check #'s 9919659 - 9919710; 476E-477E

Payroll Checks #'s 63017 - 62989

Feb. 6 Council Minutes

Jan. 26-27 Utility Commission Minutes

Jan. 13 and Jan. 24 EDA Minutes

Jan. 11 Library Board Minutes, Jan. Library Report & Expenditures

One Year Leave of Absence, Fire Dept., 2/1/17-2/1/18, Audi Nickel

Public

No one present addressed the council during this portion of the meeting.

Water/Wastewater Co. Rd. #1 Project

The preliminary project cost estimate with a more precise concrete cost, and Bolton and Menk's project timeline were reviewed. Motion by Kruser, seconded by Kass, to call for bids for the project. Motion carried unanimously.

Street Lights

A draft contract hiring McKinstry, Inc. to manage the purchase of LED street lights and other city facilities lighting was discussed. The council agreed that the facilities lighting should be

(6)

removed from the contract. The cost of the project, approximately \$200,000, will be included in the 2017B general obligation bonds for new sub-division infrastructure to be issued later this year.

New Sub-division Zoning

The location of the city's current General Commercial (C-2) and Industrial (I) districts was discussed. St. James' and Windom's zoning ordinances include 'light commercial' districts with uses that fall 'between' general commercial and industrial uses. Mt. Lake does not have a 'light industrial' district at this time. The council directed the Mt. Lake Planning and Zoning Commission to address the zoning and related issues of the new sub-division.

Summer Help

The part-time trail position was discussed. It was determined that position should be advertised as 20 hours per week. The Street Department will also be advertising for full-time summer help.

Friends of the Pool

The ideas presented by the group at the council's February 6 meeting were briefly discussed. The council agreed that the Friends should determine the project(s) they wish to pursue.

Preparation for AFSCME Negotiations

Motion by Kass, seconded by Ysker, to close the meeting at 6:53 PM and open the closed meeting pursuant to MN Statutes 179.01-179A.25 to prepare union contract offers and counter offers. Motion carried unanimously. Motion by Ysker, seconded by Kruser, to close the close meeting and open the open meeting at 7:15 PM. No action taken.

March 6 Council Meeting

It was agreed that the March 6 meeting will begin at 6:00P.M. to allow additional time for AFSCME negotiations.

Adjourn

The meeting was adjourned at 7:16 P.M.

ATTEST:

Wendy Meyer, Clerk/Administrator

DRAFT

**Mountain Lake Utilities Commission Meeting
Mountain Lake City Hall
Thursday, February 9, 2017**

Members Present: Commissioners John Carrison, Mike Johnson, Mark Langland; Council Liaison David Savage

Members Absent: Todd Johnson, Brett Lohrenz

Staff Present: Wendy Meyer, Clerk/Administrator; Lynda Cowell, Utilities Office Manager; Ron Melson, Electric Supt.; Kevin Krahn, Water and Wastewater Supt.; Dave Watkins, Water and Wastewater Dept.; Pat Oja, Lineman

Others Present: Andy Kehren, city engineer, Bolton & Menk

Call to Order

The meeting was called to order at 7 AM. There were no additions to the agenda.

Approval of January 26 Minutes and Bills 16896 – 16928

Motion by Carrison, seconded by M. Johnson, to approved the minutes and check numbers 16896 – 16928. Motion carried unanimously.

Caterpillar Engines – National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements

Fairbanks-Morse is still scheduled to correct backpressure and emissions requirement issues the week of February 13.

Sub-Station Project

Two parts of a six part bid opening on January 13 were not awarded at the January 17 council meeting. Mike Thielen, project engineer, Utilities Plus Energy Services (UPES) recommended awarding those two parts to the Council at their February 6 meeting. Item 2 (installation of AC and CD electrical, exterior conduits, interior conduits, ground grid and cable tray) was awarded to Farabee Mechanical, Hickman NE at a price of \$235,385, and Item 5 (installation of concrete piers, transformer pad/oil containment pit, S2 foundation and switchgear enclosure) was also awarded to Farabee at a price of \$197,298.

2017A Bonds

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The bonds were successfully marketed and sold the week of January 30. Proceeds will be delivered on February 28. The debt service schedule and other items related to the bonds were reviewed.

County Road #1 Project

Cottonwood County will be re-surfacing Co. Rd. #1 in 2017. In a separate but coordinated project the utility will replace two blocks of sewer and one block of water lines between Third Ave. and Sixth Ave. Andy Kehren, City Engineer, Bolton & Menk, reviewed the timeline, scope and cost of the project. The City Council reviewed the project at its February 6 meeting and authorized Bolton and Menk to prepare plans and specifications contingent on the Commission agreed with the action at its February 9 meeting. Water and sewer fund balances were discussed. At this time the preferred way to pay for the project is to use sewer reserves and an inter-fund loan/transfer to the water fund. Motion by M. Johnson, seconded by Carrison, that the Commission agrees with the action taken by the council on February 9 to authorize preparation of plans and specifications for the project. Motion carried unanimously.

2015 Private Sewer Replacement

The list of lines televised in 2015 was reviewed. Lines needing replacement had until the fall of 2016 to be replaced. There are five properties where utility records show the lines need to be replaced but have not been replaced. Those five properties will now be notified that if they do not hire a contractor within the next month the utility will order the work done.

Adjourn

The meeting was adjourned at 7:35 AM.

ATTEST:

Wendy Meyer, Clerk/Administrator

League of Minnesota Cities Insurance Trust
Group Self-Insured Workers' Compensation Plan
 145 University Avenue West St. Paul, MN 55103-2044 Phone (651) 215-4173

Notice of Premium Options for Standard Premiums of \$25,000 - \$50,000

MOUNTAIN LAKE, CITY OF
 PO BOX C
 MOUNTAIN LAKE, MN 56159-0320

Agreement No.: WC 1002111_Q-1
 Agreement Period:
 From: 04/01/2017
 To: 04/01/2018

Enclosed is a quotation for workers' compensation deposit premium. **Note: Renewal Coverage will be bound as per the expiring coverage arrangement, including coverage for elected and appointed officials, with the premium indicated on the quote, unless the member or agent sends a written request not to bind renewal coverage.**

<u>PAYROLL DESCRIPTION</u>	<u>CODE</u>	<u>RATE</u>	<u>ESTIMATED PAYROLL</u>	<u>DEPOSIT PREMIUM</u>
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SEE ATTACHED SCHEDULE FOR DETAILS

		Manual Premium	52,109
Credit		0.75	-13,027
		Standard Premium	39,082
	Deductible Credit	0.00%	0
		Premium Discount	-3,238
		Net Deposit Premium	35,844

Agent:
 00830 Hanson Agency
 Po Box 555
 Mountain Lake, MN 56159-0555

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Notice of Premium Options for Standard Premiums of \$25,000 - \$50,000 (Con't)

OPTIONS

Please indicate below the premium option you wish to select. You may choose only one option and you cannot change options during the agreement period.

NET DEPOSIT PREMIUM

1. Regular Premium Option

35,844

2. Deductible Premium Option

Deductible options are available in return for a premium credit applied to your estimated standard Premium of \$ 39,082. The deductible will apply per occurrence to paid medical costs only. There is no aggregate limit.

	<u>Deductible per Occurrence</u>	<u>Premium Credit</u>	<u>Credit Amount</u>	<u>Net Deposit Premium</u>
<input type="checkbox"/>	\$250	0.90%	-352	35,492
<input type="checkbox"/>	\$500	1.70%	-664	35,180
<input type="checkbox"/>	\$1,000	2.90%	-1,133	34,711
<input type="checkbox"/>	\$2,500	5.00%	-1,954	33,890
<input type="checkbox"/>	\$5,000	7.50%	-2,931	32,913
<input type="checkbox"/>	\$10,000	11.00%	-4,299	31,545
<input type="checkbox"/>	\$25,000	16.50%	-6,449	29,395
<input type="checkbox"/>	\$50,000	22.50%	-8,793	27,051

3. Retrospective Rates Premium Option

	<u>Retro-Rated Minimum Factor</u>	<u>Est. Minimum Premium</u>	<u>Retro-Rated Maximum Factor</u>	<u>Est. Maximum Premium</u>
<input type="checkbox"/>	0.694 %	27,123	1.150 %	44,944
<input type="checkbox"/>	0.671 %	26,224	1.250 %	48,852
<input type="checkbox"/>	0.626 %	24,465	1.500 %	58,623

This quotation is for a deposit premium based on your estimate of payroll and selected options. Your final actual premium will be computed after an audit of payroll subsequent to the close of your agreement year and will be subject to revisions in rates, payrolls and experience modification. While you are a member of the LMCIT Workers' Compensation Plan, you will be eligible to participate in dividend distributions from the Trust based upon claims experience and earnings of the Trust.

If you desire the coverage offered above, please return this signed document for the option you have selected.

This quotation should be signed by an authorized representative of the city requesting coverage.

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Signature Title Date

**Notice of Premium Options for Standard Premiums of \$25,000 - \$50,000
(Con't)**

CONTINUATION SCHEDULE FOR QUOTATION PAGE

<u>REMUNERATION</u>	<u>RATE</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>EST. PREM</u>
81,000	9.48	5506	STREET CONSTRUCTION	7,679
85,000	16.64	7381	VOLUNTEER AMBULANCE SERVICE	14,144
44,500	4.34	7520	WATERWORKS	1,931
118,000	4.18	7539	ELECTRIC & STEAM PLANT	4,932
44,500	4.80	7580	SEWAGE DISPOSAL PLANT	2,136
POP 2,996	216.89	7708	FIREFIGHTERS (VOLUNTEER)	6,498
198,000	4.81	7720	POLICE	9,524
86,000	0.71	8810	LIBRARY OR MUSEUM-PROF & CLERICAL	611
188,000	0.71	8810	CLERICAL OFFICE EMPLOYEES NOC	1,335
58,000	5.16	9102	PARKS	2,993
46,500	0.54	9410	MUNICIPAL EMPLOYEES	251
18,200	0.41	9411	ELECTED OR APPOINTED OFFICIALS	75
Manual Premium				52,109

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RELEVANT LINKS:

Minn. Stat. § 176.011,
subd. 15(b).

See also Section II.C.8.d,
*Benefits for heart and lung
diseases.*

Instructions and
certification of non-
smoking status form.

(3) Infectious diseases

The presumption that an infectious disease is job-related applies only if the firefighter was exposed to the disease in the course of performing his or her duties. In other words, in order for the firefighter to be entitled to the presumption, there would need to be some evidence the firefighter actually came into contact with a carrier of the disease and that the nature of the contact was such that the disease could have been transmitted. Ordinary diseases of life, to which the general public is equally exposed to outside of employment, such as colds and flu, are generally not covered by workers' compensation. Police officers, EMT's, ambulance attendants, and any other employee whose job involves providing emergency medical care outside of a hospital are also covered by this presumption.

e. Non-smoker credit for peace officers and firefighters

If a firefighter or peace officer contracts certain heart and lung diseases, the statute says these diseases are presumed to be job-related if certain conditions are met. Several of the diseases can be related to smoking. If a firefighter or peace officer is a smoker, he or she is more likely than a non-smoker to contract one of these diseases; and if one of these diseases is contracted, there is a good chance it will turn into a workers' compensation claim. The diseases are treated as job-related unless the employer can show they resulted from other causes. If the individual was a smoker, his or her smoking might be one of the pieces of evidence used to rebut the presumption that the disease was job-related, so that workers' compensation benefits would not be payable. But even so, there would likely be substantial legal costs involved to litigate the claim.

In short, a fire department with very few smokers represents a smaller risk of a workers' compensation claim for heart disease, lung disease, or cancer. Any city that can certify that no more than 10 percent of the members of its fire or police department are smokers qualifies for a rate that is 10 percent lower than LMCIT's standard rate for firefighters and peace officers.

To qualify for the credit, the city must obtain written statements from at least 90 percent of the members of each department. The statement must be signed and dated, and must state that the individual does not smoke and has not smoked within the previous six months. These statements, along with a roster of current department members, must be submitted to LMCIT in order to qualify for the credit.

III. Premium options

Cities can tailor their premium options and deductibles in LMCIT's workers' compensation program.

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LMC information memo,
*Experience Rating in
LMCIT's Liability and
Workers' Compensation
Premiums.*

A. Regular premium option

If a city chooses the regular premium option, premium payments are the city's only responsibility or liability. The regular premium option is a "guaranteed cost" option.

The regular premium option first calculates a member city's rates based upon the city's payroll, according to payroll class (rates for volunteer firefighters are based on the population of the area which the fire department serves rather than payroll). The rate is then adjusted by an experience modification factor that reflects the city's previous loss experience to set its premium.

The city's experience modification factor looks at a city's claims from the oldest three years during a four-year period. The most recent year isn't part of the modification because those claims haven't yet matured. Using an experience modification factor is one way LMCIT seeks to maintain fairness in setting premiums.

B. Retrospective rating option

Cities can choose a retrospective rating option, which is an alternate method of determining the premium charge for a city. The city's final premium under this option reflects the city's own actual loss experience for the year. With good experience, this option can save the city significant money during the long run. Of course, the city is also subject to possible premium increases if it experiences a lot of injuries or a single big loss. Cities that use retrospective rating—or would like to—should recognize that a strong safety program is an important component of developing good loss experience.

1. Eligibility

There are three retrospective rating options available to any city whose standard premiums are \$25,000 or more. The election form is automatically sent with the regular premium quotation to qualifying members. A city can select only one premium option. If a city selects a deductible option or the standard premium option, it cannot select a retrospective rating option.

2. How the retrospective rating option works

The city pays a deposit premium (net of discounts) to LMCIT at the beginning of the agreement period. The timing and amount of this payment are the same whether or not a retrospective rating option is selected. At the end of the agreement year, an audit determines the actual payroll for the period and the resulting net actual premium. If a retrospective rating option is not selected, this becomes the city's final premium.

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RELEVANT LINKS:

Learn more about the
Special Compensation Fund
at Minn. Stat. § 176.129.

When a retrospective rating option is selected, the final premium is not known until all claim activity from that agreement period ceases permanently. The final premium reflects the city's own losses and is subject to minimum and maximum limits. The premium amounts are estimated at the beginning of the agreement period and provided to the city prior to the election of an option. The minimum and maximum premiums are adjusted after the payroll audit is complete, and it reflect the net actual premium for the period.

The final premium equals the minimum premium plus actual incurred losses and loss-related expenses, including assessments due to the state Special Compensation Fund. Unlike typical retrospective plans offered by private insurers, LMCIT's retrospective rating formula doesn't use a "loss conversion factor."

The city is billed or refunded the difference between the net deposit premium and the final premium. This is accomplished by annual adjustments.

a. Annual adjustments

Under the retrospective rating option, final premium amounts are determined based on a city's own losses, which are adjusted throughout the coverage term. The first adjustment is made approximately six months after the expiration of the agreement period, based on the total incurred cost of losses known at that time. Further adjustments are made annually thereafter until all claim activity ceases permanently. This includes activity on claims that reopen and claims for injuries that are filed later for an accident occurring within the retrospective year.

These adjustments continue as long as any claims remain open or until the retrospective year is closed. If a closed claim reopens, or if a new claim is filed for an injury from that year, the annual retrospective rating adjustments for that coverage year resume unless the retrospective year has been closed by the city.

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RELEVANT LINKS:

LMCIT information memo,
*Experience Rating in
LMCIT's Liability and
Workers' Compensation
Premiums.*

5. Deciding whether to choose a retrospective rating option

In deciding whether a retrospective plan makes sense, one good way is to look at the city's losses from the past few years to see how it would have done under the plan. There are some important points to keep in mind:

- Workers' compensation losses can develop adversely. Loss experience that initially looks good can become more expensive by the time those losses are finally closed in the future.
- Cities should consider whether they are comfortable trading off cost certainty for potential savings. In addition, in light of the city's loss history and safety programs, cities should consider whether they are confident that employee injuries will be kept down enough to save money in the coming year.
- In any one year, a city's losses could turn out to be very different from—and possibly much greater than—the pattern for past years.
- A single large loss during the year could be enough to push the city to the maximum premium. Claims from prior years sometimes reopen or increase in cost, which means the city can owe additional amounts for prior years. When retaining risk through the retrospective option, a city should have a plan for where funds will come from to cover the city's potential obligations according to the retrospective.
- Unlike the way the experience modification formula works, large losses are not discounted for purposes of the retrospective rating formula.

Cities that use a retrospective should review their decision on an annual basis to ensure it makes sense. A prime opportunity to review a retrospective is when the city receives the annual adjustment bill or refund. This typically occurs about six months after the city's expiration date on its coverage.

The adjustment mailing includes supporting loss and premium data members will need in order to decide how to go forward with the upcoming coverage renewal. It's especially important during the first year of using a retrospective to look at the city's current-year losses after 10 months to see how the city is doing, and whether to continue with the retrospective at renewal.

C. Deductible option

LMCIT offers several deductible options to member cities of the workers' compensation program.

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RELEVANT LINKS:

See also Section III.B,
Retrospective rating option.

1. Eligibility

All cities who participate in the LMCIT workers' compensation program are eligible to choose the deductible option. The deductible options give smaller cities—those whose standard premiums are less than \$25,000 and who are not eligible for a retrospective rated option—a way to reduce their premium costs by retaining some risk. The deductible approach may also be an attractive alternative for larger cities who feel the retrospective rated premium option is too risky for their situation. A city can select only one premium option. If a city selects a retrospective rated option or the standard premium option, it cannot also select a deductible.

2. How the deductible options work

Under a deductible option, the city pays a lower premium in return for agreeing to reimburse LMCIT for paid medical losses up to the deductible. If the city selects a deductible option, the deductible applies per occurrence to medical costs only.

The deductible options and the 2017 premium credits for each option are:

Deductible	Premium Credit
\$250	0.9%
\$500	1.7%
\$1,000	2.9%
\$2,500	5%
\$5,000	7.5%
\$10,000	11%
\$25,000	16.5%
\$50,000	22.5%

See also Section III.A,
Regular premium option.

The city pays a deposit premium (net of discounts) to LMCIT. If the city chooses a deductible option, the regular premium is reduced by the percentage shown above. This does not affect the premium volume discount (premium discounts are applied when a city's total regular premium equals \$5,000 or more).

As claims are submitted and medical costs incurred, LMCIT will pay the medical vendors directly. A city that chooses a deductible option is billed for medical costs paid up to its per occurrence deductible. Each occurrence has its own deductible.

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RELEVANT LINKS:

Barb Meyer, LMCIT
Underwriter
651.215.4173
800.925.1122
bmeyer@lmc.org

LMCIT information memo,
*Experience Rating in
LMCIT's Liability and
Workers' Compensation
Premiums.*

LMCIT Loss Control
Services.

Contact LMCIT to learn more about the payment or timing of deductible billings, receiving the deductible quote, where to send it, whether it has been received, or the payroll audit.

3. Effect on the experience modification factor

The selection of a deductible option does not affect the experience modification factor. The total amount of the claim will be used for calculating the experience modification factor. The experience modification factor would be the same regardless of the deductible option chosen.

The potential savings of the deductible option would be the percentage discount shown in the quote compared to actual medical deductibles for which the city must reimburse LMCIT.

4. Loss control

It is always in the city's interest to use LMCIT's safety and loss control services. Reducing losses saves the city money by lowering its experience modification factor; it creates a safer working environment for employees; and it helps lower overall rates for all member cities. Under a deductible option, the city stands to benefit even more by successfully avoiding and controlling losses. There's no additional charge to the city for most loss control services.

5. Deciding whether to choose a deductible option

It is the city's decision whether to select a deductible option. In making this decision, it can be helpful to look at the city's loss history to see how it would have done in past years under a deductible plan. There are some points to keep in mind:

- A city's loss experience will vary from year to year. Any one year's losses could turn out to be very different from—and perhaps much greater than—the pattern of past years.
- There's no theoretical “worst case maximum cost” under a deductible plan. Since the deductible applies to each occurrence, the maximum cost to the city depends on how many occurrences it has that year.

A deductible option can be a good way for the city to save money, but a deductible means the city is retaining risk. Cities that use a deductible option need to consider how they will fund that risk. The deductibles apply per occurrence, and cities need to be prepared for the possibility they may have multiple occurrences during a year. So, depending on what losses happen to occur, it can also turn out to be more expensive for the city.

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DRAFT

City of Mt. Lake City-Wide Clean-Up Sat. May ~~7~~⁶, 201~~6~~⁷

MATTRESSES and BOX SPRINGS must be recycled.

- For curbside pick-up on Friday, May ~~6~~⁵ purchase a recycling sticker at City Hall now through May ~~5~~⁴ at a cost of \$~~11~~¹³ per piece.
- Mattresses and box springs will be picked up at the curb on Friday, May ~~6~~⁵.
- Mattresses and box springs without stickers will NOT be picked up.

Mattresses and box springs can be recycled at any time at the Cottonwood County Landfill, or brought to the Mt. Lake Recycling Day, Thurs. June ~~16~~⁸, 10am to noon, ~~City Street Shop~~^{??}.

See Page 2



Curbside recycling of **HOUSEHOLD APPLIANCES** is no longer available in the City of Mt. Lake. Appliances can be taken at any time to the Cottonwood County Landfill or brought to.....

Mt. Lake Recycling Day
Thurs., June ~~16~~⁸ 10am - noon [?]
~~?~~ Mt. Lake City Street Shop [?]

APPLIANCES, ELECTRONICS & TELEVISIONS, TIRES, FLORESCENT LIGHT BULBS and HOUSEHOLD HAZARDOUS WASTE (cleaners, paint, paint thinners, pesticides, fertilizers, oven/drain cleaners, gasoline, motor oil, oil filters) will not be picked up during City-wide Clean-up.

They must be recycled at the Cottonwood County Landfill OR bring them to.....

Mt. Lake Recycling Day
Thurs. June ~~16~~⁸ ~~10 am - noon~~
~~Mt. Lake City Street Shop~~

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City of Mt. Lake City-Wide Clean-Up

Sat. May 7, 2016

Utility customers outside of Mt. Lake city limits cannot participate.

- Items for pickup can be placed at the curb no earlier than Thursday May 5. 4
- Items must be at the curb by 6 am Saturday morning, May 7. 6
- **ITEMS THAT WILL NOT BE PICKED UP:**
 - Mattresses and Box Springs
 - Florescent Light Bulbs
 - Appliances
 - Televisions, Computers and Other Electronic Devices
 - Tires
 - Household Hazardous Waste: cleaners, paint, fertilizer, pesticides, car batteries, etc.
 - Large amounts of construction debris.
 - Yard waste
 - Recycling
- **ITEMS THAT CAN BE RECYCLED** at the Cottonwood County Landfill, 43973 Co. Rd. #22 or at the Thurs. June 16 Mt. Lake Recycling Day, 10 AM to Noon, City Street Shop. ??
 - Mattresses and Box Springs
 - Florescent Light Bulbs
 - Appliances
 - Televisions, Computers and Other Electronic Devices
 - Tires
 - Household Hazardous Waste: cleaners, paint, pesticides, fertilizers, car batteries, etc.
- **YARD WASTE** can be disposed of at the city's burning site. April, May and June hours: Wed. 4-7 pm, and Sat. 9 am to noon, 1 to 4 pm.
- Large amounts of **CONSTRUCTION DEBRIS** should be taken to the demolition site at the Cottonwood County Landfill. Fees apply.
- Regularly scheduled curbside **RECYCLING PICK-UP** is April 27 and May 11.
- Items left on the curb after cleanup must be removed. **Administrative citations will be issued to violators of the Nuisance Ordinance.**
- **City-wide Clean-up is only available to residents of the City of Mt. Lake. Utility customers outside of Mt. Lake city limits cannot participate.**
- Contact City Hall, 427-2999 with questions.

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**CITY OF MOUNTAIN LAKE, MINNESOTA
GENERAL OBLIGATION BONDS, SERIES 2017B
PROPOSED SCHEDULE OF EVENTS**

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled City Council meetings.*

March 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Date	Action	Responsible Party
March 13 th	Trigger Resolution Sent to City for Council Packets Finance Plan Sent to the City	Northland, Bond Counsel
March 20 th	Trigger Resolution for Bonds Adopted	City Council Action, ✓ Northland, Bond Counsel
April 11 th	Preliminary Official Statement Sent to City for Sign Off and to Rating Agency	Northland, City
Week of April 24 th	Rating Conference Call	Northland, City, Rating Agency
May 4 th	Rating Received	Rating Agency, City, Northland
May 11 th	Bond Pricing Bond Purchase Contract Signed Authorizing Resolution Sent to the City for Council Packets	Northland, City
May 15 th	Authorizing Resolution Adopted - 6:30 p.m.	City Council Action, ✓ Northland, Bond Counsel
June 6 th	Closing on the Bonds (Proceeds available)	Northland, City Staff, Bond Counsel



MEMORANDUM

To: City of Mountain Lake
From: Tammy Omdal
Date: February 3, 2017
Re: Financial Planning for the Industrial Park

Please find attached the requested analysis regarding financial planning for the proposed public infrastructure improvements for the City's new industrial park. Three scenarios were prepared to allow the City of Mountain Lake (the "City") to consider the financial impact to the City. The three scenarios are as follows:

- SCENARIO 1 - One Lot Sold Per Year
- SCENARIO 2 - One Lot Sold in Year 2018 Only
- SCENARIO 3 - One Lot Sold Every Other Year

Scenarios 2 and 3 would require the City to certify a tax levy to pay debt service on bonds issued to finance the land acquisition and the public infrastructure improvements. The City issued the "Taxable G.O. Tax Abatement Bonds, Series 2016A in the amount of \$366,000 to finance land acquisition. The City is considering the issuance of an additional \$2,145,000 of bonds in 2017 to finance public infrastructure improvements. The combined future debt service on bonds for this project is estimated to be approximately \$165,000 per year. This amount could be greater if preliminary assumptions change. The revenue the City may collect from land sale proceeds and special assessments will reduce the City's tax levy to pay debt service on the bonds.

See Table 2 in the attached reports for the estimated difference between annual sources of revenue compared to uses for each of the three scenarios. The City would need to cover any shortfall in project revenues (i.e., land sale proceeds and special assessments) from a tax levy or other City revenue sources. The amounts shown in Table 2 are preliminary estimates based on the assumptions shown in Table 1. Based on these assumptions and estimates, Table 3 shows the potential impact of a tax levy increase to cover shortfall in revenues on residential and commercial property within the City. Tables 4-6 include detailed pro forma for each of the scenarios.

TABLE 1
City of Mountain Lake, MN
Mountain Lake Industrial Park
Financing of Land Acquisition and Public Improvements
Assumptions for Pro Forma

INPUTS	SCENARIO 1 - One Lot Sold Per Year	SCENARIO 2 - One Lot Sold in Year 2018 Only	SCENARIO 3 - One Lot Sold Every Other Year
Sale price per acre	\$40,000	\$40,000	\$40,000
Total project costs special assessed	\$2,145,000	\$2,145,000	\$2,145,000
Total acres in development (assessment area)	30.10	30.10	30.10
Special assessment levied per acre	\$71,262	\$71,262	\$71,262
Rate of interest on special assessment levied	4.00%	4.00%	4.00%
Term (years) of special assessment levied	15	15	15
Taxable market value per SF for new buildings constructed	\$45.00	\$45.00	\$45.00
City tax rate	110.924%	110.924%	110.924%
County tax rate	31.858%	31.858%	31.858%
Term (years) of abatement	15	15	15
Use of utility revenue to pay utility portion of project costs (YES)	No	No	No
Par amount of 2017B Bonds	\$2,145,000	\$2,145,000	\$2,145,000
Average annual debt service on 2017B Bonds	\$130,000	\$130,000	\$130,000
Year Lot 1 Sold	2018	2018	2018
Year Lot 2 Sold	2019		2020
Year Lot 3 Sold	2020		2022
Year Lot 4 Sold	2021		2024
Year Lot 5 Sold	2022		2026
Year Lot 6 Sold	2023		2028
Year Lot 7 Sold	2024		2030
Year Lot 8 Sold	2025		2032
Year Lot 9 Sold	2026		2034
Year Lot 10 Sold	2027		2036
SF of Building on Lot 1	10,000	10,000	10,000
SF of Building on Lot 2	10,000	10,000	10,000
SF of Building on Lot 3	10,000	10,000	10,000
SF of Building on Lot 4	10,000	10,000	10,000
SF of Building on Lot 5	10,000	10,000	10,000
SF of Building on Lot 6	10,000	10,000	10,000
SF of Building on Lot 7	10,000	10,000	10,000
SF of Building on Lot 8	10,000	10,000	10,000
SF of Building on Lot 9	10,000	10,000	10,000
SF of Building on Lot 10	10,000	10,000	10,000
SF of Land Lot 1	4.00	4.00	4.00
SF of Land Lot 2	4.00	4.00	4.00
SF of Land Lot 3	3.60	3.60	3.60
SF of Land Lot 4	3.30	3.30	3.30
SF of Land Lot 5	2.50	2.50	2.50
SF of Land Lot 6	2.50	2.50	2.50
SF of Land Lot 7	4.40	4.40	4.40
SF of Land Lot 8	2.50	2.50	2.50
SF of Land Lot 9	2.00	2.00	2.00
SF of Land Lot 10	1.30	1.30	1.30

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

TABLE 2
City of Mountain Lake, MN
Mountain Lake Industrial Park
Financing of Land Acquisition and Public Improvements
Comparison of Scenarios
all amounts are estimated

Year	Annual Net Sources of Revenue Compared to Uses				Cumulative Net Sources of Revenue Compared to Uses					
	SCENARIO 1 - One		SCENARIO 2 - One		SCENARIO 1 - One		SCENARIO 2 - One		SCENARIO 3 - One	
	Lot Sold Per Year	2018 Only	Lot Sold in Year	2018 Only	Lot Sold Per Year	2018 Only	Lot Sold in Year	2018 Only	Lot Sold Every	Other Year
2017	(32,670)	(32,670)	(32,670)	(32,670)	(32,670)	(32,670)	(32,670)	(32,670)	(32,670)	(32,670)
2018	(2,094)	(2,094)	(2,094)	(2,094)	(34,764)	(34,764)	(34,764)	(34,764)	(34,764)	(34,764)
2019	23,064	(136,936)	(136,936)	(136,936)	(11,700)	(171,700)	(171,700)	(171,700)	(171,700)	(171,700)
2020	33,247	(136,390)	(136,390)	(136,390)	21,547	(308,091)	(308,091)	(308,091)	(308,091)	(308,091)
2021	43,867	(136,844)	(136,844)	(136,844)	65,414	(444,935)	(444,935)	(444,935)	(444,935)	(444,935)
2022	33,590	(136,272)	(136,272)	(136,272)	99,005	(581,207)	(581,207)	(581,207)	(581,207)	(581,207)
2023	49,186	(136,700)	(136,700)	(136,700)	148,191	(717,908)	(717,908)	(717,908)	(717,908)	(717,908)
2024	141,038	(136,872)	(136,872)	(136,872)	289,228	(854,780)	(854,780)	(854,780)	(854,780)	(854,780)
2025	93,103	(137,008)	(137,008)	(137,008)	382,331	(991,788)	(991,788)	(991,788)	(991,788)	(991,788)
2026	89,027	(137,108)	(137,108)	(137,108)	471,358	(1,128,896)	(1,128,896)	(1,128,896)	(1,128,896)	(1,128,896)
2027	73,781	(137,172)	(137,172)	(137,172)	545,139	(1,266,069)	(1,266,069)	(1,266,069)	(1,266,069)	(1,266,069)
2028	30,086	(137,200)	(137,200)	(137,200)	575,225	(1,403,269)	(1,403,269)	(1,403,269)	(1,403,269)	(1,403,269)
2029	30,234	(137,052)	(137,052)	(137,052)	605,459	(1,540,321)	(1,540,321)	(1,540,321)	(1,540,321)	(1,540,321)
2030	30,423	(136,863)	(136,863)	(136,863)	635,881	(1,677,185)	(1,677,185)	(1,677,185)	(1,677,185)	(1,677,185)
2031	30,653	(136,633)	(136,633)	(136,633)	666,534	(1,813,818)	(1,813,818)	(1,813,818)	(1,813,818)	(1,813,818)
2032	62,924	(104,362)	(104,362)	(104,362)	729,458	(1,918,180)	(1,918,180)	(1,918,180)	(1,918,180)	(1,918,180)
2033	62,924	(104,362)	(104,362)	(104,362)	792,381	(2,022,543)	(2,022,543)	(2,022,543)	(2,022,543)	(2,022,543)
2034	37,286	(130,000)	(130,000)	(130,000)	829,667	(2,152,543)	(2,152,543)	(2,152,543)	(2,152,543)	(2,152,543)
2035	11,648	(130,000)	(130,000)	(130,000)	841,316	(2,282,543)	(2,282,543)	(2,282,543)	(2,282,543)	(2,282,543)
2036	(11,426)	(130,000)	(130,000)	(130,000)	829,890	(2,412,543)	(2,412,543)	(2,412,543)	(2,412,543)	(2,412,543)
2037	(32,577)	(130,000)	(130,000)	(130,000)	797,313	(2,542,543)	(2,542,543)	(2,542,543)	(2,542,543)	(2,542,543)
2038	(48,600)	(130,000)	(130,000)	(130,000)	748,713	(2,672,543)	(2,672,543)	(2,672,543)	(2,672,543)	(2,672,543)
2039	(64,624)	(130,000)	(130,000)	(130,000)	684,089	(2,802,543)	(2,802,543)	(2,802,543)	(2,802,543)	(2,802,543)
2040	(92,825)	(130,000)	(130,000)	(130,000)	591,264	(2,932,543)	(2,932,543)	(2,932,543)	(2,932,543)	(2,932,543)
2041	(108,849)	(130,000)	(130,000)	(130,000)	482,415	(3,062,543)	(3,062,543)	(3,062,543)	(3,062,543)	(3,062,543)
2042	(121,668)	(130,000)	(130,000)	(130,000)	360,747	(3,192,543)	(3,192,543)	(3,192,543)	(3,192,543)	(3,192,543)

Note:
 Negative amounts would need to be covered by a city tax levy or contribution of other city funds.
 The analysis assumes bonds issued in 2017 to finance construction would be for a 25 year term and final payment in 2042.

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TABLE 3
City of Mountain Lake
Impact of Increase in Tax Levy
For Financial Planning Purposes Only

Impact of \$130,000 Increase in Tax Levy on Tax Rate

	Pay 2016 (Final)	Increase in Tax Levy	After Increase in Tax Levy
Tax Levy	635,096	130,000	765,096
Gross Tax Capacity	625,752	625,752	625,752
Less TIF	53,200	53,200	53,200
Net Tax Capacity	572,552	572,552	572,552
Tax Rate	110.92%	22.71%	133.63%

Impact of Tax Rate Increase on Example Properties

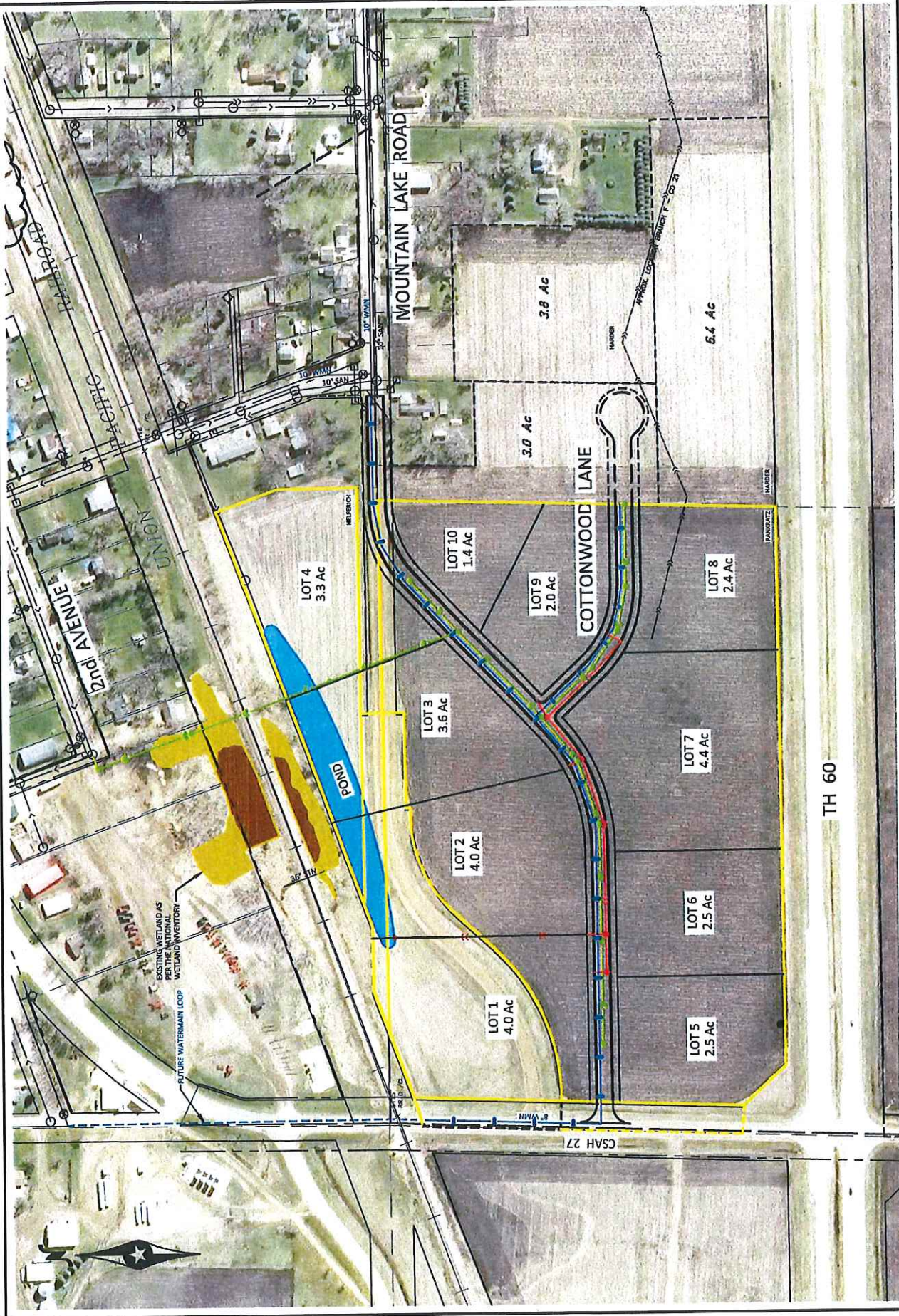
Residential Homestead Property - Valuation	Net Tax Capacity of Property	Pay 2016 City Taxes Payable	Increase in City Taxes Payable	Total City Taxes Payable After Increase in Tax Levy
\$70,000	\$420	\$466	\$95	\$561
\$100,000	\$718	\$796	\$163	\$959
\$125,000	\$990	\$1,098	\$225	\$1,323
\$150,000	\$1,263	\$1,401	\$287	\$1,687

Commercial Property - Example	Net Tax Capacity of Property	Pay 2016 (Final)	Increase in Tax Levy	After Increase in Tax Levy
\$500,000	\$10,000	\$11,092	\$2,271	\$13,363
\$1,000,000	\$20,000	\$22,185	\$4,541	\$26,726

Notes:

Estimates are based on Pay 2016 tax levy and tax capacity data.

All figures are estimated for planning purposes only.



CITY OF MOUNTAIN LAKE, MINNESOTA
WEST MOUNTAIN LAKE ROAD INDUSTRIAL DEVELOPMENT AREA

FEBRUARY, 2016 FIGURE No. 1

1243 CEDAR STREET NE
 SLEEPY EYE, MINNESOTA 56085
 Phone: (507) 794-5541
 Email: SleepyEye@bolton-menk.com
www.bolton-menk.com



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Option A

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**West Mountain Lake Road Industrial Development Area
Preliminary Project Cost Estimate - 44' Roadway**

February 16, 2017

Filename: I:\MOUNTAIN\15753 - Design\Calculations\Mountain Lake Road Quantities\New.rvt

Item No.	Item Description	Unit	Estimated Unit Price	Mountain Lake Road			Cul-de-sac Road			Total Estimated Cost
				Utilities and Gravel	Estimated Quantity	Estimated Cost	Utilities and Gravel	Estimated Quantity	Estimated Cost	
SURFACE IMPROVEMENTS										
1	Mobilization & Traffic Control	Lump Sum	\$109,000.00	0.50	\$50,000.00	0.20	\$20,000.00	0.15	\$15,000.00	\$15,000.00
2	Clear & Grub Trees	Lump Sum	\$3,000.00		\$0.00		\$0.00		\$0.00	\$0.00
3	Remove Curb and Center	Linear Foot	\$4.00	40	\$160.00		\$0.00		\$0.00	\$160.00
4	Common Excavation (P)(17.5')	Cubic Yard	\$6.00	9,900	\$59,400.00		\$0.00		\$0.00	\$59,400.00
5	Subgrade Excavation (EV)(6')	Cubic Yard	\$6.00	900	\$5,400.00		\$0.00		\$0.00	\$5,400.00
6	Subgrade Correction (C.V.)(6')	Cubic Yard	\$15.00	900	\$13,500.00		\$0.00		\$0.00	\$13,500.00
7	Geotextile Fabric, Type V (100%)	Square Yard	\$1.50	6,700	\$10,050.00		\$0.00		\$0.00	\$10,050.00
8	Common Laborers	Hour	\$70.00	20	\$1,400.00		\$0.00		\$0.00	\$1,400.00
9	3 Cu. Yd Shovel	Hour	\$175.00	10	\$1,750.00		\$0.00		\$0.00	\$1,750.00
10	Doser/Blade	Hour	\$130.00	10	\$1,300.00	30	\$3,900.00	30	\$3,900.00	\$10,400.00
11	10 Cu. Yd Truck	Hour	\$90.00	10	\$900.00		\$0.00		\$0.00	\$900.00
12	4.0 Cu. Yd Front End Loader	Hour	\$140.00	10	\$1,400.00		\$0.00		\$0.00	\$1,400.00
13	1/2 Cu. Yd Skid Loader	Hour	\$100.00	10	\$1,000.00		\$0.00		\$0.00	\$1,000.00
14	Aggregate Base, Class 3 (12')	Ton	\$14.00	6,530	\$91,700.00		\$0.00		\$0.00	\$91,700.00
15	Aggregate Base, Class 5 (6')	Ton	\$75.00	3,275	\$245,625.00	170	\$12,750.00	80	\$6,000.00	\$264,375.00
16	Type SP 12.5 Non-Wearing Course Mixture (3')	Ton	\$70.00		\$0.00	1,000	\$70,000.00	270	\$18,900.00	\$88,900.00
17	Type SP 9.5 Wearing Course Mixture (2')	Ton	\$20.00	100	\$2,000.00	3,600	\$72,000.00	410	\$8,200.00	\$76,200.00
18	Concrete Curb and Gutter, Design B618	Linear Foot	\$20.00	3,600	\$72,000.00		\$0.00		\$0.00	\$72,000.00
19	4" x 10" Tile Repair	Linear Foot	\$20.00	3,600	\$72,000.00		\$0.00		\$0.00	\$72,000.00
20	4" Perforated Pipe Edge Drain	Linear Foot	\$20.00	3,600	\$72,000.00		\$0.00		\$0.00	\$72,000.00
21	4" PVC Sump Drain Line Services	Each	\$200.00	0	\$0.00		\$0.00		\$0.00	\$0.00
22	Inlet Protection	Each	\$100.00	10	\$1,000.00		\$0.00		\$0.00	\$1,000.00
23	Silt Fence	Linear Foot	\$5.00	3,600	\$18,000.00		\$0.00		\$0.00	\$18,000.00
24	Fiber Log, Type Straw Bioroll	Linear Foot	\$3.50	1,800	\$6,300.00		\$0.00		\$0.00	\$6,300.00
25	Erosion Control Blanket, Category 0	Square Yard	\$4.00	1,000	\$4,000.00		\$0.00		\$0.00	\$4,000.00
26	Temporary Seeding	Acre	\$800.00	1.0	\$800.00	1.0	\$800.00	1.0	\$800.00	\$2,400.00
27	Permanent Seeding	Acre	\$1,500.00	1.0	\$1,500.00	1.0	\$1,500.00	1.0	\$1,500.00	\$4,500.00
	Sub-Total, Surface Improvements				\$373,135.00		\$252,290.00		\$130,025.00	\$755,450.00
STORM SEWER										
28	Construct Water Quality Pond and Site Grading	Cubic Yard	\$4.00	40,000	\$160,000.00		\$0.00		\$0.00	\$160,000.00
29	Pond Control Structure	Lump Sum	\$15,000.00	1	\$15,000.00		\$0.00		\$0.00	\$15,000.00
30	Pond Underdrain System	Linear Foot	\$10.00		\$0.00		\$0.00		\$0.00	\$0.00
31	12" RC Pipe Sewer Class V	Linear Foot	\$28.00	150	\$4,200.00		\$0.00		\$0.00	\$4,200.00
32	15" RC Pipe Sewer Class V	Linear Foot	\$30.00	130	\$3,900.00		\$0.00		\$0.00	\$3,900.00
33	18" RC Pipe Sewer Class III	Linear Foot	\$32.00	500	\$16,000.00		\$0.00		\$0.00	\$16,000.00
34	24" RC Pipe Sewer Class III	Linear Foot	\$35.00	420	\$14,700.00		\$0.00		\$0.00	\$14,700.00
35	18" RC Apron	Each	\$250.00		\$0.00		\$0.00		\$0.00	\$0.00
36	24" RC Apron	Each	\$650.00	1	\$650.00		\$0.00		\$0.00	\$650.00
37	Construct Drainage Structure, Design R-1	Linear Foot	\$235.00	16.0	\$3,760.00		\$0.00		\$0.00	\$3,760.00
38	Construct Drainage Structure, Design 48-4020	Linear Foot	\$300.00	40.0	\$12,000.00		\$0.00		\$0.00	\$12,000.00
39	Casting Assembly - Storm	Each	\$650.00	9	\$5,850.00		\$0.00		\$0.00	\$5,850.00
40	Random Riprap	Cubic Yard	\$50.00	10	\$500.00		\$0.00		\$0.00	\$500.00
	Sub-Total Storm Sewer				\$23,656.00		\$0.00		\$0.00	\$23,656.00
SANITARY SEWER SYSTEM										
41	Connect to Existing Manhole	Each	\$2,500.00	1	\$2,500.00		\$0.00		\$0.00	\$2,500.00
42	8" PVC Pipe Sewer, SDR 35	Linear Foot	\$10.00	2,130	\$21,300.00		\$0.00		\$0.00	\$21,300.00
43	6" PVC Sanitary Sewer Service, SDR 26	Linear Foot	\$25.00	360	\$9,000.00		\$0.00		\$0.00	\$9,000.00
44	8"x6" PVC Wye Branch, SDR 26	Each	\$350.00	9	\$3,150.00		\$0.00		\$0.00	\$3,150.00
45	Casting Under Rail Road	Linear Foot	\$230.00	120	\$27,600.00		\$0.00		\$0.00	\$27,600.00
46	Construct Drainage Structure, Design 4007	Linear Foot	\$250.00	135	\$33,750.00		\$0.00		\$0.00	\$33,750.00
	Sub-Total Sanitary Sewer				\$74,250.00		\$0.00		\$0.00	\$74,250.00
	Grand Total				\$1,102,835.00		\$424,280.00		\$264,025.00	\$1,831,140.00

Option A

West Mountain Lake Road Industrial Development Area
Preliminary Project Cost Estimate - 44' Roadway

February 16, 2017

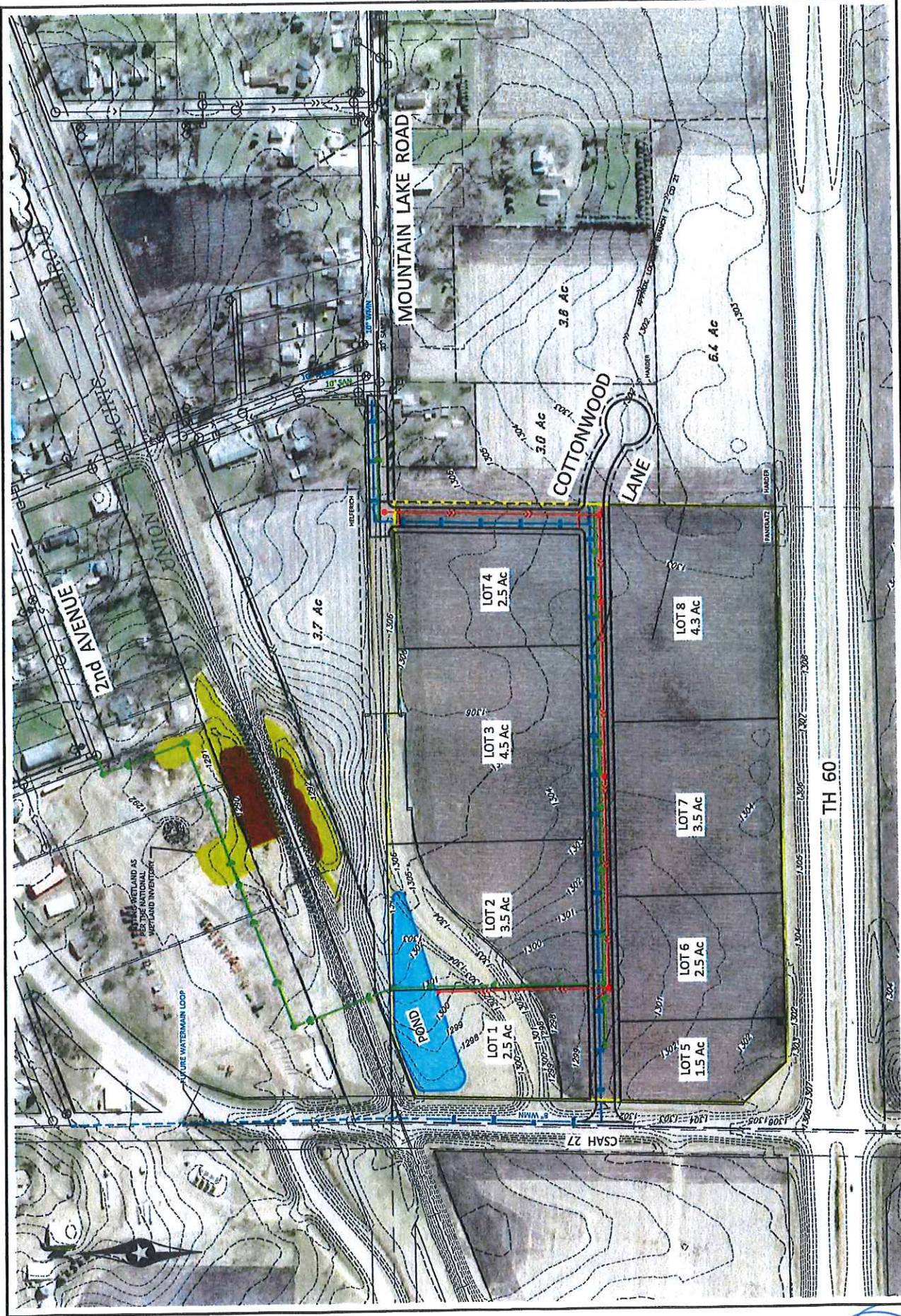
Filename: I:\MPL\ENR\4125753 Design\Calculations\Mountain Lake Road Quant.xlsx (147)

Item No.	Item Description	Unit	Estimated Unit Price	Mountain Lake Road				Cul-de-sac Road				Total Estimated Quantity	Total Estimated Cost
				Utilities and Gravel		Curb and Pavement		Utilities and Gravel		Curb and Pavement			
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost		
47	Casting Assembly - Sanitary Sub-Total Sanitary Sewer	Each	\$650.00	10	\$6,500.00		\$0.00	4	\$2,600.00		\$0.00	14	\$9,100.00
					\$145,500.00		\$0.00		\$36,400.00		\$0.00		\$181,900.00
WATER SYSTEM													
48	6" PVC C900 Watermain	Linear Foot	\$25.00	120	\$3,000.00		\$0.00	40	\$1,000.00		\$0.00	160	\$4,000.00
49	8" PVC C900 Watermain	Linear Foot	\$30.00	1,800	\$54,000.00		\$0.00	560	\$16,800.00		\$0.00	2,360	\$70,800.00
50	6" Gate Valve & Box	Each	\$1,300.00	6	\$7,800.00		\$0.00	2	\$2,600.00		\$0.00	8	\$10,400.00
51	8" Gate Valve & Box	Each	\$1,600.00	4	\$6,400.00		\$0.00	1	\$1,600.00		\$0.00	5	\$8,000.00
52	Hydrant (8' Bury)	Each	\$3,800.00	6	\$22,800.00		\$0.00	2	\$7,600.00		\$0.00	8	\$30,400.00
53	Watermain Fittings (SBDI)	Pound	\$7.00	900	\$6,300.00		\$0.00	300	\$2,100.00		\$0.00	1,200	\$8,400.00
54	2" Corporation Stop & Saddle	Each	\$350.00	9	\$3,150.00		\$0.00	1	\$350.00		\$0.00	10	\$3,500.00
55	2" Curb Stop & Box	Each	\$350.00	9	\$3,150.00		\$0.00	1	\$350.00		\$0.00	10	\$3,500.00
56	2" Water Service	Linear Foot	\$20.00	360	\$7,200.00		\$0.00	40	\$800.00		\$0.00	400	\$8,000.00
57	Adjust Gate Valve Box	Each	\$300.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00
	Sub-Total Water System				\$113,800.00		\$0.00		\$33,200.00		\$0.00		\$147,000.00
	Subtotal Estimated Construction Costs				\$868,995.00		\$252,290.00		\$218,175.00		\$84,710.00		\$1,424,170.00
	10% Contingency				\$86,899.50		\$25,229.00		\$21,817.50		\$8,471.00		\$142,417.00
	Total Estimated Construction Costs				\$955,894.50		\$277,519.00		\$239,992.50		\$93,181.00		\$1,566,587.00
	Preliminary, Design and Construction Engineering (1.6%)				\$152,940.00		\$44,400.00		\$38,400.00		\$14,910.00		\$250,650.00
	Legal, Interim Financing, Planning, Permits & Fees, Misc. (7%)				\$66,910.00		\$19,430.00		\$16,800.00		\$6,520.00		\$109,660.00
	Subtotal Estimated Project Cost for Mountain Lake Road				\$1,175,744.50		\$341,349.00		\$295,192.50		\$114,611.00		\$1,926,897.00
	Total Estimated Project Cost for Mountain Lake Road				\$1,517,093.50		\$1,517,093.50		\$1,517,093.50		\$1,517,093.50		\$1,517,093.50
	Subtotal Estimated Project Cost for Cul-de-sac Road								\$295,192.50		\$114,611.00		\$409,803.50
	Total Estimated Project Cost for Cul-de-sac Road								\$295,192.50		\$114,611.00		\$409,803.50
	Total Estimated Project Cost for West Mountain Lake Road Industrial Development Area												\$1,926,897.00

Number of Lots 10
 Cost Per Lot - Excluding Land \$192,689.70
 Lot Area 30.1 Acres
 Cost Per Lot Acre - Excluding Land \$64,016.51

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Option A



CITY OF MOUNTAIN LAKE, MINNESOTA
 WEST MOUNTAIN LAKE ROAD INDUSTRIAL DEVELOPMENT AREA
 ALTERNATIVE

1248 CEDAR STREET NE
 SLEEPY EYE, MINNESOTA 56085
 Phone: (507) 794-5541
 Email: SleepyEye@bolton-menk.com
 www.bolton-menk.com



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 FEET
 SCALE

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FIGURE No. 1

FEBRUARY, 2016

Option B

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**West Mountain Lake Road Industrial Development Area - Alternative Roadway Layout
Preliminary Project Cost Estimate - 44' Roadway**

Mountain Lake, Minnesota

February 15, 2017

Filename: H:\MTLK\SI141125753_Design\A_Calculations\Mountain Lake Road_Quant_Alternative.xls\Mt Lake Road Development (44')

Item No.	Item Description	Unit	Estimated Unit Price	Mountain Lake Road			
				Utilities and Gravel		Curb and Pavement	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
SURFACE IMPROVEMENTS							
1	Mobilization & Traffic Control	Lump Sum	\$100,000.00	0.70	\$70,000.00	0.30	\$30,000.00
2	Clear & Grub Trees	Lump Sum	\$3,000.00		\$0.00		\$0.00
3	Remove Curb and Gutter	Linear Foot	\$4.00	40	\$160.00		\$0.00
4	Common Excavation (P) (17.5")	Cubic Yard	\$6.00	11,600	\$69,600.00		\$0.00
5	Subgrade Excavation (EV) (6")	Cubic Yard	\$6.00	1,200	\$7,200.00		\$0.00
6	Subgrade Correction (C.V.) (6")	Cubic Yard	\$15.00	1,200	\$18,000.00		\$0.00
7	Geotextile Fabric, Type V (100%)	Square Yard	\$1.50	10,100	\$15,150.00		\$0.00
8	Common Laborers	Hour	\$70.00	20	\$1,400.00		\$0.00
9	3 Cu Yd Shovel	Hour	\$175.00	10	\$1,750.00		\$0.00
10	Dozer/Blade	Hour	\$130.00	10	\$1,300.00	30	\$3,900.00
11	10 Cu Yd Truck	Hour	\$90.00	10	\$900.00		\$0.00
12	4.0 Cu Yd Front End Loader	Hour	\$140.00	10	\$1,400.00		\$0.00
13	1/2 Cu Yd Skid Loader	Hour	\$100.00	10	\$1,000.00		\$0.00
14	Aggregate Base, Class 3 (12")	Ton	\$14.00	7,700	\$107,800.00		\$0.00
15	Aggregate Base, Class 5 (6")	Ton	\$17.00	3,900	\$66,300.00	240	\$4,080.00
16	Type SP 9.5 Wearing Course Mixture (2")	Ton	\$75.00		\$0.00	1,200	\$90,000.00
17	Type SP 12.5 Non-Wearing Course Mixture (3")	Ton	\$70.00		\$0.00	1,800	\$126,000.00
18	Concrete Curb and Gutter, Design B618	Linear Foot	\$12.00		\$0.00	4,200	\$50,400.00
19	4"-10" Tile Repair	Linear Foot	\$20.00	100	\$2,000.00		\$0.00
20	4" Perforated Pipe Edge Drain	Linear Foot	\$7.00	4,200	\$29,400.00		\$0.00
21	4" PVC Sump Drain Line Services	Each	\$200.00	0	\$0.00		\$0.00
22	Inlet Protection	Each	\$100.00	10	\$1,000.00		\$0.00
23	Silt Fence	Linear Foot	\$5.00	4,200	\$21,000.00		\$0.00
24	Filter Log Type Straw Bioroll	Linear Foot	\$3.50	2,100	\$7,350.00		\$0.00
25	Erosion Control Blanket, Category 0	Square Yard	\$4.00	1,000	\$4,000.00		\$0.00
26	Temporary Seeding	Acre	\$800.00	10.0	\$8,000.00	1.0	\$800.00
27	Permanent Seeding	Acre	\$1,500.00	10.0	\$15,000.00	1.0	\$1,500.00
	Sub-Total, Surface Improvements				\$449,710.00		\$306,680.00
STORM SEWER							
28	Construct Water Quality Pond and Site Grading	Cubic Yard	\$4.00	40,000	\$160,000.00		\$0.00
29	Pond Control Structure	Lump Sum	\$15,000.00	1	\$15,000.00		\$0.00
30	Pond Underdrain System	Linear Foot	\$10.00	0	\$0.00		\$0.00
31	12" RC Pipe Sewer Class V	Linear Foot	\$28.00	200	\$5,600.00		\$0.00
32	15" RC Pipe Sewer Class V	Linear Foot	\$30.00	500	\$15,000.00		\$0.00
33	18" RC Pipe Sewer Class III	Linear Foot	\$32.00	1,100	\$35,200.00		\$0.00
34	24" RC Pipe Sewer Class III	Linear Foot	\$35.00	400	\$14,000.00		\$0.00
35	18" RC Apron	Each	\$550.00		\$0.00		\$0.00
36	24" RC Apron	Each	\$650.00	1	\$650.00		\$0.00
37	Construct Drainage Structure, Design R-1	Linear Foot	\$235.00	28.0	\$6,580.00		\$0.00
38	Construct Drainage Structure, Design 48-4020	Linear Foot	\$300.00	40.0	\$12,000.00		\$0.00
39	Casting Assembly - Storm	Each	\$650.00	12	\$7,800.00		\$0.00
40	Random Riprap	Cubic Yard	\$50.00	10	\$500.00		\$0.00
	Sub-Total Storm Sewer				\$272,330.00		\$0.00
SANITARY SEWER SYSTEM							
41	Connect to Existing Manhole	Each	\$2,500.00	1	\$2,500.00		\$0.00
42	8" PVC Pipe Sewer, SDR 35	Linear Foot	\$30.00	3,180	\$95,400.00		\$0.00
43	6" PVC Sanitary Sewer Service, SDR 26	Linear Foot	\$25.00	360	\$9,000.00		\$0.00

Option B

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**West Mountain Lake Road Industrial Development Area - Alternative Roadway Layout
Preliminary Project Cost Estimate - 44' Roadway**

Mountain Lake, Minnesota

February 15, 2017

Filename: HAMTLK\S141125753_DesignA_Calculations\Mountain Lake Road_Quant_Alternative.xls\Mt Lake Road Development (44')

Item No.	Item Description	Unit	Estimated Unit Price	Mountain Lake Road			
				Utilities and Gravel		Curb and Pavement	
				Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Cost
44	8"x6" PVC Wye Branch, SDR 26	Each	\$250.00	9	\$2,250.00		\$0.00
45	Casing Under Rail Road	Linear Foot	\$230.00	120	\$27,600.00		\$0.00
46	Construct Drainage Structure, Design 4007	Linear Foot	\$250.00	135	\$33,750.00		\$0.00
47	Casting Assembly - Sanitary	Each	\$650.00	11	\$7,150.00		\$0.00
	Sub-Total Sanitary Sewer				\$177,650.00		\$0.00
	WATER SYSTEM						
48	6" PVC C900 Watermain	Linear Foot	\$25.00	120	\$3,000.00		\$0.00
49	8" PVC C900 Watermain	Linear Foot	\$30.00	2,150	\$64,500.00		\$0.00
50	6" Gate Valve & Box	Each	\$1,300.00	6	\$7,800.00		\$0.00
51	8" Gate Valve & Box	Each	\$1,600.00	4	\$6,400.00		\$0.00
52	Hydrant (8' Bury)	Each	\$3,800.00	6	\$22,800.00		\$0.00
53	Watermain Fittings (SBDI)	Pound	\$7.00	900	\$6,300.00		\$0.00
54	2" Corporation Stop & Saddle	Each	\$350.00	9	\$3,150.00		\$0.00
55	2" Curb Stop & Box	Each	\$350.00	9	\$3,150.00		\$0.00
56	2" Water Service	Linear Foot	\$20.00	360	\$7,200.00		\$0.00
57	Adjust Gave Valve Box	Each	\$300.00		\$0.00		\$0.00
	Sub-Total Water System				\$124,300.00		\$0.00
	Subtotal Estimated Construction Costs				\$1,023,990.00		\$306,680.00
	10% Contingency				\$102,399.00		\$30,668.00
	Total Estimated Construction Costs				\$1,126,389.00		\$337,348.00
	Preliminary, Design and Construction Engineering (16%)				\$180,220.00		\$53,980.00
	Legal, Interim Financing, Platting, Permits & Fees, Misc. (7%)				\$78,850.00		\$23,610.00
	Subtotal Estimated Project Cost for Mountain Lake Road				\$1,385,459.00		\$414,938.00
	Total Estimated Project Cost for Mountain Lake Road						\$1,800,397.00

Number of Lots 8
 Cost Per Lot - Excluding Land \$225,049.63
 Lot Area 24.8 Acres
 Cost Per Lot Acre - Excluding Land \$72,596.65 per Acre

Option B

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JOINT RESOLUTION
CITY OF MOUNTAIN LAKE AND TOWNSHIP OF MOUNTAIN LAKE
RESOLUTION NO. #1-17

This JOINT RESOLUTION of the City of Mountain Lake and the Township of Mountain Lake pertains to the Orderly Annexation of unincorporated land for the West Mountain Lake Road Development Area pursuant to Minnesota State Statutes, Section 414.0325.

WHEREAS, the City Council of the City of Mountain Lake has considered the benefits and necessity of having an expansion of the City's Industrial Development Area in order to spur economic development, provide additional employment and ultimately expand its tax base for the benefit of its residents.

WHEREAS, the City Council of the City of Mountain Lake has developed a preliminary plat with plans to develop infrastructure to serve this expansion; and

WHEREAS, the Township of Mountain Lake has agreed that the subject land as described below should be annexed by the City of Mountain Lake;

NOW THEREFORE, BE IT JOINTLY RESOLVED BY THE CITY COUNCIL, OF THE CITY OF MOUNTAIN LAKE, MINNESOTA, AND BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MOUNTAIN LAKE as follows:

1. That the following described territory, which contains 87.61 acres and which abuts the corporate limits of the City of Mountain Lake , including all streets, roads, alleys passing through or adjacent to such parcels and as shown on the map attached hereto and made a part hereof, is properly subject to orderly annexation and is hereby designated as in need of orderly annexation to the City of Mountain Lake.

12.004.0500
12.004.1000
12.004.0702
12.004.0800
12.004.0302
12.004.1100
12.004.0600
12.004.0601
12.004.0502
12.004.0504

2. That the area being annexed by the City of Mountain Lake is currently entirely within Mountain Lake Township, Cottonwood County, Minnesota and does not include any area within any other township or any other city.

3. That the City of Mountain Lake shall pay to Mountain Lake Township the revenue it would have collected from the owners of the property over the period of time extending eight (8) years from the date of execution of this Joint Resolution as follows:
 - a. The current real estate taxes collected from the aforementioned parcels of land is \$286.40.
 - b. The real estate taxes that Mountain Lake Township would have collected, over the period of time extending eight (8) years from the date of execution of this Joint Resolution, from the aforementioned parcel of land is \$2,291.20.
 - c. By agreement, the total amount due from the City of Mountain Lake to Mountain Lake Township shall be \$500.00 per year for ten years.
4. That no alteration of the designated area is appropriate and no consideration of the Municipal Adjustment Boundary Unit is necessary.
5. That the zoning and subdivision regulations of the City of Mountain Lake shall apply to the annexed area.
6. That upon receipt of this Joint Resolution, the Municipal Boundary Adjustment Unit may review and comment, but shall, within 30 days, order annexation in accordance with the terms of this Resolution.

CITY OF MOUNTAIN LAKE

Passed, approved, and adopted this 6th day of March, 2017.

Mayor

ATTEST:

City Clerk

Motion Carried:

Ayes _____

Nays _____

Abstain _____

MOUNTAIN LAKE TOWNSHIP

Passed, approved, and adopted this 6th day of March, 2017.

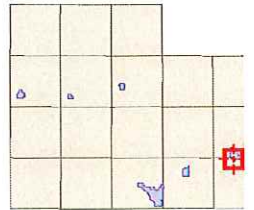
Board of Supervisors of the Township of Mountain Lake:

Board Chairman

Township Clerk




Overview



Legend

- Corporate Limits
- Political Township
- Parcels

Date created: 2/24/2017
 Last Data Uploaded: 2/18/2017 8:01:04 PM

 Developed by
 The Schneider Corporation

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Pay 2016 Property Tax Comparisons

Mt. Lake Township Rate

Mt. Lake City Rate

Mt. Lake City Rural Service District Rate (RSD)

Parcel ID#	Ownership	Acres	Pay 2016 Tax Capacity	Pay 2016		Pay 2016		Pay 2016	
				Township Tax	ML City Tax	Township Tax	ML City Tax	Township Tax	ML City Tax (RSD)
12.004.0500	Pankratz	26.10	2354	\$110.21	\$2,640.53		\$391.66		
12.004.1000	Johnson/Berg	2.20	504	\$23.60	\$565.35	Not eligible for RSD			
12.004.0702	Goertzen	2.16	119	\$5.57	\$133.48		\$19.80		
12.004.0800	Goertzen	2.68	151	\$7.07	\$169.38		\$25.12		
12.004.0302	Harder	5.75	585	\$27.39	\$656.21		\$97.33		
12.004.1100	Harder	3.77	421	\$19.71	\$472.24		\$70.04		
12.004.0600	Harder	3.00	316	\$14.80	\$354.46		\$52.58		
12.004.0601	Adkins	1.00	223	\$10.44	\$250.14	Not eligible for RSD			
12.004.0502	MN DOT	10.78	0	\$0.00			\$0.00		
12.004.0504	Pankratz	13.50	1444	\$67.61	\$1,619.76		\$240.25		
	TOTAL	87.61							



APPA Legislative Rally Key Issues and Talking Points

Tax-Exempt Municipal Bond Financing

- Major **tax reform** is a growing possibility.
- 75% of **public infrastructure** is financed through tax-exempt bonds.
- The **need** for low-cost public financing for **new and replacement infrastructure** is greater than ever.
- Repeal of the exemption would increase borrowing costs by **47%**.
- Capping the tax value or replacing the exemption with a **direct payment** bond would also increase borrowing costs.
- Increased **borrowing costs** will **discourage investment** in public infrastructure.

Preserve Local Control over Pole Attachments

- Wireless carriers are making nationwide efforts to attach small cell antennas to utility poles, signs, and light fixtures to improve 4G and prepare for 5G service.
- City governments are authorized to **manage and regulate** the use of public rights-of-way.
- Several considerations demand local control to **protect the public and its investments** in this infrastructure {**safety, structural issues, city uses**}.
- Fees for attaching other telecom and cable fixtures to municipal utility poles are **exempt from the FCC's rate cap** for private utilities.
- The wireless industry is appealing to the FCC for different treatment for small cell fixtures.
- The FCC should **not impose additional federal regulations on local governments** regarding small cell.
- Congress should **refuse** any legislative effort to **limit local permitting authority or remove the municipal utility exemption** from the federal pole attachment rate.

Distributed Generation

- Customer-owned generation continues to **increase**, driven by incentives, decreasing solar panel prices and developer marketing.
- When distributed generation customers are reimbursed at the full retail rate, the **costs** of operating and maintaining the distribution system are **shifted to other customers**.
- Municipal utilities may need to **adjust their rate and fee structure** to reduce this cost shift as distributed generation increases.
- Rate design is a **state and local matter** and should remain so.
- Congress should not seek to **federalize** rate design or set a one-size fits all approach.
- Community solar is a **more efficient and cheaper** option for customers than individual rooftop installations.

Protecting the Interests of WAPA Customers

- The Western Area Power Administration is **one of four** federally-owned power marketing administrations.
- Seven WAPA dams along the Missouri River system provide about one-third of all the wholesale power to 47 public power systems in western Minnesota, serving **over 200,000 people**.
- The dam system serves specific purposes under federal law, including electricity production, navigation, irrigation, flood control and recreation.
- Revenue from electricity sales pays the expenses for all those purposes. **There is no taxpayer subsidy of PMA's.**
- There's been talk about privatizing the PMAs; repurposing them, or raising the power rates by changing them from cost-based to market-based.
- Congress should **refuse** any efforts to **change the rate structure** of PMA's. Cost-based rates help keep rates low for municipal utility customers and **preserves jobs** in municipal utility communities.