

NOTICE TO PUBLIC ATTENDEES

Due to the temporary format change of the Hanover City Council meeting we first and foremost want to ensure that public comments are received and addressed by either the city council or staff. Please refer to the instructions that can be found on the Hanover City Council Agendas webpage for how to attend and interact during the meeting.

We feel it's best to email your comments to staff ahead of the meeting and during the meeting. Staff will read aloud those comments. Any public body joining the meeting will have their microphone muted in order to reduce background noise from those in attendance.

If you would like to appeal your property valuation, you are encouraged to email or call your county assessor's office ahead of the meeting. The assessor would then present your appeal on your behalf at the meeting. For any appeal during the meeting email brianh@ci.hanover.mn.us and jackih@ci.hanover.mn.us. Staff will then present your appeal on your behalf at the meeting. Please include your name, address and phone number with your appeal so staff can contact you in the days following the meeting.

If you would like to speak during citizen's forum please email your comments or questions to brianh@ci.hanover.mn.us and jackieh@ci.hanover.mn.us. Please include your name, address and a form of contact information so staff can provide follow-up if needed.

**AGENDA
HANOVER CITY COUNCIL
APRIL 7, 2020**

**MAYOR
CHRIS KAUFFMAN**

**COUNCIL
DOUG HAMMERSENG
KEN WARPULA
JIM ZAJICEK
MARYANN HALLSTEIN**

- 1. Call to Order/Pledge of Allegiance Local Board of Appeal and Equalization: 7:00 p.m. (5)**
- 2. Adjournment**
- 3. Call to Order Regular City Council Meeting: Immediately Following**
- 4. Approval of Agenda**
- 5. Consent Agenda Items:**
 - a. Approve Minutes of March 23, 2020 City Council Work Session Meeting (46)**
 - b. Approve Claims as Presented: (48)**

➤ Claims	\$ 45,283.86
➤ Payroll	\$ 8,500.84
➤ P/R taxes & Exp	\$ 3,583.32
➤ Other Claims	<u>\$ 2,219.72</u>
➤ Total Claims	<u>\$ 59,587.74</u>
 - c. Res No 04-07-20-36 – Accepting Donation for Settlers Park Shelter Maintenance (84)**
 - d. Res No 04-07-20-37 – Supporting Hennepin County Grant Applications (85)**
- 6. Citizen’s Forum:**
- 7. Public Hearings**
- 8. Unfinished Business**
- 9. New Business**
 - a. Res No 04-07-20-38 – Amending Final Plat for Rivertown Villas of Hanover (91)**
- 10. Reports**
- 11. Adjournment**

To: Mayor Kauffman & Members of the Hanover City Council
From: Brian Hagen, City Administrator
Date: March 6, 2020
Re: Review of March 9, 2020 City Council Agenda

1. Call to Order/Pledge of Allegiance Local Board of Appeal and Equalization: 7:00 p.m. (5)

2. Adjournment

3. Call to Order Regular City Council Meeting: Immediately Following

4. Approval of Agenda

5. Consent Agenda Items:

a. Approve Minutes of March 23, 2020 City Council Work Session Meeting (xx)

b. Approve Claims as Presented: (23)

➤ Claims	\$ 45,283.86
➤ Payroll	\$ 8,500.84
➤ P/R taxes & Exp	\$ 3,583.32
➤ Other Claims	\$ 2,219.72
➤ Total Claims	\$ <u>59,587.74</u>

c. Res No 04-07-20-36 – Accepting Donation for Settlers Park Shelter Maintenance (40)

d. Res No 04-07-20-37 – Supporting Hennepin County Grant Applications (xx)

This is a resolution of support for federal funding on an intersection improvement project located at CSAH 19/CR 117/CR 203. The final project design has not been determined,, however, the county has an estimated budget based on the design work completed to date. This resolution recognizes local funding will be required, however, requests the county consider other funding resources at the county level to reduce local funding impacts.

6. Citizen’s Forum

With the virtual meeting format, any public member seeking to address the City Council during the Citizen’s Forum shall submit their comments in writing ahead of the meeting. Please include your name, address and a phone number or email should a response to your request be needed. Please send comments to City Hall or email to brianh@ci.hanover.mn.us and jackieh@ci.hanover.mn.us. Staff will then read your comments aloud during the meeting.

7. Public Hearings

8. Unfinished Business

9. New Business

a. Res No 04-07-20-38 – Amending Final Plat for Rivertown Villas of Hanover (91)

The final plat for Rivertown Villas was to be recorded by March 31, 2020. The developer has requested an extension to the recording date due to unforeseen costs associated with site prep and grading. This amended does not change any conditions previously approved other than the date in which the developers agreement and final plat need to be recorded by. The new date requested is July 31, 2020. Cindy will be present to address any questions.

10. Reports

11. Adjournment



City of Hanover

Local Board of Appeal & Equalization

Tuesday, April 7th, 2020

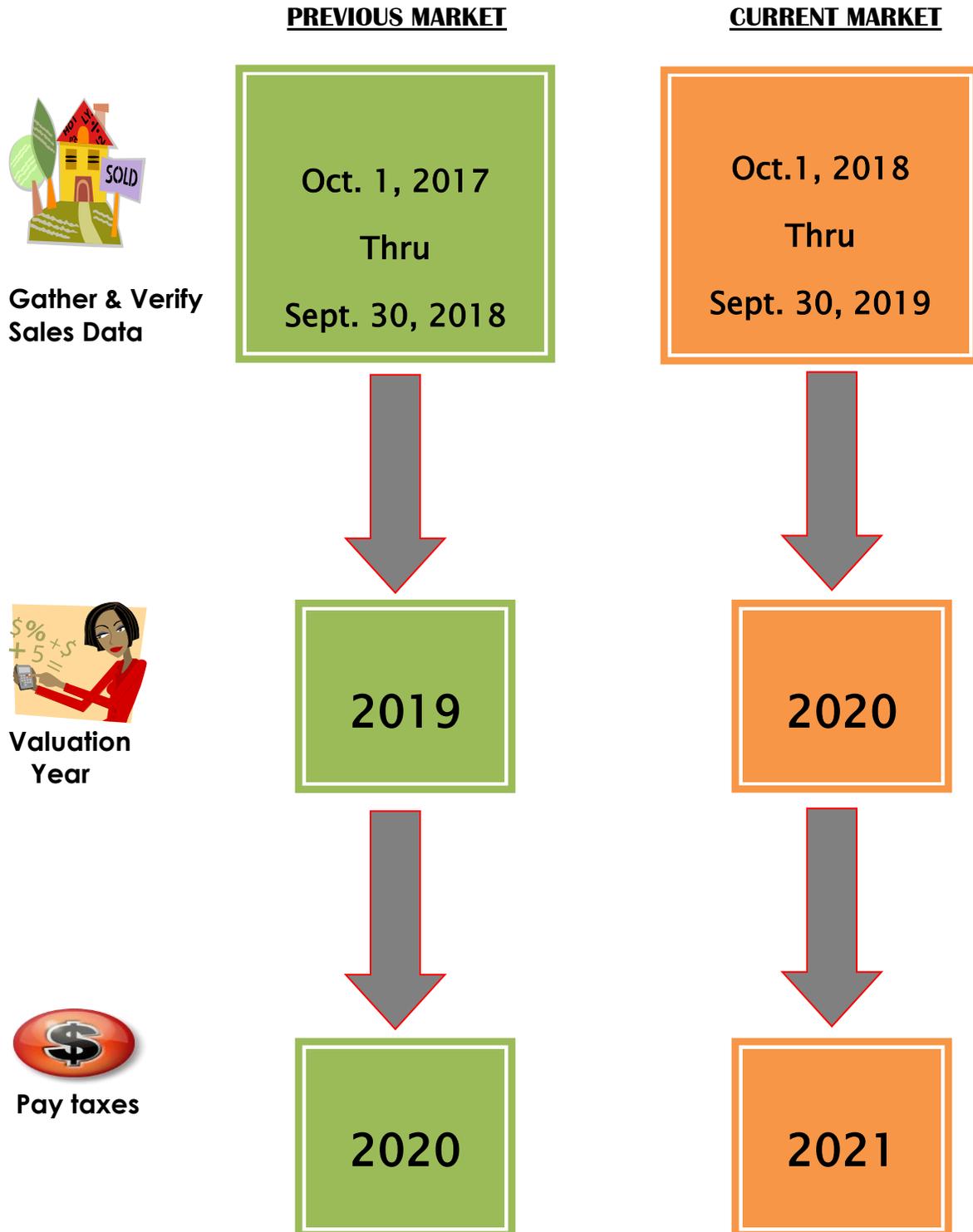
7:00PM



Wright County
ASSESSORS OFFICE

Minnesota State Law requires assessors to value property based on historical data. Taxes payable are always based on the prior year's value, which was determined using sales data from a previous time period (see chart below).

Therefore, in an escalating market, assessed values are typically lower than the current market. Likewise, if values are declining it's possible that assessed values will be higher than the current market. This is due to the time frame we are required to work with and the effects of a rapidly changing market.



Assessor's Office

10 2nd St. NW Rm 100
Buffalo, MN 55313

Ph: (763) 682-7367
Fax: (763) 684-4553

www.co.wright.mn.us



SUMMARY OF THE CITY OF HANOVER 2020 ASSESSMENT

The 2020 assessment is based on qualified market sales that took place from **October 1st, 2018, through September 30th, 2019**. It is these sales that determine the assessed market values as of January 2nd, 2019. **Sales that take place after September 30th, 2019, will be included in next year's sale study. This will represent the current market conditions and will be used for the 2021 assessment.** Each year estimated market values are analyzed, along with sales data for the City of Hanover. Appropriate adjustments for each property and each class of property are made based on the results of the sales study.

Residential / Seasonal Recreational

Residential and Seasonal Recreational property valuations, whether up, down, or remaining the same, are the result of market analysis of area real estate transactions. **During this years' study, we had 32 qualified sales used in the sales ratio study with a sales ratio of 93.99%.** The State of Minnesota requires assessors to value property at 100 percent of market value with an allowable range of 90 to 105 percent. **Our state time adjusted median sales ratio following all changes for market condition and equalization for the 2019 assessment is now 96.35%.** This was a result of a **4.46% increase of total city residential value.** Below you will see how City of Hanover's residential values changed for the 2020 assessment in comparison to surrounding districts within Wright County.

<u>District</u>	<u>% Change</u>
Otsego	4.74
Albertville	4.63
St. Michael	5.03
Hanover	4.46
Rockford	10.57
Delano	4.01
Rockford Township	2.06
Franklin Township	3.37
Buffalo	7.08

Current Sales and the Market

State statute and the Minnesota Department of Revenue determine what can be included as a qualified market sale for our sale studies.

Since the beginning of the new sales study on 10/1/19, there have been 21 sales. The qualified sales will be used for the 2021 assessment, and our current sales ratio would be approximately 93% (based on the 21 sales).

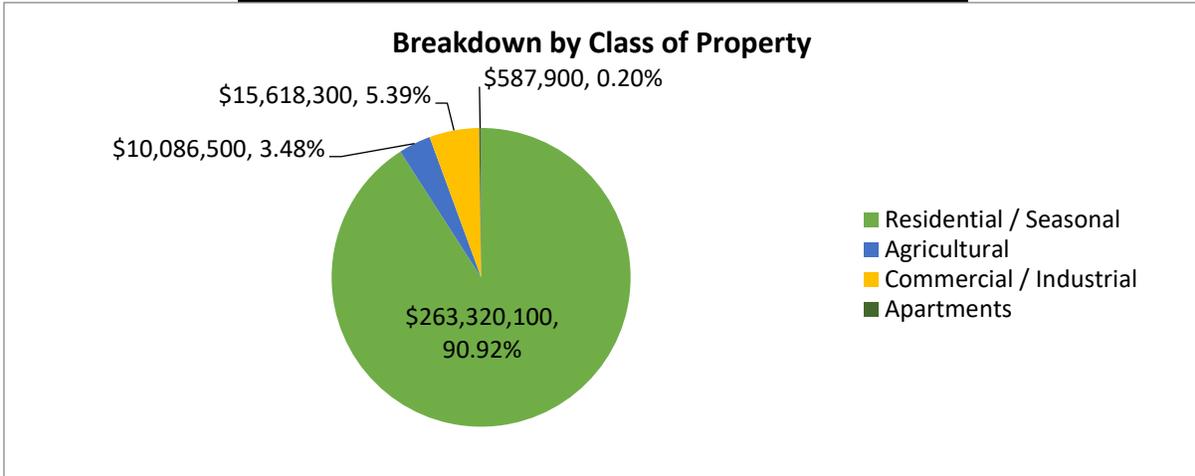
As of April, 2 2020, there are currently 6 improved properties **listed** for sale in City of Hanover, 2 listings that are To-Be-Built or were partially complete homes. The median ratio for the 6 improved if all sold at list price would be 86.78%.

Median Days on the Market: 200s-----25 Days
300s-----21 Days
400s-----74 Days

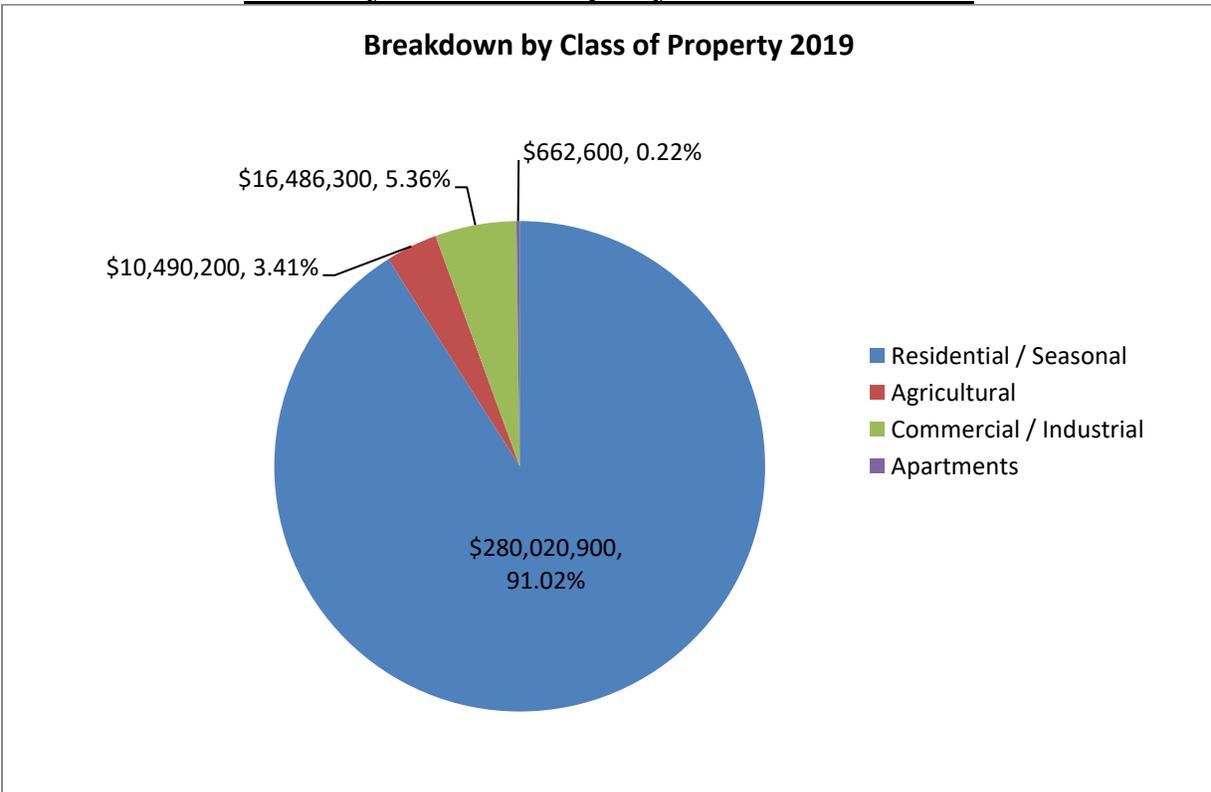
Total Value of New Construction

Total dollar value of new construction in 2019 (Residential)	\$ 4,953,100
Total dollar value of new construction in 2019 (Apartments)	\$ 0
Total dollar value of new construction in 2019 (Commercial & Industrial)	\$ 182,500
Total dollar value of new construction in 2019 (Agriculture)	\$ 0
Total 2019:	\$ 5,135,600
Total 2018:	\$2,826,600
Total 2017:	\$2,246,800
Total 2016:	\$7,032,100

Value by Class of Property – 2019 Assessment



Value by Class of Property – 2020 Assessment



Estimated Market Value of City of Hanover 2016-2020 Assessment

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<i>(in millions)</i>	\$239.31	\$262.29	281.89	301.4	\$307.66
% Change	7.32%	9.6%	7.0%	6.5%	2.08%

(Total City EMV of all parcels, *including tax exempt*)

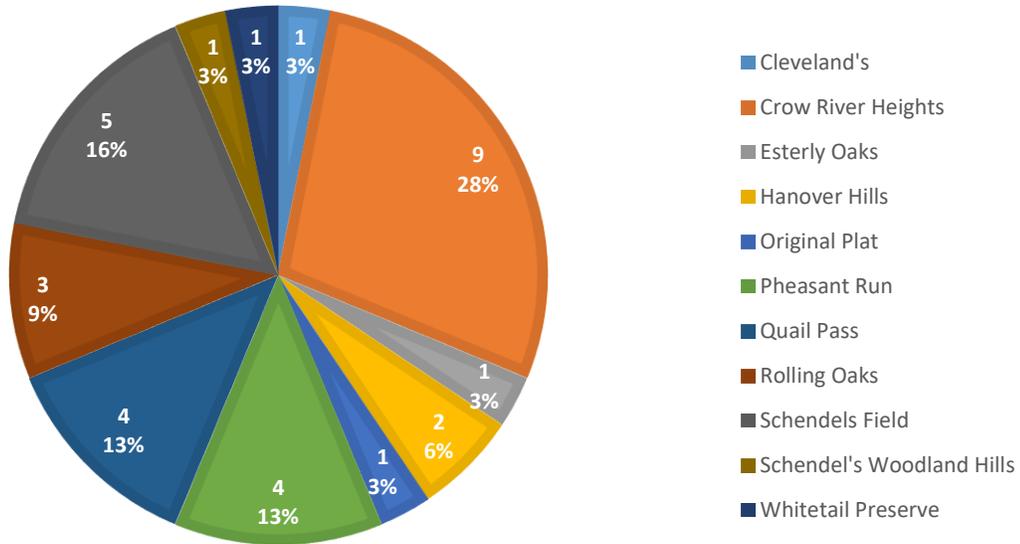
Should you have any questions prior to the County Board of Appeal and Equalization meeting, please contact us.

Sincerely,



Mitch Douglas
Property Appraiser, CMA
(763) 682-7369

NUMBER OF SALES PER NEIGHBORHOOD (32 SALES)



** Number above percentage represents # of homes sold in neighborhood.

** Percentage represents those sales as a whole.

Median Sale Price 2019: \$311,400

2018: \$287,000

2017: \$278,700

2016: \$279,900

2015: \$252,000

PID	Address	Sale Price	Close Date	Style	Above Grade SqFt	Bsmt Fin SqFt	Total SqFt	\$/GLA	\$TFSF
108-011-002180	11616 Riverview Rd.	\$250,000	3/13/2019	OWB	1428	11000	12428	\$ 175.07	\$ 20.12
108-036-001040	863 Kayla Ln.	\$269,900	10/11/2018	4 LVL Split	1325	1014	2339	\$ 203.70	\$ 115.39
108-039-007080	10260 Kaitlin Ave.	\$310,500	4/22/2019	Mod 2	1952	984	2936	\$ 159.07	\$ 105.76
108-036-004090	846 Kayla Ln.	\$318,200	5/20/2019	Mod 2	1604	864	2468	\$ 198.38	\$ 128.93
108-036-001090	10470 Kalen Dr. NE	\$318,500	4/22/2019	Mod 2	1682	882	2564	\$ 189.36	\$ 124.22
108-039-007020	10184 Kaitlin Ave.	\$326,800	7/19/2019	TWB	2364	500	2864	\$ 138.24	\$ 114.11
108-036-002100	851 Kayla Ln.	\$331,500	10/29/2018	Mod 2	1811	1050	2861	\$ 183.05	\$ 115.87
108-048-003120	9829 Jasmine Ave. NE	\$345,000	1/2/2019	TWB	2053		2053	\$ 168.05	\$ 168.05
108-048-003140	9813 Jasmine Ave. NE	\$362,600	1/31/2019	TWB	2140		2140	\$ 169.44	\$ 169.44
108-040-001090	635 Kadler Cir.	\$367,000	8/14/2019	TWB	2318		2318	\$ 158.33	\$ 158.33
108-034-003070	1445 Esterly Oaks Dr.	\$337,000	8/9/2019	OWB	1426	1341	2767	\$ 236.33	\$ 121.79
108-030-007050	10202 4th St. NE	\$472,000	8/30/2019	TWB	3060	1166	4226	\$ 154.25	\$ 111.69
108-030-007090	10398 4th St. NE	\$496,900	7/8/2019	Mod 2	2096	1000	3096	\$ 237.07	\$ 160.50
108-010-001040	11179 Church St.	\$239,000	4/30/2019	OWB	1214	1050	2264	\$ 196.87	\$ 105.57
108-026-001020	815 Meander	\$266,300	2/7/2019	SPE	1080	912	1992	\$ 246.57	\$ 133.68
108-018-003020	11822 Riverview Rd. NE	\$267,500	5/14/2019	OWB	1492	0	1492	\$ 179.29	\$ 179.29
108-026-002010	11940 Riverview Rd. NE	\$295,500	4/25/2019	TWB	2436	900	3336	\$ 121.31	\$ 88.58
108-018-001050	11885 Riverview Rd. NE	\$322,000	8/13/2019	SPE	1120	1092	2212	\$ 287.50	\$ 145.57
108-035-001070	11605 Lynwood Ave. NE	\$247,500	5/14/2019	OWB	1016	600	1616	\$ 243.60	\$ 153.16
108-035-005010	11700 Lynwood Ave NE	\$252,000	8/29/2019	SPE	1097	768	1865	\$ 229.72	\$ 135.12
108-035-005110	11635 10th St. NE	\$264,500	5/24/2019	4 LVL Split	1154	672	1826	\$ 229.20	\$ 144.85
108-035-005090	11601 10th St. NE	\$301,500	7/22/2019	SPE	1272	900	2172	\$ 237.03	\$ 138.81
108-037-005110	1334 Rolling Oaks Dr.	\$287,900	8/20/2019	SPE	1504	1153	2657	\$ 191.42	\$ 108.36
108-037-005200	11082 14th St. NE	\$303,300	10/29/2018	Mod 2	1920	989	2909	\$ 157.97	\$ 104.26
108-037-006210	1214 Irvine Dr. NE	\$322,000	9/6/2019	TWB	1901		1901	\$ 169.38	\$ 169.38
108-041-005120	11680 Erin St. NE	\$250,200	9/19/2019	SPE	1253		1253	\$ 199.68	\$ 199.68
108-041-006090	11607 Erin St. NE	\$285,000	5/24/2019	SPE	1410	996	2406	\$ 202.13	\$ 118.45
108-041-004030	1012 Mallard St. NE	\$288,000	7/31/2019	SPE	1246	1060	2306	\$ 231.14	\$ 124.89
108-041-002040	1037 Emerald St. NE	\$312,300	4/25/2019	TWB	1788	880	2668	\$ 174.66	\$ 117.05
108-041-005040	11621 11th St. NE	\$372,000	6/28/2019	TWB	2132	924	3056	\$ 174.48	\$ 121.73
108-029-002030	1055 Ladyslipper Ln.	\$321,500	10/15/2018	OWB	1368	1412	2780	\$ 235.01	\$ 115.65
108-033-002030	9480 Jandel Court	\$425,800	7/11/2019	TWB	2319		2319	\$ 183.61	\$ 183.61



Hennepin County Assessor Department

Assessor Department
A-2103 Government Center
Minneapolis, Minnesota 55487-0231

612 348-3046, Phone
612 348-8751, Fax

To: City of Hanover, Mayor and Council
From: Jason Vaith, Appraiser
Date: March 11, 2020
Re: 2020 Assessment and Board of Appeal Meeting

The 2020 Hanover Local Board of Appeal Meeting has been scheduled for Tuesday, April 7, 2020 at 7:00. In preparation for the upcoming Local Board of Appeal and Equalization Meeting, please find the enclosed data to help you understand the 2020 assessment. We have included a sample of sales throughout the city, with photos and respective characteristics.

Annual Quintile

Each year, one fifth of the properties in the city are reviewed and the records are updated.

Summary of the 2019 Assessment

Each year the estimated market values are analyzed along with sales data from the market. Adjustments, as appropriate for each property, are made. The results of those adjustments for the 2020 assessment areas are as follows:

Residential Off-River	0.8%
Residential On-River	- 1.1%
Townhouses	- 4.0%
Agricultural	9.24%
Commercial	8.9%
Industrial	- 1.5%

The total market value for the City of Hanover is approximately \$89,712,800. This value includes \$461,000 in new construction improvements. The overall net increase/decrease is - 1.03% for all property types in the City of Hanover.

The Local Board of Appeal and Equalization Process

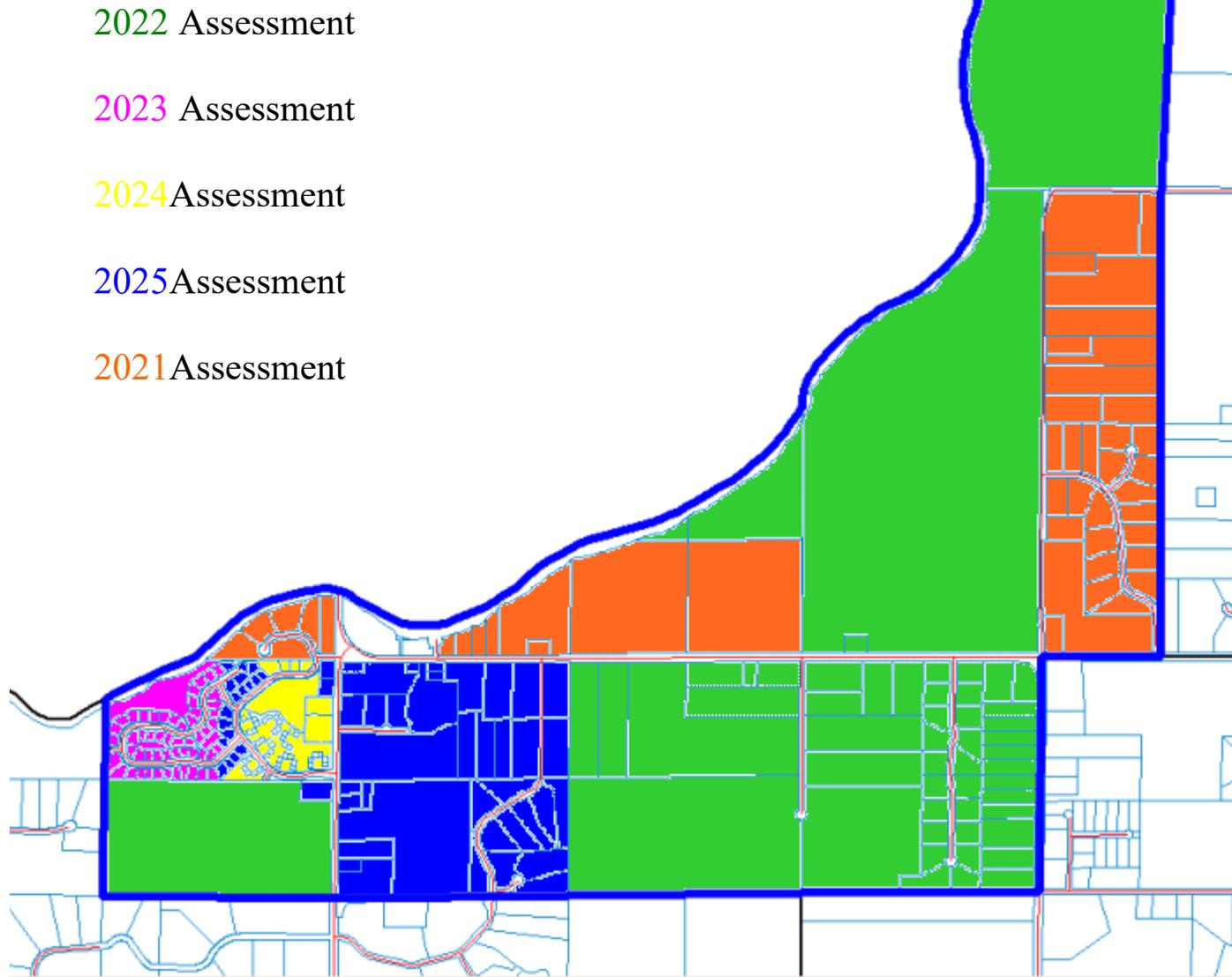
Valuation Notices are scheduled to be mailed March 2, 2020. Taxpayers with value or classification concerns should call the assessor's office. During the initial conversation the property owner may discuss their concerns and review sales information with an appraiser. The majority of callers are satisfied after having a conversation with an appraiser. If additional attention is necessary, the appraiser will review the property.

The board has the authority to increase, decrease, or take no action on individual valuations. The total reduction must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed. The board cannot increase or decrease by a percentage to all of the assessments in the district by class. If the board chooses to reconvene, it must do so within 20 days (from the meeting call to order).

In order for the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing. The County Board of Appeal and Equalization will begin meeting on June 15, 2020. All requests for appointments at the County Board must be received before May 20, 2020. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Jason Vaith 612-802-8797.

Hanover Quintile Areas



How the Assessor Estimates Your Market Value

2**Property Tax Fact Sheet 2****Fact Sheet**

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

My House is Worth What?

14

Property Tax Fact Sheet 14

Fact Sheet

Why doesn't the assessor's value reflect the sale price of my property?

1. There is a lag between the time of the assessment and when the sale takes place.

An appraisal is an *estimate* of property value based on historical data at a set point in time – January 2 of each year – and the market can change dramatically by the time the property is sold.

For example, consider a property valued at \$180,000 as of January 2, 2007. This assessment is based on home sales that occurred between October 2005 and September 2006. However, the property may sell for \$230,000 in August 2007. Does this mean the estimated value is incorrect? Not necessarily. It could signal an upturn in the housing market between September 2006 and August 2007, raising the sale price of the home.

Just as buyers in rapidly accelerating markets may pay significantly more than the assessor's last valuation, they may also pay less in declining markets. A property valued by the assessor at \$200,000 for the 2007 assessment may sell for \$175,000 in August 2007.

This lag time often results in a dramatic difference between actual sale prices and the estimated market values for the current year.

2. Properties can change over time.

While values can fluctuate on an annual basis due to sales of similar properties, Minnesota law requires that properties only be inspected once every five years, unless new construction or demolition takes place. Between those inspections, properties may be improved without the owner obtaining a building permit – or they may deteriorate if neglected. These changes can be difficult for assessors, who may only see the exterior of the home, to consider in their annual evaluations.

3. There is no "correct" price for real estate – but rather a range of prices.

The ultimate sale price of a particular property depends on its unique characteristics as well as the complex

motivations and preferences of the seller and potential buyers. If that weren't the case, Realtors and sellers would never have to reduce listing prices, offers from multiple buyers would all be identical, and professional appraisals would all arrive at the same value. In reality, list prices often misjudge the market, offers are negotiable and can vary widely, and appraised values may be disputed.

4. No two parcels of property are identical.

Estimating the precise value of a property that is based on dozens, if not hundreds, of characteristics is very difficult. Even nearly identical properties (e.g. adjacent townhomes or condominiums) often sell for different amounts.

5. Real estate markets are highly localized and always changing.

Sale prices of different types of properties can vary widely. Currently, farmland and recreational properties are rising in value and sales are strong, but residential sales are stable or slightly declining in several areas. Some neighborhoods are declining at a much faster rate than other areas, which may be stable or slightly increasing in value.

6. Fewer sales mean more challenges for assessors.

In many markets and for many types of property, there are few sales of comparable properties. This can make accurate market assessments more difficult, but the assessor must still use his/her professional judgment and knowledge to estimate market values on an annual basis. This may mean looking at sales that take place outside the study time frame or in a neighboring city or township.

7. Not all sales are representative of the market.

Some sales, such as foreclosures, sales between relatives, or sales where the seller or buyer are acting under undue duress are not considered open-market, arm's-length transactions and are not used in sales ratio studies, nor are they used as comparables in estimating the market values of similar properties.

If you have additional questions or concerns, please contact your county assessor.

How the Assessor Estimates Your Market Value

12b

Property Tax Fact Sheet 12b

Fact Sheet

This fact sheet is the second in a series of three fact sheets that were designed to assist taxpayers in the understanding of the basic concepts of their annual assessment and property tax administration. Please see Fact Sheets 12a and 12c for additional information.

Property Tax Assessment Process

Minnesota has what is known as an *ad valorem* property tax. This means property tax is divided among taxable properties according to their value. The final amount of property tax the owner of a property pays in any given year is the end result of a process that begins over two years before property tax statements are actually mailed to property owners.

The process begins with the assessor collecting data on sales of properties within the market during a specific time period between October of one year and September of the following year (this period is known as a sales study period). Over the next several months and by using mass appraisal techniques, assessors analyze the data in order to estimate each property's market value for the next assessment (January 2). Pursuant to Minnesota Statutes, section 273.11 assessors must estimate the value of property at a value that would represent what the property would sell for in an open-market arm's length transaction on January 2 of each year. The assessor cannot adopt a higher or lower standard of value because the value will be used for the purposes of taxation.

Assessors also classify property according to its use on January 2. Between April and June, taxpayers have an opportunity to appeal both the estimated market value and the classification of their property. Values and classifications are generally finalized July 1 of each year.

Local units of government then finalize their estimated budgets for the upcoming year. Once the budgets are finalized in December, the market values and classifications are used to divide the overall tax levy among all taxable properties. Tax statements are mailed by the following March 31.

For example, sales of properties that occur between October 1, 2008 and September 30, 2009 are used by assessors to estimate a property's market value for the January 2, 2010 assessment. Following an appeal process that occurs between April 1, 2010 and June 30, 2010, the valuations and classifications generally become final on July 1, 2010.

This lengthy time frame may result in a significant difference between actual sales prices occurring in the current market and assessors' estimated market values for the current year's assessment.

Using the final values and the local jurisdictions' proposed budgets, the auditor then estimates each property's proposed taxes payable for 2011. After public budget meetings are held and final budget numbers are adopted, property tax statements are mailed to taxpayers by March 31, 2011.

In summary, sales taking place from October 2008 to September 2009 are used to estimate a property's market value as of January 2, 2010 which will in turn be used to calculate property taxes payable in 2011.

What is the role of the assessor?

Assessors use historical sales in order to estimate each property's market value as of the assessment date (January 2) of each year. The assessor also classifies the property according to its use on January 2 of each year.

Assessors also review other quantifiable data such as supply/demand, marketing times, sales concessions, vacancy rates, etc. to help in analyzing whether a market is increasing, stable, or decreasing.

During increasing markets, this may benefit some property owners because a buyer may pay a price that is significantly higher than the assessor placed on the property for the last assessment. For example, if a property is valued by the assessor at \$180,000 for the 2009 assessment (based on sales that occurred between October 2007 and September 2008), and it sells for \$230,000 in August 2009, the new property owner is benefiting from the lower market value for the 2009 assessment which will be used to calculate taxes payable in 2010.

The August 2009 sale of the property will be included in the study period of October 2008 to September 2009 which the

assessor will use to value property for the 2010 assessment for taxes payable in 2011.

This same lag time is also present in declining markets. For example, if the assessor places a market value of \$200,000 on a property for the 2009 assessment (again using sales that occurred between October 2007 and September 2008), but the property sells for \$175,000 in August 2009, does it mean the January 2, 2009 assessed value is incorrect? Not necessarily. It could signal a downturn in the housing market just began to occur between September 2008 and August 2009. The assessor will use the August 2009 sale as well as others occurring in the market to estimate 2010 market values.

The assessor does not raise property tax revenues by increasing values. Total property tax revenues are a function of county, school district, and city/town spending as well as state-paid local government aid and other factors. The value and classification of the property are merely a way to divide the total property tax levy among all taxpayers. The total amount of the levy will be collected whether values increase or decrease from one year to the next. An individual's share of the overall tax burden may change from year to year, however.

What are sales ratio studies?

Sales ratios show the relationship between the assessor's estimated market value on a property and the actual sale price of a property.

Each year the assessor performs sales ratio studies on properties that have sold in their jurisdiction. These sales are stratified many different ways including by location and property type (residential, agricultural, commercial, etc.). The sales can also be stratified further such as by home style, subdivision, age of structure, location on or off water frontage, price range, etc.

A single sale may not represent the true market activity. Rather, sales of all properties are reviewed to determine market trends. However, even if there are no sales occurring within the sales ratio study period, assessors are still expected to use their professional judgment and knowledge of the local market to annually value properties in their jurisdiction.

Whenever any real estate is sold for a consideration in excess of \$1,000, a Certificate of Real Estate Value (CRV) is filed. These CRVs are the foundation of all sales ratio studies because they contain important information about each transaction. Assessors then verify the information contained on the CRV in order to determine whether or not the sale represents an open-market arm's length transaction. If the sale does not represent an open-market, arm's length transaction, it may not be used in the sales ratio study.

Simply having an extremely high or low sales ratio is not a valid reason to remove a sale from the sales ratio study. Rather, the extreme ratio indicates a need for additional investigation by the assessor.

Again, sales ratio study periods are generally October 1 of a given year to September 30 of the following year. For example, for the 2010 assessment, assessors use sales that took place between October 1, 2008 and September 30, 2009. This is the reason that assessors' market values may lag a bit behind current market activity.

Assessors will use the median sales ratio as the statistical measure of the overall level of assessment. The median ratio is the middle ratio of all the ratios when they are arranged in order from highest to lowest (or vice versa). The median is used because it is not affected by extreme ratios. Department of Revenue guidelines indicate that the median ratio of a sales ratio study should be between 90 and 105 percent.

Is it possible for the values of some properties to decrease while others increase?

Yes. Each segment of the market is different. Sales prices of certain types of properties can vary widely. Currently, sales of both farmland and recreational properties are strong and show appreciation. However, the sales of residential properties are stable or declining in some areas.

Sometimes it can be difficult to estimate the rate at which a market is increasing or declining. Ideally, a property would sell twice within a certain period of time, such as one year, but all other characteristics of the property would remain the same. That way an appraiser or assessor would be able to isolate a time adjustment to indicate whether the market is increasing or decreasing or simply remaining stable.

Do all areas increase or decline at the same rate?

No. Some areas or neighborhoods are declining at a much faster rate than others that are showing stable values or values that are slightly increasing.

Conclusion

In conclusion, it is essential that taxpayers understand that there may be a legitimate reason for the assessor's annual market value to be different from current market conditions due to the lag time between sales study periods and sales taking place today.

For additional information, please refer to Fact Sheet 12a Understanding Property Taxes and Fact Sheet 12c Understanding Your Assessment and the Appeals Process.

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
16-County Twin Cities Region	\$219,000	\$230,000	\$245,900	\$265,000	\$280,000	+ 5.7%	+ 27.9%
13-County Twin Cities Region	\$220,000	\$232,000	\$247,500	\$265,000	\$282,000	+ 6.4%	+ 28.2%
Afton	\$435,000	\$452,500	\$431,000	\$492,000	\$508,500	+ 3.4%	+ 16.9%
Albertville	\$210,000	\$225,000	\$239,900	\$255,300	\$259,350	+ 1.6%	+ 23.5%
Andover	\$247,500	\$268,000	\$290,000	\$305,000	\$336,250	+ 10.2%	+ 35.9%
Annandale	\$204,450	\$205,000	\$222,400	\$227,800	\$245,000	+ 7.6%	+ 19.8%
Anoka	\$178,950	\$195,000	\$206,500	\$230,000	\$235,000	+ 2.2%	+ 31.3%
Apple Valley	\$224,900	\$229,900	\$245,800	\$265,000	\$282,000	+ 6.4%	+ 25.4%
Arden Hills	\$282,000	\$299,000	\$301,000	\$361,000	\$339,000	- 6.1%	+ 20.2%
Arlington	\$130,250	\$127,000	\$139,900	\$145,145	\$159,900	+ 10.2%	+ 22.8%
Bayport	\$207,000	\$233,250	\$300,000	\$429,500	\$422,400	- 1.7%	+ 104.1%
Becker	\$183,900	\$193,250	\$211,450	\$219,900	\$249,900	+ 13.6%	+ 35.9%
Belle Plaine	\$194,000	\$207,050	\$225,000	\$242,300	\$255,000	+ 5.2%	+ 31.4%
Bethel	\$158,185	\$199,450	\$205,500	\$230,000	\$196,000	- 14.8%	+ 23.9%
Big Lake	\$178,000	\$200,000	\$210,000	\$234,000	\$244,450	+ 4.5%	+ 37.3%
Birchwood Village	\$260,000	\$289,000	\$340,000	\$365,000	\$352,000	- 3.6%	+ 35.4%
Blaine	\$220,000	\$230,000	\$242,500	\$265,000	\$280,000	+ 5.7%	+ 27.3%
Bloomington	\$218,000	\$232,000	\$250,000	\$260,000	\$279,900	+ 7.7%	+ 28.4%
Bloomington – East	\$198,250	\$210,000	\$232,000	\$242,000	\$259,950	+ 7.4%	+ 31.1%
Bloomington – West	\$235,000	\$250,000	\$264,750	\$279,777	\$301,000	+ 7.6%	+ 28.1%
Brainerd MSA	\$170,000	\$182,000	\$193,000	\$209,900	\$220,200	+ 4.9%	+ 29.5%
Brooklyn Center	\$154,900	\$165,000	\$186,125	\$204,000	\$220,000	+ 7.8%	+ 42.0%
Brooklyn Park	\$194,000	\$214,200	\$229,900	\$249,900	\$265,000	+ 6.0%	+ 36.6%
Buffalo	\$200,000	\$204,900	\$234,000	\$240,000	\$251,500	+ 4.8%	+ 25.8%
Burnsville	\$222,000	\$234,950	\$244,550	\$262,000	\$273,500	+ 4.4%	+ 23.2%
Cambridge	\$163,500	\$169,900	\$190,500	\$206,000	\$224,650	+ 9.1%	+ 37.4%
Cannon Falls	\$202,000	\$203,500	\$233,000	\$246,500	\$261,750	+ 6.2%	+ 29.6%
Carver	\$277,750	\$296,090	\$345,000	\$367,167	\$367,500	+ 0.1%	+ 32.3%
Centerville	\$223,000	\$235,000	\$243,000	\$263,250	\$273,000	+ 3.7%	+ 22.4%
Champlin	\$205,000	\$224,000	\$239,450	\$255,000	\$270,000	+ 5.9%	+ 31.7%
Chanhassen	\$324,950	\$336,950	\$346,000	\$357,500	\$390,220	+ 9.2%	+ 20.1%
Chaska	\$255,000	\$272,500	\$292,750	\$289,950	\$308,000	+ 6.2%	+ 20.8%
Chisago	\$235,000	\$250,000	\$255,000	\$283,800	\$290,450	+ 2.3%	+ 23.6%
Circle Pines	\$162,550	\$180,000	\$191,050	\$210,000	\$218,938	+ 4.3%	+ 34.7%
Clear Lake	\$185,000	\$177,000	\$214,900	\$215,500	\$250,950	+ 16.5%	+ 35.6%
Clearwater	\$157,500	\$190,000	\$180,000	\$213,875	\$209,000	- 2.3%	+ 32.7%
Cleveland	\$109,900	\$191,950	\$319,000	\$189,000	\$184,950	- 2.1%	+ 68.3%
Coates	\$161,625	\$0	\$112,500	\$0	\$228,850	--	+ 41.6%
Cokato	\$132,450	\$159,550	\$158,500	\$158,700	\$200,000	+ 26.0%	+ 51.0%
Cologne	\$250,000	\$240,000	\$291,625	\$321,500	\$341,700	+ 6.3%	+ 36.7%
Columbia Heights	\$158,125	\$173,950	\$190,000	\$209,900	\$220,222	+ 4.9%	+ 39.3%
Columbus	\$236,300	\$263,000	\$277,500	\$365,500	\$369,900	+ 1.2%	+ 56.5%
Coon Rapids	\$175,000	\$190,000	\$204,250	\$227,000	\$235,000	+ 3.5%	+ 34.3%
Corcoran	\$330,000	\$378,000	\$431,200	\$439,243	\$474,153	+ 7.9%	+ 43.7%
Cottage Grove	\$222,000	\$240,000	\$250,000	\$262,500	\$290,000	+ 10.5%	+ 30.6%
Crystal	\$172,000	\$185,450	\$200,000	\$220,000	\$233,500	+ 6.1%	+ 35.8%

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	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Dayton	\$320,000	\$349,950	\$425,083	\$400,000	\$435,000	+ 8.7%	+ 35.9%
Deephaven	\$622,500	\$581,000	\$689,000	\$910,000	\$779,900	- 14.3%	+ 25.3%
Delano	\$275,100	\$280,000	\$295,000	\$315,560	\$327,014	+ 3.6%	+ 18.9%
Dellwood	\$594,215	\$532,000	\$600,000	\$587,500	\$725,000	+ 23.4%	+ 22.0%
Eagan	\$243,274	\$259,000	\$267,250	\$280,000	\$305,000	+ 8.9%	+ 25.4%
East Bethel	\$219,500	\$237,500	\$253,250	\$269,900	\$287,250	+ 6.4%	+ 30.9%
Eden Prairie	\$299,900	\$308,500	\$329,500	\$337,000	\$359,500	+ 6.7%	+ 19.9%
Edina	\$397,000	\$435,005	\$460,000	\$450,000	\$473,606	+ 5.2%	+ 19.3%
Elk River	\$215,250	\$230,000	\$245,000	\$262,500	\$273,000	+ 4.0%	+ 26.8%
Elko New Market	\$264,250	\$305,000	\$300,000	\$329,900	\$325,000	- 1.5%	+ 23.0%
Excelsior	\$502,500	\$502,000	\$529,500	\$605,000	\$600,000	- 0.8%	+ 19.4%
Falcon Heights	\$257,000	\$288,800	\$270,000	\$298,900	\$310,500	+ 3.9%	+ 20.8%
Faribault	\$146,000	\$159,000	\$175,000	\$177,370	\$190,500	+ 7.4%	+ 30.5%
Farmington	\$220,500	\$229,900	\$251,900	\$261,000	\$272,000	+ 4.2%	+ 23.4%
Forest Lake	\$225,500	\$230,000	\$250,500	\$269,900	\$306,250	+ 13.5%	+ 35.8%
Fridley	\$175,000	\$187,800	\$199,900	\$219,900	\$240,500	+ 9.4%	+ 37.4%
Gaylord	\$80,750	\$115,000	\$97,500	\$143,900	\$137,500	- 4.4%	+ 70.3%
Gem Lake	\$411,000	\$205,000	\$617,500	\$500,000	\$626,889	+ 25.4%	+ 52.5%
Golden Valley	\$264,900	\$290,275	\$312,750	\$309,950	\$343,000	+ 10.7%	+ 29.5%
Grant	\$399,900	\$404,650	\$472,000	\$567,750	\$608,750	+ 7.2%	+ 52.2%
Greenfield	\$400,000	\$420,000	\$395,250	\$350,000	\$420,000	+ 20.0%	+ 5.0%
Greenwood	\$932,500	\$1,233,450	\$1,227,350	\$1,250,000	\$1,012,500	- 19.0%	+ 8.6%
Ham Lake	\$297,500	\$319,000	\$329,900	\$358,200	\$374,500	+ 4.6%	+ 25.9%
Hamburg	\$119,900	\$186,000	\$197,750	\$149,900	\$181,000	+ 20.7%	+ 51.0%
Hammond	\$160,950	\$174,000	\$204,500	\$228,250	\$232,500	+ 1.9%	+ 44.5%
Hampton	\$106,000	\$113,750	\$87,000	\$112,950	\$100,000	- 11.5%	- 5.7%
Hanover	\$266,250	\$289,950	\$309,730	\$312,000	\$328,000	+ 5.1%	+ 23.2%
Hastings	\$196,000	\$206,000	\$205,000	\$225,000	\$244,000	+ 8.4%	+ 24.5%
Hilltop	\$0	\$56,000	\$71,250	\$79,000	\$91,250	+ 15.5%	--
Hopkins	\$213,500	\$215,000	\$218,650	\$250,000	\$259,950	+ 4.0%	+ 21.8%
Hudson	\$262,000	\$263,000	\$294,361	\$297,250	\$336,000	+ 13.0%	+ 28.2%
Hugo	\$204,500	\$230,900	\$233,200	\$235,250	\$280,000	+ 19.0%	+ 36.9%
Hutchinson	\$145,000	\$147,400	\$161,000	\$170,000	\$181,000	+ 6.5%	+ 24.8%
Independence	\$520,000	\$535,000	\$460,000	\$561,000	\$552,000	- 1.6%	+ 6.2%
Inver Grove Heights	\$193,500	\$216,000	\$230,000	\$255,000	\$265,250	+ 4.0%	+ 37.1%
Isanti	\$158,500	\$177,900	\$189,900	\$220,000	\$231,035	+ 5.0%	+ 45.8%
Jordan	\$246,261	\$255,000	\$265,880	\$285,727	\$300,550	+ 5.2%	+ 22.0%
Lake Elmo	\$401,000	\$406,550	\$432,500	\$473,439	\$468,000	- 1.1%	+ 16.7%
Lake Minnetonka Area	\$395,000	\$398,750	\$450,000	\$498,281	\$489,000	- 1.9%	+ 23.8%
Lake St. Croix Beach	\$187,250	\$220,900	\$182,500	\$225,075	\$233,750	+ 3.9%	+ 24.8%
Lakeland	\$244,000	\$255,000	\$276,500	\$271,000	\$298,500	+ 10.1%	+ 22.3%
Lakeland Shores	\$247,423	\$278,500	\$800,000	\$650,000	\$360,000	- 44.6%	+ 45.5%
Lakeville	\$299,450	\$307,000	\$325,000	\$356,500	\$370,922	+ 4.0%	+ 23.9%
Lauderdale	\$175,000	\$187,500	\$196,000	\$213,750	\$225,000	+ 5.3%	+ 28.6%
Le Center	\$120,000	\$121,900	\$136,000	\$153,000	\$150,500	- 1.6%	+ 25.4%
Lexington	\$172,862	\$200,775	\$202,605	\$203,000	\$239,900	+ 18.2%	+ 38.8%

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	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Lilydale	\$240,000	\$212,500	\$292,750	\$275,000	\$342,500	+ 24.5%	+ 42.7%
Lindstrom	\$190,000	\$211,814	\$225,000	\$236,330	\$272,094	+ 15.1%	+ 43.2%
Lino Lakes	\$254,600	\$274,900	\$304,500	\$305,521	\$310,000	+ 1.5%	+ 21.8%
Little Canada	\$207,000	\$219,000	\$248,750	\$262,250	\$265,000	+ 1.0%	+ 28.0%
Long Lake	\$269,950	\$245,025	\$336,250	\$382,500	\$349,900	- 8.5%	+ 29.6%
Lonsdale	\$211,300	\$222,222	\$234,950	\$253,000	\$274,050	+ 8.3%	+ 29.7%
Loretto	\$256,000	\$226,250	\$290,000	\$257,600	\$266,500	+ 3.5%	+ 4.1%
Mahtomedi	\$325,000	\$306,910	\$328,500	\$345,000	\$370,000	+ 7.2%	+ 13.8%
Maple Grove	\$245,000	\$256,700	\$274,025	\$297,500	\$314,885	+ 5.8%	+ 28.5%
Maple Lake	\$170,000	\$177,500	\$195,000	\$205,000	\$233,337	+ 13.8%	+ 37.3%
Maple Plain	\$243,900	\$253,000	\$271,750	\$300,500	\$285,000	- 5.2%	+ 16.9%
Maplewood	\$187,500	\$199,900	\$219,950	\$235,000	\$250,000	+ 6.4%	+ 33.3%
Marine on St. Croix	\$320,000	\$376,825	\$335,000	\$510,250	\$380,000	- 25.5%	+ 18.8%
Mayer	\$212,000	\$224,950	\$239,000	\$266,950	\$276,610	+ 3.6%	+ 30.5%
Medicine Lake	\$836,250	\$657,500	\$677,500	\$0	\$760,000	--	- 9.1%
Medina	\$555,047	\$541,250	\$640,000	\$675,000	\$616,560	- 8.7%	+ 11.1%
Mendota	\$0	\$221,000	\$0	\$372,500	\$612,500	+ 64.4%	--
Mendota Heights	\$339,649	\$360,000	\$389,450	\$385,000	\$424,250	+ 10.2%	+ 24.9%
Miesville	\$0	\$274,000	\$217,500	\$122,000	\$0	- 100.0%	--
Milaca	\$131,000	\$149,900	\$159,900	\$170,000	\$185,000	+ 8.8%	+ 41.2%
Minneapolis - (Citywide)	\$220,000	\$230,000	\$242,000	\$264,950	\$280,000	+ 5.7%	+ 27.3%
Minneapolis - Calhoun-Isle	\$360,000	\$343,000	\$340,000	\$362,500	\$360,000	- 0.7%	0.0%
Minneapolis - Camden	\$122,000	\$136,200	\$155,000	\$175,000	\$190,000	+ 8.6%	+ 55.7%
Minneapolis - Central	\$260,000	\$301,250	\$310,500	\$386,555	\$388,000	+ 0.4%	+ 49.2%
Minneapolis - Longfellow	\$207,250	\$229,449	\$250,000	\$265,950	\$280,000	+ 5.3%	+ 35.1%
Minneapolis - Near North	\$125,200	\$134,000	\$155,000	\$171,000	\$189,900	+ 11.1%	+ 51.7%
Minneapolis - Nokomis	\$227,000	\$245,000	\$260,000	\$275,000	\$291,000	+ 5.8%	+ 28.2%
Minneapolis - Northeast	\$199,825	\$219,625	\$236,000	\$255,000	\$274,900	+ 7.8%	+ 37.6%
Minneapolis - Phillips	\$141,500	\$156,500	\$177,000	\$185,000	\$195,500	+ 5.7%	+ 38.2%
Minneapolis - Powderhorn	\$185,050	\$200,000	\$215,000	\$235,000	\$250,000	+ 6.4%	+ 35.1%
Minneapolis - Southwest	\$340,000	\$350,000	\$382,500	\$390,000	\$412,750	+ 5.8%	+ 21.4%
Minneapolis - University	\$230,000	\$255,000	\$243,500	\$277,200	\$275,000	- 0.8%	+ 19.6%
Minnetonka	\$300,000	\$307,350	\$335,000	\$347,500	\$358,250	+ 3.1%	+ 19.4%
Minnetonka Beach	\$1,487,500	\$1,305,000	\$1,640,000	\$1,287,750	\$1,617,500	+ 25.6%	+ 8.7%
Minnetrasta	\$445,500	\$456,500	\$458,000	\$492,460	\$500,000	+ 1.5%	+ 12.2%
Montgomery	\$128,750	\$133,000	\$159,233	\$187,500	\$186,500	- 0.5%	+ 44.9%
Monticello	\$186,000	\$199,700	\$214,000	\$229,950	\$240,000	+ 4.4%	+ 29.0%
Montrose	\$164,450	\$186,250	\$203,000	\$217,700	\$225,000	+ 3.4%	+ 36.8%
Mora	\$122,000	\$122,900	\$143,150	\$160,000	\$160,000	0.0%	+ 31.1%
Mound	\$215,900	\$224,500	\$249,950	\$247,500	\$265,000	+ 7.1%	+ 22.7%
Mounds View	\$187,837	\$195,000	\$223,000	\$252,500	\$249,950	- 1.0%	+ 33.1%
New Brighton	\$219,900	\$241,250	\$245,000	\$260,000	\$277,500	+ 6.7%	+ 26.2%
New Germany	\$153,610	\$144,900	\$212,930	\$185,900	\$192,500	+ 3.6%	+ 25.3%
New Hope	\$199,000	\$220,000	\$225,000	\$244,000	\$259,900	+ 6.5%	+ 30.6%
New Prague	\$215,000	\$250,000	\$248,171	\$268,000	\$274,900	+ 2.6%	+ 27.9%
New Richmond	\$179,900	\$196,000	\$205,000	\$225,000	\$244,841	+ 8.8%	+ 36.1%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
New Trier	\$137,000	\$0	\$205,088	\$69,100	\$239,900	+ 247.2%	+ 75.1%
Newport	\$157,261	\$189,500	\$203,500	\$260,000	\$290,000	+ 11.5%	+ 84.4%
North Branch	\$175,778	\$187,000	\$207,000	\$230,000	\$229,900	- 0.0%	+ 30.8%
North Oaks	\$692,844	\$650,000	\$660,000	\$717,500	\$780,000	+ 8.7%	+ 12.6%
North Saint Paul	\$174,000	\$196,000	\$210,500	\$222,450	\$239,900	+ 7.8%	+ 37.9%
Northfield	\$199,000	\$225,950	\$243,500	\$258,000	\$264,450	+ 2.5%	+ 32.9%
Norwood Young America	\$166,400	\$180,000	\$214,450	\$220,000	\$224,900	+ 2.2%	+ 35.2%
Nowthen	\$305,000	\$323,000	\$329,900	\$352,750	\$394,500	+ 11.8%	+ 29.3%
Oak Grove	\$265,000	\$286,000	\$324,950	\$325,000	\$340,000	+ 4.6%	+ 28.3%
Oak Park Heights	\$202,000	\$224,750	\$235,000	\$240,000	\$243,000	+ 1.3%	+ 20.3%
Oakdale	\$188,900	\$210,250	\$211,250	\$225,000	\$233,000	+ 3.6%	+ 23.3%
Onamia	\$112,500	\$124,200	\$160,000	\$149,775	\$165,000	+ 10.2%	+ 46.7%
Orono	\$542,500	\$616,000	\$639,000	\$727,804	\$719,900	- 1.1%	+ 32.7%
Osseo	\$174,900	\$219,000	\$205,000	\$215,000	\$250,000	+ 16.3%	+ 42.9%
Otsego	\$218,700	\$252,825	\$255,500	\$305,000	\$329,945	+ 8.2%	+ 50.9%
Pine City	\$126,375	\$155,000	\$149,963	\$149,500	\$189,000	+ 26.4%	+ 49.6%
Pine Springs	\$395,000	\$451,500	\$376,000	\$494,000	\$423,375	- 14.3%	+ 7.2%
Plymouth	\$320,000	\$325,000	\$341,000	\$369,900	\$380,000	+ 2.7%	+ 18.8%
Princeton	\$163,500	\$182,450	\$181,400	\$215,000	\$236,250	+ 9.9%	+ 44.5%
Prior Lake	\$300,000	\$295,000	\$296,000	\$325,000	\$361,000	+ 11.1%	+ 20.3%
Ramsey	\$215,500	\$230,000	\$239,900	\$262,500	\$274,900	+ 4.7%	+ 27.6%
Randolph	\$208,250	\$247,000	\$254,500	\$220,000	\$288,500	+ 31.1%	+ 38.5%
Red Wing	\$143,900	\$160,000	\$168,000	\$184,000	\$191,250	+ 3.9%	+ 32.9%
Richfield	\$205,000	\$221,625	\$235,700	\$250,000	\$272,000	+ 8.8%	+ 32.7%
River Falls	\$195,000	\$204,950	\$230,000	\$237,500	\$246,600	+ 3.8%	+ 26.5%
Robbinsdale	\$175,000	\$185,000	\$205,000	\$223,200	\$240,000	+ 7.5%	+ 37.1%
Rockford	\$195,299	\$211,900	\$213,250	\$234,000	\$257,449	+ 10.0%	+ 31.8%
Rogers	\$293,978	\$287,250	\$315,000	\$330,000	\$331,900	+ 0.6%	+ 12.9%
Rosemount	\$240,000	\$261,350	\$273,450	\$293,000	\$310,000	+ 5.8%	+ 29.2%
Roseville	\$215,050	\$225,425	\$243,000	\$262,000	\$275,000	+ 5.0%	+ 27.9%
Rush City	\$129,500	\$155,000	\$172,000	\$184,500	\$213,000	+ 15.4%	+ 64.5%
Saint Anthony	\$248,435	\$240,000	\$269,000	\$285,000	\$287,000	+ 0.7%	+ 15.5%
Saint Bonifacius	\$220,000	\$234,900	\$243,500	\$255,000	\$280,000	+ 9.8%	+ 27.3%
Saint Cloud MSA	\$155,000	\$164,900	\$171,556	\$180,000	\$196,600	+ 9.2%	+ 26.8%
Saint Francis	\$180,500	\$196,500	\$210,350	\$232,900	\$249,900	+ 7.3%	+ 38.4%
Saint Louis Park	\$239,000	\$245,000	\$264,663	\$287,000	\$305,000	+ 6.3%	+ 27.6%
Saint Mary's Point	\$235,000	\$242,050	\$268,000	\$169,100	\$1,013,750	+ 499.5%	+ 331.4%
Saint Michael	\$230,000	\$255,000	\$275,000	\$305,500	\$305,000	- 0.2%	+ 32.6%
Saint Paul	\$168,000	\$180,000	\$193,000	\$212,000	\$225,000	+ 6.1%	+ 33.9%
Saint Paul - Battle Creek / Highwood	\$157,950	\$174,250	\$191,258	\$209,500	\$219,900	+ 5.0%	+ 39.2%
Saint Paul - Como Park	\$195,000	\$205,000	\$225,000	\$240,000	\$253,000	+ 5.4%	+ 29.7%
Saint Paul - Dayton's Bluff	\$130,000	\$137,500	\$155,000	\$174,450	\$175,000	+ 0.3%	+ 34.6%
Saint Paul - Downtown	\$164,900	\$172,000	\$179,500	\$193,250	\$205,900	+ 6.5%	+ 24.9%
Saint Paul - Greater East Side	\$141,600	\$157,000	\$170,000	\$185,100	\$199,500	+ 7.8%	+ 40.9%
Saint Paul - Hamline-Midway	\$168,299	\$177,500	\$207,000	\$218,000	\$223,500	+ 2.5%	+ 32.8%
Saint Paul - Highland Park	\$271,175	\$284,275	\$315,000	\$325,000	\$334,450	+ 2.9%	+ 23.3%

2019 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Saint Paul - Merriam Park / Lexington-Hamline	\$256,000	\$272,750	\$287,500	\$325,000	\$335,000	+ 3.1%	+ 30.9%
Saint Paul - Macalester-Groveland	\$292,000	\$303,500	\$324,000	\$351,000	\$354,950	+ 1.1%	+ 21.6%
Saint Paul - North End	\$128,500	\$139,900	\$149,900	\$160,000	\$173,950	+ 8.7%	+ 35.4%
Saint Paul - Payne-Phalen	\$134,000	\$143,500	\$165,000	\$179,900	\$201,000	+ 11.7%	+ 50.0%
Saint Paul - St. Anthony Park	\$227,900	\$241,700	\$250,000	\$280,900	\$302,950	+ 7.8%	+ 32.9%
Saint Paul - Summit Hill	\$369,000	\$325,000	\$391,750	\$418,000	\$454,950	+ 8.8%	+ 23.3%
Saint Paul - Summit-University	\$210,000	\$218,450	\$230,000	\$244,250	\$251,000	+ 2.8%	+ 19.5%
Saint Paul - Thomas-Dale (Frogtown)	\$130,000	\$140,000	\$145,700	\$165,000	\$180,000	+ 9.1%	+ 38.5%
Saint Paul - West Seventh	\$169,900	\$185,500	\$210,000	\$229,930	\$230,000	+ 0.0%	+ 35.4%
Saint Paul - West Side	\$150,000	\$157,400	\$175,900	\$191,000	\$209,000	+ 9.4%	+ 39.3%
Saint Paul Park	\$172,200	\$185,000	\$193,000	\$215,000	\$231,633	+ 7.7%	+ 34.5%
Savage	\$255,000	\$265,000	\$289,900	\$315,000	\$323,250	+ 2.6%	+ 26.8%
Scandia	\$298,950	\$345,000	\$412,500	\$362,450	\$400,000	+ 10.4%	+ 33.8%
Shakopee	\$209,000	\$222,000	\$229,900	\$250,000	\$274,808	+ 9.9%	+ 31.5%
Shoreview	\$237,000	\$221,750	\$251,500	\$264,900	\$288,500	+ 8.9%	+ 21.7%
Shorewood	\$417,500	\$453,250	\$509,000	\$548,398	\$630,000	+ 14.9%	+ 50.9%
Somerset	\$179,550	\$190,718	\$218,075	\$230,000	\$235,000	+ 2.2%	+ 30.9%
South Haven	\$216,450	\$260,000	\$248,550	\$285,160	\$277,625	- 2.6%	+ 28.3%
South Saint Paul	\$165,000	\$179,950	\$192,000	\$214,950	\$223,200	+ 3.8%	+ 35.3%
Spring Lake Park	\$169,950	\$170,000	\$198,000	\$221,000	\$225,500	+ 2.0%	+ 32.7%
Spring Park	\$310,000	\$325,000	\$433,550	\$315,000	\$471,450	+ 49.7%	+ 52.1%
Stacy	\$200,000	\$226,000	\$245,000	\$265,000	\$240,000	- 9.4%	+ 20.0%
Stillwater	\$256,500	\$287,000	\$316,000	\$334,950	\$345,000	+ 3.0%	+ 34.5%
Sunfish Lake	\$900,000	\$533,500	\$921,500	\$738,750	\$1,125,000	+ 52.3%	+ 25.0%
Tonka Bay	\$444,012	\$649,950	\$526,393	\$861,862	\$680,000	- 21.1%	+ 53.1%
Vadnais Heights	\$191,950	\$214,550	\$240,000	\$247,450	\$270,125	+ 9.2%	+ 40.7%
Vermillion	\$0	\$228,000	\$215,000	\$217,000	\$264,000	+ 21.7%	--
Victoria	\$403,250	\$423,018	\$439,900	\$439,000	\$459,845	+ 4.7%	+ 14.0%
Waconia	\$250,000	\$266,500	\$272,000	\$304,000	\$315,000	+ 3.6%	+ 26.0%
Watertown	\$204,900	\$217,900	\$241,713	\$263,756	\$268,250	+ 1.7%	+ 30.9%
Waterville	\$128,500	\$142,675	\$130,000	\$162,400	\$164,900	+ 1.5%	+ 28.3%
Wayzata	\$533,000	\$525,000	\$905,812	\$741,050	\$645,000	- 13.0%	+ 21.0%
West Saint Paul	\$171,000	\$183,900	\$195,900	\$220,000	\$230,000	+ 4.5%	+ 34.5%
White Bear Lake	\$198,500	\$216,650	\$229,950	\$244,900	\$260,000	+ 6.2%	+ 31.0%
Willernie	\$145,767	\$165,000	\$215,000	\$229,585	\$209,000	- 9.0%	+ 43.4%
Winthrop	\$63,700	\$102,500	\$96,000	\$120,000	\$115,900	- 3.4%	+ 81.9%
Woodbury	\$288,100	\$294,500	\$312,000	\$325,000	\$352,500	+ 8.5%	+ 22.4%
Woodland	\$850,000	\$695,000	\$1,222,500	\$1,300,000	\$1,175,000	- 9.6%	+ 38.2%
Wyoming	\$213,250	\$230,900	\$254,200	\$280,000	\$305,000	+ 8.9%	+ 43.0%
Zimmerman	\$185,000	\$206,000	\$216,250	\$240,000	\$260,000	+ 8.3%	+ 40.5%
Zumbrota	\$168,500	\$195,000	\$199,950	\$210,000	\$226,450	+ 7.8%	+ 34.4%

HENNEPIN COUNTY

MINNESOTA

To: City of Hanover, Mayor and Council
From: Jason Vaith, Appraiser
Date: February 26, 2020
Re: 2020 Assessment and Board of Appeal and Equalization

The 2020 Hanover Board of Appeal Meeting is scheduled for Tuesday, April 7, 2020 at 7 p.m. In preparation for the upcoming Board of Appeal Meeting, please find the enclosed data to help you. There is market data, Board of Appeal meeting procedures, and sales photos with characteristics from a sample of sales throughout the city.

Annual Quintile, Sales, and New Construction Reviews

Each year, one fifth of the properties in the city are reviewed and the records are updated. For the 2020 assessment we viewed all properties between the area that is South of County Road 19, East of County Road 123 and off of Prairie Lane and Ann Circle. Included in this sales book is a map of our quintile areas over the next five year assessment cycle. (See included Quintile Map) The viewing, reviewing, and statistical analysis of all sales that sold between October 1, 2018 and September 30, 2019 in the City of Hanover were made.

Summary of the 2020 Assessment

Each year the estimated market values are analyzed along with sales data from the market. A recalculation of land and building values were made to all property types. The results of the adjustments for the following property types are:

Residential	+ 0.8 %
Residential Lakeshore	- 1.1 %
Townhouses	- 4.0 %
Agricultural	+ 9.24%
Commercial	+ 8.9%
Industrial	- 1.5 %

The City of Hanover has a total market value of approximately \$89,712,800. This value includes \$461,000 in new construction improvements. The overall value increase/decrease for all property types in the City of Hanover is -1.03%.



The Local Board of Appeal and Equalization Process

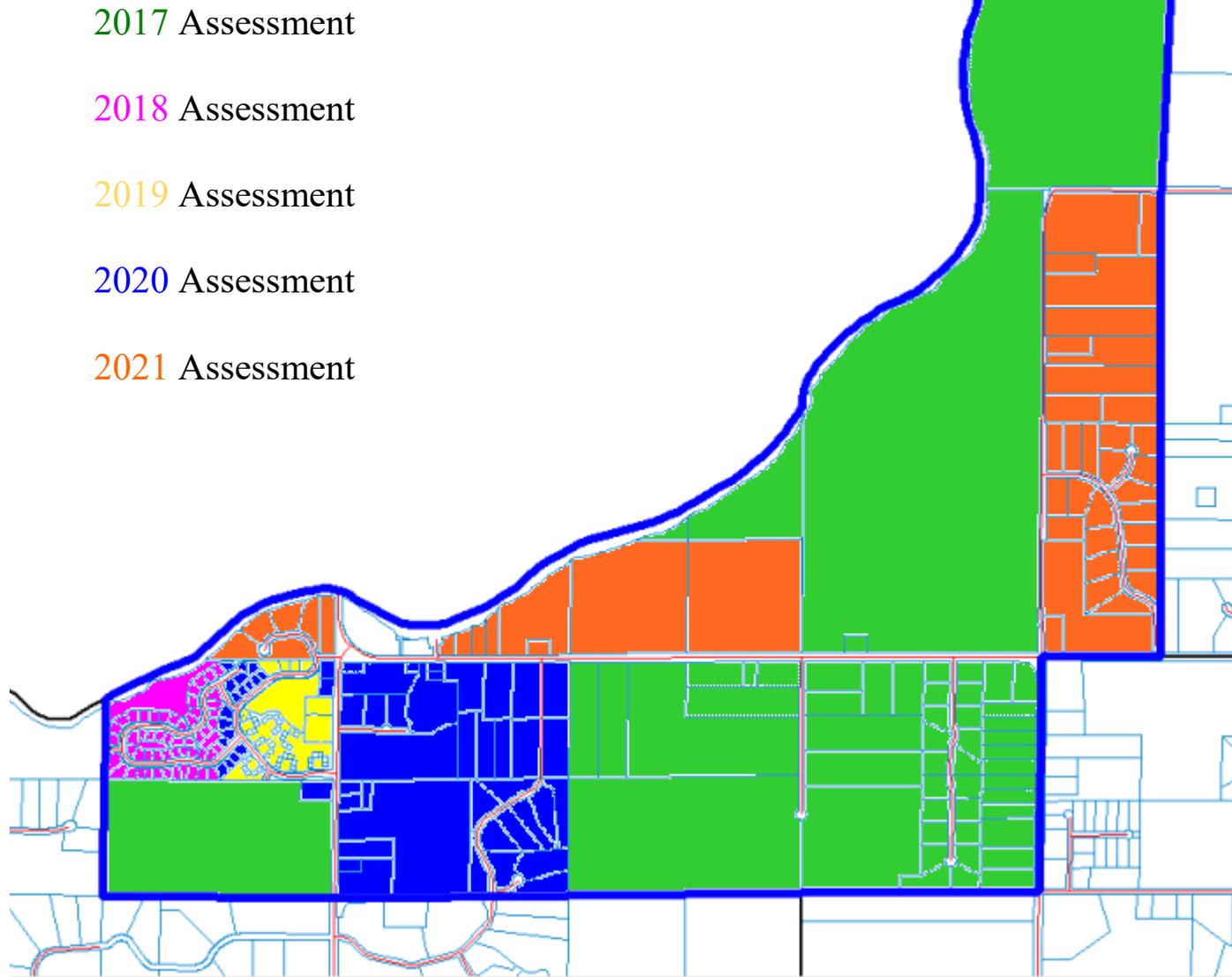
Value notices are scheduled to be mailed March 2, 2020. Taxpayers with value or classification concerns should contact the assessor's office. During the initial conversation the property owner may discuss their concerns and review sales information with an appraiser. The majority of the callers are satisfied after a conversation with an appraiser. If additional attention is necessary the appraiser will review the property.

The board has the authority to increase, decrease, or take no action on individual valuations. The total reduction must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed. The board cannot increase or decrease by a percentage to all of the assessments in the district by class. If the board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

In order for the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing. The County Board of Appeal and Equalization will begin meeting on June 15, 2020. All requests for appointments at the County Board must be received by May 20, 2020. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Jason Vaith 612-802-8797.

Hanover Quintile Areas



2018 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
16-County Twin Cities Region	\$205,000	\$219,000	\$230,000	\$246,000	\$265,000	+ 7.7%	+ 29.3%
13-County Twin Cities Region	\$205,570	\$220,000	\$232,000	\$247,800	\$265,000	+ 6.9%	+ 28.9%
Afton	\$412,375	\$435,000	\$452,500	\$431,000	\$492,000	+ 14.2%	+ 19.3%
Albertville	\$179,900	\$210,000	\$225,000	\$239,900	\$255,300	+ 6.4%	+ 41.9%
Andover	\$236,700	\$247,500	\$268,000	\$290,000	\$305,000	+ 5.2%	+ 28.9%
Annandale	\$172,221	\$204,450	\$205,000	\$222,400	\$227,800	+ 2.4%	+ 32.3%
Anoka	\$166,000	\$178,950	\$195,000	\$206,500	\$230,000	+ 11.4%	+ 38.6%
Apple Valley	\$213,000	\$224,900	\$229,900	\$245,800	\$265,000	+ 7.8%	+ 24.4%
Arden Hills	\$252,000	\$282,000	\$299,000	\$301,000	\$361,000	+ 19.9%	+ 43.3%
Arlington	\$92,450	\$130,250	\$127,000	\$139,900	\$145,145	+ 3.7%	+ 57.0%
Bayport	\$237,450	\$207,000	\$233,250	\$300,000	\$429,500	+ 43.2%	+ 80.9%
Becker	\$169,900	\$183,900	\$193,250	\$211,450	\$219,900	+ 4.0%	+ 29.4%
Belle Plaine	\$187,700	\$193,250	\$207,050	\$225,000	\$242,300	+ 7.7%	+ 29.1%
Bethel	\$115,000	\$158,185	\$199,450	\$205,500	\$230,000	+ 11.9%	+ 100.0%
Big Lake	\$169,900	\$178,000	\$200,000	\$210,000	\$234,000	+ 11.4%	+ 37.7%
Birchwood Village	\$340,000	\$260,000	\$289,000	\$340,000	\$365,000	+ 7.4%	+ 7.4%
Blaine	\$218,665	\$220,000	\$230,000	\$242,500	\$265,000	+ 9.3%	+ 21.2%
Bloomington	\$201,000	\$218,000	\$232,000	\$250,000	\$260,000	+ 4.0%	+ 29.4%
Bloomington – East	\$182,000	\$198,250	\$210,000	\$232,000	\$242,000	+ 4.3%	+ 33.0%
Bloomington – West	\$225,000	\$235,000	\$250,000	\$264,750	\$279,777	+ 5.7%	+ 24.3%
Brainerd MSA	\$165,000	\$170,000	\$182,000	\$194,000	\$209,900	+ 8.2%	+ 27.2%
Brooklyn Center	\$139,950	\$154,900	\$165,000	\$186,125	\$204,000	+ 9.6%	+ 45.8%
Brooklyn Park	\$174,900	\$194,000	\$214,200	\$229,900	\$249,900	+ 8.7%	+ 42.9%
Buffalo	\$175,000	\$200,000	\$204,900	\$234,000	\$240,000	+ 2.6%	+ 37.1%
Burnsville	\$209,500	\$222,000	\$234,950	\$244,550	\$262,000	+ 7.1%	+ 25.1%
Cambridge	\$148,250	\$163,500	\$169,900	\$190,500	\$206,000	+ 8.1%	+ 39.0%
Cannon Falls	\$175,000	\$202,000	\$203,500	\$233,000	\$246,500	+ 5.8%	+ 40.9%
Carver	\$270,000	\$277,750	\$296,090	\$345,000	\$367,167	+ 6.4%	+ 36.0%
Centerville	\$197,500	\$223,000	\$235,000	\$243,000	\$263,250	+ 8.3%	+ 33.3%
Champlin	\$193,950	\$205,000	\$224,000	\$239,450	\$255,000	+ 6.5%	+ 31.5%
Chanhassen	\$318,838	\$325,000	\$336,950	\$346,000	\$357,500	+ 3.3%	+ 12.1%
Chaska	\$235,000	\$255,000	\$272,500	\$292,750	\$289,950	- 1.0%	+ 23.4%
Chisago	\$201,500	\$235,000	\$250,000	\$255,000	\$281,850	+ 10.5%	+ 39.9%
Circle Pines	\$154,000	\$162,550	\$180,000	\$191,050	\$210,000	+ 9.9%	+ 36.4%
Clear Lake	\$154,500	\$185,000	\$177,000	\$214,900	\$226,000	+ 5.2%	+ 46.3%
Clearwater	\$159,500	\$157,500	\$190,000	\$180,000	\$213,750	+ 18.8%	+ 34.0%
Cleveland	\$265,000	\$109,900	\$191,950	\$319,000	\$189,000	- 40.8%	- 28.7%
Coates	\$0	\$161,625	\$0	\$112,500	\$0	- 100.0%	--
Cokato	\$123,200	\$132,450	\$159,550	\$157,000	\$159,300	+ 1.5%	+ 29.3%
Cologne	\$262,950	\$250,000	\$240,000	\$291,625	\$321,500	+ 10.2%	+ 22.3%
Columbia Heights	\$140,000	\$158,125	\$173,950	\$190,000	\$209,900	+ 10.5%	+ 49.9%
Columbus	\$227,500	\$236,300	\$263,000	\$277,500	\$346,000	+ 24.7%	+ 52.1%
Coon Rapids	\$160,300	\$175,000	\$190,000	\$204,250	\$227,000	+ 11.1%	+ 41.6%
Corcoran	\$312,500	\$330,000	\$378,000	\$431,200	\$439,243	+ 1.9%	+ 40.6%
Cottage Grove	\$209,900	\$222,000	\$240,000	\$250,000	\$262,500	+ 5.0%	+ 25.1%
Crystal	\$157,500	\$172,000	\$185,450	\$200,450	\$220,000	+ 9.8%	+ 39.7%

2018 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Dayton	\$218,250	\$328,709	\$358,123	\$425,195	\$401,540	- 5.6%	+ 84.0%
Deephaven	\$585,000	\$622,500	\$581,000	\$689,000	\$910,000	+ 32.1%	+ 55.6%
Delano	\$241,250	\$275,100	\$280,000	\$295,000	\$315,560	+ 7.0%	+ 30.8%
Dellwood	\$765,000	\$594,215	\$532,000	\$600,000	\$587,500	- 2.1%	- 23.2%
Eagan	\$234,700	\$243,274	\$259,000	\$267,250	\$280,000	+ 4.8%	+ 19.3%
East Bethel	\$198,000	\$219,500	\$237,500	\$253,250	\$269,900	+ 6.6%	+ 36.3%
Eden Prairie	\$300,000	\$299,900	\$308,500	\$329,500	\$337,500	+ 2.4%	+ 12.5%
Edina	\$380,000	\$397,000	\$435,010	\$460,000	\$450,000	- 2.2%	+ 18.4%
Elk River	\$195,000	\$215,500	\$230,000	\$245,000	\$262,500	+ 7.1%	+ 34.6%
Elko New Market	\$257,520	\$264,250	\$305,000	\$300,000	\$329,900	+ 10.0%	+ 28.1%
Excelsior	\$452,500	\$502,500	\$502,000	\$529,500	\$605,000	+ 14.3%	+ 33.7%
Falcon Heights	\$257,450	\$257,000	\$288,800	\$270,000	\$298,900	+ 10.7%	+ 16.1%
Faribault	\$138,000	\$146,000	\$159,000	\$175,000	\$177,370	+ 1.4%	+ 28.5%
Farmington	\$210,000	\$220,500	\$229,900	\$251,900	\$260,500	+ 3.4%	+ 24.0%
Forest Lake	\$219,900	\$225,500	\$230,000	\$250,500	\$269,900	+ 7.7%	+ 22.7%
Fridley	\$160,000	\$175,000	\$187,800	\$199,900	\$219,900	+ 10.0%	+ 37.4%
Gaylord	\$82,000	\$80,750	\$115,000	\$97,500	\$143,900	+ 47.6%	+ 75.5%
Gem Lake	\$563,864	\$411,000	\$205,000	\$617,500	\$500,000	- 19.0%	- 11.3%
Golden Valley	\$247,500	\$264,900	\$290,275	\$312,750	\$309,950	- 0.9%	+ 25.2%
Grant	\$445,000	\$399,900	\$404,650	\$472,000	\$567,750	+ 20.3%	+ 27.6%
Greenfield	\$447,200	\$400,000	\$420,000	\$395,250	\$350,000	- 11.4%	- 21.7%
Greenwood	\$747,500	\$932,500	\$1,233,450	\$1,227,350	\$1,250,000	+ 1.8%	+ 67.2%
Ham Lake	\$289,900	\$297,500	\$319,000	\$329,900	\$358,200	+ 8.6%	+ 23.6%
Hamburg	\$138,000	\$119,900	\$186,000	\$197,750	\$149,900	- 24.2%	+ 8.6%
Hammond	\$152,900	\$160,950	\$174,000	\$204,500	\$228,250	+ 11.6%	+ 49.3%
Hampton	\$200,000	\$231,500	\$233,900	\$253,750	\$272,450	+ 7.4%	+ 36.2%
Hanover	\$254,313	\$266,250	\$289,950	\$309,730	\$312,000	+ 0.7%	+ 22.7%
Hastings	\$182,250	\$196,000	\$206,000	\$205,000	\$225,000	+ 9.8%	+ 23.5%
Hilltop	\$47,500	\$0	\$56,000	\$71,250	\$79,000	+ 10.9%	+ 66.3%
Hopkins	\$182,000	\$213,500	\$215,000	\$218,650	\$250,000	+ 14.3%	+ 37.4%
Hudson	\$233,500	\$262,000	\$263,000	\$294,361	\$297,250	+ 1.0%	+ 27.3%
Hugo	\$180,000	\$204,500	\$230,900	\$233,200	\$235,250	+ 0.9%	+ 30.7%
Hutchinson	\$142,900	\$145,000	\$147,700	\$161,000	\$170,000	+ 5.6%	+ 19.0%
Independence	\$424,950	\$520,000	\$535,000	\$460,000	\$561,000	+ 22.0%	+ 32.0%
Inver Grove Heights	\$181,250	\$193,500	\$216,000	\$230,000	\$254,000	+ 10.4%	+ 40.1%
Isanti	\$149,900	\$158,500	\$177,900	\$189,900	\$220,000	+ 15.9%	+ 46.8%
Jordan	\$209,000	\$246,261	\$255,000	\$265,880	\$285,727	+ 7.5%	+ 36.7%
Lake Elmo	\$428,500	\$401,000	\$406,550	\$432,500	\$473,439	+ 9.5%	+ 10.5%
Lake Minnetonka Area	\$380,000	\$395,000	\$398,750	\$450,000	\$497,500	+ 10.6%	+ 30.9%
Lake St. Croix Beach	\$176,250	\$187,250	\$220,900	\$182,500	\$225,075	+ 23.3%	+ 27.7%
Lakeland	\$223,000	\$244,000	\$255,000	\$276,500	\$271,000	- 2.0%	+ 21.5%
Lakeland Shores	\$1,500,000	\$247,423	\$278,500	\$800,000	\$650,000	- 18.8%	- 56.7%
Lakeville	\$272,000	\$299,450	\$307,000	\$325,000	\$356,000	+ 9.5%	+ 30.9%
Lauderdale	\$117,750	\$175,000	\$187,500	\$196,000	\$213,750	+ 9.1%	+ 81.5%
Le Center	\$114,900	\$120,000	\$121,900	\$136,000	\$153,000	+ 12.5%	+ 33.2%
Lexington	\$181,920	\$172,862	\$200,775	\$202,605	\$203,000	+ 0.2%	+ 11.6%

2018 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Lilydale	\$280,000	\$240,000	\$212,500	\$292,750	\$275,000	- 6.1%	- 1.8%
Lindstrom	\$179,999	\$190,000	\$211,814	\$225,000	\$236,330	+ 5.0%	+ 31.3%
Lino Lakes	\$243,000	\$254,600	\$274,900	\$304,500	\$305,521	+ 0.3%	+ 25.7%
Little Canada	\$192,593	\$206,250	\$219,000	\$248,750	\$262,250	+ 5.4%	+ 36.2%
Long Lake	\$212,250	\$269,950	\$245,025	\$336,250	\$382,500	+ 13.8%	+ 80.2%
Lonsdale	\$183,000	\$211,300	\$222,222	\$234,950	\$253,000	+ 7.7%	+ 38.3%
Loretto	\$156,900	\$256,000	\$226,250	\$290,000	\$257,600	- 11.2%	+ 64.2%
Mahtomedi	\$301,450	\$325,000	\$306,910	\$328,500	\$345,000	+ 5.0%	+ 14.4%
Maple Grove	\$245,000	\$245,000	\$256,700	\$274,025	\$297,750	+ 8.7%	+ 21.5%
Maple Lake	\$167,000	\$170,000	\$177,500	\$195,000	\$205,000	+ 5.1%	+ 22.8%
Maple Plain	\$212,500	\$243,900	\$253,000	\$271,750	\$300,500	+ 10.6%	+ 41.4%
Maplewood	\$182,500	\$187,500	\$199,900	\$219,950	\$235,000	+ 6.8%	+ 28.8%
Marine on St. Croix	\$322,450	\$320,000	\$376,825	\$335,000	\$510,250	+ 52.3%	+ 58.2%
Mayer	\$190,000	\$212,000	\$224,950	\$239,000	\$266,950	+ 11.7%	+ 40.5%
Medicine Lake	\$465,000	\$836,250	\$657,500	\$677,500	\$0	- 100.0%	- 100.0%
Medina	\$527,500	\$555,047	\$541,250	\$640,000	\$675,000	+ 5.5%	+ 28.0%
Mendota	\$78,000	\$0	\$221,000	\$0	\$372,500	--	+ 377.6%
Mendota Heights	\$330,000	\$339,649	\$360,000	\$389,450	\$385,000	- 1.1%	+ 16.7%
Miesville	\$205,000	\$0	\$274,000	\$217,500	\$122,000	- 43.9%	- 40.5%
Milaca	\$119,200	\$131,000	\$149,900	\$159,900	\$170,000	+ 6.3%	+ 42.6%
Minneapolis - (Citywide)	\$205,000	\$220,000	\$230,000	\$242,000	\$265,000	+ 9.5%	+ 29.3%
Minneapolis - Calhoun-Isle	\$318,500	\$360,000	\$343,000	\$340,000	\$362,500	+ 6.6%	+ 13.8%
Minneapolis - Camden	\$101,250	\$122,000	\$136,200	\$155,000	\$175,000	+ 12.9%	+ 72.8%
Minneapolis - Central	\$321,000	\$260,000	\$301,250	\$310,500	\$387,000	+ 24.6%	+ 20.6%
Minneapolis - Longfellow	\$196,250	\$207,250	\$229,449	\$250,000	\$265,950	+ 6.4%	+ 35.5%
Minneapolis - Near North	\$100,575	\$125,200	\$134,000	\$155,000	\$171,000	+ 10.3%	+ 70.0%
Minneapolis - Nokomis	\$222,250	\$227,000	\$245,000	\$260,000	\$275,000	+ 5.8%	+ 23.7%
Minneapolis - Northeast	\$179,500	\$199,825	\$219,625	\$236,000	\$255,000	+ 8.1%	+ 42.1%
Minneapolis - Phillips	\$115,000	\$141,500	\$156,500	\$177,000	\$185,000	+ 4.5%	+ 60.9%
Minneapolis - Powderhorn	\$168,000	\$185,050	\$200,000	\$215,000	\$235,000	+ 9.3%	+ 39.9%
Minneapolis - Southwest	\$323,500	\$340,000	\$350,000	\$382,500	\$390,000	+ 2.0%	+ 20.6%
Minneapolis - University	\$226,000	\$230,000	\$255,000	\$243,500	\$277,200	+ 13.8%	+ 22.7%
Minnnetonka	\$270,000	\$300,000	\$307,350	\$335,000	\$348,000	+ 3.9%	+ 28.9%
Minnnetonka Beach	\$1,096,450	\$1,487,500	\$1,305,000	\$1,640,000	\$1,287,750	- 21.5%	+ 17.4%
Minnetrissa	\$436,000	\$445,500	\$456,500	\$458,000	\$491,880	+ 7.4%	+ 12.8%
Montgomery	\$122,500	\$128,750	\$133,000	\$159,233	\$187,500	+ 17.8%	+ 53.1%
Monticello	\$172,000	\$186,000	\$199,700	\$214,000	\$229,950	+ 7.5%	+ 33.7%
Montrose	\$164,550	\$164,450	\$186,250	\$203,000	\$217,700	+ 7.2%	+ 32.3%
Mora	\$100,000	\$122,000	\$122,900	\$143,150	\$160,000	+ 11.8%	+ 60.0%
Mound	\$202,000	\$215,900	\$224,500	\$249,950	\$247,500	- 1.0%	+ 22.5%
Mounds View	\$176,000	\$187,837	\$195,000	\$223,000	\$252,500	+ 13.2%	+ 43.5%
New Brighton	\$197,000	\$219,900	\$241,250	\$245,000	\$260,000	+ 6.1%	+ 32.0%
New Germany	\$165,708	\$153,610	\$144,900	\$212,930	\$185,900	- 12.7%	+ 12.2%
New Hope	\$185,000	\$199,000	\$220,000	\$225,000	\$243,000	+ 8.0%	+ 31.4%
New Prague	\$189,900	\$215,000	\$250,000	\$248,171	\$268,000	+ 8.0%	+ 41.1%
New Richmond	\$155,850	\$178,000	\$196,000	\$203,612	\$225,000	+ 10.5%	+ 44.4%

2018 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
New Trier	\$0	\$137,000	\$0	\$205,088	\$69,100	- 66.3%	--
Newport	\$167,000	\$157,261	\$189,500	\$203,500	\$260,000	+ 27.8%	+ 55.7%
North Branch	\$164,900	\$175,778	\$187,000	\$207,000	\$230,000	+ 11.1%	+ 39.5%
North Oaks	\$632,997	\$692,844	\$650,000	\$660,000	\$717,500	+ 8.7%	+ 13.3%
North Saint Paul	\$168,000	\$174,000	\$196,000	\$210,500	\$222,450	+ 5.7%	+ 32.4%
Northfield	\$182,000	\$199,000	\$225,950	\$243,500	\$258,000	+ 6.0%	+ 41.8%
Norwood Young America	\$157,000	\$166,400	\$180,000	\$214,450	\$220,000	+ 2.6%	+ 40.1%
Nowthen	\$241,000	\$305,000	\$323,000	\$329,900	\$355,000	+ 7.6%	+ 47.3%
Oak Grove	\$243,495	\$265,000	\$286,000	\$324,950	\$325,000	+ 0.0%	+ 33.5%
Oak Park Heights	\$177,000	\$202,000	\$224,750	\$235,000	\$240,000	+ 2.1%	+ 35.6%
Oakdale	\$167,500	\$188,900	\$210,250	\$211,250	\$225,000	+ 6.5%	+ 34.3%
Onamia	\$126,500	\$112,500	\$124,200	\$160,000	\$149,775	- 6.4%	+ 18.4%
Orono	\$572,000	\$542,500	\$616,000	\$639,000	\$727,804	+ 13.9%	+ 27.2%
Osseo	\$175,000	\$174,900	\$219,000	\$205,000	\$215,000	+ 4.9%	+ 22.9%
Otsego	\$214,950	\$218,700	\$252,825	\$255,500	\$305,000	+ 19.4%	+ 41.9%
Pine City	\$120,000	\$126,375	\$155,000	\$149,963	\$149,900	- 0.0%	+ 24.9%
Pine Springs	\$377,500	\$395,000	\$451,500	\$376,000	\$494,000	+ 31.4%	+ 30.9%
Plymouth	\$305,000	\$320,000	\$325,000	\$341,000	\$369,900	+ 8.5%	+ 21.3%
Princeton	\$149,000	\$163,500	\$182,450	\$181,400	\$215,000	+ 18.5%	+ 44.3%
Prior Lake	\$281,250	\$300,000	\$295,000	\$296,000	\$325,000	+ 9.8%	+ 15.6%
Ramsey	\$199,900	\$215,500	\$230,000	\$239,900	\$262,500	+ 9.4%	+ 31.3%
Randolph	\$262,500	\$208,250	\$247,000	\$254,500	\$220,000	- 13.6%	- 16.2%
Red Wing	\$141,250	\$143,900	\$160,000	\$168,500	\$184,000	+ 9.2%	+ 30.3%
Richfield	\$183,750	\$205,000	\$221,625	\$235,700	\$250,000	+ 6.1%	+ 36.1%
River Falls	\$179,900	\$195,000	\$204,950	\$230,000	\$237,500	+ 3.3%	+ 32.0%
Robbinsdale	\$159,000	\$175,000	\$185,000	\$205,000	\$223,000	+ 8.8%	+ 40.3%
Rockford	\$184,535	\$195,299	\$211,900	\$213,250	\$234,000	+ 9.7%	+ 26.8%
Rogers	\$278,950	\$293,978	\$287,250	\$315,000	\$330,000	+ 4.8%	+ 18.3%
Rosemount	\$228,500	\$240,000	\$261,350	\$273,450	\$293,000	+ 7.1%	+ 28.2%
Roseville	\$205,000	\$215,050	\$225,425	\$243,000	\$262,000	+ 7.8%	+ 27.8%
Rush City	\$149,000	\$129,500	\$155,000	\$172,000	\$184,500	+ 7.3%	+ 23.8%
Saint Anthony	\$211,700	\$248,435	\$240,000	\$269,000	\$285,000	+ 5.9%	+ 34.6%
Saint Bonifacius	\$179,000	\$220,000	\$234,900	\$243,500	\$255,000	+ 4.7%	+ 42.5%
Saint Cloud MSA	\$150,000	\$155,900	\$164,900	\$172,000	\$180,000	+ 4.7%	+ 20.0%
Saint Francis	\$159,450	\$180,500	\$196,500	\$210,350	\$232,900	+ 10.7%	+ 46.1%
Saint Louis Park	\$229,950	\$239,000	\$245,000	\$264,663	\$287,150	+ 8.5%	+ 24.9%
Saint Mary's Point	\$347,400	\$235,000	\$242,050	\$268,000	\$169,100	- 36.9%	- 51.3%
Saint Michael	\$220,000	\$230,000	\$255,000	\$275,000	\$306,000	+ 11.3%	+ 39.1%
Saint Paul	\$157,000	\$168,000	\$180,000	\$193,000	\$212,000	+ 9.8%	+ 35.0%
Saint Paul - Battle Creek / Highwood	\$146,251	\$157,950	\$174,250	\$191,258	\$209,500	+ 9.5%	+ 43.2%
Saint Paul - Como Park	\$187,080	\$195,000	\$205,000	\$225,000	\$240,000	+ 6.7%	+ 28.3%
Saint Paul - Dayton's Bluff	\$110,463	\$130,000	\$137,500	\$155,000	\$174,450	+ 12.5%	+ 57.9%
Saint Paul - Downtown	\$172,000	\$164,900	\$172,000	\$179,500	\$193,250	+ 7.7%	+ 12.4%
Saint Paul - Greater East Side	\$129,900	\$141,600	\$157,000	\$170,000	\$185,100	+ 8.9%	+ 42.5%
Saint Paul - Hamline-Midway	\$155,950	\$168,299	\$177,500	\$207,000	\$218,000	+ 5.3%	+ 39.8%
Saint Paul - Highland Park	\$264,000	\$271,175	\$284,275	\$315,000	\$325,000	+ 3.2%	+ 23.1%

2018 Annual Housing Market Report – Twin Cities Metro
Median Prices – Around the Metro



	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
Saint Paul - Merriam Park / Lexington-Hamline	\$249,950	\$256,000	\$272,750	\$287,500	\$325,000	+ 13.0%	+ 30.0%
Saint Paul - Macalester-Groveland	\$277,750	\$292,000	\$303,500	\$324,000	\$351,000	+ 8.3%	+ 26.4%
Saint Paul - North End	\$107,750	\$128,500	\$139,900	\$149,900	\$160,000	+ 6.7%	+ 48.5%
Saint Paul - Payne-Phalen	\$124,900	\$134,000	\$143,500	\$165,000	\$179,900	+ 9.0%	+ 44.0%
Saint Paul - St. Anthony Park	\$239,000	\$227,900	\$241,700	\$250,000	\$280,900	+ 12.4%	+ 17.5%
Saint Paul - Summit Hill	\$344,500	\$369,000	\$325,000	\$391,750	\$418,000	+ 6.7%	+ 21.3%
Saint Paul - Summit-University	\$194,280	\$210,000	\$218,450	\$230,000	\$244,250	+ 6.2%	+ 25.7%
Saint Paul - Thomas-Dale (Frogtown)	\$106,500	\$130,000	\$140,000	\$145,700	\$165,000	+ 13.2%	+ 54.9%
Saint Paul - West Seventh	\$148,250	\$169,900	\$185,500	\$210,000	\$229,930	+ 9.5%	+ 55.1%
Saint Paul - West Side	\$137,000	\$150,000	\$157,400	\$175,900	\$191,000	+ 8.6%	+ 39.4%
Saint Paul Park	\$160,000	\$172,200	\$185,000	\$193,000	\$215,000	+ 11.4%	+ 34.4%
Savage	\$255,000	\$255,000	\$265,000	\$289,900	\$315,000	+ 8.7%	+ 23.5%
Scandia	\$286,250	\$298,950	\$345,000	\$412,500	\$362,450	- 12.1%	+ 26.6%
Shakopee	\$205,000	\$209,000	\$222,000	\$229,900	\$250,000	+ 8.7%	+ 22.0%
Shoreview	\$223,000	\$237,000	\$221,500	\$251,500	\$264,900	+ 5.3%	+ 18.8%
Shorewood	\$382,500	\$417,500	\$453,250	\$509,000	\$548,398	+ 7.7%	+ 43.4%
Somerset	\$175,000	\$179,550	\$190,718	\$218,075	\$230,000	+ 5.5%	+ 31.4%
South Haven	\$190,750	\$217,000	\$260,000	\$248,550	\$285,160	+ 14.7%	+ 49.5%
South Saint Paul	\$148,000	\$165,000	\$179,950	\$192,000	\$214,950	+ 12.0%	+ 45.2%
Spring Lake Park	\$164,900	\$169,950	\$170,000	\$198,000	\$221,000	+ 11.6%	+ 34.0%
Spring Park	\$446,050	\$310,000	\$325,000	\$433,550	\$315,000	- 27.3%	- 29.4%
Stacy	\$201,950	\$200,000	\$226,000	\$245,000	\$265,000	+ 8.2%	+ 31.2%
Stillwater	\$265,000	\$256,500	\$287,000	\$316,000	\$334,900	+ 6.0%	+ 26.4%
Sunfish Lake	\$1,110,000	\$900,000	\$533,500	\$921,500	\$738,750	- 19.8%	- 33.4%
Tonka Bay	\$570,000	\$444,012	\$649,950	\$526,393	\$861,862	+ 63.7%	+ 51.2%
Vadnais Heights	\$194,650	\$191,950	\$214,550	\$240,000	\$245,000	+ 2.1%	+ 25.9%
Vermillion	\$220,000	\$0	\$228,000	\$215,000	\$217,000	+ 0.9%	- 1.4%
Victoria	\$369,990	\$403,250	\$423,018	\$439,900	\$438,709	- 0.3%	+ 18.6%
Waconia	\$237,000	\$250,000	\$266,500	\$272,000	\$304,000	+ 11.8%	+ 28.3%
Watertown	\$170,450	\$204,900	\$217,900	\$241,713	\$263,756	+ 9.1%	+ 54.7%
Waterville	\$120,000	\$128,500	\$142,675	\$130,000	\$162,400	+ 24.9%	+ 35.3%
Wayzata	\$627,500	\$533,000	\$525,000	\$905,812	\$741,050	- 18.2%	+ 18.1%
West Saint Paul	\$156,200	\$171,000	\$183,900	\$195,900	\$220,000	+ 12.3%	+ 40.8%
White Bear Lake	\$192,900	\$198,500	\$216,650	\$229,950	\$244,900	+ 6.5%	+ 27.0%
Willernie	\$160,000	\$145,767	\$165,000	\$215,000	\$229,585	+ 6.8%	+ 43.5%
Winthrop	\$55,250	\$63,700	\$105,000	\$96,000	\$120,000	+ 25.0%	+ 117.2%
Woodbury	\$284,000	\$288,200	\$294,500	\$312,000	\$325,000	+ 4.2%	+ 14.4%
Woodland	\$3,275,000	\$850,000	\$695,000	\$1,222,500	\$1,300,000	+ 6.3%	- 60.3%
Wyoming	\$209,000	\$213,250	\$230,900	\$254,200	\$280,000	+ 10.1%	+ 34.0%
Zimmerman	\$161,900	\$185,000	\$206,000	\$216,250	\$240,000	+ 11.0%	+ 48.2%
Zumbrota	\$152,500	\$168,500	\$195,000	\$199,950	\$210,000	+ 5.0%	+ 37.7%

How the Assessor Estimates Your Market Value

2**Property Tax Fact Sheet 2****Fact Sheet**

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.



29920 109TH AVE N

36-120-24-33-0001

2020 ESTIMATED MARKET VALUE : \$244,000

SALE DATE : December 3, 2018
NET SALE PRICE : \$234,740
ANNUAL MCAP ADJ : .0373
MCAP SALE PRICE : \$244,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1988
GROUND FL SF : 1,193
TOTAL ABOVE GRADE SF : 1,193
BASEMENT SF : 1,751
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 184

GARAGES

GARAGE 1 SF : 572
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 35,284
LOT ACRES : .81

LAKE : Crow
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10532 108TH AVE N

02-119-24-12-0003

2020 ESTIMATED MARKET VALUE : \$374,000

SALE DATE : November 16, 2018
NET SALE PRICE : \$375,000
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$391,900

SALE DATE: June 17, 2005
SALE PRICE: \$457,377

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 2005
GROUND FL SF : 1,260
TOTAL ABOVE GRADE SF : 2,520
BASEMENT SF : 1,260
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 232
DECK SF : 280

GARAGES

GARAGE 1 SF : 744
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 18,295
LOT ACRES : .42

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10575 PRAIRIE LA

01-119-24-21-0013

2020 ESTIMATED MARKET VALUE : \$563,000

SALE DATE : August 2, 2019
NET SALE PRICE : \$560,000
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$568,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 1999
GROUND FL SF : 1,862
TOTAL ABOVE GRADE SF : 2,858
BASEMENT SF : 1,303
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 278
DECK SF : 376

GARAGES

GARAGE 1 SF : 744
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 702
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 141,570
LOT ACRES : 3.25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



29630 109TH AVE N

36-120-24-34-0002

2020 ESTIMATED MARKET VALUE : \$202,000

SALE DATE : September 9, 2019
NET SALE PRICE : \$205,000
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$207,600

SALE DATE: June 27, 2013
SALE PRICE: \$145,500

BUILDING CHARACTERISTICS

STYLE :	Expansion Bungalow	CENTRAL AC :	Yes
AGE :	1900	# FIREPLACES :	0
GROUND FL SF :	1,088	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,464	# FULL BATHS :	1
BASEMENT SF :	1,088	# 3/4 BATHS :	0
BASEMENT % FIN :	0%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 184

GARAGES

GARAGE 1 SF : 660
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,996
LOT ACRES : 1.01
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



11000 CROW HASSAN PARK RD

31-120-23-43-0002

2020 ESTIMATED MARKET VALUE : \$306,000

SALE DATE : February 13, 2019
NET SALE PRICE : \$310,000
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$320,900

SALE DATE: June 4, 2004
SALE PRICE: \$240,000

BUILDING CHARACTERISTICS

STYLE : Other
AGE : 1900
GROUND FL SF : 922
TOTAL ABOVE GRADE SF : 1,566
BASEMENT SF : 858
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 102
SCREENED PORCH SF : 0
OPEN PORCH SF : 80
DECK SF : 0

GARAGES

GARAGE 1 SF : 638
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 835,481
LOT ACRES : 19.18

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



30110 107TH AVE N

01-119-24-22-0012

2020 ESTIMATED MARKET VALUE : \$320,000

SALE DATE : October 26, 2018
NET SALE PRICE : \$320,000
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$335,500

SALE DATE: March 19, 2014
SALE PRICE: \$318,500

BUILDING CHARACTERISTICS

STYLE : Split level
AGE : 1986
GROUND FL SF : 1,585
TOTAL ABOVE GRADE SF : 1,585
BASEMENT SF : 1,232
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 286

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 98,881
LOT ACRES : 2.27

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10777 ROSEDALE AVE N

02-119-24-11-0061

2020 ESTIMATED MARKET VALUE : \$252,000

SALE DATE : July 26, 2019
NET SALE PRICE : \$273,250
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$278,500

SALE DATE: August 28, 2014
SALE PRICE: \$200,000

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1966
GROUND FL SF : 1,176
TOTAL ABOVE GRADE SF : 1,176
BASEMENT SF : 1,176
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 0
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 98,010
LOT ACRES : 2.25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10584 ROSEDALE AVE N

01-119-24-23-0009

2020 ESTIMATED MARKET VALUE : \$367,000

SALE DATE : June 13, 2019
NET SALE PRICE : \$383,000
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$391,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Rambler
AGE : 1988
GROUND FL SF : 1,406
TOTAL ABOVE GRADE SF : 1,406
BASEMENT SF : 1,406
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 78
DECK SF : 208

GARAGES

GARAGE 1 SF : 842
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 133,294
LOT ACRES : 3.06

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



10721 SETTLERS LA N

02-119-24-11-0045

2020 ESTIMATED MARKET VALUE : \$377,000

SALE DATE : May 20, 2019
NET SALE PRICE : \$384,900
ANNUAL MCAP ADJ : .0384
MCAP SALE PRICE : \$394,700

SALE DATE: April 20, 2018
SALE PRICE: \$29,900

BUILDING CHARACTERISTICS

STYLE : Townhouse
AGE : 2018
GROUND FL SF : 1,668
TOTAL ABOVE GRADE SF : 1,668
BASEMENT SF : 1,524
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 0
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 106
DECK SF : 156

GARAGES

GARAGE 1 SF : 512
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,049
LOT ACRES : .07

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

**CITY OF HANOVER
CITY COUNCIL MEETING
MARCH 23, 2020 – DRAFT MINUTES**

Call to Order:

Mayor Chris Kauffman called the regular meeting of Monday, March 23, 2020 to order at 7:00 p.m. Present were Mayor Chris Kauffman, Councilors Doug Hammerseng, Ken Warpula, Jim Zajicek and MaryAnn Hallstein. Also present were City Administrator Brian Hagen and Fire Chief Dave Malewicki.

Approval of Agenda:

MOTION by Warpula to approve the agenda, seconded by Hallstein. **Motion carried unanimously.**

Consent Agenda:

MOTION by Hallstein to approve the consent agenda, seconded by Zajicek.

a. Approve Minutes of March 9, 2020 City Council Meeting

b. Approve Claims as Presented:

➤ Claims	\$ 85,341.00
➤ Payroll	\$ 8,213.17
➤ P/R taxes & Exp.	\$ 3,535.65
➤ Other Claims	\$ <u>2,219.72</u>
➤ Total Claims	\$ <u>99,309.54</u>

c. Res No 03-23-20-31 – Approving Year-End Transfers

Motion carried unanimously.

Res No 03-23-20-32 – Approving Hire of Maintenance Worker

Kauffman and Hagen reviewed the recommended candidate. Council also directed the start date be flexible given the current COVID-19 Pandemic.

MOTION by Hammerseng to approve Res No 03-23-20-32, seconded by Hallstein. **Motion carried unanimously.**

Res No 03-23-20-33 – Extending Mayor-Declared Local Emergency

Hagen explained that by declaring a local emergency, the city is able to operate in a quicker fashion and adjust operations as needed in order to properly respond to the changing situations. Hagen further noted that any change in operation would be considered in comparison to what other entities are doing as well. Included with the resolution is the COVID-19 Preparedness plan. Hagen noted that this plan can change with the situation and that Council would be provided updates throughout the process.

MOTION by Hallstein to approved Res No 03-23-20-33, seconded by Hammerseng. **Motion carried unanimously.**

Res No 03-23-20-34 – Accepting Donations for Park Board Easter Egg Hunt

Council directed Hagen to ask the donators how they would like their funds to be utilized this year. The request comes from the cancellation of the egg hunt due to COVID-19 Pandemic.

MOTION by Kauffman to table Res No 03-23-20-34, seconded by Warpula. **Motion carried unanimously.**

Reports

None

Adjournment

MOTION by Hammerseng to adjourn at 8:22 p.m., seconded by Hallstein. **Motion carried unanimously.**

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator

CITY OF HANOVER

Payments

Current Period: April 2020

Payments Batch 04-07-20 PAY \$45,283.86

Refer	2931 ASPEN MILLS	-				
Cash Payment	E 100-42220-260 Uniforms		D. Bostrom: Name Tags			\$23.85
Invoice	254586 3/20/2020					
Cash Payment	E 100-42220-260 Uniforms		B. Waldorf: Navy Pants, Embroidered Polo, Leather Belt			\$149.89
Invoice	254585 3/20/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$173.74
Refer	2948 AT&T MOBILITY	-				
Cash Payment	E 100-43000-321 Telephone		PW Cell Phones - 02/18/2020 - 03/17/2020			\$243.19
Invoice	X03252020 3/17/2020					
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$243.19
Refer	2946 BEAUDRY OIL & PROPANE	-				
Cash Payment	E 100-43000-212 Motor Fuels		Diesel: Refill of 205.0 Gallons on 3/17/2020			\$338.05
Invoice	1573033 3/17/2020					
Cash Payment	E 100-43000-212 Motor Fuels		Gasoline: Refill on 84.3 Gallons on 3/17/2020			\$152.17
Invoice	1573034 3/17/2020					
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$490.22
Refer	2921 BROCK WHITE	-				
Cash Payment	E 100-43121-224 Street Maint Materials		Plexi Melt 515MN / 535 Roadsaver for Crackfilling (Qty 6,300 lbs.)			\$3,780.00
Invoice	13859387-00 3/24/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$3,780.00
Refer	2930 CARDMEMBER SRVC (CENTRAL B	-				
Cash Payment	E 100-42220-580 Other Equipment		Garbage Bags, 12 Gallon Tote			\$30.57
Invoice	3/21/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$30.57
Refer	2920 CARGILL, INCORPORATED	-				
Cash Payment	E 100-43125-224 Street Maint Materials		Ice Control Salt - 23.53 Ton @ 80.55 per Ton			\$1,895.34
Invoice	2905327222 3/17/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$1,895.34
Refer	2925 CARSON, CLELLAND & SCHREDER	-				
Cash Payment	E 100-41610-304 Legal Fees		Legal Support / Work - March 2020			\$177.43
Invoice	3/26/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$177.43
Refer	2936 CENTERPOINT ENERGY	-				
Cash Payment	E 100-43000-383 Gas Utilities		PW Building Gas Utilities: 02/26/2020 - 03/26/2020			\$453.46
Invoice	3/30/2020					
Cash Payment	E 100-41940-383 Gas Utilities		City Hall Gas Utilities: 02/26/2020 - 03/26/2020			\$297.20
Invoice	3/30/2020					
Cash Payment	E 100-42280-383 Gas Utilities		Fire Station Gas Utilities: 02/26/2020 - 03/26/2020			\$219.66
Invoice	3/30/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$970.32
Refer	2928 CLASSIC CLEANING COMPANY, LL	-				

CITY OF HANOVER

Payments

Current Period: April 2020

Cash Payment	E 100-41940-310 Other Professional Servi	City Hall Monthly Cleaning - February 2020				\$325.00
Invoice 29375		3/25/2020				
Cash Payment	E 100-41940-310 Other Professional Servi	City Hall Monthly Cleaning - March 2020				\$325.00
Invoice 29497		3/25/2020				
Cash Payment	E 100-41940-310 Other Professional Servi	City Hall Monthly Cleaning - October 2019 was only Charged \$275.00				\$50.00
Invoice 29577		3/25/2020				
Cash Payment	E 100-41940-310 Other Professional Servi	City Hall Monthly Cleaning - November 2019 was only Charged \$275.00				\$50.00
Invoice 29577		3/25/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$750.00
Refer	2947 COMCAST		-			
Cash Payment	E 100-43000-321 Telephone	PW: Digital Voice & Internet - April 2020				\$165.57
Invoice		3/18/2020				
Cash Payment	E 100-41940-321 Telephone	CH: Digital Voice & Internet - April 2020				\$153.09
Invoice		3/25/2020				
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$318.66
Refer	2932 FIRE SAFETY USA, INC.		-			
Cash Payment	E 100-42220-260 Uniforms	1 Red Helmet with 4" Faceshield				\$232.50
Invoice 131806		3/19/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$232.50
Refer	2945 GUIDANCE POINT TECHNOLOGIES		-			
Cash Payment	E 100-41600-310 Other Professional Servi	City Hall: Sonicwall Advanced Gateway Security Suite for TZ300 Series - 1 year Subscription				\$689.99
Invoice 13918		3/26/2020				
Cash Payment	E 100-41600-310 Other Professional Servi	Public Works: Sonicwall Advanced Gateway Security Suite for TZ300 Series - 1 year Subscription				\$689.99
Invoice 13919		3/26/2020				
Cash Payment	E 100-41600-310 Other Professional Servi	3/19/2020 Remote Service: Work with Amy on Updating Incoming Phone Greeting				\$75.00
Invoice 13870		3/21/2020				
Cash Payment	E 100-41600-310 Other Professional Servi	3/27/2020 Remote Service: Update Phone System, Jacke's Extension to Cell Phone, Main Line to Brian's Cell Phone, PW Line to Jason's Cell Phone, Turn Off Extensions 105,106,107				\$75.00
Invoice 13935		3/30/2020				
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$1,529.98
Refer	2952 HALONEN, DREW		-			
Cash Payment	E 100-48205-810 Refunds & Reimburseme	Hall Damage Deposit Release - 03/28/2020 Event				\$200.00
Invoice						
Cash Payment	R 100-34101 City Hall Rent Revenue	Hall Rental Fee Returned - 03/28/2020 Event Cancelled Due to COVID-19				\$200.00
Invoice						
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$400.00
Refer	2926 INITIATIVE FOUNDATION		-			
Cash Payment	E 201-41330-306 Dues & Subscriptions	Endowment Pledge - 2020				\$310.00
Invoice 11655		4/1/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$310.00

CITY OF HANOVER

04/01/20 8:35 PM

Page 3

Payments

Current Period: April 2020

Refer <u>2951 METRO WEST INSPECTION SERVI</u> -						
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 20-19 @ 9895 Jordan Avenue				\$1,574.16
Invoice 2365	3/19/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 130-19 @ 10940 4th Street NE				\$48.04
Invoice 2365	3/19/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 2-20 @ 11220 River Road				\$64.25
Invoice 2365	3/19/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 9-20 @ 11979 Riverview Road NE				\$35.00
Invoice 2365	3/19/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 15-20 @ 29780 109th Avenue North				\$17.50
Invoice 2365	3/19/2020					
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$1,738.95
Refer <u>2954 MIES OUTLAND</u> -						
Cash Payment	E 100-42260-220 Repair/Maint Supply (GE	800 Ranger: Starting Issue, Replaced ECM and Programmed to Machine				\$872.44
Invoice 01-159462	2/26/2020					
Transaction Date	3/31/2020	Due 3/31/2020	Cash	10100	Total	\$872.44
Refer <u>2934 MN STATE FIRE CHIEFS ASSN.</u> -						
Cash Payment	E 100-42210-306 Dues & Subscriptions	2020 Membership Renewal - D. Malewicki				\$100.00
Invoice 598						
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$100.00
Refer <u>2927 NORTHLAND TITLE</u> -						
Cash Payment	E 314-47000-611 Bond Interest	\$1,225,000 GO Improvement Crossover Refunding Bonds, Series 2011A - Interest Payment				\$4,137.50
Invoice HAN11A-0320	3/20/2020					
Cash Payment	E 314-47000-620 Fiscal Agents Fees	\$1,225,000 Go Improvement Crossover Refunding Bonds, Series 2011A - Fiscal Agent Fee				\$495.00
Invoice HAN11A-0320	3/20/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$4,632.50
Refer <u>2924 RANDYS ENVIRONMENTAL SERVI Ck# 002921E 4/7/2020</u> -						
Cash Payment	E 100-41940-384 Refuse/Garbage Dispos	General Trash - City Hall - April 2020				\$241.53
Invoice	3/19/2020					
Cash Payment	E 100-41940-384 Refuse/Garbage Dispos	General Trash - Fire Station - April 2020				\$32.75
Invoice	3/19/2020					
Cash Payment	E 100-43245-384 Refuse/Garbage Dispos	Recycling - March 2020				\$3,562.00
Invoice	3/19/2020					
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$3,836.28
Refer <u>2935 RUPP ANDERSON SQUIRES & WA</u> -						
Cash Payment	E 818-41610-310 Other Professional Servi	Fehn Companies - IUP Mining Expansion: February 2020				\$148.00
Invoice 10771	3/25/2020			Project 208263		
Cash Payment	E 100-41610-304 Legal Fees	Miscellaneous: February 2020				\$351.50
Invoice 10771	3/25/2020					
Cash Payment	E 100-41610-304 Legal Fees	City Council and Board / Commission Meetings: February 2020				\$300.00
Invoice 10771	3/25/2020					

CITY OF HANOVER

Payments

Current Period: April 2020

Cash Payment	E 818-41610-310 Other Professional Servi	Fehn Companies - IUP Mining Expansion: February 2020			\$984.00
Invoice 10771	3/25/2020			Project 208263	
Cash Payment	E 100-41610-304 Legal Fees	Mileage and Photocopies: February 2020			\$161.87
Invoice 10771	3/25/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total \$1,945.37
Refer	2933 VERIZON				
Cash Payment	E 100-42280-321 Telephone	iPad Data Plan - 02/03/2020 - 03/02/2020			\$50.84
Invoice 9849636722	3/2/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total \$50.84
Refer	2929 VISA - BANKWEST				
Cash Payment	E 100-41410-200 Office Supplies (GENER	Election Judge Training Breakfast			\$5.94
Invoice 06245	2/18/2020				
Cash Payment	E 100-41110-437 Other Miscellaneous	Council Meeting Dinner on 2/18/20			\$132.01
Invoice 70	2/18/2020				
Cash Payment	E 100-43000-215 Shop Supplies	PW Training Meeting Breakfast			\$20.90
Invoice 478742	2/19/2020				
Cash Payment	E 100-41570-200 Office Supplies (GENER	Envelopes, Letter Trays			\$126.40
Invoice 446474790-001	2/20/2020				
Cash Payment	E 100-41570-200 Office Supplies (GENER	Metal File Sorter			\$18.75
Invoice 446482736-001	2/20/2020				
Cash Payment	E 100-41940-321 Telephone	City Hall Phone Services - 5 Lines - 2/23/2020 - 3/22/2020			\$193.97
Invoice INV00129332	2/24/2020				
Cash Payment	E 100-43000-321 Telephone	Public Works Phone Services - 3 Lines - 2/23/2020 - 3/22/2020			\$115.44
Invoice INV00129332	2/24/2020				
Cash Payment	E 100-42220-260 Uniforms	Lieutenant Crescents			\$8.25
Invoice	2/25/2020				
Cash Payment	E 100-42220-260 Uniforms	Silver Reflective Letters			\$12.31
Invoice	2/29/2020				
Cash Payment	E 100-42260-220 Repair/Maint Supply (GE	Tanker 12: Tube and Dipstick			\$158.61
Invoice 1-45426	2/26/2020				
Cash Payment	E 100-41410-200 Office Supplies (GENER	3 Voting Booths			\$2,905.89
Invoice 14444	2/25/2020				
Cash Payment	E 100-41410-437 Other Miscellaneous	2020 PNP election: Black Curtain			\$40.00
Invoice 266898	3/4/2020				
Cash Payment	E 100-43000-215 Shop Supplies	Propane			\$23.61
Invoice 2475	3/2/2020				
Cash Payment	E 100-41410-437 Other Miscellaneous	2020 PNP Election: Dinner for Election Judges			\$153.43
Invoice 56	3/3/2020				
Cash Payment	E 100-41410-310 Other Professional Servi	Hennpin County Government Center Parking			\$21.00
Invoice	3/4/2020				
Cash Payment	E 201-41330-437 Other Miscellaneous	2020 EDA Business Social: 38 Lowball Yetis & 38 - 20 oz. Tumblers			\$1,641.28
Invoice 202885886	2/27/2020				
Cash Payment	E 100-41600-310 Other Professional Servi	Microsoft Online Exchange: 30 E-Mail Accounts			\$120.00
Invoice E0600AJW67	3/13/2020				
Cash Payment	E 100-41600-310 Other Professional Servi	Office 365 Business Software			\$8.86
Invoice E0600AJVFW	3/13/2020				

CITY OF HANOVER

04/01/20 8:35 PM

Page 5

Payments

Current Period: April 2020

Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$5,706.65
Refer	2953 <u>WARPULA, KEN</u>		<u>Ck# 002915E 4/7/2020</u>			
Cash Payment	E 100-41110-111	Committee Wages/Meeti	K. Warpula: Mileage Reimb. For 2020 Elected Leaders Advanced Program in Baxter on 2/28 - 2/29/2020			\$120.75
Invoice						
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$120.75
Refer	2950 <u>WRIGHT-HENNEPIN COOPERATIV</u>		<u>Ck# 002914E 4/7/2020</u>			
Cash Payment	E 100-45200-381	Electric Utilities	EagleView Park - 3 Light Poles			\$59.28
Invoice	35027871277	3/18/2020				
Cash Payment	E 100-43000-310	Other Professional Servi	PW Building: Fire Alarm Testing / Inspection 05/31/2020			\$18.95
Invoice	35027871277	3/18/2020				
Cash Payment	E 100-43000-310	Other Professional Servi	PW Building: Fire Panel Monitoring 05/31/2020			\$27.95
Invoice	35027871277	3/18/2020				
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$106.18
Refer	2937 <u>WSB & ASSOCIATES, INC.</u>		<u>Ck# 002922E 4/7/2020</u>			
Cash Payment	E 100-41950-303	Engineering Fees	General Engineering: February 2020			\$1,022.00
Invoice	015460-2-0320	3/23/2020				
Cash Payment	E 100-41950-303	Engineering Fees	Meetings / Council Meetings: February 2020			\$40.00
Invoice	015460-2-0320	3/23/2020				
Cash Payment	E 818-41950-310	Other Professional Servi	David & AuriAnna Mooers - On Site Building Variance: February 2020			\$1,079.50
Invoice	015460-2-0320	3/23/2020	Project 208264			
Cash Payment	E 818-41950-310	Other Professional Servi	JP Brooks / Rivers Edge of Hanover - Concept Plan: February 2020			\$1,035.00
Invoice	015460-2-0320	3/23/2020	Project 208271			
Cash Payment	E 418-43121-310	Other Professional Servi	2020 Pavement Improvement Project: February 2020			\$1,733.00
Invoice	015117-5-0320	3/23/2020				
Cash Payment	E 828-41950-310	Other Professional Servi	CRHW 4th Addition - Phase 1 Plan Review - Project Management: February 2020			\$73.00
Invoice	012259-13-0320	3/23/2020				
Cash Payment	E 828-41950-310	Other Professional Servi	CRHW 4th Addition - Phase 1 Plan Review - Plan Review: February 2020			\$328.50
Invoice	012259-13-0320	3/23/2020				
Cash Payment	E 828-41950-310	Other Professional Servi	CRHW 4th Addition - Phase 2 Construction Services - Erosion Control Site Inspections: February 2020			\$1,270.00
Invoice	012259-13-0320	3/23/2020				
Cash Payment	E 818-41950-310	Other Professional Servi	Fehn Companies - Pit Expansion: February 2020			\$2,082.00
Invoice	014135-9-0320	3/23/2020	Project 208263			
Cash Payment	E 818-41950-310	Other Professional Servi	JBW Holdings / River Town Villas - Grading Agreement: February 2020			\$1,184.50
Invoice	013676-11-0320	3/23/2020	Project 208266			
Cash Payment	E 823-41950-310	Other Professional Servi	CRHW 3rd Addition - Phase 2 Construction - Construction Observation: February 2020			\$1,333.50
Invoice	010287-34-0323	3/23/2020				
Cash Payment	E 818-41950-310	Other Professional Servi	Ben & Kristal Sneen / Riverside Estates: February 2020			\$670.00
Invoice	015462-2-0320	3/23/2020	Project 208268			

CITY OF HANOVER

Payments

Current Period: April 2020

Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$11,851.00
Refer	2949 XCEL ENERGY		-			
Cash Payment	E 100-42280-381 Electric Utilities		Fire Station 02/08/2020 - 03/09/2020			\$316.80
Invoice	677089969	3/17/2020				
Cash Payment	E 100-41940-381 Electric Utilities		City Hall 02/08/2020 - 03/09/2020			\$648.84
Invoice	677089969	3/17/2020				
Cash Payment	E 100-45200-381 Electric Utilities		Historical Bridge Lighting 02/06/2020 - 03/09/2020			\$75.22
Invoice	677089969	3/17/2020				
Cash Payment	E 100-43160-381 Electric Utilities		209 LaBeaux Avenue NE 02/06/2020 - 03/09/2020			\$36.23
Invoice	677089969	3/17/2020				
Cash Payment	E 100-45200-381 Electric Utilities		Cardinal Circle Park 02/09/2020 - 03/10/2020			\$14.19
Invoice	677089969	3/17/2020				
Cash Payment	E 100-45200-381 Electric Utilities		1033 Mallard Street NE 02/09/2020 - 03/10/2020			\$11.32
Invoice	677089969	3/17/2020				
Cash Payment	E 100-43160-381 Electric Utilities		751 LaBeaux Avenue NE 02/09/2020 - 03/10/2020			\$74.04
Invoice	677089969	3/17/2020				
Cash Payment	E 100-43000-381 Electric Utilities		Public Works Building 02/06/2020 - 03/09/2020			\$566.41
Invoice	677089969	3/17/2020				
Cash Payment	E 100-43160-381 Electric Utilities		11234 River Road NE / Downtown Parking Lot 02/28/2020 - 03/09/2020			\$2.82
Invoice	677089969	3/17/2020				
Transaction Date	3/30/2020	Due 3/30/2020	Cash	10100	Total	\$1,745.87
Refer	2922 ZARNOTH BRUSH WORKS, INC.		Ck# 002920E 4/7/2020			
Cash Payment	E 603-43000-221 Equipment Parts		Sweeper: Elgin Front Dirt Shoe & Elgin Rear Dirt Shoe			\$191.80
Invoice	0179369-IN	3/17/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$191.80
Refer	2923 ZEP SALES & SERVICE		-			
Cash Payment	E 100-41940-220 Repair/Maint Supply (GE		Tranq. AB Foam			\$150.80
Invoice	9004999912	3/17/2020				
Cash Payment	E 100-41940-220 Repair/Maint Supply (GE		Zep DZ-7			\$113.36
Invoice	9005004533	3/18/2020				
Cash Payment	E 100-41940-220 Repair/Maint Supply (GE		Tranq. AB Foam			\$95.81
Invoice	9005008502	3/19/2020				
Cash Payment	E 100-41940-220 Repair/Maint Supply (GE		3 Cases of Toilet Paper, Zep 40 20N18			\$308.71
Invoice	9005012763	3/20/2020				
Cash Payment	E 100-41940-220 Repair/Maint Supply (GE		Zep Zarathon 5 GL			\$414.60
Invoice	9005027040	3/25/2020				
Transaction Date	4/1/2020	Due 4/1/2020	Cash	10100	Total	\$1,083.28

Payments

Current Period: April 2020

Fund Summary

	10100 Cash
100 GENERAL FUND	\$26,587.28
201 EDA SPECIAL REVENUE FUND	\$1,951.28
314 2011A GO IMP CROSSOVER REF BD	\$4,632.50
418 STREET CAPITAL PROJ FUND	\$1,733.00
603 STORM WATER ENTERPRISE FUND	\$191.80
818 MISC ESCROWS FUND	\$7,183.00
823 CROW RVR HTS WEST 3RD / BACKES	\$1,333.50
828 CROW RVR HTS 4TH DEVEL AGRMT	\$1,671.50
	<u>\$45,283.86</u>

Pre-Written Checks	\$16,106.01
Checks to be Generated by the Computer	\$29,177.85
Total	<u>\$45,283.86</u>

CITY OF HANOVER

04/02/20 8:45 AM

Page 1

***Check Summary Register©**

Batch: 04-06-20 PAY,04-07-20 PAY

Name	Check Date	Check Amt	
10100 Cash			
2914e	Wright-Hennepin Coop Electric	4/7/2020	\$106.18 EagleView Park - 3 Light Poles
2915e	WARPULA, KEN	4/7/2020	\$120.75 K. Warpula: Mileage Reimb. For 2020 Elected
2920e	ZARNOTH BRUSH WORKS, INC.	4/7/2020	\$191.80 Sweeper: Elgin Front Dirt Shoe & Elgin Rear Di
2921e	Randy's Environmental Services	4/7/2020	\$3,836.28 General Trash - City Hall - April 2020
2922e	WSB & ASSOCIATES, INC.	4/7/2020	\$11,851.00 General Engineering: February 2020
34932	ASPEN MILLS	4/7/2020	\$173.74 D. Bostrom: Name Tags
34933	AT&T MOBILITY	4/7/2020	\$243.19 PW Cell Phones - 02/18/2020 - 03/17/2020
34934	BEAUDRY OIL & PROPANE	4/7/2020	\$490.22 Diesel: Refill of 205.0 Gallons on 3/17/2020
34935	BROCK WHITE	4/7/2020	\$3,780.00 Plexi Melt 515MN / 535 Roadsaver for Crackfilli
34936	CARDMEMBER SRVC (CENTRAL	4/7/2020	\$30.57 Garbage Bags, 12 Gallon Tote
34937	CARGILL, INCORPORATED	4/7/2020	\$1,895.34 Ice Control Salt - 23.53 Ton @ 80.55 per Ton
34938	CARSON, CLELLAND & SCHRED	4/7/2020	\$177.43 Legal Support / Work - March 2020
34939	CENTERPOINT ENERGY	4/7/2020	\$970.32 PW Building Gas Utilities: 02/26/2020 - 03/26/2
34940	CLASSIC CLEANING COMPANY,	4/7/2020	\$750.00 City Hall Monthly Cleaning - February 2020
34941	COMCAST	4/7/2020	\$318.66 PW: Digital Voice & Internet - April 2020
34942	FIRE SAFETY USA, INC.	4/7/2020	\$232.50 1 Red Helmet with 4" Faceshield
34943	GUIDANCE POINT TECHNOLOGI	4/7/2020	\$1,529.98 City Hall: Sonicwall Advanced Gateway Securit
34944	HALONEN, DREW	4/7/2020	\$400.00 Hall Damage Deposit Release - 03/28/2020 Ev
34945	INITIATIVE FOUNDATION	4/7/2020	\$310.00 Endowment Pledge - 2020
34946	METRO WEST INSPECTION SER	4/7/2020	\$1,738.95 Pmt 20-19 @ 9895 Jordan Avenue
34947	MIES OUTLAND	4/7/2020	\$872.44 800 Ranger: Starting Issue, Replaced ECM an
34948	MN STATE FIRE CHIEFS ASSN.	4/7/2020	\$100.00 2020 Membership Renewal - D. Malewicki
34949	NORTHLAND TITLE	4/7/2020	\$4,632.50 \$1,225,000 GO Improvement Crossover Refun
34950	RUPP ANDERSON SQUIRES & W	4/7/2020	\$1,945.37 Fehn Companies - IUP Mining Expansion: Febr
34951	VERIZON	4/7/2020	\$50.84 iPad Data Plan - 02/03/2020 - 03/02/2020
34952	VISA - BANKWEST	4/7/2020	\$5,706.65 Election Judge Training Breakfast
34953	XCEL ENERGY	4/7/2020	\$1,745.87 Fire Station 02/08/2020 - 03/09/2020
34954	ZEP SALES & SERVICE	4/7/2020	\$1,083.28 Tranq. AB Foam
Total Checks			\$45,283.86

FILTER: (([Act Year]='2020' and [period] in (4))) and (Source in ('04-06-20 PAY','04-07-20 PAY'))



Carson, Clelland
& Schreder

ATTORNEYS AT LAW
6300 SHINGLE CREEK PARKWAY STE 305
MINNEAPOLIS, MN 55430-2190
(763)-561-2800

March 26, 2020

CITY OF HANOVER
CITY ADMINISTRATOR
11250 5TH STREET NE
HANOVER, MN 55341

Professional Services

Amount

Criminal

3/9/2020	Review Brookdale files in preparation for 3/10 court calendar	24.38
3/10/2020	Handle Brookdale court calendar	32.50
3/19/2020	Preparation of one complaint	40.00
	Review files, prepare disposition letters and notes for follow up	24.38
3/24/2020	Review files, prepare disposition letters and notes for follow up	24.38
	Open criminal files, preparation of criminal complaints; preparation of cases for court calendars, including court and jury trials; contact and notice to witnesses for trial testimony, prepare outgoing discovery requests, complete incoming discovery requests for monthly period	21.88

SUBTOTAL: [167.52]

For professional services rendered \$167.52

Client Expense Charges :

Criminal Expenses:

Monthly support charges for January-March 9.91

SUBTOTAL: [9.91]

Total Client Expense Charges \$9.91

Total amount of this bill \$177.43

Previous balance MAR 31 2020 \$108.04

2/28/2020 Payment - thank you (\$9.91)
3/13/2020 Payment - thank you (\$98.13)

	<u>Amount</u>
Total payments and adjustments	(\$108.04)
Balance due	\$177.43

gh \$177.43

I hereby declare under the penalties of perjury that the foregoing statement for legal services is just and correct and that no part thereof has been paid.

John J. Thames for
John J. Thames, City Attorney

E# 100-41610-304

City Attorney

↳ Legal Fees



Rupp, Anderson, Squires & Waldspurger, P.A.

333 South Seventh Street, Suite 2800
Minneapolis, MN 55402
Office (612) 436-4300 Fax (612) 436-4340
www.raswlaw.com

Federal Tax ID 46-1641135

Statement as of: 2/29/2020
Statement Date: 3/25/2020
Statement No. 10771

City of Hanover
Mr. Brian Hagen
11250 5th St NE
Hanover, MN 55341

4011(1)-0001: Miscellaneous	661.37
4011(1)-0004: City Council and Board/Commission Meetings	300.00
4011(3)-0021: Mahler IUP Application	984.00

Total Fees and Expenses: \$1,945.37

pd. In 3-23-2020 Claims - Previous Balance: \$3,957.40

Total Now Due: \$5,902.77

MAR 31 2020



Rupp, Anderson, Squires & Waldspurger, P.A.

333 South Seventh Street, Suite 2800
Minneapolis, MN 55402
Office (612) 436-4300 Fax (612) 436-4340
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Federal Tax ID 46-1641135

Statement as of: 2/29/2020
Statement Date: 3/25/2020
Statement No. 10771

City of Hanover
Mr. Brian Hagen
11250 5th St NE
Hanover, MN 55341

Fehn Companies - Expansion
E# 818-41610-310 *Project # 208263*

		Hours	Rate	Amount
4011(1)-0001: Miscellaneous	<i>Misc. Escrows → City Attorney → Other Prof. Svcs.</i>			
02/04/2020 JTS	Review packet and prepare for meeting; Telephone conference with Cindy regarding mining hours agenda item.	0.80	185.00	148.00
02/04/2020 JTS	Review and analyze data practices act and IPAD opinions regarding employee access to tape of closed session; e-mail Brian regarding same.	1.70	185.00	314.50
02/04/2020 JTS	Telephone conference with Cindy regarding issuance of zoning certificate of compliance as requested by bank.	0.20	185.00	37.00
Sub-total Fees:				\$499.50

		Hours	Rate	Amount
4011(1)-0004: City Council and Board/Commission Meetings				
02/04/2020 JTS	Council meeting.	5.00	185.00	300.00
Sub-total Fees:				\$300.00

Fehn Companies - Expansion

		Hours	Rate	Amount
4011(3)-0021: Mahler IUP Application				
02/10/2020 JTS	Review and analyze proposed findings and conditions; review mining provisions in ordinances.	2.00	205.00	410.00
02/12/2020 JTS	Complete review and analysis of conditions to IUP; prepare tracked change version of document with recommended changes and additions.	2.00	205.00	410.00
02/13/2020 JTS	Review and revise resolution approving IUP; e-mail to Cindy.	0.40	205.00	82.00
02/19/2020 JTS	Cindy e-mail regarding IUP duration; review draft language; revise same.	0.40	205.00	82.00
Sub-total Fees:				\$984.00

E# 818-41610-310

Misc. Escrows

→ City Attorney

→ Other Prof. Svcs.

Project # 208263

Rate Summary

Jay T. Squires	7.70 hours at \$185.00/hr	799.50
Jay T. Squires	4.80 hours at \$205.00/hr	984.00
Total hours:	12.50	1,783.50

Expenses

	Units	Price	Amount
01/07/2020 Mileage.	1.00	43.13	43.13
02/04/2020 Mileage.	1.00	48.87	48.87
02/04/2020 Mileage.	1.00	48.87	48.87
02/28/2020 Photocopies.	105.00	0.20	21.00

Sub-total Expenses: **\$161.87**

Total Fees and Expenses: \$1,945.37

Previous Balance: \$3,957.40

Total Now Due: \$5,902.77

I declare under the penalties of law that this account is just and correct and that no part of it has been paid.

Erica A. Anderson
Accounts Manager

E# 100-41610-304
City Attorney
↳ Legal Fees

701 XENIA AVENUE S
SUITE 300
MINNEAPOLIS, MN
55418



March 23, 2020

Mr. Brian Hagen
City of Hanover
11250 5th Street NE
Hanover, MN 55341

Re: February 2020 Invoices

Dear Mr. Hagen:

Enclosed please find a list of the current invoices for professional engineering services during the month of February for the City of Hanover.

If you have any questions, please contact me at 651-286-8465.

Sincerely,

WSB & Associates, Inc.

Justin Messner
Principal

Enclosures

nf



Project Budget Tracking

For the period 2/1/2020 - 2/29/2020

Project Name	WSB Project #	Project Manager	Current Invoice	Fee Type	JTD Billed	Comments	Client Invoice Reviewer
HANO - 2020 General Engineering Services	R-015460-000	Preisler, Nicholas	\$ 8,735.00	Hourly	\$ 8,735.00		Hagen, Brian
HANO - 2020 Pavement Improvement Project	R-015117-000	Preisler, Nicholas	\$ 1,733.00	Not to Exceed	\$ 19,689.50		Hagen, Brian
HANO - Crow River Heights West 4th Addition	R-012259-000	Preisler, Nicholas	\$ 1,671.50	Hourly	\$ 53,151.75		Hagen, Brian
HANO - Mahler Mining Pit Expansion	R-014135-000	Preisler, Nicholas	\$ 2,082.00	Hourly	\$ 19,994.75		Hagen, Brian
HANO - River Town Villas	R-013676-000	Preisler, Nicholas	\$ 1,184.50	Hourly	\$ 13,256.50		Hagen, Brian
HANO - Riverside Estates	R-015462-000	Preisler, Nicholas	\$ 670.00	Not to Exceed	\$ 1,422.00		Hagen, Brian
HANO - Crow River Heights West 3rd Addition	R-010287-000	Preisler, Nicholas	\$ 1,333.50	Hourly	\$ 84,366.25		Hagen, Brian
Final Totals			\$ 17,409.50				

11,851.00 *JP*



Unit Billing

Meetings/Council Meetings (\$40) *E# 100-41950-303 Engineer → Engineering Fees*

2/29/2020	1.0 Meeting @ 40.00	40.00	
Total Units		40.00	40.00
	Total this Task		\$40.00

Environmental Compliance Inspections

David & AuriAnna Mooers

	Hours	Rate	Amount	
Johnson, Paul 500 Kadler Ave Inspection	2/4/2020	1.00	127.00	
Johnson, Paul 500 Kadler Ave Reporting	2/5/2020	1.00	127.00	<i>E# 818-41950-310</i>
Johnson, Paul 500 Kadler Ave ESC Inspection	2/12/2020	1.00	127.00	<i>Misc. Escrows</i>
Johnson, Paul 500 Kadler Ave Reporting	2/13/2020	1.00	127.00	<i>↳ Engineer</i>
Johnson, Paul 500 Kadler Ave ESC Inspection	2/19/2020	1.50	190.50	<i>↳ Other Prof. Svcs.</i>
Johnson, Paul 500 Kadler Ave Reporting	2/20/2020	1.00	127.00	
Johnson, Paul 500 Kadler Ave ESC Inspection	2/25/2020	1.00	127.00	<i>Project #208264</i>
Johnson, Paul 500 Kadler Ave Reporting	2/26/2020	1.00	127.00	
Totals	8.50		1,079.50	
Total Labor			1,079.50	
	Total this Task		\$1,079.50	
	Total this Phase		\$3,176.50	
	Total this Invoice		\$3,176.50	

Billings to Date

	Current	Prior	Total
Labor	3,136.50	5,518.50	8,655.00
Units	40.00	40.00	80.00
Totals	3,176.50	5,558.50	8,735.00

1,035.00 = JP Brooks/Rivers Edge of Hanover - Concept Plan
E# 818-41950-310
Misc. Escrows
↳ Engineer
↳ Other Prof. Svcs.
Project # 208271

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-015460-000 - 2 - 0320
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

2020 General Engineering Services

Professional Services from February 1, 2020 to February 29, 2020

Phase 001 General Engineering Services
 Project Management

		Hours	Rate	Amount	
Messner, Justin	2/24/2020	.50	172.00	86.00	
Project Management - "Rivers Edge"					
Preisler, Nicholas	2/5/2020	1.00	146.00	146.00	
City spec update - final review					
Preisler, Nicholas	2/5/2020	1.00	146.00	146.00	
Rivers Edge of Hanover - concept plan review & comment					
Preisler, Nicholas	2/6/2020	2.50	146.00	365.00	\$ 1,022.00
Rivers Edge of Hanover - concept plan review & comment					
Preisler, Nicholas	2/7/2020	.50	146.00	73.00	
9797 Jasmine Ave - engineering review					
Preisler, Nicholas	2/7/2020	.50	146.00	73.00	
9883 Jordan Ave - engineering review					
Preisler, Nicholas	2/7/2020	1.75	146.00	255.50	
Rivers Edge of Hanover - Meeting with applicant & engineer					
Preisler, Nicholas	2/11/2020	1.50	146.00	219.00	
Hilltop Question from property owner's engineer - water and sewer services					
Preisler, Nicholas	2/18/2020	.75	146.00	109.50	
9824 Jasmine Ave - Engineering review					
Preisler, Nicholas	2/19/2020	1.25	146.00	182.50	
Rivers Edge of Hanover Concept Review & memo					
Preisler, Nicholas	2/20/2020	.50	146.00	73.00	
9847 Jordan Ave - Engineering Review					
Preisler, Nicholas	2/24/2020	2.25	146.00	328.50	
Planning commission meeting attendance					
Totals		14.00		2,057.00	
Total Labor					2,057.00
				Total this Task	\$2,057.00

*E# 100-41950-303
 Engineer
 ↳ Engineering Fees*

Council Meetings

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-015117-000 - 5 - 0320
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

2020 Pavement Improvement Project

Professional Services from February 1, 2020 to February 29, 2020

Phase	002	Final Design			
Project Management					
			Hours	Rate	Amount
Preisler, Nicholas		2/13/2020	1.75	146.00	255.50
Neighborhood Open House					
		Totals	1.75		255.50
		Total Labor			255.50
Total this Task					\$255.50

Specifications & Bidding

			Hours	Rate	Amount
Pederson, Karla		2/5/2020	4.00	94.00	376.00
Spec and City Spec					
Pederson, Karla		2/6/2020	.50	94.00	47.00
Spec Upload					
Pederson, Karla		2/18/2020	.25	94.00	23.50
Set up addendum					
Pederson, Karla		2/20/2020	.50	94.00	47.00
Addendum and Bidders List					
Pederson, Karla		2/25/2020	1.50	94.00	141.00
Bid Results					
Pederson, Karla		2/26/2020	1.00	94.00	94.00
Bid Results					
Penn, Aleesha		2/24/2020	.25	84.00	21.00
Updated bidders list for bid opening.					
Perkey, Benjamin		2/5/2020	.50	120.00	60.00
Finalize specification					
Preisler, Nicholas		2/25/2020	3.25	146.00	474.50
Bid opening & coordination					
Preisler, Nicholas		2/26/2020	.75	146.00	109.50
Bid tab review, LOR, resolution					
Rutherford, Jana		2/25/2020	1.00	84.00	84.00

Project	R-015117-000	HANO - 2020 Pavement Improvement Project	Invoice	5
scan 10 bids & appent bid results into project file, add plan holders to One Office				
	Totals	13.50	1,477.50	
	Total Labor			1,477.50
			Total this Task	\$1,477.50
			Total this Phase	\$1,733.00
Billing Limits	Current	Prior	To-Date	
Total Billings	1,733.00	17,956.50	19,689.50	
Limit			31,950.00	
Remaining			12,260.50	
			Total this Invoice	\$1,733.00

E# 418-43121-310

Street Capital

↳ Paved Streets

↳ Other Prof. Svcs.

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-012259-000 - 13 - 0320
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

Crow River Heights West 4th Addition

Professional Services from February 1, 2020 to February 29, 2020

Phase	001	Plan Review			
Project Management					
			Hours	Rate	Amount
Preisler, Nicholas		2/21/2020	.50	146.00	73.00
Coordination					
		Totals	.50		73.00
		Total Labor			73.00
				Total this Task	\$73.00
Plan Review					
			Hours	Rate	Amount
Preisler, Nicholas		2/4/2020	1.25	146.00	182.50
Comcast permit review					
Preisler, Nicholas		2/4/2020	1.00	146.00	146.00
Revised CenterPoint permit					
		Totals	2.25		328.50
		Total Labor			328.50
				Total this Task	\$328.50
				Total this Phase	\$401.50

Phase 002 Construction Services
Erosion Control Site Inspections

			Hours	Rate	Amount
Johnson, Paul		2/4/2020	1.50	127.00	190.50
Inspection					
Johnson, Paul		2/5/2020	1.00	127.00	127.00
Reporting					
Johnson, Paul		2/12/2020	1.50	127.00	190.50
ESC Inspection					
Johnson, Paul		2/13/2020	1.00	127.00	127.00
Reporting					

Project	R-012259-000	HANO - Crow River Heights West 4th Addit	Invoice	13	
Johnson, Paul		2/19/2020	1.50	127.00	190.50
ESC Inspection					
Johnson, Paul		2/20/2020	1.00	127.00	127.00
Reporting					
Johnson, Paul		2/25/2020	1.50	127.00	190.50
ESC Inspection					
Johnson, Paul		2/26/2020	1.00	127.00	127.00
Reporting					
Totals			10.00		1,270.00
Total Labor					1,270.00
				Total this Task	\$1,270.00
				Total this Phase	\$1,270.00

Billing Limits
 Total Billings
 Limit
 Remaining

Current **Prior** **To-Date**
 1,671.50 51,480.25 53,151.75
 60,000.00
 6,848.25

Total this Invoice \$1,671.50

E # 828-41950-310
 CRHW 4th Addition - Developers Agmt.
 ↳ Engineer
 ↳ Other Prof. Svcs.

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-014135-000 - 9 - 0920
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

Mahler Mining Pit Expansion

Professional Services from February 1, 2020 to February 29, 2020

Phase	001	Mahler Mining Pit Expansion			
Plan Review					
			Hours	Rate	Amount
Messner, Justin		2/3/2020	.50	172.00	86.00
Review 15th Avenue Cost Estimate & Letter or credit \$					
Messner, Justin		2/10/2020	.50	172.00	86.00
Project Management					
Messner, Justin		2/24/2020	.50	172.00	86.00
Project Management					
Messner, Justin		2/28/2020	1.00	172.00	172.00
Escrow Review, Final plan review, Access agreement, Stormwater Maint Agreement					
Preisler, Nicholas		2/3/2020	1.50	146.00	219.00
Review turn lane geometry					
Preisler, Nicholas		2/4/2020	1.00	146.00	146.00
Comment memo					
Preisler, Nicholas		2/6/2020	.75	146.00	109.50
Review updated project costs					
Preisler, Nicholas		2/20/2020	2.25	146.00	328.50
Review, comment, & edit - Conditions of approval					
Preisler, Nicholas		2/20/2020	1.25	146.00	182.50
Financial security estimate					
Preisler, Nicholas		2/27/2020	.75	146.00	109.50
Financial security review					
Preisler, Nicholas		2/28/2020	2.50	146.00	365.00
Review updated docs - received 2/27					
Rickart, Charles		2/3/2020	1.00	192.00	192.00
Traffic Review					
	Totals		13.50		2,082.00
	Total Labor				2,082.00
				Total this Task	\$2,082.00
				Total this Phase	\$2,082.00
				Total this Invoice	\$2,082.00

E# 818-41950-310
 Misc. Escrows → Engineer
 ↳ Other Prof. Srvs.
 Project # 208263

Billings to Date

	Current	Prior	Total
Labor	2,082.00	17,912.75	19,994.75
Totals	2,082.00	17,912.75	19,994.75

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-013676-000 - 11-0320
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

Grading Agreement

River Town Villas

Professional Services from February 1, 2020 to February 29, 2020

Phase	002	Construction			
Project Management					
			Hours	Rate	Amount
Messner, Justin		2/10/2020	.50	172.00	86.00
Project Management					
Preisler, Nicholas		2/12/2020	1.00	146.00	146.00
Grading Draw Request #3					
Totals			1.50		232.00
Total Labor					232.00
				Total this Task	\$232.00

Erosion Control Site Inspections

			Hours	Rate	Amount
Johnson, Paul		2/6/2020	2.50	127.00	317.50
Inspection and reporting					
Johnson, Paul		2/17/2020	1.50	127.00	190.50
ESC Inspection					
Johnson, Paul		2/18/2020	1.00	127.00	127.00
Reporting					
Johnson, Paul		2/24/2020	1.50	127.00	190.50
ESC Inspection					
Johnson, Paul		2/25/2020	1.00	127.00	127.00
Reporting					
Totals			7.50		952.50
Total Labor					952.50
				Total this Task	\$952.50

Total this Phase	\$1,184.50
Total this Invoice	\$1,184.50

E* 818-41950-310

Misc. Escrows

↳ Engineer

↳ Other Prof. Svcs.

Project # 208266

Project	R-013676-000	HANO - River Town Villas	Invoice	11
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Billings to Date

	Current	Prior	Total
Labor	1,184.50	12,072.00	13,256.50
Totals	1,184.50	12,072.00	13,256.50

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-010287-000 - 34 - 0323
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

Crow River Heights West 3rd Addition
Professional Services from February 1, 2020 to February 29, 2020

Phase 002 Construction
 Construction Observation

		Hours	Rate	Amount
Johnson, Paul	2/4/2020	1.50	127.00	190.50
Inspection				
Johnson, Paul	2/5/2020	1.00	127.00	127.00
Reporting				
Johnson, Paul	2/12/2020	1.50	127.00	190.50
ESC Inspection				
Johnson, Paul	2/13/2020	1.00	127.00	127.00
Reporting				
Johnson, Paul	2/19/2020	1.50	127.00	190.50
ESC Inspection				
Johnson, Paul	2/20/2020	1.00	127.00	127.00
Reporting				
Johnson, Paul	2/25/2020	2.00	127.00	254.00
ESC Inspection				
Johnson, Paul	2/26/2020	1.00	127.00	127.00
Reporting				
Totals		10.50		1,333.50
Total Labor				1,333.50
			Total this Task	\$1,333.50
			Total this Phase	\$1,333.50
			Total this Invoice	\$1,333.50

Billings to Date

	Current	Prior	Total
Labor	1,333.50	83,034.75	84,368.25
Totals	1,333.50	83,034.75	84,368.25

E * 823-41950-310
 CRHW 3rd Addition - Developers Agmt.
 ↳ Engineer
 ↳ Other Prof. Svcs.

701 XENIA AVENUE S
 SUITE 300
 MINNEAPOLIS, MN
 55416



City of Hanover
 Attn: Brian Hagen
 11250 5th Street NE
 Hanover, MN 55341

March 23, 2020
 Project/Invoice: R-015462-000 - 2 - 0320
 Reviewed by: Justin Messner
 Project Manager: Nicholas Preisler

Riverside Estates

Ben + Kristal Sneen

Professional Services from February 1, 2020 to February 29, 2020

Phase 001 Preliminary Plat
 Project Management

	Hours	Rate	Amount
Messner, Justin Project Management 2/10/2020	.50	172.00	86.00
Preisler, Nicholas Revised preliminary plat review & comment memo 2/12/2020	2.75	146.00	401.50
Preisler, Nicholas Review updated docs received 2/20 2/24/2020	1.25	146.00	182.50
Totals	4.50		670.00
Total Labor			670.00
		Total this Task	\$670.00
		Total this Phase	\$670.00

Billing Limits	Current	Prior	To-Date
Total Billings	670.00	752.00	1,422.00
Limit			25,000.00
Remaining			23,578.00

Total this Invoice \$670.00

E# 818-41950-310

Misc. Escrows

↳ Engineer

↳ Other Prof. Svcs.

Project # 208268

CITY OF HANOVER

Cash Balances

April 2020

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$749,472.43	\$0.00	\$40,891.16	\$708,581.27
107 FIRE DEPT DONATIONS FUND	\$26,087.47	\$0.00	\$0.00	\$26,087.47
201 EDA SPECIAL REVENUE FUND	\$139,454.32	\$0.00	\$1,951.28	\$137,503.04
205 EDA BUSINESS INCENTIVE FUND	\$75,414.26	\$0.00	\$0.00	\$75,414.26
311 2008A GO CIP REFUNDING BOND	\$47,732.67	\$0.00	\$0.00	\$47,732.67
312 2009A GO IMP REFUNDING BOND	\$15,414.65	\$0.00	\$0.00	\$15,414.65
314 2011A GO IMP CROSSOVER REF BD	\$467,447.35	\$0.00	\$4,632.50	\$462,814.85
315 2016A GO CIP BOND	\$17,390.08	\$0.00	\$0.00	\$17,390.08
401 GENERAL CAPITAL PROJECTS	\$724,776.50	\$0.00	\$0.00	\$724,776.50
402 PARKS CAPITAL PROJECTS	\$93,737.92	\$0.00	\$0.00	\$93,737.92
403 FIRE DEPT CAPITAL FUND	\$285,895.65	\$0.00	\$0.00	\$285,895.65
404 HISTORICAL CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
405 PARK DEDICATION FEE	\$118,443.56	\$0.00	\$0.00	\$118,443.56
406 GAMBLING PROCEEDS	\$11,676.04	\$0.00	\$0.00	\$11,676.04
407 TIF REDEV DIST #1	\$8,751.97	\$0.00	\$0.00	\$8,751.97
409 MAHLER PIT - 15TH ST IMP FUND	\$106,303.80	\$0.00	\$0.00	\$106,303.80
411 FACILITIES CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
417 EQUIPMENT CAPITAL FUND	\$12,428.06	\$0.00	\$0.00	\$12,428.06
418 STREET CAPITAL PROJ FUND	\$178,482.68	\$0.00	\$1,733.00	\$176,749.68
601 WATER ENTERPRISE FUND	\$981,062.97	\$0.00	\$0.00	\$981,062.97
602 SEWER ENTERPRISE FUND	\$432,965.33	\$0.00	\$0.00	\$432,965.33
603 STORM WATER ENTERPRISE FUND	\$183,837.12	\$0.00	\$191.80	\$183,645.32
611 WATER CAPITAL IMP FUND	\$218,565.29	\$0.00	\$0.00	\$218,565.29
612 SEWER CAPITAL IMP FUND	\$2,163,599.50	\$0.00	\$0.00	\$2,163,599.50
613 STORM WATER CAPITAL IMP FUND	\$688,876.82	\$0.00	\$0.00	\$688,876.82
701 RIVER ROAD CEMETERY	\$36,031.74	\$0.00	\$0.00	\$36,031.74
702 CSAH 19 CEMETERY	\$2,650.00	\$0.00	\$0.00	\$2,650.00
811 EROSION CONTROL ESCROW FUND	\$46,123.53	\$0.00	\$0.00	\$46,123.53
815 LANDSCAPE ESCROW FUND	\$46,000.00	\$0.00	\$0.00	\$46,000.00
817 INFRASTRUCTURE ESCROW FUND	\$30,000.00	\$0.00	\$0.00	\$30,000.00
818 MISC ESCROWS FUND	\$36,165.08	\$0.00	\$7,183.00	\$28,982.08
820 BRIDGES TOWNHOMES ESC FUND	\$3,764.63	\$0.00	\$0.00	\$3,764.63
823 CROW RVR HTS WEST 3RD / BACKES	\$17,953.85	\$0.00	\$1,333.50	\$16,620.35
825 CROW RVR HTS FUT WEST PLAT/PUD	\$0.00	\$0.00	\$0.00	\$0.00
826 CROW RVR HTS 4TH ADD FINL PLAT	\$0.00	\$0.00	\$0.00	\$0.00
827 HANOVER COVE PRELIMINARY PLAT	\$0.00	\$0.00	\$0.00	\$0.00
828 CROW RVR HTS 4TH DEVEL AGRMT	\$58,745.89	\$0.00	\$1,671.50	\$57,074.39
900 INTEREST	\$24,305.06	\$0.00	\$0.00	\$24,305.06
	\$8,049,556.22	\$0.00	\$59,587.74	\$7,989,968.48

Revenue Budget Report - General Fund

Source Alt Code	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Fund 100 GENERAL FUND						
TAXES	R 100-31000 Property Taxes - General	\$0.00	\$13,836.42	\$1,010,873.00	\$997,036.58	1.37%
TAXES	R 100-31020 Property Taxes - Fire	\$0.00	\$0.00	\$104,404.00	\$104,404.00	0.00%
TAXES	R 100-31800 Franchise Fees	\$0.00	\$3,619.89	\$15,000.00	\$11,380.11	24.13%
Source Alt Code TAXES		\$0.00	\$17,456.31	\$1,130,277.00	\$1,112,820.69	1.54%
SERVICE	R 100-34000 Charges for Services	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
SERVICE	R 100-34101 City Hall Rent Revenue	-\$200.00	\$1,225.00	\$11,000.00	\$9,775.00	11.14%
SERVICE	R 100-34107 Assessment Search Fees	\$0.00	\$500.00	\$600.00	\$100.00	83.33%
SERVICE	R 100-34108 Administrative Fees	\$0.00	\$1,200.00	\$3,000.00	\$1,800.00	40.00%
SERVICE	R 100-34109 Copies/Faxes	\$0.00	\$0.00	\$50.00	\$50.00	0.00%
SERVICE	R 100-34206 Other Public Safety Charges	\$0.00	\$610.00	\$0.00	-\$610.00	0.00%
SERVICE	R 100-34207 Fire Protection Services	\$0.00	\$0.00	\$107,573.00	\$107,573.00	0.00%
SERVICE	R 100-34403 Recycling Rev/Reimb	\$0.00	\$1,163.40	\$6,000.00	\$4,836.60	19.39%
SERVICE	R 100-34780 Park Rental Fees	\$0.00	\$0.00	\$2,500.00	\$2,500.00	0.00%
SERVICE	R 100-34940 Cemetery Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code SERVICE		-\$200.00	\$4,698.40	\$130,723.00	\$126,024.60	3.59%
MISC	R 100-36100 Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36200 Miscellaneous Revenues	\$0.00	\$1,811.80	\$100.00	-\$1,711.80	1811.80%
MISC	R 100-36210 Interest Earnings	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36215 Investment Income/Loss	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36230 Contributions and Donations	\$0.00	\$917.54	\$400.00	-\$517.54	229.39%
MISC	R 100-36235 Insurance Dividends	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36250 Damage Deposits	\$0.00	\$400.00	\$9,000.00	\$8,600.00	4.44%
MISC	R 100-36260 Refunds or Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36290 Sale of Vehicles/Equipment	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-39101 Sales of General Fixed Asset	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-39203 Transfer from Other Fund	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code MISC		\$0.00	\$3,129.34	\$9,500.00	\$6,370.66	32.94%
LIC PERM	R 100-32110 Alcoholic Beverages	\$0.00	\$0.00	\$6,870.00	\$6,870.00	0.00%
LIC PERM	R 100-32180 Other Bus. Licenses/Permits	\$0.00	\$225.00	\$1,000.00	\$775.00	22.50%
LIC PERM	R 100-32210 Building Permits	\$0.00	\$23,687.54	\$100,000.00	\$76,312.46	23.69%
LIC PERM	R 100-32240 Animal Licenses	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
LIC PERM	R 100-32260 Solid Waste Hauler Licenses	\$0.00	\$1,500.00	\$1,500.00	\$0.00	100.00%
LIC PERM	R 100-32270 Rental Dwelling Licenses	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
LIC PERM	R 100-32280 Other Non-Business Lic/Per	\$0.00	\$0.00	\$50.00	\$50.00	0.00%
Source Alt Code LIC PERM		\$0.00	\$25,412.54	\$110,420.00	\$85,007.46	23.01%
INTGOVT	R 100-33400 State Grants and Aids	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
INTGOVT	R 100-33401 Local Government Aid	\$0.00	\$0.00	\$124,773.00	\$124,773.00	0.00%
INTGOVT	R 100-33410 MV Credit	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
INTGOVT	R 100-33420 PERA Aid	\$0.00	\$0.00	\$339.00	\$339.00	0.00%
INTGOVT	R 100-33422 State Fire Aid	\$0.00	\$0.00	\$39,000.00	\$39,000.00	0.00%
INTGOVT	R 100-33426 State Police Aid	\$0.00	\$0.00	\$5,500.00	\$5,500.00	0.00%
INTGOVT	R 100-33610 County Grants/Aid for Roads	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code INTGOVT		\$0.00	\$0.00	\$170,612.00	\$170,612.00	0.00%
FINES	R 100-35100 Court Fines	\$0.00	\$285.95	\$3,000.00	\$2,714.05	9.53%
Source Alt Code FINES		\$0.00	\$285.95	\$3,000.00	\$2,714.05	9.53%
Fund 100 GENERAL FUND		-\$200.00	\$50,982.54	\$1,554,532.00	\$1,503,549.46	3.28%

CITY OF HANOVER
Revenue Budget Report - General Fund

Source Alt Code	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
		-\$200.00	\$50,982.54	\$1,554,532.00	\$1,503,549.46	3.28%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Fund 100 GENERAL FUND						
Dept 41110 Council						
COUNCIL	E 100-41110-111 Committee Wages/Mee	\$120.75	\$120.75	\$13,000.00	\$12,879.25	0.93%
COUNCIL	E 100-41110-122 FICA	\$0.00	\$0.00	\$806.00	\$806.00	0.00%
COUNCIL	E 100-41110-123 Medicare	\$0.00	\$0.00	\$189.00	\$189.00	0.00%
COUNCIL	E 100-41110-208 Training and Instructio	\$0.00	\$550.00	\$2,000.00	\$1,450.00	27.50%
COUNCIL	E 100-41110-306 Dues & Subscriptions	\$0.00	\$4,237.68	\$7,500.00	\$3,262.32	56.50%
COUNCIL	E 100-41110-331 Travel Expenses	\$0.00	\$271.04	\$2,000.00	\$1,728.96	13.55%
COUNCIL	E 100-41110-437 Other Miscellaneous	\$132.01	\$428.72	\$20,000.00	\$19,571.28	2.14%
Dept 41110 Council		\$252.76	\$5,608.19	\$45,495.00	\$39,886.81	12.33%
Dept 41330 Boards and Commissions						
BRDCOMM	E 100-41330-111 Committee Wages/Mee	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
BRDCOMM	E 100-41330-208 Training and Instructio	\$0.00	\$0.00	\$500.00	\$500.00	0.00%
BRDCOMM	E 100-41330-331 Travel Expenses	\$0.00	\$0.00	\$200.00	\$200.00	0.00%
Dept 41330 Boards and Commissions		\$0.00	\$0.00	\$5,700.00	\$5,700.00	0.00%
Dept 41400 City Administrator						
CITYADM	E 100-41400-101 Full-Time Employees R	\$3,153.85	\$21,888.25	\$78,668.00	\$56,779.75	27.82%
CITYADM	E 100-41400-121 PERA	\$236.54	\$1,641.63	\$5,900.00	\$4,258.37	27.82%
CITYADM	E 100-41400-122 FICA	\$194.44	\$1,349.38	\$4,877.00	\$3,527.62	27.67%
CITYADM	E 100-41400-123 Medicare	\$45.47	\$315.57	\$1,141.00	\$825.43	27.66%
CITYADM	E 100-41400-134 Employer Paid Life	\$26.51	\$185.57	\$674.00	\$488.43	27.53%
CITYADM	E 100-41400-151 Med/Dental Insurance	\$323.07	\$2,261.49	\$8,400.00	\$6,138.51	26.92%
CITYADM	E 100-41400-208 Training and Instructio	\$0.00	\$725.00	\$1,500.00	\$775.00	48.33%
CITYADM	E 100-41400-306 Dues & Subscriptions	\$0.00	\$98.28	\$200.00	\$101.72	49.14%
Dept 41400 City Administrator		\$3,979.88	\$28,465.17	\$101,360.00	\$72,894.83	28.08%
Dept 41410 Elections						
ELECTION	E 100-41410-101 Full-Time Employees R	\$311.50	\$1,424.50	\$13,500.00	\$12,075.50	10.55%
ELECTION	E 100-41410-122 FICA	\$19.31	\$88.31	\$837.00	\$748.69	10.55%
ELECTION	E 100-41410-123 Medicare	\$4.52	\$20.66	\$196.00	\$175.34	10.54%
ELECTION	E 100-41410-200 Office Supplies (GENER	\$2,911.83	\$3,303.35	\$5,000.00	\$1,696.65	66.07%
ELECTION	E 100-41410-310 Other Professional Serv	\$21.00	\$21.00	\$5,000.00	\$4,979.00	0.42%
ELECTION	E 100-41410-351 Legal Notices Publishin	\$0.00	\$0.00	\$200.00	\$200.00	0.00%
ELECTION	E 100-41410-400 Repairs & Maint Cont (\$0.00	\$1,201.60	\$1,200.00	-\$1.60	100.13%
ELECTION	E 100-41410-437 Other Miscellaneous	\$193.43	\$2,000.88	\$0.00	-\$2,000.88	0.00%
Dept 41410 Elections		\$3,461.59	\$8,060.30	\$25,933.00	\$17,872.70	31.08%
Dept 41430 Clerical Staff						
CLERICAL	E 100-41430-101 Full-Time Employees R	\$1,911.21	\$13,469.06	\$49,926.00	\$36,456.94	26.98%
CLERICAL	E 100-41430-121 PERA	\$143.34	\$1,010.18	\$3,744.00	\$2,733.82	26.98%
CLERICAL	E 100-41430-122 FICA	\$117.40	\$827.42	\$3,095.00	\$2,267.58	26.73%
CLERICAL	E 100-41430-123 Medicare	\$27.46	\$193.52	\$724.00	\$530.48	26.73%
CLERICAL	E 100-41430-134 Employer Paid Life	\$18.51	\$129.57	\$456.00	\$326.43	28.41%
CLERICAL	E 100-41430-142 Unemployment Benefit	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
CLERICAL	E 100-41430-151 Med/Dental Insurance	\$323.07	\$2,261.49	\$8,400.00	\$6,138.51	26.92%
CLERICAL	E 100-41430-208 Training and Instructio	\$0.00	\$0.00	\$500.00	\$500.00	0.00%
CLERICAL	E 100-41430-306 Dues & Subscriptions	\$0.00	\$22.50	\$100.00	\$77.50	22.50%
Dept 41430 Clerical Staff		\$2,540.99	\$17,913.74	\$66,945.00	\$49,031.26	26.76%
Dept 41435 Staff Expenses						
STAFFEXP	E 100-41435-260 Uniforms	\$0.00	\$0.00	\$300.00	\$300.00	0.00%
STAFFEXP	E 100-41435-310 Other Professional Serv	\$0.00	\$150.00	\$500.00	\$350.00	30.00%
STAFFEXP	E 100-41435-331 Travel Expenses	\$0.00	\$72.46	\$2,000.00	\$1,927.54	3.62%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Dept 41435	Staff Expenses	\$0.00	\$222.46	\$2,800.00	\$2,577.54	7.95%
Dept 41530 Accounting						
ACCTING	E 100-41530-101 Full-Time Employees R	\$2,217.08	\$15,451.68	\$57,920.00	\$42,468.32	26.68%
ACCTING	E 100-41530-121 PERA	\$166.28	\$1,158.87	\$4,344.00	\$3,185.13	26.68%
ACCTING	E 100-41530-122 FICA	\$137.46	\$958.01	\$3,591.00	\$2,632.99	26.68%
ACCTING	E 100-41530-123 Medicare	\$32.15	\$224.06	\$840.00	\$615.94	26.67%
ACCTING	E 100-41530-134 Employer Paid Life	\$21.13	\$147.91	\$527.00	\$379.09	28.07%
ACCTING	E 100-41530-151 Med/Dental Insurance	\$322.86	\$2,260.02	\$8,400.00	\$6,139.98	26.91%
ACCTING	E 100-41530-208 Training and Instructio	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
ACCTING	E 100-41530-306 Dues & Subscriptions	\$0.00	\$50.00	\$250.00	\$200.00	20.00%
ACCTING	E 100-41530-310 Other Professional Serv	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 41530	Accounting	\$2,896.96	\$20,250.55	\$76,872.00	\$56,621.45	26.34%
Dept 41540 Auditing						
AUDITING	E 100-41540-301 Auditing and Acctg Ser	\$0.00	\$150.00	\$22,000.00	\$21,850.00	0.68%
Dept 41540	Auditing	\$0.00	\$150.00	\$22,000.00	\$21,850.00	0.68%
Dept 41550 Assessing						
ASSESS G	E 100-41550-310 Other Professional Serv	\$0.00	\$165.85	\$23,000.00	\$22,834.15	0.72%
Dept 41550	Assessing	\$0.00	\$165.85	\$23,000.00	\$22,834.15	0.72%
Dept 41570 Purchasing						
PURCHASE	E 100-41570-200 Office Supplies (GENER	\$145.15	\$670.20	\$3,500.00	\$2,829.80	19.15%
PURCHASE	E 100-41570-205 Bank Fees	\$0.00	\$3.00	\$200.00	\$197.00	1.50%
PURCHASE	E 100-41570-207 Computer Supplies	\$0.00	\$1,520.50	\$8,000.00	\$6,479.50	19.01%
PURCHASE	E 100-41570-220 Repair/Maint Supply (G	\$0.00	\$1,635.69	\$4,500.00	\$2,864.31	36.35%
PURCHASE	E 100-41570-322 Postage	\$0.00	-\$4.91	\$2,500.00	\$2,504.91	-0.20%
PURCHASE	E 100-41570-570 Office Equip and Furnis	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
Dept 41570	Purchasing	\$145.15	\$3,824.48	\$21,700.00	\$17,875.52	17.62%
Dept 41600 Computer						
COMPUTER	E 100-41600-310 Other Professional Serv	\$1,658.84	\$2,493.55	\$6,000.00	\$3,506.45	41.56%
Dept 41600	Computer	\$1,658.84	\$2,493.55	\$6,000.00	\$3,506.45	41.56%
Dept 41610 City Attorney						
CITYATNY	E 100-41610-304 Legal Fees	\$990.80	\$2,089.33	\$20,000.00	\$17,910.67	10.45%
Dept 41610	City Attorney	\$990.80	\$2,089.33	\$20,000.00	\$17,910.67	10.45%
Dept 41910 Planning and Zoning						
PLANZONG	E 100-41910-310 Other Professional Serv	\$0.00	\$2,704.00	\$20,000.00	\$17,296.00	13.52%
Dept 41910	Planning and Zoning	\$0.00	\$2,704.00	\$20,000.00	\$17,296.00	13.52%
Dept 41940 General Govt Buildings/Plant						
GOVTBLDG	E 100-41940-210 Operating Supplies (GE	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
GOVTBLDG	E 100-41940-220 Repair/Maint Supply (G	\$1,083.28	\$1,778.34	\$6,000.00	\$4,221.66	29.64%
GOVTBLDG	E 100-41940-306 Dues & Subscriptions	\$0.00	\$775.00	\$550.00	-\$225.00	140.91%
GOVTBLDG	E 100-41940-310 Other Professional Serv	\$750.00	\$1,253.04	\$7,500.00	\$6,246.96	16.71%
GOVTBLDG	E 100-41940-321 Telephone	\$347.06	\$1,391.13	\$6,400.00	\$5,008.87	21.74%
GOVTBLDG	E 100-41940-325 Taxes	\$0.00	\$258.00	\$400.00	\$142.00	64.50%
GOVTBLDG	E 100-41940-381 Electric Utilities	\$648.84	\$1,378.26	\$9,000.00	\$7,621.74	15.31%
GOVTBLDG	E 100-41940-383 Gas Utilities	\$297.20	\$1,462.96	\$5,000.00	\$3,537.04	29.26%
GOVTBLDG	E 100-41940-384 Refuse/Garbage Dispos	\$274.28	\$1,102.05	\$3,000.00	\$1,897.95	36.74%
GOVTBLDG	E 100-41940-415 Other Equipment Renta	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
GOVTBLDG	E 100-41940-520 Buildings and Structure	\$0.00	\$567.33	\$4,000.00	\$3,432.67	14.18%
GOVTBLDG	E 100-41940-560 Furniture and Fixtures	\$0.00	\$0.00	\$2,000.00	\$2,000.00	0.00%
GOVTBLDG	E 100-41940-580 Other Equipment	\$0.00	\$0.00	\$0.00	\$0.00	0.00%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Dept 41940	General Govt Buildings/Plant	\$3,400.66	\$9,966.11	\$46,850.00	\$36,883.89	21.27%
Dept 41950	Engineer					
ENGINEER	E 100-41950-303 Engineering Fees	\$1,062.00	\$3,702.50	\$15,000.00	\$11,297.50	24.68%
Dept 41950	Engineer	\$1,062.00	\$3,702.50	\$15,000.00	\$11,297.50	24.68%
Dept 41960	Insurance					
INSURANCE	E 100-41960-150 Worker s Comp (GENE	\$0.00	\$5,087.36	\$13,000.00	\$7,912.64	39.13%
INSURANCE	E 100-41960-152 Worker s Comp Benefit	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
INSURANCE	E 100-41960-361 General Liability Ins	\$0.00	\$10,000.88	\$25,000.00	\$14,999.12	40.00%
Dept 41960	Insurance	\$0.00	\$15,088.24	\$38,000.00	\$22,911.76	39.71%
Dept 41970	Legal Publications					
LEGALPUB	E 100-41970-341 Employment	\$0.00	\$494.80	\$300.00	-\$194.80	164.93%
LEGALPUB	E 100-41970-343 Other Advertising	\$0.00	\$42.50	\$200.00	\$157.50	21.25%
LEGALPUB	E 100-41970-351 Legal Notices Publishin	\$0.00	\$30.88	\$2,000.00	\$1,969.12	1.54%
LEGALPUB	E 100-41970-354 Recording Fees	\$0.00	\$0.00	\$250.00	\$250.00	0.00%
Dept 41970	Legal Publications	\$0.00	\$568.18	\$2,750.00	\$2,181.82	20.66%
Dept 42000	Public Safety (GENERAL)					
PUBSAFTY	E 100-42000-437 Other Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 42000	Public Safety (GENERAL)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 42101	Hennepin County Sheriff					
HCSHERIFF	E 100-42101-310 Other Professional Serv	\$0.00	\$0.00	\$84,368.00	\$84,368.00	0.00%
Dept 42101	Hennepin County Sheriff	\$0.00	\$0.00	\$84,368.00	\$84,368.00	0.00%
Dept 42102	Wright County Sheriff					
WCSHERIFF	E 100-42102-310 Other Professional Serv	\$0.00	\$28,639.50	\$114,558.00	\$85,918.50	25.00%
Dept 42102	Wright County Sheriff	\$0.00	\$28,639.50	\$114,558.00	\$85,918.50	25.00%
Dept 42210	Fire Dept Administration					
FIREADMIN	E 100-42210-103 Part-Time Employees	\$0.00	\$23,717.50	\$70,600.00	\$46,882.50	33.59%
FIREADMIN	E 100-42210-122 FICA	\$0.00	\$1,470.46	\$4,377.00	\$2,906.54	33.60%
FIREADMIN	E 100-42210-123 Medicare	\$0.00	\$343.92	\$1,024.00	\$680.08	33.59%
FIREADMIN	E 100-42210-142 Unemployment Benefit	\$0.00	\$0.00	\$300.00	\$300.00	0.00%
FIREADMIN	E 100-42210-150 Worker s Comp (GENE	\$0.00	\$3,466.24	\$9,000.00	\$5,533.76	38.51%
FIREADMIN	E 100-42210-200 Office Supplies (GENER	\$0.00	\$78.89	\$350.00	\$271.11	22.54%
FIREADMIN	E 100-42210-305 Medical and Dental Fee	\$0.00	\$0.00	\$4,000.00	\$4,000.00	0.00%
FIREADMIN	E 100-42210-306 Dues & Subscriptions	\$100.00	\$1,315.00	\$1,000.00	-\$315.00	131.50%
FIREADMIN	E 100-42210-361 General Liability Ins	\$0.00	\$1,512.05	\$5,000.00	\$3,487.95	30.24%
Dept 42210	Fire Dept Administration	\$100.00	\$31,904.06	\$95,651.00	\$63,746.94	33.35%
Dept 42220	Fire Dept Equipment					
FIREEQUIP	E 100-42220-221 Equipment Parts	\$0.00	\$408.72	\$11,500.00	\$11,091.28	3.55%
FIREEQUIP	E 100-42220-228 Medical Supplies	\$0.00	\$241.44	\$1,500.00	\$1,258.56	16.10%
FIREEQUIP	E 100-42220-240 Small Tools and Minor	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
FIREEQUIP	E 100-42220-260 Uniforms	\$426.80	\$500.77	\$28,500.00	\$27,999.23	1.76%
FIREEQUIP	E 100-42220-580 Other Equipment	\$30.57	\$30.57	\$5,000.00	\$4,969.43	0.61%
Dept 42220	Fire Dept Equipment	\$457.37	\$1,181.50	\$47,500.00	\$46,318.50	2.49%
Dept 42240	Fire Dept Training					
FIRETRNG	E 100-42240-208 Training and Instructio	\$0.00	\$588.06	\$7,500.00	\$6,911.94	7.84%
FIRETRNG	E 100-42240-310 Other Professional Serv	\$0.00	\$842.57	\$3,380.00	\$2,537.43	24.93%
FIRETRNG	E 100-42240-331 Travel Expenses	\$0.00	\$0.00	\$1,500.00	\$1,500.00	0.00%
Dept 42240	Fire Dept Training	\$0.00	\$1,430.63	\$12,380.00	\$10,949.37	11.56%
Dept 42260	Fire Vehicles					
FIREVEH	E 100-42260-212 Motor Fuels	\$0.00	\$212.96	\$3,000.00	\$2,787.04	80 7.10%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
FIREVEH	E 100-42260-220 Repair/Maint Supply (G	\$1,031.05	\$1,364.08	\$9,000.00	\$7,635.92	15.16%
FIREVEH	E 100-42260-240 Small Tools and Minor	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
FIREVEH	E 100-42260-323 Radio Units	\$0.00	\$0.00	\$7,800.00	\$7,800.00	0.00%
Dept 42260 Fire Vehicles		\$1,031.05	\$1,577.04	\$20,800.00	\$19,222.96	7.58%
Dept 42280 Fire Stations and Bldgs						
FIREBLDG	E 100-42280-215 Shop Supplies	\$0.00	\$0.00	\$800.00	\$800.00	0.00%
FIREBLDG	E 100-42280-220 Repair/Maint Supply (G	\$0.00	\$640.92	\$7,500.00	\$6,859.08	8.55%
FIREBLDG	E 100-42280-321 Telephone	\$50.84	\$225.15	\$1,000.00	\$774.85	22.52%
FIREBLDG	E 100-42280-325 Taxes	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
FIREBLDG	E 100-42280-381 Electric Utilities	\$316.80	\$683.59	\$4,500.00	\$3,816.41	15.19%
FIREBLDG	E 100-42280-383 Gas Utilities	\$219.66	\$1,062.82	\$3,500.00	\$2,437.18	30.37%
FIREBLDG	E 100-42280-520 Buildings and Structure	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 42280 Fire Stations and Bldgs		\$587.30	\$2,612.48	\$17,300.00	\$14,687.52	15.10%
Dept 42290 Fire Relief Association						
FIRERELIEF	E 100-42290-124 Fire Pension Contributio	\$0.00	\$0.00	\$39,000.00	\$39,000.00	0.00%
FIRERELIEF	E 100-42290-125 Other Retirement Contr	\$0.00	\$0.00	\$12,096.00	\$12,096.00	0.00%
FIRERELIEF	E 100-42290-301 Auditing and Acctg Ser	\$0.00	\$0.00	\$6,250.00	\$6,250.00	0.00%
Dept 42290 Fire Relief Association		\$0.00	\$0.00	\$57,346.00	\$57,346.00	0.00%
Dept 42401 Building Inspection Admin						
INSPADMN	E 100-42401-310 Other Professional Serv	\$1,738.95	\$9,362.67	\$40,000.00	\$30,637.33	23.41%
Dept 42401 Building Inspection Admin		\$1,738.95	\$9,362.67	\$40,000.00	\$30,637.33	23.41%
Dept 42700 Animal Control						
ANIMCTRL	E 100-42700-310 Other Professional Serv	\$0.00	\$250.00	\$1,000.00	\$750.00	25.00%
Dept 42700 Animal Control		\$0.00	\$250.00	\$1,000.00	\$750.00	25.00%
Dept 42800 Cemetery						
CEMETERY	E 100-42800-310 Other Professional Serv	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 42800 Cemetery		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 43000 Public Works (GENERAL)						
PUBWRKS	E 100-43000-101 Full-Time Employees R	\$4,457.60	\$40,992.16	\$146,116.00	\$105,123.84	28.05%
PUBWRKS	E 100-43000-102 Full-Time Employees O	\$0.00	\$0.00	\$2,000.00	\$2,000.00	0.00%
PUBWRKS	E 100-43000-103 Part-Time Employees	\$0.00	\$840.00	\$28,360.00	\$27,520.00	2.96%
PUBWRKS	E 100-43000-121 PERA	\$334.32	\$3,008.49	\$12,834.00	\$9,825.51	23.44%
PUBWRKS	E 100-43000-122 FICA	\$271.31	\$2,510.59	\$11,775.00	\$9,264.41	21.32%
PUBWRKS	E 100-43000-123 Medicare	\$63.45	\$587.17	\$2,892.00	\$2,304.83	20.30%
PUBWRKS	E 100-43000-134 Employer Paid Life	\$41.60	\$380.24	\$1,548.00	\$1,167.76	24.56%
PUBWRKS	E 100-43000-142 Unemployment Benefit	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
PUBWRKS	E 100-43000-151 Med/Dental Insurance	\$784.61	\$7,492.27	\$32,400.00	\$24,907.73	23.12%
PUBWRKS	E 100-43000-208 Training and Instructio	\$0.00	\$2,374.00	\$3,500.00	\$1,126.00	67.83%
PUBWRKS	E 100-43000-212 Motor Fuels	\$490.22	\$2,557.45	\$12,000.00	\$9,442.55	21.31%
PUBWRKS	E 100-43000-215 Shop Supplies	\$44.51	\$1,113.48	\$7,500.00	\$6,386.52	14.85%
PUBWRKS	E 100-43000-220 Repair/Maint Supply (G	\$0.00	\$1,900.22	\$12,000.00	\$10,099.78	15.84%
PUBWRKS	E 100-43000-226 Sign Repair Materials	\$0.00	\$65.90	\$1,500.00	\$1,434.10	4.39%
PUBWRKS	E 100-43000-240 Small Tools and Minor	\$0.00	\$315.33	\$10,000.00	\$9,684.67	3.15%
PUBWRKS	E 100-43000-260 Uniforms	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
PUBWRKS	E 100-43000-310 Other Professional Serv	\$46.90	\$3,771.20	\$7,500.00	\$3,728.80	50.28%
PUBWRKS	E 100-43000-321 Telephone	\$524.20	\$1,551.59	\$4,200.00	\$2,648.41	36.94%
PUBWRKS	E 100-43000-325 Taxes	\$0.00	\$134.75	\$200.00	\$65.25	67.38%
PUBWRKS	E 100-43000-381 Electric Utilities	\$566.41	\$974.68	\$4,000.00	\$3,025.32	24.37%
PUBWRKS	E 100-43000-383 Gas Utilities	\$453.46	\$2,142.31	\$7,000.00	\$4,857.69	30.60%
PUBWRKS	E 100-43000-520 Buildings and Structure	\$0.00	\$555.14	\$0.00	-\$555.14	0.00%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Dept 43000	Public Works (GENERAL)	\$8,078.59	\$73,266.97	\$310,325.00	\$237,058.03	23.61%
Dept 43121	Paved Streets					
PAVSTRSTS	E 100-43121-224 Street Maint Materials	\$3,780.00	\$3,899.70	\$50,000.00	\$46,100.30	7.80%
Dept 43121	Paved Streets	\$3,780.00	\$3,899.70	\$50,000.00	\$46,100.30	7.80%
Dept 43122	Unpaved Streets					
UNPAVSTS	E 100-43122-224 Street Maint Materials	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
Dept 43122	Unpaved Streets	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
Dept 43125	Ice & Snow Removal					
SNOWREMO	E 100-43125-224 Street Maint Materials	\$1,895.34	\$6,385.20	\$20,000.00	\$13,614.80	31.93%
Dept 43125	Ice & Snow Removal	\$1,895.34	\$6,385.20	\$20,000.00	\$13,614.80	31.93%
Dept 43160	Street Lighting					
STLGHTG	E 100-43160-381 Electric Utilities	\$113.09	\$4,371.67	\$25,000.00	\$20,628.33	17.49%
Dept 43160	Street Lighting	\$113.09	\$4,371.67	\$25,000.00	\$20,628.33	17.49%
Dept 43240	Waste (refuse) Disposal					
REFDISPO	E 100-43240-384 Refuse/Garbage Dispos	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
Dept 43240	Waste (refuse) Disposal	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
Dept 43245	Recycling: Refuse					
RECYCLING	E 100-43245-384 Refuse/Garbage Dispos	\$3,562.00	\$10,663.25	\$44,000.00	\$33,336.75	24.23%
Dept 43245	Recycling: Refuse	\$3,562.00	\$10,663.25	\$44,000.00	\$33,336.75	24.23%
Dept 45186	Senior Center					
SRCENTER	E 100-45186-437 Other Miscellaneous	\$0.00	\$2,274.11	\$9,100.00	\$6,825.89	24.99%
Dept 45186	Senior Center	\$0.00	\$2,274.11	\$9,100.00	\$6,825.89	24.99%
Dept 45200	Parks (GENERAL)					
PARKS	E 100-45200-212 Motor Fuels	\$0.00	\$94.13	\$2,000.00	\$1,905.87	4.71%
PARKS	E 100-45200-220 Repair/Maint Supply (G	\$0.00	\$2,075.77	\$6,000.00	\$3,924.23	34.60%
PARKS	E 100-45200-225 Landscaping Materials	\$0.00	\$0.00	\$8,000.00	\$8,000.00	0.00%
PARKS	E 100-45200-310 Other Professional Serv	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
PARKS	E 100-45200-381 Electric Utilities	\$160.01	\$377.01	\$2,200.00	\$1,822.99	17.14%
PARKS	E 100-45200-400 Repairs & Maint Cont (\$0.00	\$0.00	\$0.00	\$0.00	0.00%
PARKS	E 100-45200-440 Programs	\$0.00	\$262.17	\$0.00	-\$262.17	0.00%
PARKS	E 100-45200-580 Other Equipment	\$0.00	\$0.00	\$8,000.00	\$8,000.00	0.00%
Dept 45200	Parks (GENERAL)	\$160.01	\$2,809.08	\$26,200.00	\$23,390.92	10.72%
Dept 45500	Libraries (GENERAL)					
LIBRARY	E 100-45500-437 Other Miscellaneous	\$0.00	\$4,655.41	\$11,600.00	\$6,944.59	40.13%
Dept 45500	Libraries (GENERAL)	\$0.00	\$4,655.41	\$11,600.00	\$6,944.59	40.13%
Dept 48205	Damage Deposit Refunds					
DMGDEPRF	E 100-48205-810 Refunds & Reimburse	\$200.00	\$1,600.00	\$9,000.00	\$7,400.00	17.78%
Dept 48205	Damage Deposit Refunds	\$200.00	\$1,600.00	\$9,000.00	\$7,400.00	17.78%
Dept 49360	Transfers Out					
TRANSFERS	E 100-49360-700 Transfers (GENERAL)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49360	Transfers Out	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49800	Transit (GENERAL)					
TRANSIT	E 100-49800-310 Other Professional Serv	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49800	Transit (GENERAL)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Fund 100	GENERAL FUND	\$42,093.33	\$308,155.92	\$1,554,533.00	\$1,246,377.08	19.82%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	April 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
		\$42,093.33	\$308,155.92	\$1,554,533.00	\$1,246,377.08	19.82%

**CITY OF HANOVER
COUNTIES OF WRIGHT AND HENNEPIN
STATE OF MINNESOTA**

RESOLUTION NO 04-07-20-36

ACCEPTING DONATION FOR SETTLERS PARK SHELTER MAINTENANCE

WHEREAS, the City painted parts of the Settlers Park Shelter in 2019; and

WHEREAS, the Hanover Lions donated \$917.54 to offset materials cost for the project.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hanover, Minnesota, hereby accepts the donation of \$917.54 to offset costs incurred for materials to paint the Settlers Park Shelter.

BE IT FURTHER RESOVLED, that the City of Hanover expresses its appreciation for the continued support.

Approved by the City Council this 7th day of April, 2020.

APPROVED BY:

ATTEST:

Chris Kauffman, Mayor

Brian Hagen, City Administrator

**CITY OF HANOVER
COUNTIES OF WRIGHT AND HENNEPIN
STATE OF MINNESOTA**

RESOLUTION NO 04-07-20-37

**SUPPORTING HENNEPIN COUNTY 2020 APPLCAITIONS FOR
FEDERAL FUNDING TOWARDS A CSAH 19 IMPROVEMENT PROJECT
AT CSAH19/C.R.117/C.R.203**

WHEREAS, Hennepin County intends to submit applications for federal funding dollars to be used towards an intersection improvement project located at CSAH 19/CR 117/CR 203; and

WHEREAS, This project will involve modifications to the existing CSAH 19 at County Road 117/County Road 203 intersection to better accommodate user activity, especially during the morning and afternoon peak periods. It is anticipated that specific improvements will be determined as part of the design process and will incorporate proven strategies that address user safety and mobility. As proposed, this project will benefit people biking, driving, and walking in the area; and

WHEREAS, the City of Hanover acknowledges that the city will likely be required to cost participate in this project as outlined in the county’s cost participation policy. Specific details regarding cost participation and maintenance responsibilities are anticipated to be determined during the design process as project development is advanced; and

WHEREAS, the City of Hanover requests that Hennepin County consider all county level funding sources for the project to reduce local funding impacts due to the understanding that travel impacts are from beyond the borders of the cities of Hanover and Corcoran.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hanover, Minnesota, hereby expresses its support for Hennepin County’s federal funding applications to the Metropolitan Council’s Regional Solicitation and MnDOT’s Highway Safety Improvement Program (HSIP) for the proposed improvements at the CSAH a19 and County Road 117/County Road 203 intersection.

BE IT FURTHER RESOVLED, that the City of Hanover requests the county to consider all potential funding sources within the county programs to reduce the impact to local jurisdictions.

Approved by the City Council this 7th day of April, 2020.

APPROVED BY:

ATTEST:

Chris Kauffman, Mayor

Brian Hagen, City Administrator

March 19, 2020

Brian Hagen
City Administrator/Clerk/Treasurer
City of Hanover
11250 5th Street NE
Hanover, MN 55341

Re: Support for 2020 Regional Solicitation Application
CSAH 19 Spot Mobility and Safety Project
At County Road 117/County Road 203

Dear Mr. Hagen,

As part of the Metropolitan Council's 2020 Regional Solicitation, Hennepin County is submitting an application seeking federal funding in the Spot Mobility & Safety Category for improvements at the CSAH 19 and County Road 117/County Road 203 intersection. Federal funding through this solicitation is available for program years 2024 and 2025.

This project will involve modifications to the existing CSAH 19 at County Road 117/County Road 203 intersection to better accommodate user activity, especially during the morning and afternoon peak periods. Specific improvements will be determined as part of the design process and will incorporate proven strategies that address user safety and mobility. This project will directly benefit people biking, driving, and walking in the area; thereby, enhancing the livability and quality of life for Corcoran, Hanover, and Hennepin County residents.

We would appreciate a letter of support or resolution from the City of Hanover for this application and project; acknowledging that the city is aware of the project and understands that the city will likely have financial responsibilities as they relate to this project as outlined in the county's cost participation policy. Specific details regarding cost participation and maintenance responsibilities of project elements are anticipated to be determined during the design process as project development is advanced. If you agree to support this proposed project, please send a letter to:

Carla Stueve, P.E., P.T.O.E.
Director and County Highway Engineer
Hennepin County Transportation Project Delivery
7009 York Avenue South
Edina, MN 55435

You may email the electronic version of the letter to at Jason.Pieper@hennepin.us. I have attached a letter template that you may use or modify as you see fit.

Hennepin County appreciates the opportunity to partner with City of Hanover on this important transportation improvement project. Given an application deadline of May 15, 2020, we would appreciate your support letter by May 1, 2020. If you have any questions, please contact me at 612-596-0241 or at Jason.Pieper@hennepin.us.

Sincerely,

Jason Pieper, P.E.
Transportation Planning

cc: Carla Stueve, P.E., P.T.O.E. - Director and County Highway Engineer
Chad Ellos, P.E., P.T.O.E. - Transportation Planning Division Manger

March 19, 2020

Brian Hagen
City Administrator/Clerk/Treasurer
City of Hanover
11250 5th Street NE
Hanover, MN 55341

Re: Support for 2020 Highway Safety Improvement Program Application
CSAH 19 Intersection Project
At County Road 117/County Road 203

Dear Mr. Hagen,

As part of the MnDOT's 2020 Highway Safety Improvement Program (HSIP) Solicitation, Hennepin County is submitting an application seeking federal funding for improvements at the CSAH 19 and County Road 117/County Road 203 intersection. Federal funding through this solicitation is available for program years 2024 and 2025.

This project will involve modifications to the existing CSAH 19 at County Road 117/County Road 203 intersection to better accommodate user activity, especially during the morning and afternoon peak periods. Specific improvements will be determined as part of the design process and will incorporate proven strategies that address user safety and mobility. This project will directly benefit people biking, driving, and walking in the area; thereby, enhancing the livability and quality of life for Corcoran, Hanover, and Hennepin County residents.

We would appreciate a letter of support or resolution from the City of Hanover for this application and project; acknowledging that the city is aware of the project and understands that the city will likely have financial responsibilities as they relate to this project as outlined in the county's cost participation policy. Specific details regarding cost participation and maintenance responsibilities of project elements are anticipated to be determined during the design process as project development is advanced. If you agree to support this proposed project, please send a letter to:

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Director and County Highway Engineer
Hennepin County Transportation Project Delivery
7009 York Avenue South
Edina, MN 55435

You may email the electronic version of the letter to at Jason.Pieper@hennepin.us. I have attached a letter template that you may use or modify as you see fit.

Hennepin County appreciates the opportunity to partner with City of Hanover on this important transportation improvement project. Given an application deadline of June 1, 2020, we would appreciate your support letter by May 1, 2020. If you have any questions, please contact me at 612-596-0241 or at Jason.Pieper@hennepin.us.

Sincerely,

Jason Pieper, P.E.
Transportation Planning

cc: Carla Stueve, P.E., P.T.O.E. - Director and County Highway Engineer
Chad Ellos, P.E., P.T.O.E. - Transportation Planning Division Manger

Planning Level Cost Estimate

CSAH 019 - CP 2191400

Updated: 03/19/2020

Activity	2021	2022	2023	2024	2025	2026	Totals	Federal	County	Corcoran	Hanover
Design	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -
R/W	\$ -	\$ -	\$ 160,000	\$ 240,000	\$ -	\$ -	\$ 400,000	\$ -	\$ 200,000	\$ 50,000	\$ 150,000
Construction Administration	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 2,000,000	\$ 800,000	\$ 50,000	\$ 150,000
Contingency	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 700,000	\$ -	\$ 900,000	\$ -	\$ 720,000	\$ 45,000	\$ 135,000
Totals	\$ -	\$ 150,000	\$ 410,000	\$ 490,000	\$ 4,000,000	\$ -	\$ 5,050,000	\$ 2,000,000	\$ 2,470,000	\$ 145,000	\$ 435,000
								39.6%	48.9%	2.9%	8.6%

DRAFT

**CITY OF HANOVER
COUNTIES OF WRIGHT AND HENNEPIN
STATE OF MINNESOTA**

RESOLUTION NO 04-07-20-38

**A RESOLUTION AMENDING A FINAL PLAT FOR A PROJECT KNOWN AS
RIVER TOWN VILLAS OF HANOVER**

WHEREAS, Wits Realty, LLC (“Developer”) is the applicant for an application related to property legally described as follows:

The South 656.60 feet of the East 284.93 feet of the Northwest Quarter of the Southwest Quarter of Section 36, Township 120, Range 24, except the South 33 feet, Wright County, Minnesota.

(the “Subject Property”); and

WHEREAS, the property is zoned R-1, with a Planned Unit Development; and

WHEREAS, the Developer has requested a final plat so as to allow the Developer to plat the Subject Property into various lots as shown on a final plat for a development entitled River Town Villas of Hanover, the most recent revision of said preliminary and final plat and plans prepared by Loucks, Inc. and last updated June 13, 2019 (unless noted differently below) and containing the following sheets:

1. Final Plat for River Town Villas of Hanover
2. C1-0 Cover Sheet
3. C1-1 Existing Conditions & Demolition Plan
4. C2-1 Site Plan
5. C3-1 Grading Plan
6. C3-2 – C3-3 SWPP Plan and Notes
7. C4-1 Utility Plan
8. C4-2 – C4-3 Sanitary Sewer and WM Plan
9. C5-1 – C5-4 Street and Storm Sewer Profiles
10. C8-1 – C8-6 Civil Details
11. L1-1 Landscape Plan
12. L2-1 Tree Inventory

(the “Site Plans”); and

WHEREAS, the application was reviewed by the Planning Commission at its meeting on May 22, 2019. The Planning Commission recommended approval of the request; and

WHEREAS, the Developer has submitted a request for an extension of time to record the Final Plat and Development Agreement until July 31, 2020 and under the Subdivision Ordinance such extension requests may be approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the application for a Final Plat subject to the following conditions:

1. This resolution amends and replaces Resolution No. 07-02-19-57 adopted on July 2, 2019.
2. Villas are the permitted use on Lots 1 – 18, Block 1.
3. Ownership and maintenance of the outlots and Lot 19 shall be addressed in a manner satisfactory to the City.
4. All comments contained within the memo from WSB dated June 21, 2019 and the memo from Collaborative Planning dated June 27, 2019 are incorporated herein (collectively referred to as the “Staff Memos”).
5. The Subject Property shall be constructed in substantial compliance with the Site Plans as revised to conform to the requirements of the Staff Memos.
6. No construction shall be permitted on the Subject Property until updated Site Plans addressing the comments of the Staff Memos and the conditions of this Resolution are provided for review and approval by the City Engineer and City Planner. Following approval by the City Engineer and City Planner, these plans shall collectively be known as the “Approved Construction Plans”.
7. If the updated Site Plans addressing the comments of the resolutions, Staff Memos, or outside agencies necessitate revisions to any of the lot lines or easements on the Subject Property, then the Final Plat shall be revised by the Developer and submitted for amended approval by the City Council. If an off-site easement is required to address a comment, then a separate easement document shall be provided to the City for review and approval prior to release of the Final Plat for recording.
8. To the extent that there are differences or conflicts between the Approved Construction Plans and this resolution, the terms of this resolution shall be controlling.
9. The timing of the construction of the infrastructure improvements on the Subject Property will be subject to the conditions of a Developer’s Agreement between the City and the Developer, and City staff is authorized to negotiate such Developers Agreement.
10. Prior to the release of the Final Plat for recording, a Developer’s Agreement must be entered into which Agreement(s) will include, but not be limited to, the following:
 - a. PUD details and information.
 - b. Street and utility construction details, processes, plans and financial guaranties.
 - c. Park dedication requirements.
 - d. All required approvals from other governmental agencies.
 - e. Final grading and drainage plans.
 - f. Maintenance requirements during construction.
 - g. Landscaping plans.

11. The approval of the Final Plat shall terminate if a Developer's Agreement has not been entered into between the City and Developer by July 31, 2020.
12. The approval of the Final Plat shall terminate unless all conditions of this resolution are completed and the Final Plat is recorded no later than July 31, 2020.
13. A title commitment shall be provided for the review of the City Attorney before the plat is released for recording.
14. Financial security in a form approved by the City Attorney and in an amount approved by the City Engineer must be provided by the Developer prior to release of the final plat for recording. The Developer's Agreement shall specify the amount of the financial security.
15. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans as well as the preparation of the Developer's Agreement.
16. Any new utility lines installed to serve the Subject Property are required to be placed underground.
17. The Developer shall be responsible for securing necessary easements and for constructing all streets, utility, trail, stormwater, and other improvements shown on the Approved Construction Plans at their own expense. However, to the extent that such utilities are oversized at the request of the City, the City shall reimburse the Developer for the cost of the extra diameter of the pipe. All reimbursements by the City under this paragraph are subject to the submittal by the Developer of the engineer's estimate and other supporting information as requested by the City. The engineer's estimate will be reviewed by the City to verify that the costs requested for reimbursement are reasonable at the sole determination of the City, and the amount determined by the City to be eligible for reimbursement shall be included within the Developers Agreement.
18. The Developer shall be responsible for obtaining and complying with all necessary permits from the Wright County Soil and Water Conservation District, Minnesota Department of Health, DNR, MPCA, and any other governmental agencies prior to commencement of development activities on the site.
19. The Developer shall incorporate the standards and procedures of the Best Management Practices Handbook for site restoration and erosion control measures during the construction process.
20. The Developer must submit details on corrected building pads including compaction tests, limits of the pads and elevations of the excavations. The general soils report for the development must also be submitted to the City Engineer for review and approval prior to the issuance of building permits.
21. The Developer shall submit foundation and final grading as-builts for each lot at the time required by city staff.

22. Homeowners association documents shall be provided for the review of the City Attorney before the final plat is released for recording.
23. Retaining walls are not permitted to be in any outlots that will be owned by the City. In the event retaining walls are shown within any drainage and utility easements, they must be owned and maintained by either the property owner or the HOA.
24. Park dedication, sanitary sewer trunk, water trunk, storm sewer trunk and storm warning siren fees shall be paid prior to release of the final plat for recording as per the City fee schedule in effect at the time of the execution of the Developer's Agreement.
25. The Developer shall survey all storm water holding ponds (if any are constructed) as required by the City. The Developer shall be responsible for storm sewer cleaning and holding pond dredging, as required, by the City prior to completion of the development of the Subject Property.
26. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.

Adopted by the City Council this 7th day of April, 2020.

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator

Collaborative Planning, LLC

Memorandum

Date: April 3, 2020
To: Honorable Mayor and Council
From: Cindy Nash, City Planner
RE: River Town Villas – Extension of Final Plat

The City Council approved the final plat for River Town Villas in July 2019, with a deadline of March 31, 2019 to record the final plat and development agreement.

Grading was commenced on the site in fall of 2019 under the terms of a grading agreement.

Due to some current uncertainties in the market, an extension of time to record the final plat and development agreement is requested by the developer.

The resolution in the packet amends and replaces the resolution adopted in July 2019. All conditions are the same, except those related to the date that the final plat and development agreement must be recorded by.