

October 9th, 2025

5:30 pm

Council Meeting

Check Bills – Ryan

2025 COUNCIL CHECKING BILLS

Jan. - Wayne
Feb. - Jake
March - Scott
April - Ron
May - Jake
June - Ryan
July - Scott
August - Wayne
September - Jake
October - Ryan
November - Amy
December - Scott



The City of Ashby is an equal opportunity provider & employer.

CITY COUNCIL MEETING AGENDA
Thursday, October 9th, 2025
Ashby City Hall – 5:30 P.M.
(Items Underlined are Additions)

Call to Order
Pledge of Allegiance
Additions to Agenda/Approval of Agenda
Visitors:

Public Comment

- Must sign in prior to beginning of Council Meeting, 3 minute time limit

Consent Agenda

- ☞ Approval of Minutes
- ☞ Approval of Bills

Mayor's Report

- ☞ Open

Council Reports

- ☞ Open

Administration

- ☞ Clerk's Report

Public Safety

- ☞ Grant County Law Enforcement Report
- ☞ Fire/Ambulance Department Report

Public Works

- ☞ Public Works Report
- ☞ Outsourcing Meter Replacement

Old Business

- ☞ Minnesota Paid Family and Medical Leave
- ☞ Municipal Solar Installation

New Business

- ☞ Request Approval: Resolution 2025-18 Accepting Donation
- ☞ 3rd Quarter Financials
- ☞ 401 Larson Proposal to Purchase from 4R Properties LLC

Adjourn

November Council Meeting: November 13th, 2025

MINUTES
September Regular Council Meeting
Thursday, September 11th, 2025

Regular Meeting

A regular council meeting of the City of Ashby, MN was held at Ashby City Hall with the following members present: Mayor Scott Ellingson, Ryan Kari, Amy Johnson, Wayne Stierlen and Jake Dahle. Absent: None. Also present: Clerk Thormodson, Deputy Clerk Klinkner and Public Works Superintendent Johnson. Agenda visitors: Larry Van Hout with Widseth Engineering. Mayor Ellingson called the meeting to order at 5:30 pm.

Agenda Approval

Upon motion from Kari, seconded by Dahle, and unanimously carried, the agenda was approved.

Visitors:

Larry Van Hout gave council a recap of the previous week's meeting with the Minnesota Pollution Control Agency. There was a Teams meeting to go over our permit renewal with the MPCA. The new permit will have a phosphorus limit that is mass based. The MPCA would like to have a new permit in place prior to the proposed pond expansion project. Ashby has applied for funding for this pond expansion. The expansion would include 2 additional ponds and spray irrigation increasing the city's overall waste water holding capacity.

Public Comment

None given

Consent Agenda Minutes/Claims

Upon motion from Dahle, seconded by Stierlen and unanimously carried, council approved the consent agenda which included minutes of the Regular Council Meeting of August 14th, 2025, and the claims and prepaid disbursements of September 11th, 2025 as presented and reviewed by Dahle.

Mayor's Report

Nothing to report.

Council Report

Johnson asked about who was responsible for maintaining alleyways in the city. Some alleys have large potholes in them. Per Ordinance 94, the owner of any private property within the City abutting a public or private alley shall keep the alley in repair.

Administration

Clerk Thormodson spoke about the Minnesota Paid Family and Medical Leave (PFML) statute that will be in effect starting January 2026. The City's responsibility as an employer will be discussed more during the October Council Meeting.

Public Safety

-Law Enforcement
-Fire/Ambulance
Department Report

The Grant County Law Enforcement and Fire/Ambulance Department reports were reviewed.

Public Works

Superintendent Johnson is working on lowering the manhole covers in the city for winter.

Old Business

None to discuss

New Business

-Request Approval: Hire
M. Choate to Ashby EMS

Upon motion from Stierlen, seconded by Johnson and unanimously carried, council approved the hiring of Mike Choate to the Ashby EMS pending a back ground check.

***Resolution 2025-15**
-Increasing Benefit Level
for Vested Firefighters

Resolution 2025-15: Increasing Benefit Level for Vested Firefighters. Kari moved to accept and it was seconded by Stierlen. Roll Call Vote: Ellingson, Johnson, Kari and Stierlen voted in favor, Dahle abstained due to conflict of interest. Resolution 2025-15 passed.

-Request Approval: 2026
Budgets

Upon motion from Dahle, seconded by Kari and unanimously carried, council approved the 2026 Budgets for: General Fund, Water, Sewer, Garbage and Storm Sewer Funds.

***Resolution 2025-16**
2026 Preliminary Levy

The budget committee recommended a 3% increase over the 2025 Levy. Council decided to increase the levy to reflect a 3.5% increase over 2025 to help pay for upcoming road improvements. Resolution 2025-16: 2026 Preliminary Levy. Stierlen moved to accept the updated levy reflecting a 3.5% increase from 2025 and it was seconded by Kari. Roll Call Vote: Dahle, Johnson, Ellingson, Kari and Stierlen voted in favor, none apposed. Resolution 2025-16 passed.

MN Department of Health Service Connection Increase

The 2025 Minnesota Legislature passed a law the amends Minnesota Stature 144.3831 to increase the safe drinking water service connection fee. Clerk Thormodson informed council that effective January 1, 2026, the fee will be \$15.22 per service connection, per year. The service fee previously was \$9.72 per service connection, per year.

West Central Initiative Commitment Letter

West Central Initiative requested a \$40 increase in The City of Ashby's donation from 2025. WCI has helped Ashby with Strategic Planning in the past and is currently helping Ashby with a municipal solar project.

2026 Street Repair

Superintendent Johnson and Clerk Thormodson brought up the need to repair Norge St and or Larson Ave in 2026. Council directed Johnson and Thormodson to have Widseth Engineering look into completing both in 2026.

***Resolution 2025-17**
-Fire Protection Fund Transfer

Resolution 2025-17: Fire Protection Fund Transfer. Stierlen moved to accept and it was seconded by Johnson. Roll Call Vote: Ellingson, Johnson, Kari, Dahle and Stierlen voted in favor, none apposed. Resolution 2025-17 passed.

October Council Meeting

The next regular city council meeting will be on October 9th, 2025 starting at 5:30 pm.

Adjourn

Upon motion by Dahle, seconded by Kari and unanimously carried, the meeting was adjourned at 7:01 pm.

ATTEST: _____
Mike Thormodson, City Clerk

Scott Ellingson, Mayor



Sept. 2025 - October 2025 Council Bills

Date	Claim #	Check #	Paid to:	Amount
Total Prepays (Attached Disbursement Register)				\$129,843.39
Total Claims for Approval (Attached)				\$27,958.89

\$157,802.28

*Disbursement Register lists all bills paid since last council meeting.
Claims List for Approval are bills to be paid after council approval.*

2025 Clerk/Treasurer's Report

September 12th – October 9th , 2025

The following is a list of work items in addition to regular monthly activities which includes all financial aspects of the City, utility billing, preparing and delivering council packets, updating web-site, posting and publishing notices, economic development tasks, maintaining work order system, publish and make changes to ordinances, keep policy book and resolution book updated and handle several items for the fire and ambulance department.

- Sent Mowing Invoices
- Submitted Preliminary Levy to county
- Rural Child Care Zoom meetings
- Municipal Solar Project work
- Accessibility Fee Billing
- Nuisance Parking and Storage work

Ashby City Activity Report September 2025

Title	Reported Date
Public Assist	9/1/2025
Harassment	9/1/2025
School Related Incidents	9/2/2025
Burglary	9/2/2025
School Related Incidents	9/3/2025
School Related Incidents	9/4/2025
School Related Incidents	9/5/2025
Unattended Death	9/9/2025
Animal	9/10/2025
School Related Incidents	9/11/2025
School Related Incidents	9/12/2025
School Related Incidents	9/15/2025
Missing Person	9/15/2025
Agency Assist	9/16/2025
911 Hang Up	9/16/2025
Accident	9/16/2025
Traffic Stop	9/16/2025
Accident	9/18/2025
School Related Incidents	9/22/2025
Public Assist	9/23/2025
School Related Incidents	9/25/2025
Public Assist	9/27/2025



Ashby Officer Activity Report - September 2025

Employee	Date	Activity	Start	End	Time	Comment	Veh #	Miles	Weather
Combs, Jon	9/5/2025	CT	07:18	08:20	01:02	School Patrol	401	0	
	9/10/2025	CT	12:14	12:36	00:22	25003445	401	0	
	9/11/2025	CT	07:36	08:23	00:47	School Patrol	401	0	
	9/12/2025	CT	07:50	08:34	00:44	School Patrol	401	0	
	9/18/2025	CT	07:45	08:36	00:51	Case #25003560	401	0	
	9/26/2025	CT	07:13	15:10	07:57	Case #25003668	401	0	
	9/29/2025	CT	07:56	08:43	00:47	Ashby School Patrol	401	0	
	Total				12:30:00			0	
	9/2/2025	CT	07:27	07:37	00:10	25-3333	408	0	
Total				00:10			0		
Mickelsen, Kyle	9/1/2025	CT	09:00	10:30	01:30	ashby patrol	405	0	
	Total				01:30			0	
Nelson, Logan	9/1/2025	CT	00:30	02:00	01:30	1 HOUR AND 30 MINUTES PATROL	411	0	
	9/2/2025	CT	01:00	02:00	01:00	1 HOUR PATROL	411	0	
	9/6/2025	CT	07:23	07:53	00:30	30 MINUTES PATROL	411	0	
	9/13/2025	CT	17:12	18:12	01:00	1 HOUR PATROL	411	0	
	9/14/2025	CT	17:30	18:15	00:45	45 MINUTES PATROL	411	0	
	9/22/2025	CT	09:00	10:00	01:00	1 HOUR PATROL AND ICR - 25003606	411	0	
	9/26/2025	CT	11:00	15:00	04:00	4 HOURS FOR ICR - 25003668	411	0	
	9/27/2025	CT	08:13	09:43	01:30	1 HOUR AND 30 MINUTES PATROL AND ICRS -	411	0	
	Total				11:15:00			0	
Obright, Jeremy	9/1/2025	CT	04:45	06:00	01:15	1 HOUR 15 MINUTES PATROL	403	0	
	9/2/2025	CT	05:00	06:00	01:00	1 HOUR PATROL	403	0	
	9/3/2025	CT	01:00	01:30	00:30	30 MINUTES PATROL	403	0	
	9/7/2025	CT	03:45	04:45	01:00	1 HOUR PATROL	403	0	
	9/9/2025	CT	04:15	06:00	01:45	1 HOUR 45 MINUTES PATROL	403	0	
		CT	19:25	22:25	03:00	3 HOURS FOR INCIDENT	403	0	
	9/14/2025	CT	21:24	21:54	00:30	30 MINUTES PATROL	403	0	
	9/15/2025	CT	05:25	05:55	00:30	30 MINUTES PATROL	403	0	
	9/16/2025	CT	04:42	05:57	01:15	1 HOUR 15 MINUTES PATROL	403	0	



Ashby Officer Activity Report - September 2025

	CT	17:30	19:00	01:30	90 MINUTES PATROL, CRASH AND 1 TSW	403	0
	9/17/2025	04:45	06:00	01:15	1 hour 15 minutes patrol	403	0
	9/23/2025	05:30	06:00	00:30	30 MINUTES PATROL	403	0
	9/24/2025	05:30	06:00	00:30	30 MINUTES PATROL	403	0
	9/27/2025	03:59	05:59	02:00	2 HOURS PATROL	403	0
	9/29/2025	17:45	18:30	00:45	45 MINUTES PATROL	403	0
	9/29/2025	05:00	06:00	01:00	1 HOUR PATROL	403	0
	Total			18:15:00			0
Olson, Wyatt	9/12/2025	01:45	02:45	01:00		412	0
	9/18/2025	01:45	02:45	01:00		412	0
	9/19/2025	00:15	01:15	01:00		412	0
	9/21/2025	22:30	00:00	01:30		412	0
	9/23/2025	00:30	02:00	01:30		412	0
	9/25/2025	01:55	02:55	01:00		412	0
	Total			7:00:00			0
Rude, Andy	9/3/2025	22:40	23:45	01:05	PATROL	410	0
	9/6/2025	04:55	05:25	00:30	PATROL	410	0
	9/17/2025	22:05	22:20	00:15	PATROL	410	0
	9/30/2025	23:20	00:50	01:30	PATROL	410	0
	Total			3:20:00			0
Rustand, Nolan	9/9/2025	00:10	02:10	02:00		407	0
		19:30	22:15	02:45		407	0
	9/13/2025	00:00	02:00	02:00		407	0
	9/14/2025	01:10	02:40	01:30		407	0
	9/23/2025	21:45	23:45	02:00		407	0
	9/28/2025	19:15	20:30	01:15		407	0
	Total			11:30:00			0
Skadsem, Jordan	9/6/2025	01:50	02:50	01:00		406	0
	9/7/2025	01:50	02:50	01:00		406	0
		22:40	23:40	01:00		406	0
	9/16/2025	00:33	01:33	01:00		406	0



Ashby Officer Activity Report - September 2025

9/17/2025	CT	04:00	05:15	01:15	406	0
9/18/2025	CT	04:02	05:02	01:00	406	0
	CT	06:40	09:50	03:10	ICR 25003560	0
9/21/2025	CT	12:21	13:11	00:50	406	0
Total				10:15:00		0
Total hours for September:				75:45:00		0

PFML

Frequently Asked Questions (Q&A)

Q1. When will PFML premium collection and payments begin?

A: PFML is funded by premiums split between employees and employers. Employers begin deducting premiums from employee wages on **January 1, 2026**, and make their first premium payment to the State or private carrier in **April 2026**.

Q2. What is the premium rate and how is it shared?

A: The **State plan rate is \$0.88 per \$100 of wages**, while **private plans may offer lower rates** and a **superior customer service experience** with claims and payment tracking features. Employers must pay at least **50% of the total premium**, with the remainder deducted from employees.

Q3. Are any employers exempt from PFML?

A: Most Minnesota employers are subject to PFML. Exceptions include **Tribal Nations, federal employers, and self-employed individuals** (unless they opt in).

Q4. When does Minnesota's PFML program go into effect?

A: Employees can begin filing PFML claims starting **January 1, 2026**.

Q5. Are municipalities and local government entities required to participate?

A: Yes. Public employers, including municipalities and utilities, are required to participate in PFML.

Q6. Are part-time employees required to contribute?

A: Yes. PFML applies to all W-2 employees, regardless of hours worked.

Q7. Is there a minimum income requirement for PFML eligibility?

A: Yes. An employee must have earned at least **\$3,700 in the previous four calendar quarters**. Income may be combined from multiple employers to meet this threshold.

Q8. Can employers substitute a private plan for the State plan?

A: Yes. Employers may implement a **State-approved private plan**, as long as it meets or exceeds all PFML requirements.

Q9. What are the requirements for equivalent private plans?

A: Equivalent plans must offer **equal or better benefits**, rights, and protections than the State plan.

Q10. Does the private plan have to follow State rules?

A: Yes. All private PFML plans must fully comply with Minnesota's PFML statute.

Q11. What approval process is required for private plans?

A: Plans must be reviewed and approved by the **Minnesota Department of Employment and Economic Development (DEED)** and **Department of Commerce**.

Q12. Is there a fee to submit for a private plan for approval? (opt out charge)

A: Yes. The State charges **\$250** for groups with under 50 employees and **\$500** for groups with 50–499 employees.

Q13. How are private plan rates determined?

A: Rates are based on employer-specific factors like **industry, employee demographics, payroll, and current or projected claims history**.

Q14. What employee / employer support does a private carrier provide?

A: Private carriers offer **guided claim intake, digital self-service portals, dedicated case managers**, and real-time updates for both employees and HR.

Q15. How does claim processing differ from the State?

A: Private carriers commit to delivering **faster processing, clearer communication, and seamless service**—driven by their commitment to leadership in the **Paid Family and Medical Leave space**.

Q16. What if an employee uses up PFML and cannot return to work?

A: If eligible, they will transition to **Short-Term Disability**, followed by **Long-Term Disability**, ensuring continued income protection.

Q17. Does PFML affect union negotiations or employee communications?

A: Employers must **notify employees** when electing a private plan. Most private plan carriers provide communication support and templates to assist in this process.

Q18. In the future can we switch to another PFML provider or the State plan?

A: Yes. In the future a group may move to another private carrier or the State plan with proper notice, usually aligning with an annual renewal (January 1).



Required employer action: Designate a Paid Leave Administrator now. [Log in to your Employer Account to begin.](https://www.uimn.org/employers/paid-leave/paid-leave-admin-assignment.jsp)
(<https://www.uimn.org/employers/paid-leave/paid-leave-admin-assignment.jsp>)



Your role and responsibilities

Paid Leave supports your employees when they need it most and strengthens connections in our families, communities, and workplaces. As an employer, you play an important role to help your employees learn about and access Paid Leave.

Reporting and premium payment

To determine eligibility and payments for Minnesotans when Paid Leave launches in January 2026, Minnesota employers need to report wage details for their employees. To make things easier for employers, Paid Leave is using the same online reporting system as Unemployment Insurance (UI).

Paid Leave is funded by contributions called premiums, which are collected by the state from employers. Beginning in 2026, employers will submit quarterly Paid Leave premium payments [through UI](https://www.uimn.org/employers/paid-leave/index.jsp) (<https://www.uimn.org/employers/paid-leave/index.jsp>) for Paid Leave. To learn more about premiums and to estimate your costs under Paid Leave, visit our [Premium rate and contributions page](https://deed.paidleave/employers/premiums/index.jsp) ([/deed/paidleave/employers/premiums/index.jsp](https://deed.paidleave/employers/premiums/index.jsp)).

Leave administration

In addition to reporting wage details and paying premiums with your UI account, you will need to keep track of employees' leave and coordinate Paid Leave with other time off and benefits you offer. To do this, employers will designate one or more Paid Leave Administrators to manage your account with Paid Leave. Your Paid Leave Administrator will act as a hub, making it easier to support your employees during important times in their lives.

For more information about these accounts and how to create them, visit our [Employer Accounts webpage](https://deed.paidleave/employers/accounts/index.jsp) ([/deed/paidleave/employers/accounts/index.jsp](https://deed.paidleave/employers/accounts/index.jsp)).

Educate and inform

Paid Leave makes time for employees to take care of themselves and their loved ones during some of life's most important moments. By supporting employees when they need this leave, employers benefit from improved retention, morale, and productivity when employees return to work.

By December 1, 2025, employers must inform their employees about their rights and benefits under this new program. Employers need to notify employees in their native language and hang a workplace poster in English and any language spoken by five or more employees. Minnesota Paid Leave will provide written materials in different languages that employers can use to meet their requirements and support a culture of care through Paid Leave in their workplaces.

Collaborate and improve

Paid Leave is building a program with Minnesotans that works for everyone who needs it – including employers, individuals, health care and social service providers. This partnership will make Paid Leave stronger when it launches on January 1, 2026, and will ensure we continue to improve the way we serve Minnesotans.

Sign up for emails from Paid Leave to receive updates about ways to share input on program and product design, and contact us to share your questions or feedback about Paid Leave.

Last updated 07/01/2025





Required employer action: Designate a Paid Leave Administrator now. [Log in to your Employer Account to begin.](https://www.uimn.org/employers/paid-leave/paid-leave-admin-assignment.jsp) (<https://www.uimn.org/employers/paid-leave/paid-leave-admin-assignment.jsp>)



Premium rate and contributions

Paid Leave makes time for some of life's most important moments by providing payments and job protections. Leave can be taken for one's own medical needs, to bond with a new child, care for a family member, or for certain military or personal safety needs. Like unemployment insurance, Paid Leave is funded by premiums paid by employers and employees.

When Paid Leave begins for Minnesotans in 2026, the premium rate will be 0.88 percent. The premium rate is a percentage of an employee's wages that will be collected by the state from employers. The premiums will be split between employees and their employers. While every state with paid leave is different, Minnesota's premium rate ranks 4th lowest (<https://www.newamerica.org/better-life-lab/briefs/explainer-paid-leave-benefits-and-funding-in-the-united-states/>) out of 14 state programs for cost to employers and employees.

For large employers who already offered private paid leave plans, the move to a state plan will often result in cost savings. And for small employers, Minnesota Paid Leave will make a critical employee benefit affordable when it might not otherwise be.

Premium calculator

The calculator below can be used to estimate costs for Minnesota employers and individuals under Paid Leave. The tool gives an estimate of the premiums that will be first due in April 2026, after the program launches in January 2026.

NOTE: This calculator provides an unofficial estimate of premium amounts. Actual premiums are based on exact wage detail reported to Minnesota Paid Leave and not on estimates generated from this calculator.

Estimate Premiums

1. Estimate Premiums

All Fields Required

Who do you want to estimate premiums for?

Changing this input will automatically update elements of the form.

Entire Workforce

An Individual

How many employees do you have?

Your employee count is the highest number of employees reported on a single wage detail report last year.

[Learn more about your employee count](#)

35

What was your employee payroll for the last 12 months?

If any employee wages are above the [OASDI Limit](#), this calculator will provide an overestimate for premiums.

\$ 187,000

Calculate

Reset

Premiums Successfully Calculated

2. Select Premium Frequency

Move the slider to see how your estimated costs change. Your costs will automatically update.

Weekly Bi-Weekly Semi-Monthly Monthly Quarterly Annually

Employer Contributions

Family Leave	\$252.45
Medical Leave	\$570.35
Total Employer Contributions	\$822.80

Contribution Breakdowns

Employee Contributions		Employee + Employer Total Contributions	
Family Leave	\$252.45	Family Leave	\$504.90
Medical Leave	\$570.35	Medical Leave	\$1,140.70
Total Employee Contributions	\$822.80	Total	\$1,645.60

How was this calculated?

Your estimate is calculated by multiplying your total payroll by the 0.88% premium rate. That amount is split between Family and Medical Leave, and shared between the employer and employee.

Have Questions?



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\$ 187,000

Calculate

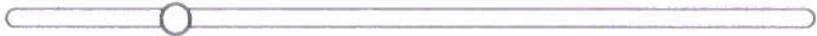
Reset

Premiums Successfully Calculated

2. Select Premium Frequency

Move the slider to see how your estimated costs change. Your costs will automatically update.

Weekly Bi-Weekly Semi-Monthly Monthly Quarterly Annually



Employer Contributions

Family Leave \$9.71

Medical Leave \$21.94

Total Employer Contributions \$31.65

Contribution Breakdowns

Employee Contributions

Family Leave \$9.71
Medical Leave \$21.94

Total Employee Contributions

\$31.65

Employee + Employer Total Contributions

Family Leave \$19.42
Medical Leave \$43.88

Total

\$63.30

How was this calculated?

Your estimate is calculated by multiplying your total payroll by the 0.88% premium rate. That amount is split between Family and Medical Leave, and shared between the employer and employee.

Have Questions?

**Proposal for
City of Ashby
01/01/2026**



INTRODUCTION

We are pleased to have the opportunity to present this proposal to City of Ashby for Minnesota Paid Leave Insurance Benefits.

Products

The Arch Insurance Group offers Minnesota products on a statutory plan basis. Arch prides itself on product and disability market knowledge. With an underwriting team with over 75 years of experience in disability underwriting, Arch is considered one of the true experts of statutory disability and the laws that govern them.

Claims

Arch Insurance Group adheres to a proactive claims handling program to help employees through what can be a difficult time and to assist in returning to work. Our claims professionals have extensive experience handling disability claims and are dedicated to providing customized, responsive customer service to each insured.

About Arch

Arch Insurance Group, a division of Arch Capital Group Ltd. (NASDAQ:ACGL), is a market-leading specialty insurer. We provide a wide range of property, casualty, accident, sickness, and specialty insurance for corporations, professional firms and financial institutions across the United States.

Our capabilities are powered by "Fresh. Thinking." It's a perspective that drives how we do business and why we generate results for our clients. Specifically, our approach is anchored by:

- Specialization
- Flexibility
- Careful Assessment of Risk
- Deep Industry Expertise

Arch Insurance Group's executive offices are located in New York City, administrative offices located in Jersey City, New Jersey and regional offices located in New York City, Philadelphia, Atlanta, Chicago, Dallas and San Francisco, as well as other offices throughout the U.S. to support our business.

Arch Capital Group Ltd.

Arch Capital Group Ltd. (Arch Capital), a Bermuda public limited liability company, writes insurance and reinsurance on a worldwide basis through its subsidiaries in Bermuda, the United States, Europe and Canada, with a focus on specialty lines.

Arch Accident & Health has an entrepreneurial approach to business, with a client centric focus of providing technical product expertise to deliver innovative market solutions. We believe these qualities will allow us to develop an unparalleled disability program for you.

- Industry experts in disability underwriting, benefits and laws
- Fast claim turnaround. Most claims processed within 72 hours
- Quarterly benefit statements to employers and yearend reconciled summaries
- State-of-the-art technology allowing for expeditious processing of claims, premium payments, state requests, etc.
- Highly competitive rates
- 100% paperless issuance of all policy and related documents
- Combined or separate billing options
- Telephonic submission of the “first notice of claim” for rapid initiation of claims (upon request)
- Full claim case management to assist claimants in returning to work
- W2 produced at year-end and mailed to the employer for delivery to the employees.
- Online employer real-time access to FICA and detailed claim reports (upon request)

We are pleased to have the opportunity to propose our unique disability solution to you.

Arch Insurance Company Ratings

Strength and financial stability are the cornerstone of our operation. Listed below are our current industry ratings:

A.M. Best	"A+" (Superior) - Stable
Moody's	"A1" (Good) - Stable
Standard & Poor's	"A+" (Strong) - Stable
Fitch Ratings	"A+" (Strong) - Stable

Additional information can be found at www.archinsurance.com .



Statutory Minnesota Paid Leave Rate Information

Broker: Arch Direct

Proposed Effective Date

01/01/2026

Proposed Minnesota Paid Leave Rate (eff. 1/1/26)

0.84% of MN maximum taxable wages

Rate Guarantee Period:

Through 12/31/2026

Proposed Cost

Est. Reportable Wages for 2026:	\$176,100 statutory maximum per employee
Est. Lives:	35
Est. Annual Taxable Wages:	\$196,387
Est. Annual Premium (State Plan):	\$1,728
Est. Annual Premium (Arch Plan):	\$1,650

Arch Estimated Savings

* Est savings (1/1/26-12/31/26) \$78

State Plan Rate Eff 1/1/26 0.88% of annual reportable wages



Benefits Provided Effective 1/1/2026:

*Benefit	**Maximum Weekly Amount	*Max. Benefit Duration
Family Leave	TBD	12 weeks
Medical Leave	TBD	12 weeks

** Cumulative maximum benefit amount for all leave types is 12 weeks.*

*** Maximum weekly benefit is 90% of employee’s average weekly wage (EAWW) up to 50% of state’s average weekly wage (SAWW). For workers earning between 50% and 100% of the SAWW, the weekly benefit is 90% of ½ of the SAWW, plus 66% of the excess EAWW. If the EAWW is more than 100% of SAWW, weekly benefit is 09 of ½ SAWW, plus 66% of the remaining ½ of SAWW, plus 55% of the EAWW above the SAWW.*

Quote Release Date: 07/07/2025

This proposal is an illustration based on recent census data received to assist the employer with cost estimation for an Arch Private plan as of proposed effective date. Arch reserves the right to obtain updated census data until 90 days prior to proposed policy effective date. Any notification of rate change based on updated census data will be communicated to the broker of record not more than 60 days prior to policy start date.

This proposal is contingent upon current plan design and regulations adopted by State of Minnesota, subject to the guidance yet to be released which may impact this proposal including the forms, rate and cost estimate.

For more information regarding Minnesota Family Leave requirements including additional employer obligations, visit:

<https://mn.gov/deed/programs-services/paid-family/>



**Application to ARCH INSURANCE COMPANY, Kansas City, MO
for a Minnesota Paid Family and Medical Leave Policy**

APPLICATION IS HEREBY MADE TO ARCH INSURANCE COMPANY FOR A POLICY OF GROUP INSURANCE TO PROVIDE PAID FAMILY & MEDICAL LEAVEL BENEFITS IN ACCORDANCE WITH THE MINNESOTA PAID FAMILY AND MEDICAL LEAVE PROGRAM ("the Act")

1. **EMPLOYER :** City of Ashby
(include DBA if applicable)
STREET ADDRESS: 203 W Main
CITY: Ashby **STATE:** MN **ZIP:** 56309

2. **CONTACT NAME:** Mike Thormodson
CONTACT PHONE: 218-747-2876 **CONTACT EMAIL ADDRESS:** ashbycit@prtcl.com

3. **BILLING ADDRESS IF OTHER THAN ABOVE:**
ADDRESS: _____ **CITY:** _____ **STATE:** _____ **ZIP:** _____

4. **CLAIMS ADDRESS IF OTHER THAN ABOVE:**
ADDRESS: _____ **CITY:** _____ **STATE:** _____ **ZIP:** _____
CLAIMS CONTACT NAME: _____

5. **NATURE OF BUSINESS:** Local Government **SIC CODE:** 9199
TAX ID #: 41-6004942

6. **CLASSES OF EMPLOYEES TO BE COVERED:** _____

POLICY NUMBER
REQUESTED EFFECTIVE DATE <u>01/01/26</u>

* No class of employee can be excluded based on age, race, sex, national origin or wages paid, which will result in adverse selection

7. **WILL EMPLOYEES CONTRIBUTE TO THE COST OF THE INSURANCE?** YES NO

8. **NUMBER OF EMPLOYEES TO BE COVERED:** Males 27 Females: 8

9. **NAME OF BROKER***:** Allan Roth **GENERAL AGENT:** _____
ADDRESS: PO Box 48033 Minneapolis, MN 55448 **ADDRESS:** _____
BROKER #: _____ **GENERAL AGENT #:** _____
*** Broker must have a Minnesota broker or life and health license.


10. **ADDITIONAL EMPLOYERS TO BE INCLUDED.** List below those employers affiliated with policyholder by financial interest or control, whose employees are to be covered under this policy:

NAME	ADDRESS	TAX ID #	#MALE	#FEMALE

Please attach additional sheet if more space needed

ANY PERSON WHO, KNOWINGLY OR WITH INTENT TO DEFRAUD OR TO FACILITATE A FRAUD AGAINST ANY INSURANCE COMPANY OR OTHER PERSON, SUBMITS AN APPLICATION OR FILES A CLAIM FOR INSURANCE CONTAINING FALSE, DECEPTIVE OR MISLEADING INFORMATION MAY BE GUILTY OF INSURANCE FRAUD.

All statements contained in this application for insurance shall be deemed representations and not warranties.


 Signature _____ Title Clerk-Treasurer
218-747-2876
 Telephone Number _____ Date _____

**CITY OF ASHBY
COUNTY OF GRANT
STATE OF MINNESOTA**

**RESOLUTION NO. 2025-18
Resolution Acknowledging Donations**

WHEREAS, the City of Ashby Fire Department has received a donation from the Peterson Tripp Post #357 in the amount of \$5,000.00 for the Fire Department Equipment Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ASHBY, MINNESOTA THAT: The City acknowledges and accepts the donation.

BE IT FURTHER RESOLVED THAT: The Ashby City Council expressed its thanks and appreciation for the donations.

Dated: October 9th, 2025

Adopted:

Scott Ellingson, Mayor

ATTEST:

Mike Thormodson, Clerk

I the above-signed Clerk of the City of Ashby, hereby certify that the above Resolution is a true copy of the Resolution duly passed, adopted and approved by the City of Ashby on the 9th day of October 2025.

As on 9/30/2025

General Fund

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
General Property Taxes (31001 through 31299)	142,150.50	110,820.71	(31,329.79)
Total Acct 310	142,150.50	110,820.71	(31,329.79)
HRA in Lieu of Taxes	225.00	391.75	166.75
Total Acct 311	225.00	391.75	166.75
Penalties & Int-Delinq Taxes	0.00	221.77	221.77
Total Acct 319	0.00	221.77	221.77
LICENSES AND PERMITS	0.00	50.00	50.00
Business Licenses and Permits	150.00	0.00	(150.00)
Total Acct 321	150.00	50.00	(100.00)
Building Permits (Excludes surcharge)	300.00	513.48	213.48
Animal Licenses	37.50	30.00	(7.50)
Total Acct 322	337.50	543.48	205.98
Local Government Aid	111,308.25	77,993.50	(33,314.75)
Mobile Home Homestead Credit	0.00	145.14	145.14
Total Acct 334	111,308.25	78,138.64	(33,169.61)
Pelican Lake Township	0.00	334.27	334.27
CHARGES FOR SERVICES	0.00	1,100.00	1,100.00
Total Acct 341	0.00	1,434.27	1,434.27
BRUSH SITE	750.00	1,064.00	314.00
Total Acct 344	750.00	1,064.00	314.00
Fines	300.00	2,008.86	1,708.86
Total Acct 351	300.00	2,008.86	1,708.86
MISCELLANEOUS REVENUES	0.00	172.50	172.50
Interest Earning	93.75	115.33	21.58
Misc. Income	0.00	137.78	137.78
SPECIAL ASSESSMENTS	0.00	0.00	0.00
Refunds & Reimbursements	0.00	1,834.94	1,834.94
Total Acct 362	93.75	2,260.55	2,166.80
Customer Charges	0.00	200.00	200.00
Total Acct 373	0.00	200.00	200.00
Total Revenues	255,315.00	197,134.03	(58,180.97)
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00

As on 9/30/2025

General Fund

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Council/Town Board			
Wages and Salaries: Full-time Employees-Regular	8,250.00	1,438.63	6,811.37
Training Expenses	900.00	350.00	550.00
Employer Contributions for Retirement: FICA Contributions	750.00	533.20	216.80
Employer Paid Insurance: Medicare	225.00	124.72	100.28
Insurance: General Liability	2,100.00	2,799.39	(699.39)
Insurance: Bond Coverage	90.00	87.89	2.11
Miscellaneous: Dues and Subscriptions	30.00	30.00	0.00
Worker's Compensation: Insurance Premiums	375.00	0.00	375.00
Mileage	450.00	0.00	450.00
Total Acct 411	13,170.00	5,363.83	7,806.17
Elections			
Miscellaneous	600.00	0.00	600.00
Clerk			
Capital Improvement Plan	750.00	0.00	750.00
Wages and Salaries: Full-time Employees-Regular	16,687.50	15,093.90	1,593.60
Training Expenses	1,125.00	1,915.97	(790.97)
Employer Contributions for Retirement: PERA Contributions	1,275.00	1,106.22	168.78
Employer Contributions for Retirement: FICA Contributions	1,050.00	964.00	86.00
Employer Paid Insurance: Health Savings	3,150.00	3,224.97	(74.97)
Employer Paid Insurance: Medicare	300.00	225.47	74.53
Health Insurance	7,125.00	6,507.16	617.84
Worker's Compensation: Insurance Premiums	300.00	345.72	(45.72)
Mileage	225.00	334.04	(109.04)
Clothing Allowance	75.00	39.99	35.01
Insurance: General Liability	825.00	966.80	(141.80)
Insurance: Bond Coverage	112.50	101.45	11.05
Miscellaneous: Dues and Subscriptions	75.00	50.00	25.00
Total Acct 414	33,675.00	30,875.69	2,799.31
Financial Administration			
Professional Services: Auditing and Accounting Services	12,750.00	16,620.24	(3,870.24)
Total Acct 415	12,750.00	16,620.24	(3,870.24)
City/Town Attorney			
Professional Services: Legal Fees	6,000.00	5,100.00	900.00
Total Acct 416	6,000.00	5,100.00	900.00
Building Operations			
Wages and Salaries: Full-time Employees-Regular	900.00	1,350.57	(450.57)
Training Expenses	262.50	272.79	(10.29)
Employer Contributions for Retirement: PERA Contributions	60.00	101.78	(41.78)
Employer Contributions for Retirement: FICA Contributions	75.00	89.53	(14.53)
Employer Paid Insurance: Medicare	22.50	20.94	1.56
Worker's Compensation: Insurance Premiums	262.50	276.29	(13.79)
Meeting Supplies	750.00	262.27	487.73
Operating Supplies	2,512.50	3,305.69	(793.19)
Professional Services	900.00	2,534.38	(1,634.38)
Communications: Telephone	1,125.00	1,435.93	(310.93)
Communications: Postage	900.00	502.00	398.00
Communications (Internet)	168.75	217.82	(49.07)
Legal Notice Publishing	750.00	1,033.20	(283.20)
Printing and Binding	375.00	264.27	110.73
Insurance: Property	2,437.50	3,153.15	(715.65)

As on 9/30/2025

General Fund

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Utility Services: Electric Utilities	1,425.00	1,189.40	235.60
Miscellaneous: Dues and Subscriptions	2,100.00	1,472.74	627.26
Miscellaneous	975.00	407.19	567.81
Miscellaneous: Donations to Civic Organizations (Bands, etc.)	2,250.00	2,250.00	0.00
Capital Improvement Plan	2,250.00	1,896.63	353.37
Office Supplies: Accessories (staplers, pencil sharpeners, etc.)	525.00	0.00	525.00
Rentals	187.50	0.00	187.50
Pelican Lake Township			
Insurance: Property	0.00	267.07	(267.07)
Utility Services: Electric Utilities	0.00	62.22	(62.22)
Total Acct 419	21,213.75	22,365.86	(1,152.11)
Law Enforcement			
Contract Wages	33,000.00	32,859.90	140.10
PUBLIC SAFETY			
Fire Protection Contract	9,000.00	8,500.00	500.00
Fire Truck Replacement	12,000.00	16,500.00	(4,500.00)
Total Acct 421	54,000.00	57,859.90	(3,859.90)
Animal Control Expenditures			
Miscellaneous: Dues and Subscriptions	300.00	375.00	(75.00)
Total Acct 427	300.00	375.00	(75.00)
Highways, Streets & Roadways			
Worker's Compensation: Insurance Premiums	975.00	692.87	282.13
Operating Supplies: Motor Fuels	600.00	512.42	87.58
Operating Supplies	468.75	949.11	(480.36)
Professional Services	1,500.00	142.50	1,357.50
Communications: Telephone	375.00	393.21	(18.21)
Communications (Internet)	150.00	217.81	(67.81)
Insurance: Automotive	112.50	101.87	10.63
Repairs and Maintenance	3,000.00	2,436.04	563.96
Capital Improvement Plan	70,687.50	1,500.00	69,187.50
Maint. Shop			
Worker's Compensation: Insurance Premiums	450.00	484.58	(34.58)
Operating Supplies	300.00	130.85	169.15
Utility Services: Electric Utilities	750.00	706.05	43.95
Utility Services: Gas Utilities	825.00	520.15	304.85
Capital Improvement Plan	562.50	0.00	562.50
Ice and Snow Removal			
Operating Supplies	600.00	0.00	600.00
Operating Supplies: Motor Fuels	600.00	512.39	87.61
Professional Services	9,750.00	2,994.90	6,755.10
Insurance: Automotive	112.50	101.87	10.63
Repairs and Maintenance	1,500.00	1,638.81	(138.81)
Street Lighting			
Utility Services: Electric Utilities	9,750.00	8,622.86	1,127.14
Total Acct 431	103,068.75	22,658.29	80,410.46
Brush Site			
Operating Supplies	0.00	571.33	(571.33)
Professional Services	375.00	0.00	375.00
Total Acct 432	375.00	571.33	(196.33)
Parks & Recreation			
Worker's Compensation: Insurance Premiums	750.00	623.44	126.56
Operating Supplies: Motor Fuels	600.00	512.37	87.63
Operating Supplies	1,650.00	846.30	803.70

As on 9/30/2025

General Fund

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Insurance: Property	450.00	601.30	(151.30)
Insurance: Automotive	112.50	101.87	10.63
Utility Services: Electric Utilities	375.00	291.82	83.18
Repairs and Maintenance	1,800.00	1,945.79	(145.79)
Miscellaneous	1,237.50	414.40	823.10
Rentals	937.50	1,111.00	(173.50)
Capital Improvement Plan	2,250.00	1,500.00	750.00
Total Acct 451	10,162.50	7,948.29	2,214.21
Ashby Promotion			
Professional Services	600.00	0.00	600.00
Total Acct 466	600.00	0.00	600.00
MISCELLANEOUS			
Utility Services: Electric Utilities	0.00	96.14	(96.14)
Total Acct 490	0.00	96.14	(96.14)
Total Disbursements	255,315.00	169,834.57	85,480.43
Other Financing Uses:			
Capital Improvement Purchase			
Professional Services	0.00	2,924.00	(2,924.00)
Land Purchase			
Capital Outlay: Land	0.00	127.44	(127.44)
Total Acct 493	0.00	3,051.44	(3,051.44)
Total Other Financing Uses	0.00	3,051.44	(3,051.44)
Beginning Cash Balance		442,466.04	
Total Receipts and Other Financing Sources		197,134.03	
Total Disbursements and Other Financing Uses		172,886.01	
Cash Balance as of 09/30/2025		466,714.06	

As on 9/30/2025

ASHBY FIRE DEPT. FUND

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Fire Dept. Training Reimb.	0.00	10,800.00	10,800.00
Total Acct 334	0.00	10,800.00	10,800.00
GRANTS & AIDS FROM LOCAL GOVT	0.00	650.00	650.00
Grants & Aids from Other Local	1,125.00	0.00	(1,125.00)
Total Acct 336	1,125.00	650.00	(475.00)
Fire Dept. Truck Replacement	18,750.00	11,113.54	(7,636.46)
Fire Calls	4,125.00	6,053.00	1,928.00
Fire Protection Contracts	17,906.25	11,200.22	(6,706.03)
Total Acct 342	40,781.25	28,366.76	(12,414.49)
Sale of Goods	0.00	1.00	1.00
Total Acct 349	0.00	1.00	1.00
Interest Earning	0.00	14.23	14.23
Contributions and Donations from Private Sources	0.00	6,650.00	6,650.00
Misc. Income	0.00	164.74	164.74
Refunds & Reimbursements	0.00	187.15	187.15
Total Acct 362	0.00	7,016.12	7,016.12
Total Revenues	41,906.25	46,833.88	4,927.63
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00

As on 9/30/2025

ASHBY FIRE DEPT. FUND

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Fire Department			
Training Expenses	3,000.00	78.75	2,921.25
Worker's Compensation: Insurance Premiums	3,000.00	2,706.34	293.66
Operating Supplies: Motor Fuels	2,625.00	883.15	1,741.85
Mileage	0.00	254.60	(254.60)
Operating Supplies	0.00	499.48	(499.48)
Repair and Maintenance Supplies: Equipment Parts	0.00	1,341.90	(1,341.90)
Misc. Supplies	0.00	2,762.97	(2,762.97)
Small Tools and Minor Equipment	1,875.00	4,549.81	(2,674.81)
Communications: Telephone	3,375.00	3,463.56	(88.56)
Communications: Postage	0.00	216.60	(216.60)
Insurance: General Liability	525.00	615.23	(90.23)
Insurance: Property	1,500.00	2,553.67	(1,053.67)
Insurance: Automotive	1,500.00	1,639.04	(139.04)
Insurance: Bond Coverage	37.50	48.61	(11.11)
Utility Services: Electric Utilities	2,250.00	1,859.21	390.79
Reimbursement	0.00	1,953.00	(1,953.00)
Miscellaneous: Dues and Subscriptions	900.00	899.00	1.00
Repairs and Maintenance	6,000.00	3,744.52	2,255.48
Miscellaneous	1,743.75	377.15	1,366.60
Capital Outlay: Other Equipment	0.00	43,396.00	(43,396.00)
Professional Services	450.00	0.00	450.00
Utility Services: Gas Utilities	1,125.00	0.00	1,125.00
Miscellaneous: Donations to Civic Organizations (Bands, etc.)	750.00	0.00	750.00
Investments Purchased	11,250.00	0.00	11,250.00
Total Acct 422	41,906.25	73,842.59	(31,936.34)
Bond Principal			
Debt Service: Bond Principal	0.00	0.00	0.00
Total Acct 471	0.00	0.00	0.00
Interest - Bonds			
Debt Service: Bond Interest	0.00	0.00	0.00
Total Acct 472	0.00	0.00	0.00
Total Disbursements	41,906.25	73,842.59	(31,936.34)
Other Financing Uses:			
Capital Improvement Purchase			
Capital Outlay: Motor Vehicles	0.00	8,430.63	(8,430.63)
Total Acct 493	0.00	8,430.63	(8,430.63)
Total Other Financing Uses	0.00	8,430.63	(8,430.63)
Beginning Cash Balance		83,727.90	
Total Receipts and Other Financing Sources		46,833.88	
Total Disbursements and Other Financing Uses		82,273.22	
Cash Balance as of 09/30/2025		48,288.56	

As on 9/30/2025

ASHBY AMBULANCE FUND

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
State Ambulance Aid	0.00	609.89	609.89
Total Acct 334	0.00	609.89	609.89
GRANTS & AIDS FROM LOCAL GOVT	0.00	650.00	650.00
Total Acct 336	0.00	650.00	650.00
Ambulance Revenues	138,847.50	142,102.16	3,254.66
Total Acct 342	138,847.50	142,102.16	3,254.66
Interest Earning	0.00	85.67	85.67
Contributions and Donations from Private Sources	0.00	3,000.00	3,000.00
Refunds & Reimbursements	0.00	2,086.01	2,086.01
Total Acct 362	0.00	5,171.68	5,171.68
Total Revenues	138,847.50	148,533.73	9,686.23
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00

As on 9/30/2025

ASHBY AMBULANCE FUND

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Building Operations			
Repairs and Maintenance	0.00	180.99	(180.99)
Total Acct 419	0.00	180.99	(180.99)
Ambulance Services			
Wages and Salaries: Full-time Employees-Regular	15,750.00	3,111.77	12,638.23
Training Pay	0.00	5,080.00	(5,080.00)
Training Expenses	7,500.00	233.00	7,267.00
Employer Contributions for Retirement: PERA Contributions	0.00	101.78	(101.78)
Employer Contributions for Retirement: FICA Contributions	1,125.00	1,199.33	(74.33)
Employer Paid Insurance: Medicare	300.00	280.49	19.51
Worker's Compensation: Insurance Premiums	1,500.00	1,178.88	321.12
Office Supplies: Accessories (staplers, pencil sharpeners, etc.)	1,500.00	722.06	777.94
Operating Supplies: Motor Fuels	4,500.00	4,180.16	319.84
Operating Supplies	750.00	692.12	57.88
Repair and Maintenance Supplies: Equipment Parts	0.00	2,147.71	(2,147.71)
Repair and Maintenance Supplies: Medical Supplies	18,750.00	10,941.90	7,808.10
Misc. Supplies	1,500.00	971.27	528.73
Pop	750.00	1,062.51	(312.51)
Small Tools and Minor Equipment	37,500.00	2,908.12	34,591.88
Professional Services	750.00	30.00	720.00
Communications: Telephone	1,500.00	1,836.28	(336.28)
Communications (Internet)	750.00	717.81	32.19
Insurance: General Liability	750.00	1,757.82	(1,007.82)
Insurance: Automotive	900.00	1,151.87	(251.87)
Insurance: Bond Coverage	22.50	48.61	(26.11)
Utility Services: Electric Utilities	3,000.00	2,381.17	618.83
Reimbursement	13,500.00	6,790.07	6,709.93
Miscellaneous: Dues and Subscriptions	2,625.00	1,297.32	1,327.68
Repairs and Maintenance	11,250.00	5,619.46	5,630.54
Miscellaneous	3,750.00	928.27	2,821.73
Amb. Billing	4,125.00	3,900.00	225.00
Capital Outlay: Buildings and Structures	0.00	76,284.29	(76,284.29)
Capital Outlay: Improvements Other Than Buildings	0.00	63.01	(63.01)
Refunds and Reimbursements	0.00	839.76	(839.76)
Mileage	375.00	0.00	375.00
Communications: Postage	375.00	0.00	375.00
Miscellaneous: Donations to Civic Organizations (Bands, etc.)	3,750.00	0.00	3,750.00
Total Acct 421	138,847.50	138,456.84	390.66
Total Disbursements	138,847.50	138,637.83	209.67
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		236,673.26	
Total Receipts and Other Financing Sources		148,533.73	
Total Disbursements and Other Financing Uses		138,637.83	
Cash Balance as of 09/30/2025		246,569.16	

As on 9/30/2025

ARROW EMS

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Arrow EMS Training Fees	9,000.00	38,800.00	29,800.00
Total Acct 342	9,000.00	38,800.00	29,800.00
Interest Earning	0.00	17.27	17.27
Total Acct 362	0.00	17.27	17.27
Total Revenues	9,000.00	38,817.27	29,817.27
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Medical Services			
Wages and Salaries: Full-time Employees-Regular	3,750.00	1.53	3,748.47
Training Pay	0.00	33,982.60	(33,982.60)
Training Expenses	562.50	1,985.14	(1,422.64)
Employer Contributions for Retirement: FICA Contributions	225.00	1.24	223.76
Employer Paid Insurance: Medicare	75.00	0.29	74.71
Office Supplies: Accessories (staplers, pencil sharpeners, etc.)	0.00	150.00	(150.00)
Meeting Supplies	0.00	23.06	(23.06)
Miscellaneous: Dues and Subscriptions	0.00	100.00	(100.00)
Contract Wages	2,250.00	0.00	2,250.00
Employer Contributions for Retirement: PERA Contributions	262.50	0.00	262.50
Operating Supplies: Shop Materials	1,125.00	0.00	1,125.00
Operating Supplies	375.00	0.00	375.00
Miscellaneous	375.00	0.00	375.00
Total Acct 421	9,000.00	36,243.86	(27,243.86)
Total Disbursements	9,000.00	36,243.86	(27,243.86)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		56,182.53	
Total Receipts and Other Financing Sources		38,817.27	
Total Disbursements and Other Financing Uses		36,243.86	
Cash Balance as of 09/30/2025		58,755.94	

As on 9/30/2025

ECONOMIC DEVELOPMENT

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Total Revenues	0.00	0.00	0.00
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Total Disbursements	0.00	0.00	0.00
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		0.00	
Total Receipts and Other Financing Sources		0.00	
Total Disbursements and Other Financing Uses		0.00	
Cash Balance as of 09/30/2025		0.00	

As on 9/30/2025

LAND-COUNTRY VIEW ESTATES

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Total Revenues	0.00	0.00	0.00
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Total Disbursements	0.00	0.00	0.00
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		3,700.00	
Total Receipts and Other Financing Sources		0.00	
Total Disbursements and Other Financing Uses		0.00	
Cash Balance as of 09/30/2025		3,700.00	

As on 9/30/2025

WATER/DEBT SERVICE

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Interest Earning	0.00	8.48	8.48
Total Acct 362	0.00	8.48	8.48
Total Revenues	0.00	8.48	8.48
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Bond Principal			
Debt Service: Bond Principal	0.00	45,000.00	(45,000.00)
Total Acct 471	0.00	45,000.00	(45,000.00)
Interest - Bonds			
Debt Service: Bond Interest	0.00	7,977.50	(7,977.50)
Total Acct 472	0.00	7,977.50	(7,977.50)
MISCELLANEOUS			
Debt Service: Fiscal Agents' Fees	0.00	575.00	(575.00)
Total Acct 490	0.00	575.00	(575.00)
Total Disbursements	0.00	53,552.50	(53,552.50)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		57,813.00	
Total Receipts and Other Financing Sources		8.48	
Total Disbursements and Other Financing Uses		53,552.50	
Cash Balance as of 09/30/2025		4,268.98	

As on 9/30/2025

DEBT SERVICE-CTRY VIEW

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
MISCELLANEOUS REVENUES	0.00	300.00	300.00
Interest Earning	0.00	57.28	57.28
SPECIAL ASSESSMENTS	0.00	39,115.93	39,115.93
ASHBY COUNTRY VIEW ESTATES	0.00	3,036.91	3,036.91
Total Acct 362	0.00	42,510.12	42,510.12
Total Revenues	0.00	42,510.12	42,510.12
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Bond Principal			
Debt Service: Bond Principal	0.00	70,000.00	(70,000.00)
Total Acct 471	0.00	70,000.00	(70,000.00)
Interest - Bonds			
Debt Service: Bond Interest	0.00	20,320.00	(20,320.00)
Total Acct 472	0.00	20,320.00	(20,320.00)
MISCELLANEOUS			
Debt Service: Fiscal Agents' Fees	0.00	575.00	(575.00)
Total Acct 490	0.00	575.00	(575.00)
Total Disbursements	0.00	90,895.00	(90,895.00)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		142,499.53	
Total Receipts and Other Financing Sources		42,510.12	
Total Disbursements and Other Financing Uses		90,895.00	
Cash Balance as of 09/30/2025		94,114.65	

As on 9/30/2025

DEBT SERVICE-BIRCH/HWY 78

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Financing Sources:			
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Disbursements:			
Total Disbursements	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Financing Uses:			
Total Other Financing Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Beginning Cash Balance		0.01	
Total Receipts and Other Financing Sources		0.00	
Total Disbursements and Other Financing Uses		<u>0.00</u>	
Cash Balance as of 09/30/2025		0.01	

As on 9/30/2025

T.I.F. DISTRICT 1-2

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Financing Sources:			
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Disbursements:			
Total Disbursements	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Other Financing Uses:			
Total Other Financing Uses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Beginning Cash Balance		0.00	
Total Receipts and Other Financing Sources		0.00	
Total Disbursements and Other Financing Uses		<u>0.00</u>	
Cash Balance as of 09/30/2025		0.00	

As on 9/30/2025

T.I.F. DISTRICT 1-4

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
County T.I.F. 1-4	0.00	6,193.01	6,193.01
Total Acct 310	0.00	6,193.01	6,193.01
Interest Earning	0.00	2.27	2.27
Total Acct 362	0.00	2.27	2.27
Total Revenues	0.00	6,195.28	6,195.28
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Tax Increment Financing			
Professional Services: Auditing and Accounting Services	0.00	1,777.50	(1,777.50)
Total Acct 463	0.00	1,777.50	(1,777.50)
T.I.F. Payment			
T.I.F. Payment	0.00	10,055.97	(10,055.97)
Total Acct 466	0.00	10,055.97	(10,055.97)
Total Disbursements	0.00	11,833.47	(11,833.47)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		10,721.48	
Total Receipts and Other Financing Sources		6,195.28	
Total Disbursements and Other Financing Uses		11,833.47	
Cash Balance as of 09/30/2025		5,083.29	

As on 9/30/2025

Debt Service - Wastewater

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Interest Earning	0.00	22.75	22.75
SPECIAL ASSESSMENTS	0.00	5,422.55	5,422.55
Total Acct 362	0.00	5,445.30	5,445.30
Total Revenues	0.00	5,445.30	5,445.30
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Bond Principal			
Debt Service: Bond Principal	0.00	20,000.00	(20,000.00)
Total Acct 471	0.00	20,000.00	(20,000.00)
Interest - Bonds			
Debt Service: Bond Interest	0.00	20,950.00	(20,950.00)
Total Acct 472	0.00	20,950.00	(20,950.00)
Total Disbursements	0.00	40,950.00	(40,950.00)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		73,780.14	
Total Receipts and Other Financing Sources		5,445.30	
Total Disbursements and Other Financing Uses		40,950.00	
Cash Balance as of 09/30/2025		38,275.44	

As on 9/30/2025

DEBT SER-2015 WATER PLANT

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Total Revenues	0.00	0.00	0.00
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Total Disbursements	0.00	0.00	0.00
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		0.00	
Total Receipts and Other Financing Sources		0.00	
Total Disbursements and Other Financing Uses		0.00	
Cash Balance as of 09/30/2025		0.00	

As on 9/30/2025

Water

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
General Sales and Use Tax	825.00	1,257.08	432.08
Total Acct 313	825.00	1,257.08	432.08
CHARGES FOR SERVICES	0.00	187.81	187.81
Total Acct 341	0.00	187.81	187.81
MISCELLANEOUS REVENUES	0.00	200.00	200.00
Interest Earning	0.00	63.72	63.72
Misc. Income	0.00	100.00	100.00
SPECIAL ASSESSMENTS	0.00	58.00	58.00
Refunds & Reimbursements	0.00	1,310.62	1,310.62
Total Acct 362	0.00	1,732.34	1,732.34
Water Fees	159,000.00	170,219.91	11,219.91
Garden Plot Rent	90.00	140.00	50.00
Connection/Reconnection Fees	75.00	58.18	(16.82)
New Account Fee	135.00	300.00	165.00
Water Testing Fee	1,500.00	1,909.20	409.20
Service Charges-Utilities	1,125.00	1,541.61	416.61
New Hook-up Fee	0.00	100.00	100.00
Total Acct 371	161,925.00	174,268.90	12,343.90
MN SWS - Commercial	0.00	109.74	109.74
Total Acct 373	0.00	109.74	109.74
Total Revenues	162,750.00	177,555.87	14,805.87
Other Financing Sources:			
Transfers From Other Funds	0.00	0.00	0.00
Total Acct 392	0.00	0.00	0.00
Total Other Financing Sources	0.00	0.00	0.00

As on 9/30/2025

Water

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Water Utilities - Administration and General			
Wages and Salaries: Full-time Employees-Regular	48,187.50	46,495.79	1,691.71
Training Expenses	375.00	421.10	(46.10)
Employer Contributions for Retirement: PERA Contributions	3,300.00	3,203.31	96.69
Employer Contributions for Retirement: FICA Contributions	2,775.00	2,953.07	(178.07)
Employer Paid Insurance: Life	75.00	72.00	3.00
Employer Paid Insurance: Health Savings	1,575.00	1,612.50	(37.50)
Employer Paid Insurance: Medicare	675.00	690.71	(15.71)
Health Insurance	5,025.00	4,643.74	381.26
Worker's Compensation: Insurance Premiums	750.00	623.44	126.56
Operating Supplies: Motor Fuels	562.50	159.72	402.78
Operating Supplies	11,250.00	7,645.55	3,604.45
Clothing Allowance	150.00	134.98	15.02
Professional Services	6,750.00	1,642.50	5,107.50
Communications: Telephone	975.00	958.96	16.04
Communications: Postage	450.00	375.95	74.05
Communications (Internet)	150.00	222.81	(72.81)
Insurance: General Liability	1,912.50	2,548.84	(636.34)
Insurance: Property	2,887.50	3,876.21	(988.71)
Insurance: Automotive	112.50	101.87	10.63
Insurance: Bond Coverage	112.50	105.68	6.82
Utility Services: Electric Utilities	12,000.00	10,420.37	1,579.63
Sample Testing	1,500.00	838.31	661.69
Utility Services: Gas Utilities	375.00	1,052.98	(677.98)
Use Tax	900.00	1,115.00	(215.00)
Miscellaneous: Dues and Subscriptions	3,375.00	2,009.71	1,365.29
Repairs and Maintenance	13,125.00	744.93	12,380.07
Miscellaneous	1,050.00	70.98	979.02
Residual Equity Transfers	36,750.00	0.00	36,750.00
Capital Improvement Plan	5,625.00	0.00	5,625.00
Total Acct 494	162,750.00	94,741.01	68,008.99
Total Disbursements	162,750.00	94,741.01	68,008.99
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		177,293.30	
Total Receipts and Other Financing Sources		177,555.87	
Total Disbursements and Other Financing Uses		94,741.01	
Cash Balance as of 09/30/2025		260,108.16	

As on 9/30/2025

Sewer

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Interest Earning	0.00	136.83	136.83
SPECIAL ASSESSMENTS	0.00	58.05	58.05
Refunds & Reimbursements	0.00	1,310.61	1,310.61
Total Acct 362	0.00	1,505.49	1,505.49
Service Charges-Utilities	1,125.00	1,297.78	172.78
Total Acct 371	1,125.00	1,297.78	172.78
Sewer Fees	133,500.00	145,119.10	11,619.10
Pretreatment Agreement Fines	0.00	22,566.23	22,566.23
Total Acct 372	133,500.00	167,685.33	34,185.33
Total Revenues	134,625.00	170,488.60	35,863.60
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00

As on 9/30/2025

Sewer

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Disbursements:			
Water Utilities - Administration and General			
Communications: Telephone	0.00	62.87	(62.87)
Sewer Utilities - Sanitary Sewer Maintenance			
Wages and Salaries: Full-time Employees-Regular	63,375.00	59,218.84	4,156.16
Training Expenses	450.00	421.08	28.92
Employer Contributions for Retirement: PERA Contributions	4,500.00	4,180.29	319.71
Employer Contributions for Retirement: FICA Contributions	3,900.00	3,806.26	93.74
Employer Paid Insurance: Life	75.00	72.00	3.00
Employer Paid Insurance: Health Savings	1,500.00	1,612.47	(112.47)
Employer Paid Insurance: Medicare Health Insurance	975.00	890.27	84.73
Health Insurance	4,875.00	4,643.75	231.25
Worker's Compensation: Insurance Premiums	1,125.00	623.44	501.56
Operating Supplies: Motor Fuels	562.50	159.70	402.80
Operating Supplies	5,625.00	4,895.36	729.64
Clothing Allowance	150.00	134.97	15.03
Professional Services	6,000.00	14,514.25	(8,514.25)
Communications: Telephone	975.00	849.79	125.21
Communications: Postage	375.00	345.05	29.95
Communications (Internet)	150.00	269.10	(119.10)
Insurance: General Liability	1,725.00	2,408.83	(683.83)
Insurance: Property	112.50	105.68	6.82
Insurance: Automotive	93.75	101.87	(8.12)
Insurance: Bond Coverage	93.75	102.51	(8.76)
Utility Services: Electric Utilities	3,000.00	2,723.16	276.84
Sample Testing	1,575.00	838.33	736.67
Utility Services: Gas Utilities	562.50	1,052.98	(490.48)
Miscellaneous: Dues and Subscriptions	3,000.00	338.10	2,661.90
Repairs and Maintenance	3,000.00	394.94	2,605.06
Miscellaneous	375.00	70.97	304.03
Mileage	75.00	0.00	75.00
Residual Equity Transfers	18,198.75	0.00	18,198.75
Capital Improvement Plan	6,641.25	0.00	6,641.25
Capital Im Reserves	1,560.00	0.00	1,560.00
TFC Pretreatment Expense			
Professional Services	0.00	6,641.25	(6,641.25)
Total Acct 494	134,625.00	111,478.11	23,146.89
Total Disbursements	134,625.00	111,478.11	23,146.89
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		429,389.68	
Total Receipts and Other Financing Sources		170,488.60	
Total Disbursements and Other Financing Uses		111,478.11	
Cash Balance as of 09/30/2025		488,400.17	

As on 9/30/2025

Garbage

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Interest Earning	0.00	11.84	11.84
Total Acct 362	0.00	11.84	11.84
Service Charges-Utilities	675.00	542.14	(132.86)
Total Acct 371	675.00	542.14	(132.86)
Recycling	6,375.00	6,409.20	34.20
Customer Charges	72,506.25	74,661.40	2,155.15
MN SWS - Residential	3,600.00	3,560.48	(39.52)
MN SWS - Commercial	4,650.00	4,820.19	170.19
Total Acct 373	87,131.25	89,451.27	2,320.02
Total Revenues	87,806.25	90,005.25	2,199.00
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Refuse Utilities - Administration and General			
Wages and Salaries: Full-time Employees-Regular	2,212.50	2,171.64	40.86
Employer Contributions for Retirement: PERA Contributions	150.00	135.03	14.97
Employer Contributions for Retirement: FICA Contributions	112.50	119.27	(6.77)
Employer Paid Insurance: Medicare	37.50	27.33	10.17
Utility Services: Refuse Disposal	71,625.00	81,839.94	(10,214.94)
MN Solid Waste Surcharge	8,250.00	8,286.00	(36.00)
Recycling Pick-up	4,875.00	5,598.00	(723.00)
Operating Supplies	168.75	0.00	168.75
Professional Services	375.00	0.00	375.00
Total Acct 495	87,806.25	98,177.21	(10,370.96)
Total Disbursements	87,806.25	98,177.21	(10,370.96)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		43,353.18	
Total Receipts and Other Financing Sources		90,005.25	
Total Disbursements and Other Financing Uses		98,177.21	
Cash Balance as of 09/30/2025		35,181.22	

As on 9/30/2025

Storm Sewer

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Interest Earning	0.00	3.52	3.52
SPECIAL ASSESSMENTS	0.00	8,659.24	8,659.24
Total Acct 362	0.00	8,662.76	8,662.76
Service Charges-Utilities	37.50	96.19	58.69
Total Acct 371	37.50	96.19	58.69
Storm Sewer Fees	7,500.00	9,211.74	1,711.74
Total Acct 372	7,500.00	9,211.74	1,711.74
Total Revenues	7,537.50	17,970.69	10,433.19
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Storm Water Expense			
Street Cleaning	2,287.50	0.00	2,287.50
Capital Improvement Plan	5,250.00	0.00	5,250.00
Total Acct 494	7,537.50	0.00	7,537.50
Total Disbursements	7,537.50	0.00	7,537.50
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		8,539.10	
Total Receipts and Other Financing Sources		17,970.69	
Total Disbursements and Other Financing Uses		0.00	
Cash Balance as of 09/30/2025		26,509.79	

As on 9/30/2025

Utility Overpayment

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Utility Overpayment	0.00	5,885.84	5,885.84
Total Acct 371	0.00	5,885.84	5,885.84
Total Revenues	0.00	5,885.84	5,885.84
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Total Disbursements	0.00	0.00	0.00
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		0.00	
Total Receipts and Other Financing Sources		5,885.84	
Total Disbursements and Other Financing Uses		0.00	
Cash Balance as of 09/30/2025		5,885.84	

As on 9/30/2025

CAPITAL IMPROVEMENT

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Grants & Aids from Other Local	0.00	21,542.00	21,542.00
Total Acct 336	0.00	21,542.00	21,542.00
Interest Earning	0.00	122.02	122.02
Other Financing Sources	0.00	89,855.50	89,855.50
Total Acct 362	0.00	89,977.52	89,977.52
Total Revenues	0.00	111,519.52	111,519.52
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Clerk			
Capital Outlay: Office Equipment and Furnishings	0.00	378.76	(378.76)
Total Acct 414	0.00	378.76	(378.76)
Building Operations			
Professional Services	0.00	12,377.50	(12,377.50)
Capital Outlay: Buildings and Structures	0.00	775.27	(775.27)
Total Acct 419	0.00	13,152.77	(13,152.77)
PUBLIC WORKS			
Capital Outlay: Office Equipment and Furnishings	0.00	1,172.24	(1,172.24)
Total Acct 431	0.00	1,172.24	(1,172.24)
Parks & Recreation			
Capital Improvement Plan	0.00	9,736.11	(9,736.11)
Total Acct 451	0.00	9,736.11	(9,736.11)
Total Disbursements	0.00	24,439.88	(24,439.88)
Other Financing Uses:			
Capital Improvement Purchase			
Professional Services	0.00	7,567.50	(7,567.50)
Land Purchase			
Capital Outlay: Land	0.00	50,378.00	(50,378.00)
Total Acct 493	0.00	57,945.50	(57,945.50)
Total Other Financing Uses	0.00	57,945.50	(57,945.50)
Beginning Cash Balance		202,006.29	
Total Receipts and Other Financing Sources		111,519.52	
Total Disbursements and Other Financing Uses		82,385.38	
Cash Balance as of 09/30/2025		231,140.43	

As on 9/30/2025

DONATION/SPECIAL REV FUND

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Receipts:			
Interest Earning	0.00	22.63	22.63
Total Acct 362	0.00	22.63	22.63
Total Revenues	0.00	22.63	22.63
Other Financing Sources:			
Total Other Financing Sources	0.00	0.00	0.00
Disbursements:			
Parks & Recreation			
Playground Equipment	0.00	12,000.00	(12,000.00)
Total Acct 451	0.00	12,000.00	(12,000.00)
MISCELLANEOUS			
Miscellaneous: Donations to Civic Organizations (Bands, etc.)	0.00	100.00	(100.00)
Total Acct 490	0.00	100.00	(100.00)
Total Disbursements	0.00	12,100.00	(12,100.00)
Other Financing Uses:			
Total Other Financing Uses	0.00	0.00	0.00
Beginning Cash Balance		15,069.45	
Total Receipts and Other Financing Sources		22.63	
Total Disbursements and Other Financing Uses		12,100.00	
Cash Balance as of 09/30/2025		2,992.08	

Executive Summary – Proposal to Purchase 401 Larson Avenue

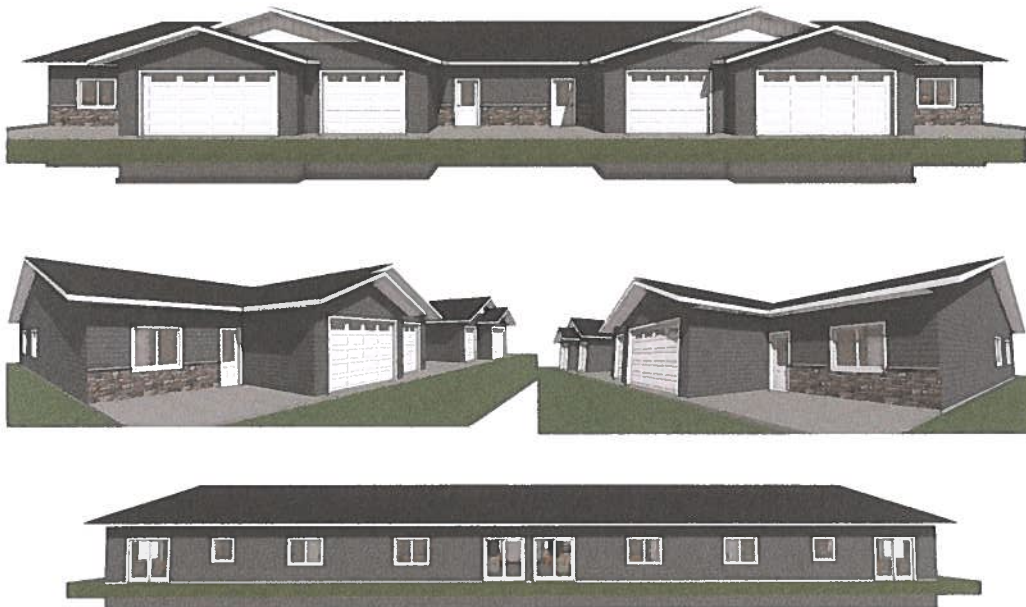
Buyer: R4 Properties, LLC

Property: 401 Larson Avenue, Ashby, MN 56309

Offer Price: \$1.00 (R4 Properties will cover all legal closing costs)

Project Overview

- Quad-Plex Development: 4 rental units
- Primary Tenants: Seniors & teachers
- Timeline: Break ground spring 2025
- Guarantee: If construction has not started by March 15, 2026, the city may repurchase the property for \$1.00



Housing Need Addressed

- Ashby & Grant County face a critical housing shortage
- Seniors: Lack of downsizing rental options locally
- Teachers: New hires struggle to find housing

Economic Impact

- Estimated Project Value: \$600,000 (per Karl Lindquist)
- Estimated Property Taxes: \$12,000 annually
 - ~\$7,000 → City of Ashby
 - ~\$4,000 → Ashby School District
 - Remainder → Grant County
- Long-Term Commitment: R4 Properties is rooted in Ashby and actively reinvesting

Additional Request

- Waive assessment fees on vacant lot at 130 Birch
- Planned development schedule:
 - 2025: Quad-plex at 401 Larson Avenue
 - 2026: New addition at Lakeside Lumber
 - 2027: New rental property or single-family home at 130 Birch

Community Benefits

- Eases senior housing shortage
- Provides housing for incoming teachers
- Strengthens school & city tax base
- Demonstrates long-term investment in Ashby's growth

R4 Properties, LLC

Committed to building homes, supporting community growth, and strengthening Ashby's future.

Proposal to Purchase 401 Larson Avenue, Ashby, MN

From:

R4 Properties, LLC

To:

City of Ashby, Minnesota

Date: September 25, 2025

Introduction

R4 Properties, LLC respectfully submits this proposal to purchase the vacant lot located at **401 Larson Avenue, Ashby, MN 56309** for **\$1.00**. In exchange, we commit to paying all associated legal closing costs and to beginning construction of a new quad-plex housing development that will directly address the community's critical housing shortage.

Project Overview

We propose to construct a **quad-plex residential building** on the site, modeled after similar designs already in use (see attached reference file). This project will provide **four rental units**, primarily targeting:

- **Seniors** seeking accessible, local housing.
- **Teachers and young professionals** relocating to Ashby, particularly those hired by the local school system.

Our intent is to begin construction in **spring 2025**. We already have expressions of interest from potential renters, which confirms the high demand for such housing in the community.

Commitment to Construction

To ensure the city's confidence in this project, R4 Properties, LLC will enter into a binding agreement stating:

- **Construction Start Date:** No later than **March 15, 2026**.

- **Reversion Clause:** If construction has not commenced by this date, the City of Ashby may repurchase the property for **\$1.00**.

Our full intention, however, is to break ground in spring 2025.

Request Regarding 130 Birch Lot

As part of this agreement, we also respectfully request that the City of Ashby **not assess any fees** on our currently vacant lot at **130 Birch**. Our development plan includes:

- **2025:** Quad-plex at 401 Larson Avenue.
- **2026:** New addition at Lakeside Lumber.
- **2027:** Construction of either another rental property or a single-family home on 130 Birch.

Given the scale of our investment and long-term commitment to Ashby, we believe waiving the fee aligns with the city's broader development goals.

Economic & Community Benefits

This project will bring substantial benefits to the City of Ashby:

- **Increased Tax Revenue:** Based on an estimated valuation of **\$600,000** (per Karl Lindquist), annual property taxes will be approximately **\$12,000**, with roughly **\$7,000 flowing directly to the City of Ashby, \$4,000 to the school district**, and the remainder to Grant County.
 - **Housing Relief:** Seniors and teachers will gain access to much-needed rental housing, easing a long-standing shortage in both demographics.
 - **Community Growth:** This project is part of our ongoing commitment to the community, building not only homes but also long-term stability and growth for Ashby.
-

Conclusion

R4 Properties, LLC is invested in Ashby's future. We have established roots in this community, and our intent is not speculative but deeply tied to its growth and success. The

quad-plex at 401 Larson Avenue will be the first step in a multi-year investment plan to enhance housing, support local businesses, and strengthen the city's tax base.

We look forward to partnering with the City of Ashby to make this vision a reality.

Respectfully submitted,

R4 Properties, LLC

Mike Rice & Heather Roth
