

August 8th, 2024

5:30 pm

Council Meeting

Check Bills – Amy

2024 COUNCIL CHECKING BILLS

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



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

AUGUST CITY COUNCIL MEETING AGENDA
Thursday, August 8th, 2024
Ashby City Hall – 5:30 P.M.

Pledge of Allegiance
Call to Order Regular Meeting
Additions to Agenda/Approval of Agenda

Public Comment

Visitors:

- ☀️ **Jordan Rasmusson**
- ☀️ **Justin Anderson**
- ☀️ **Dennis Shores**

Consent Agenda

- ☀️ **Approval of Minutes and Bills**

Council Reports

Mayor's Report

Administration

- ☀️ **Clerk/Treasurer's Report**

Public Safety

- ☀️ **Grant County Law Enforcement Report**
- ☀️ **Fire/Ambulance Department Report**

Public Works

Old Business

- ☀️ **Municipal Solar Cohort**
- ☀️ **Law Enforcement Contract**
- ☀️ **Old Nursing Home**
- ☀️ **Land Purchase Update**
 - **Draft Purchase Agreement**

New Business

- ☀️ **Senior Center Ceiling Insulation**
- ☀️ **Assessing Unpaid Mowing Fees to Property Taxes**
- ☀️ **Utility Increase**
- ☀️ **Request Approval**
 - **Hire Callie Malikowski to Ambulance**
 - **West Central Initiative Donation Request**

Adjourn

MINUTES
July Regular Council Meeting
Thursday, July 11th, 2024

- Regular Meeting** A regular council meeting of the City of Ashby, MN was held at Ashby City Hall with the following members present: Amy Johnson, Scott Ellingson, Wayne Stierlen, Jacob Dahle and Ron Jaenisch. Absent: None. Also present: Clerk Thormodson, Deputy Clerk Klinkner, Public Works Superintendent Johnson, Tom Grover, Rob Larsen and County Commissioner Walvatne. Mayor Johnson called the meeting to order at 5:30 pm.
- Agenda Approval** Mayor Johnson made a motion to add Appreciation Days Table to new business on the agenda. Upon motion from Jaenisch, seconded by Stierlen, and unanimously carried, the amended agenda was approved.
- Visitors:** Rob Larsen spoke about the upcoming Hero Day that will be held in Ashby on September 14th, 2024 at the Ashby Legion. This event celebrates the contributions of Emergency Personnel from the area.
- Public Comment:** None
- Consent Agenda Minutes/Claims** Upon motion from Jaenisch, seconded by Dahle and unanimously carried, council approved the consent agenda which includes minutes of the Public Hearing and Regular Council Meeting of June 13th, 2024, and the claims and prepaid disbursements of July 11th, 2024 as presented and reviewed by Jaenisch.
- Committee Report** Ellingson spoke about the Planning Commission meeting held earlier that week. The Commission recommends proceeding with the purchase of 3 acres from Donald Hotchkiss to be used to develop future senior housing. Upon motion from Stierlen, seconded by Ellingson, and unanimously carried, council agreed to proceed with purchasing 3 acres from Donald Hotchkiss for future senior housing. The Planning Commission wants additional information about the cost of developing the old Nursing Home before moving forward with purchasing it. The city has engineers working on a cost estimate for converting the facility into apartments.
- Council Reports** Dahle reached out to Senator Rasmusson to set up a future meeting to discuss development funding options for the city. He also researched email & website domains for the city and council members. Jaenisch stated that he has a key if anyone needs access to the old Nursing Home.
- Mayor's Report** Mayor Johnson attended a virtual Municipal Solar Cohort meeting. The group will analyze data about municipal buildings in Ashby to see if we are a good fit for solar.
- Clerk's Report** The Clerk's Report was reviewed.
- Public Safety**
- Law Enforcement The Grant County Law Enforcement was reviewed.
 - Fire & Ambulance The Fire and Ambulance report was reviewed.
- Public Works** The Public Works report was reviewed. Superintendent Johnson requested permission to purchase 2 dehumidifiers for the water plant to remove excess humidity that can cause corrosion on the pipes. Upon motion by Jaenisch, seconded by Stierlen and unanimously carried, council approved the purchase of 2 dehumidifiers for the water plant.
- Old Business**
- Skate Park** Skate4Grant, the organization that is working on constructing a skate park in town, would like to build a skate park on the corner of Nelson and Melby. The city purchased that piece of land to hold excess snow. Skate4Grant proposed exchanging another parcel of land for it.

Bench Donation

The bench should arrive mid-August and be installed on the existing cement pad next to the playground in Thorson Larson Park.

Old Nursing Home

Widseth is figuring out the cost to convert the structure into apartments. Jaenisch is getting a quote on updating the elevator.

New Business

Small Mower Maintenance

Tom Grover uses his small riding mower to cut the grass in tight areas around the city that our bigger mower cannot do. Council agreed to replace the mower blades and do oil changes on Tom Grover’s small riding mower.

Wild Parsnip Control

Council agreed that a plan needs to be put in place to control Wild Parsnip on city property. Public Works will begin a spray program. Mayor Johnson will look into a Noxious Weed Grant to assist with the costs.

2nd Quarter Financials

The 2nd Quarter Financials were reviewed.

Request Approvals:

***Resolution 2024-10**

Resolution 2024-10: Certifying Delinquent Utilities to Property Taxes. Motion from Jaenisch, seconded by Dahle to approve. Roll Call Vote: Dahle, Jaenisch, Mayor Johnson, Stierlen and Ellingson in favor. Resolution 2024-010 passed.

***Resolution 2024-11**

Resolution 2024-11: Certifying Delinquent Utilities to Property Taxes. Motion from Jaenisch, seconded by Dahle to approve. Roll Call Vote: Dahle, Jaenisch, Mayor Johnson, Stierlen and Ellingson in favor. Resolution 2024-11 passed.

***Resolution 2024-12**

Resolution 2024-12: Certifying Delinquent Utilities to Property Taxes. Motion from Jaenisch, seconded by Dahle to approve. Roll Call Vote: Dahle, Jaenisch, Mayor Johnson, Stierlen and Ellingson in favor. Resolution 2024-12 passed.

***Resolution 2024-13**

Resolution 2024-13: Certifying Delinquent Utilities to Property Taxes. Motion from Jaenisch, seconded by Dahle to approve. Roll Call Vote: Dahle, Jaenisch, Mayor Johnson, Stierlen and Ellingson in favor. Resolution 2024-13 passed.

***Resolution 2024-14**

Resolution 2024-14: Fund Transfer for Fire Protection. Motion from Jaenisch, seconded by Dahle to approve. Roll Call Vote: Dahle, Jaenisch, Mayor Johnson, Stierlen and Ellingson in favor. Resolution 2024-14 passed.

Appreciation Days Table

Council decided to not staff a table at this year’s Appreciation Days.

Adjourn

Upon motion by Jaenisch, seconded by Ellingson and unanimously carried, the meeting was adjourned at 6:44 pm.

May Council Meeting

The next regular City Council Meeting will be held on August 8th, 2024 at City Hall starting at 5:30 pm.

ATTEST: Mike Thormodson
Mike Thormodson, City Clerk

Amy Johnson
Amy Johnson, Mayor

OFFICE: 320-219-1103 WWW.NORTHERN-HAUS.COM
 A PLACE TO CALL YOUR OWN
 Northern Haus

ACCEPTABLE FOR PERMITS & LOCAL REGULATIONS
 THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PROPOSED DESIGN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DENVER'S DESIGN GUIDELINES AND LOCAL REGULATIONS. THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PROPOSED DESIGN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DENVER'S DESIGN GUIDELINES AND LOCAL REGULATIONS. THE DESIGNER HAS CONDUCTED VISUAL CHECKS OF THE PROPOSED DESIGN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DENVER'S DESIGN GUIDELINES AND LOCAL REGULATIONS.

DESIGNER: SHANIA
 DATE: 07-19-24
 STATUS: PRELIMINARY

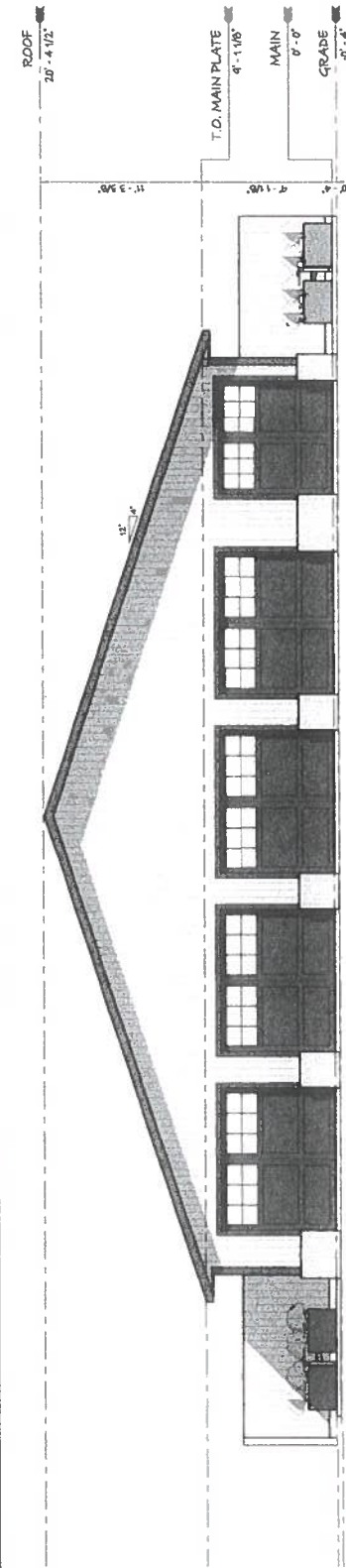
ELEVATIONS

ASHBY - 4 PLEX
 DENNIS SHORES

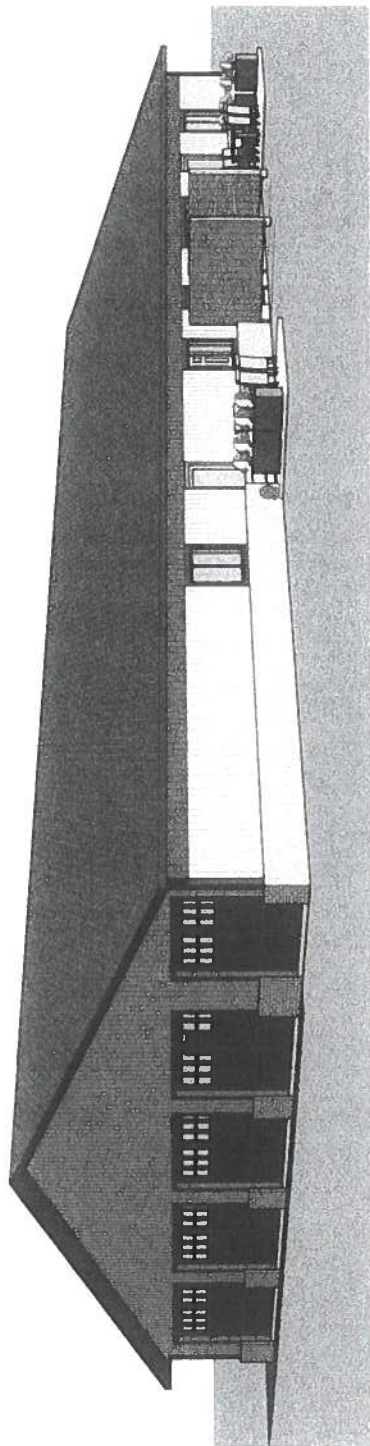
DESIGNER: SHANIA
 DATE: 07-19-24
 STATUS: PRELIMINARY

ELEVATIONS

A1



1 - Front
 1/8" = 1'-0"

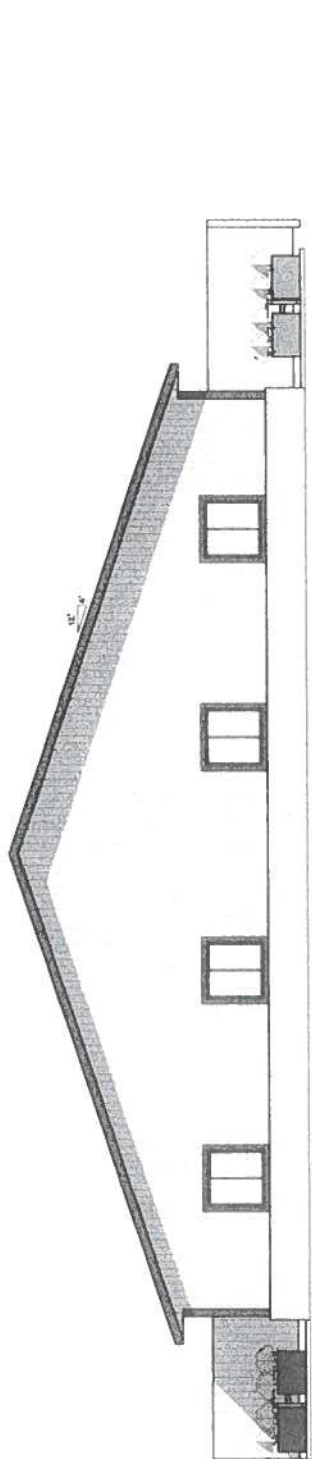


2 - Right
 1/8" = 1'-0"

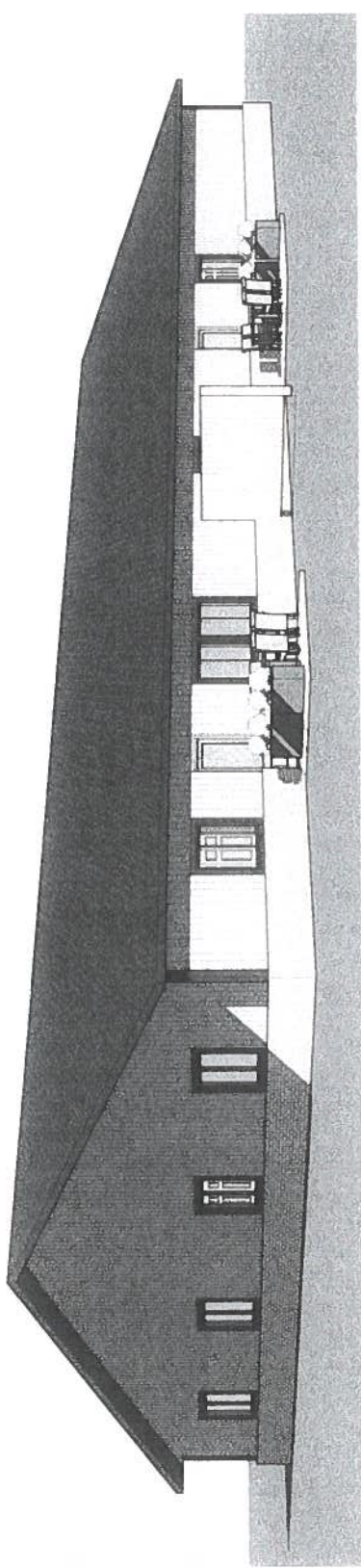
ASPHY - 4 PLEX
DENNIS SHORES

Designer: SHANIA
Date: 07-19-24
Status: PRELIMINARY

ELEVATIONS
A1.2



3 - Rear
1/8" = 1'-0"



4 - Left
1/8" = 1'-0"

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

THESE ELEVATIONS WERE PREPARED FOR THE CLIENT'S INFORMATION ONLY. THEY DO NOT REPRESENT A CONTRACT. ANY CHANGES TO THESE ELEVATIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT. ANY CHANGES TO THESE ELEVATIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT.

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July - August 2024 Council Bills

Date	Claim #	Check #	Paid to:	Amount
Total Prepays (Attached Disbursement Register)				\$141,508.61
Total Claims for Approval (Attached)				\$27,558.88


\$169,067.49

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

Date Range : 7/5/2024 To 8/8/2024

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>Claim #</u>	<u>Total</u>	<u>Account #</u>	<u>Account Name</u>	<u>Detail</u>
				\$27,558.88			\$27,558.88

Total For Selected Claims


 Amy R. Johnson
 Mayor
 City Council/Town Board

8-5-2024
 Date

Jacob R Dahle

City Council/Town Board

Date

Ronnie C. Jaenisch

City Council/Town Board

Date

Scott M Ellingson

City Council/Town Board

Date

Wayne M. Stierlen

City Council/Town Board

Date

2024 Clerk/Treasurer's Report

July 12th - August 8th, 2024

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.

- Delinquent Mowing Paperwork
- Rural Child Care Innovation Program Core Meeting
- Workers Comp Audit
- Catalis training (website)
- Working with Widseth on lead service line inventory
- 2025 Budget preparation
- gWorks transition training (utility billing)
- Hotchkiss & Evavold purchase concerns
- Solid Waste Rate work
- Donated bench correspondence
- Welcome Week Event Zoom Meeting
- Quarterly TFC Check in Meeting

**Ashby City Activity Report
July 2024**

Title		Reported Date
Criminal Damage To Property		7/2/2024
Animal		7/4/2024
Accident		7/13/2024
Public Disturbance		7/16/2024
Public Assist		7/16/2024
Public Disturbance		7/19/2024
Traffic Stop		7/20/2024
Public Assist		7/20/2024
Public Assist		7/20/2024
Traffic Stop		7/21/2024
Lost And Found		7/21/2024
Traffic Complaint		7/22/2024
Public Assist		7/27/2024



Ashby Officer Activity Report - July 2024

Employee	Date	Activity	Start	End	Time	Comment	Veh #	Miles	Weather
Froemming, Ken	7/4/2024	CT	15:17	16:12	00:55		408	0	
	7/20/2024	CT	08:42	09:28	00:46		408	0	
		CT	18:07	18:47	00:40		408	0	
Total					2:21:00			0	
Johnson , Elliot	7/25/2024	CT	16:35	17:35	01:00			0	
	7/31/2024	CT	08:55	09:25	00:30			0	
Total					1:30:00			0	
Mickelsen, Kyle	7/6/2024	CT	22:09	00:09	02:00	ashby patrol	405	0	
	7/7/2024	CT	21:59	22:24	00:25	ashby patrol	405	0	
	7/9/2024	CT	22:00	00:00	02:00	ashby patrol	405	0	
	7/19/2024	CT	22:02	00:02	02:00	ashby patrol	405	0	
	7/23/2024	CT	02:49	03:49	01:00	ashby patrol	405	0	
Total					7:25:00			0	
Obright, Jeremy	7/1/2024	CT	17:39	18:24	00:45	45 MINUTES PATROL	403	0	
	7/2/2024	CT	04:50	06:00	01:10	1 HOUR 10 MINUTES PATROL	403	0	
		CT	17:30	18:20	00:50	50 MINUTES PATROL	403	0	
	7/3/2024	CT	01:07	02:07	01:00	1 HOUR PATROL	403	0	
		CT	04:59	05:59	01:00	1 HOUR PATROL	403	0	
	7/5/2024	CT	17:35	18:05	00:30	30 MINUTES INCIDENT REVIEW AND PATROL	403	0	
	7/6/2024	CT	04:57	05:57	01:00	1 HOUR PATROL	403	0	
		CT	17:30	18:05	00:35	35 MINUTES PATROL	403	0	
	7/7/2024	CT	05:29	05:59	00:30	30 MINUTES PATROL	403	0	
		CT	17:35	18:05	00:30	30 MINUTES PATROL	403	0	
	7/8/2024	CT	05:10	06:00	00:50	50 MINUTES PATROL	403	0	
	7/9/2024	CT	05:20	06:05	00:45	45 MINUTES PATROL	403	0	
		CT	17:35	18:05	00:30	30 MINUTES PATROL	403	0	
	7/10/2024	CT	05:30	06:00	00:30	30 minutes patrol	403	0	
7/13/2024	CT	18:40	19:10	00:30	30 MINUTES PATROL	403	0		
7/14/2024	CT	05:00	06:00	01:00	1 HOUR PATROL	403	0		
	CT	21:30	22:00	00:30	30 MINUTES PATROL	403	0		

Report executed on 8/2/2024,



Ashby Officer Activity Report - July 2024

	7/15/2024	CT	04:40	06:00	01:20	1 HOUR 20 MINUTES PATROL	403	0
		CT	23:44	00:44	01:00	1 HOUR PATROL	403	0
	7/16/2024	CT	13:45	14:15	00:30	1 HOUR PATROL	403	0
		CT	18:35	19:35	01:00	1 hour patrol	403	0
	7/17/2024	CT	00:45	02:15	01:30	90 MINUTES PATROL	403	0
	7/18/2024	CT	13:20	14:20	01:00	1 hour patrol	403	0
	7/20/2024	CT	01:30	02:15	00:45	45 MINUTES PATROL W/1 TSW	403	0
		CT	17:15	18:55	01:40	1 HOUR 40 MINUTES	403	0
		CT	23:30	01:30	02:00	2 hours dance patrol and found property call	403	0
	7/21/2024	CT	21:59	22:29	00:30	30 MINUTES PATROL	403	0
	7/22/2024	CT	01:23	02:08	00:45	45 MINUTES PATROL	403	0
		CT	13:42	14:12	00:30	30 MINUTES PATROL	403	0
	7/30/2024	CT	01:30	02:15	00:45	45 MINUTES PATROL	403	0
		CT	13:45	14:15	00:30	30 MINUTES PATROL	403	0
	7/31/2024	CT	01:45	02:15	00:30	30 MINUTES PATROL	403	0
	Total				26:40:00			0
Rude, Andy	7/1/2024	CT	02:55	03:25	00:30	PATROL	410	0
	7/3/2024	CT	22:20	00:20	02:00	PATROL	410	0
	7/4/2024	CT	22:45	00:15	01:30	PATROL	410	0
	7/10/2024	CT	22:15	00:15	02:00	PATROL	410	0
	7/18/2024	CT	00:10	01:10	01:00	PATROL	410	0
		CT	22:45	00:15	01:30	PATROL	410	0
	7/24/2024	CT	22:50	00:20	01:30	PATROL	410	0
	7/27/2024	CT	22:05	00:05	02:00	PATROL	410	0
	7/28/2024	CT	22:35	00:35	02:00	PATROL	410	0
	7/31/2024	CT	19:05	19:35	00:30	PATROL	410	0
	Total				14:30:00			0
Rustand, Nolan	7/1/2024	CT	12:30	13:15	00:45		407	0
	7/7/2024	CT	09:15	09:45	00:30		407	0
	Total				1:15:00			0
Skadsem,	7/10/2024	CT	15:05	16:05	01:00		406	0

Report executed on 8/2/2024



Ashby Officer Activity Report - July 2024

Jordan	7/11/2024	CT	23:18	00:18	01:00		406	0
	7/14/2024	CT	15:30	16:10	00:40		406	0
		CT	16:23	17:23	01:00		406	0
	7/17/2024	CT	18:35	19:35	01:00		406	0
	7/25/2024	CT	22:40	23:40	01:00		406	0
	7/31/2024	CT	14:00	15:00	01:00		406	0
		CT	22:46	00:01	01:15		406	0
	Total				7:55:00		0	0
Total					61:36:00			0

Report executed on 8/2/2024



Fire Department & Ambulance Activity

Activity- July - 2024		
Ambulance Calls:	15	3 in City
Fire & Rescue Calls:	0	0 in City



Griffin Peck

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From: Mike Thormodson

Sent: Wednesday, July 17, 2024 9:26:22 AM

To: Griffin Peck <

Subject: [EXTERNAL] Re: FW: Municipal Solar Cohort July Meeting - Thursday at noon!

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

Mike Thormodson <

Wed, Jul 17, 2024 at 11:00 AM

To: Griffin Peck

I won't be here but the deputy clerk will be here till noon.

[Quoted text hidden]

Griffin Peck <

Thu, Jul 18, 2024 at 4:53 PM

To: Mike Thormodson <

Cc: Cedar Walters <, Ben Schierer <

Mike,

I am actually going to push this to next week when I have some additional time in my schedule. This week has been a sprint and its only getting faster.

I am excited that our cash flow analysis shows a pay off for your array of just 6 months! With \$120,000 of savings over the next 30 years.

Thanks,

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

GRIFFIN PECK

[they/them]



GRANT COUNTY SHERIFF'S OFFICE

Sheriff Jon F. Combs

10 2nd St. NE, Elbow Lake, MN 56531

Phone: 218-685-8280 • Fax: 218-685-5319

Monday, July 8, 2024

City Councils,

On Tuesday, July 2, 2024, I met with the Grant County Board of Commissioners and discussed the contracts for Law Enforcement Services within your cities. As you recall, we had discussions earlier in the year about the contracts as we are in the last year of the three (3) year agreement.

In our discussions, I was asked if there was any consideration about setting a limit or a cap on the contracts. Historically, there has been and increase to the contracts of 3% per year.

The County Board was presented this and they are asking if the cities would agree to a three (3) contract with no more than a 3% increase only for 2025 with 2026 and 2027 remaining open for discussion.

Listed below are the current 2024 rates for each city and the proposed 2025 rates, which includes the 3% increase.

- City of Elbow Lake. **2024 - \$170,153.03. 2025 - \$175,257.63.** Contracted hours: 2,920 annually.
- City of Ashby. **2024 - \$42,536.98. 2025 - \$43,813.09.** Contracted hours: 730 annually.
- City of Barrett. **2024 - \$42,536.98. 2025 - \$43,813.09.** Contracted hours: 730 annually.
- City of Herman. **2024 - \$42,536.98. 2025 - \$43,813.09.** Contracted hours: 730 annually.
- City of Hoffman. **2024 - \$42,536.98. 2025 - \$43,813.09.** Contracted hours: 730 annually.
- City of Norcross. **2024 - \$5,431.46. 2025 - \$5,594.40.** Contracted hours: 96 annually.
- City of Wendell. **2024 - \$5,431.46. 2025 - \$5,594.40.** Contracted hours: 96 annually.

Please discuss this at your earliest conveniences and contact me with any questions or concerns, as we all need to prepare preliminary budgets.

Respectfully Submitted,

Sheriff Jon Combs
Grant County Sheriff's Office

PURCHASE AGREEMENT

1. The Parties.

THIS PURCHASE AGREEMENT, made this ____ day of _____, 2024,
by:

Donald Hotchkiss, Trustee
Hotchkiss Family Trust Agreement
501 4th Avenue West
Williston, ND 58807

Seller, and

City of Ashby
203 West Main
Ashby, MN 56309

Buyer.

2. Offer to Purchase and Property Description. Buyer offers to purchase and Seller agrees to sell real property in **Grant County**, Minnesota, legally described as follows:

Three acres of Parcel No. 17-0338-000 and the “Unidentified” Parcel located to the Northeast of Parcel No. 17-0338-000, all as depicted in the attached map.

3. Purchase Price, Earnest Money, Terms and Closing. The price for the real property included in this sale is **Thirty Thousand and no/100 (\$30,000.00) Dollars**. At closing, the purchase price shall be paid in cash or cash equivalent.

Closing shall be at the offices of Anderson Law Office, P.A., 18 Division Street E., Elbow Lake, MN 56531, as soon as possible, but no later than August 30, 2024. The exact time and date of closing shall be as agreed upon between the parties.

4. Vacant Land. The property subject to this transaction constitutes vacant land only.

5. Title and Delivery of Deed. Seller shall deliver, upon performance by the Buyer of the terms of this Agreement, a Trustee's Deed conveying **marketable** title, subject only to the conditions and terms herein contained, and to (A) Building and zoning laws, ordinances, state and federal regulations; (B) Restrictions relating to use or improvement of the property without effective forfeiture provisions; (C) Reservation of any mineral rights by the State of Minnesota; and (D) Utility and drainage easements which do not interfere with existing improvements.

6. Real Estate Taxes and Assessments. Any and all real estate taxes and installments of special assessments, together with interest and penalties, if any, payable in 2024 shall be paid by Seller.

7. Damages to Real Property. None.

8. Condition of Property. Except as otherwise specified, the property is sold "as is" and "where is."

9. Examination of Title. Within two weeks after acceptance of this agreement, Seller shall furnish to the Buyer an updated Abstract of Title, including proper searches concerning state and federal tax liens, judgments, real estate taxes, bankruptcies, liens, and special assessments. Buyer shall have fifteen (15) business days after receipt of the abstract of title or registered property abstract to have Buyer's attorney examine the title and provide Seller with written objections or, at Buyer's own expense, to make an application for a title insurance policy and notify seller of the application. Buyer shall have ten (10) business days after receipt of the commitment for title insurance or attorney's title opinion to provide Seller with a copy of the commitment or written objections. Buyer shall be deemed to have waived any title objections not made within the applicable fifteen (15) day period provided above.

10. Correction of Title Defects. Buyer understands that it will need to undertake corrective action, at least as it relates to the "unidentified" parcel. Buyer will do so at its own expense, but Seller agrees to cooperate in this undertaking.

11. Risk of Loss. Until completion of closing and delivery of possession to the Buyer, all risk of loss is on the Seller.

12. Governing Law. This Purchase Agreement is governed by the law of the State of Minnesota.

13. Waiver of Disclosure. The Seller makes no warranties, explicit or implied, as to the condition of the property. The Seller has, in good faith, based upon its knowledge at the time hereof, given notice to the Buyer of any and all material facts of which it is aware that could adversely and significantly affect the Buyer's ordinary use and enjoyment of the property for the Buyer's intended use of which the Seller is aware. Buyer is familiar with the property and understands the condition of property. The

execution of this agreement constitutes a waiver of any required statutory disclosures under Minn. Stat. §§ 513.52 – 513.60.

14. Well Disclosure. A Well Disclosure, if required, will be completed at closing.

15. Sewage Treatment System Disclosure. The Private Sewage Treatment System Disclosure, if required, will be completed at closing.

16. Methamphetamine Disclosure. To the best of the Seller's knowledge, methamphetamine production has not occurred on the subject property.

17. Hazardous Substances. To the best of the Seller's knowledge, no hazardous substances or petroleum products have been placed, stored or released from or on the real property by any person in violation of any law, nor have there been any underground storage tanks located on the subject property at any time; and the Sellers warrant that they have not received any notice from any governmental authority as to violation of any law, ordinance or regulation.

18. Seller's Boundary Line, Access, Restrictions and Lien Warranties. Seller warrants that there is a right of access to the real property from a public right-of-way. The Seller warrants that there has been no labor or material furnished to the property for which payment has not been made prior to possession by the Buyers. The Seller warrants that there are no present violations of any restrictions relating to the use or improvement of the property. These warranties shall survive the delivery of the deed.

19. Closing Costs. Buyer shall be responsible for all closing costs, fees, expenses, and charges relative to this real estate transaction. Upon execution of this Purchase Agreement, Seller will have the Abstract of Title updated, at Buyer's expense, and furnished to Buyer's attorney.

20. Entire Agreement. This Purchase Agreement constitutes the entire agreement between the parties, and any amendments or addenda or modifications must be in writing and signed by Seller and Buyer. There are no other agreements, written or oral, between the parties and concerning this transaction.

21. Notices. All notice required herein shall be in writing and delivered personally or mailed to the address as shown in paragraph 1 above and if mailed are effective as of the date of mailing.

22. Other Terms.

- a. Anderson Law Office, P.A. represents the Buyer in this transaction. Should Seller desire to retain Anderson Law Office, Seller is advised that the same constitutes a conflict of interest under the Minnesota Rules of Professional Responsibility, has been advised of the same, and consents to joint representation.

b. This agreement may be executed in counterparts.

***TIME IS OF THE ESSENCE FOR ALL PROVISIONS OF
THIS PURCHASE AGREEMENT.***

The undersigned Seller agrees to sell the property for the price and on the terms and conditions set forth.

HOTCHKISS FAMILY TRUST AGREEMENT

_____, dated _____, 2024
Donald Hotchkiss, Trustee

The undersigned Buyer agrees to purchase the property for the price and on the terms and conditions set forth.

CITY OF ASHBY

_____, dated _____, 2024
By: Amy Johnson, Its Mayor

_____, dated _____, 2024
Mike Thormodson, Its Clerk/Treasurer

***THIS INSTRUMENT WAS DRAFTED BY:
ANDERSON LAW OFFICE, P.A.
Justin R. Anderson, #302855
18 DIVISION EAST
P.O. BOX 1014
ELBOW LAKE, MINNESOTA 56531-1014
218.685.5353***

Unpaid Mowing Fees to be Assessed to Property Taxes

<u>Property Owner</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Tax Payer Address</u>	<u>Past Due</u>
Richard Delgado	17-0349-119	316 Prairie Drive Ashby MN 56309	12010 S Vermont Ave Apt 303 Los Angeles CA 90044	\$ 475.00
Richard Delgado	17-0349-120	318 Prairie Drive Ashby MN 56309	12011 S Vermont Ave Apt 303 Los Angeles CA 90044	\$ 475.00
Trade-Talents	17-0349-110	207 Meadow Circle Ashby MN 56309	816 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-111	300 Prairie Drive Ashby MN 56309	817 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-112	302 Prairie Drive Ashby MN 56309	818 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-113	304 Prairie Drive Ashby MN 56309	819 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-114	306 Prairie Drive Ashby MN 56309	820 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-115	308 Prairie Drive Ashby MN 56309	821 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-116	310 Prairie Drive Ashby MN 56309	822 S Main St Mahnomon, MN 56557	\$ 250.00
Neil Lewis	17-0349-203	301 Prairie Drive Ashby MN 56309	823 S Main St Mahnomon, MN 56557	\$ 250.00
Neil Lewis	17-0349-204	303 Prairie Drive Ashby MN 56309	824 S Main St Mahnomon, MN 56557	\$ 250.00
Trade-Talents	17-0349-102	110 Meadow Lane Ashby MN 56309	825 S Main St Mahnomon, MN 56557	\$ 250.00
Neil Lewis	17-0349-205	305 Prairie Drive Ashby MN 56309	826 S Main St Mahnomon, MN 56557	\$ 250.00
Neil Lewis	17-0349-206	307 Prairie Drive Ashby MN 56309	827 S Main St Mahnomon, MN 56557	\$ 250.00

Total to be assessed to Property Taxes	\$ 3,950.00
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July 19, 2025

City of Ashby
Mike Thormodson
203 W Main St
Ashby, MN 56309-4662

Subject: West Central Initiative Request for Donation

Mr. Thormodson:

Thank you to the Ashby council members, mayor, and city staff for considering our request for a donation to WCI to support our work in economic, community and workforce development in Ashby and the nine-county region we serve. Please reach out to me at (218) 998-1612 with any questions about your contribution, this agreement, WCI's services and/or opportunities for us to partner on initiatives in your community. Please return this agreement at your earliest convenience.

Thank you,
Rebecca Lynn Petersen, Director of Development

For the calendar year 2025: \$ 2,250.00 to WCI Annual Fund
Amount approved by council: \$ 2,250.00
WCI, please send invoice for payment on: 01 / 13 / 2025

The City of Ashby understands that this document is not legally binding to the City but is a statement of charitable intentions and plans for West Central Initiative.



City of Ashby

8-8-24

Date

Anna Wasescha, President & CEO, West Central Initiative

Date