

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 or on the following page of this packet 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 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.

Zoom Meeting Instructions
For Public Attendees
City Council Meeting August 18, 2020

1. Tap or click the below link to join the meeting from your phone, tablet or computer. Use the other audio and meeting ID numbers as necessary.
 - No Zoom account is needed.
 - Using your phone or tablet will allow both the video and microphone connection to occur through Zoom.
 - Using a desktop computer will allow you to view the video connection but may require you to use your phone for the microphone connection. Some laptop computers may have a built-in microphone that would allow for the microphone connection.
 - You may only call into the Zoom audio number but you will not have access to the video content.

Zoom Meeting Link:

<https://wsbeng.zoom.us/j/95456626899?pwd=VmxFUkFDUkcZJvd3ptOU1oUjk1Zz09>

Zoom Audio Number: 1-312-626-6799

Zoom Meeting ID: 954 5662 6899

Zoom Meeting Password: 538126

2. Points of information:
 - City Council, staff and guests scheduled to speak during the meeting will have their audio controls fully functioning throughout the whole meeting.
 - Public attendees not on the agenda will have their audio muted. This is not to discourage public comment, but instead to hold an effective meeting. For the virtual meetings we will request public comment be submitted prior to the start of the meeting. This will include citizen's forum. Staff will present the comments on the public's behalf. Should the public want to ask a question during the meeting for a point of clarification, they will be encouraged to submit the question via email to staff. Should the board want the opportunity to have an open dialogue with a public attendee, we can unmute resident's line and have the discussion.
 - Please email comments to brianh@ci.hanover.mn.us and jackieh@ci.hanover.mn.us
 - The agenda packet and any presentations that will be shown on the screen during the Zoom Meeting will also be available on our website for download.

**AGENDA
HANOVER CITY COUNCIL
AUGUST 18, 2020**

**MAYOR
CHRIS KAUFFMAN**

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

- 1. Call to Order Regular City Council Work Session: 7:00 p.m.**
- 2. Approval of Agenda**
- 3. Consent Agenda Items:**
 - a. Approve Minutes of August 4, 2020 City Council Meeting (5)**
 - b. Approve Claims as Presented: (10)**

➤ Claims	\$ 72,174.49
➤ Payroll	\$ 10,155.79
➤ P/R taxes & Exp.	\$ 4,126.01
➤ Other Claims	<u>\$ 2,640.94</u>
➤ Total Claims	<u>\$ 89,097.23</u>
 - c. Res No 08-18-20-80 – Accepting Donation of a Memorial Bench (53)**
 - d. Res No 08-18-20-81 – Accepting Donation of a Memorial Bench (54)**
 - e. Res No 08-18-20-82 – Accepting Donation of a Memorial Bench (55)**
 - f. Res No 08-18-20-85 – Appointing Probationary Firefighter (56)**
- 4. Ordinance 2020-03 – Amending Zoning Ordinance Related to Solar Energy Systems (56)**
- 5. Concept Plan Review: Rivers Edge of Hanover (68)**
- 6. Res No 08-18-20-83 – Approving Final Plat Extension for River Town Villas of Hanover (95)**
- 7. Res No 08-18-20-84 – Approving Developers Agreement & Escrow Pledge & Payment Agreement for River Town Villas of Hanover (100)**
- 8. Reports**
- 9. Adjournment**

To: Mayor Kauffman & Members of the Hanover City Council
From: Brian Hagen, City Administrator
Date: August 13, 2020
Re: Review of August 18, 2020 City Council Agenda

1. **Call to Order/Pledge of Allegiance: 7:00 p.m.**
2. **Approval of Agenda**
3. **Consent Agenda Items:** *See enclosed consent agenda.*
 - a. **Approve Minutes of August 4, 2020 City Council Meeting (5)**
 - b. **Approve Claims as Presented: (10)**
 - **Claims** \$ **72,174.49**
 - **Payroll** \$ **10,155.79**
 - **P/R taxes & Exp.** \$ **4,126.01**
 - **Other Claims** \$ **2,640.94**
 - **Total Claims** \$ **89,097.23**
 - c. **Res No 08-18-20-80 – Accepting Donation of a Memorial Bench (53)**
 - d. **Res No 08-18-20-81 – Accepting Donation of a Memorial Bench (54)**
 - e. **Res No 08-18-20-82 – Accepting Donation of a Memorial Bench (55)**
4. **Ordinance 2020-03 – Amending Zoning Ordinance Related to Solar Energy Systems (56)**
Enclosed is a memo and ordinance for your review. City Planner Nash will be present to answer any questions.
5. **Concept Plan Review: Rivers Edge of Hanover (68)**
Enclosed is information for the Rivers Edge of Hanover Concept Plan. This was reviewed by Planning Commission and received support with some comments provided. City Planner Nash and City Engineer Preisler will be present for questions.
6. **Res No 08-18-20-83 – Approving Final Plat Extension for Rivertown Villas (94)**
Enclosed is a resolution and memo for your review. City Planner Nash will be present for questions.
7. **Reports**
8. **Adjournment**

**CITY OF HANOVER
CITY COUNCIL MEETING
AUGUST 4, 2020 – DRAFT MINUTES**

Call to Order/Pledge of Allegiance:

Vice Mayor Ken Warpula called the regular meeting of Tuesday, August 4, 2020 to order at 7:03 p.m. Present were Vice Mayor Ken Warpula, Councilors Doug Hammerseng, Jim Zajicek and MaryAnn Hallstein. Also present were City Attorney Jay Squires, City Administrator Brian Hagen and Accountant Jackie Heinz. Guests included Christina Kenney, Bryan Reitzner, Fire Chief Dave Malewicki, Tony Wychgram, Dave Pinor and Brad O’Neil from the Crow River News. Mayor Chris Kauffman was absent.

Approval of Agenda:

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

Consent Agenda:

Hagen added Resolution #08-04-20-78 as item d.

Hagen added Resolution #08-04-20-79 as item e.

MOTION by Hammerseng to approve the amended consent agenda, seconded by Hallstein.

a. Approve Minutes of July 21, 2020 City Council Work Session Meeting

b. Approve Claims as Presented:

➤ Claims	\$ 68,365.92
➤ Payroll	\$ 10,151.30
➤ P/R taxes & Exp	\$ 4,124.04
➤ Other Claims	<u>\$ 2,640.94</u>
➤ Total Claims	<u>\$ 85,282.20</u>

c. Res No 08-04-20-74 – Appointing Probationary Firefighter

d. Res No 08-04-20-78 – Appointing Probationary Firefighter

e. Res No 08-04-20-79 – Accepting Resignation from Saera Cook

Motion carried unanimously.

Citizen’s Forum:

None

Public Hearings:

None

Unfinished Business:

None

New Business:

Res No 08-04-20-75 – Approving Variance for 10818 River Road NE

Hagen stated the variance is to convert the existing garage to living space and add a new garage. Resolution verbiage of “to construct a screen porch and deck within the rear yard setback, subject to the following conditions,” will be corrected to “construct to convert their existing garage to living space and to construct a new garage addition to their home within the setback to the county road.” Planning Commission held a public hearing where there were no comments. Planning Commission is recommending approval with conditions listed in the resolution.

MOTION by Hallstein to approve Res No 08-04-20-75, seconded by Zajicek. **Motion carried unanimously.**

Res No 08-04-20-76 – Approving Site Plan for 11039 Lamont Avenue NE

Hagen stated the property is in the Industrial Park and had a structure fire two months ago. This is for approval of a site plan to rebuild with slight variation in size. Planning Commission has reviewed and is recommending approval with conditions listed in the resolution.

MOTION by Hammerseng to approve Res No 08-04-20-76, seconded by Zajicek. **Motion carried unanimously.**

Mercantile Pass: Tax Abatement Review

Hagen stated the topic has been touched on before when Bryan Reitzer brought a concept plan for review, at that time council supported the retail portion of the project and was told to move forward and hold on the residential. Hagen further stated there is a gap in the funding, looked at an EDA low interest loan, the project is not TIF eligible but tax abatement eligible. Hagen further stated Tammy Omdal from Northland Securities has made general assumptions for the memo starting on page 51 of the packet. Page 53 shows 3 different scenarios with focus on scenario C as that is what we are considering. Hagen stated the total taxable market value of the project is just under \$4.4 million, calculating the tax abatement to roughly \$312,000 over 20 years. Hagen stated the developer is saying there is a gap in funding, and we are identifying how to fill the gap. Principal and interest payments would be paid like a bank, if council is interested more detailed information would be brought back.

Warpula stated Hallstein and himself have gone thru the discussion with the EDA and he is willing to lend the \$312,000. Hallstein stated it is not really lending; the EDA is open to it but would see where the numbers land. Hallstein further stated the EDA has discussed the property and how to help make it shovel ready, this is a way to potentially participate. Reitzner stated the project would include a superette / convenience store, there is a lot of County Road 19 infrastructure to be done, building an intersection, and bringing sewer in. Warpula inquired if Reitzner is working with the county, Reitzner stated he is trying. Warpula stated the city backing could help move the project forward. Hagen referenced the “but for” test, the land will sit vacant without assistance, need to focus on that area of town to get development.

Zajicek inquired if Reitzer had stores line up, Reitzner stated yes, one went away and has now come back. Reitzner further stated EDA member Todd Bartels visited one of the stores and was impressed. Warpula stated he would like to move forward and inquired on the money gained in 15-20 years. Hagen stated we would need to identify the max amount and the max term; it is in the developers’ best interest to complete the project and maximize the benefit. Hagen further stated due to the project being on two side on County Road 19, each side would be a separate project. Zajicek inquired based on the road layout if there would be a controlled intersection. Reitzner stated they are waiting for the completed traffic study from Wright County. Hagen stated Wright County started a corridor 19 study from Chestnut in St. Michael to 123, current backups are in the AM and PM, what the study recommends at 19 and 123 will change Reitzners plan, access could change but improvements need to be made to 19.

Hammerseng inquired where the \$300,000 in 20 years comes from. Hagen stated as the project happens, value goes up, property taxes paid to the city go up. Hammerseng inquired how they arrived at \$312,000, is there an equation. Hagen stated the term of 20 years is max per state law. The estimate is based on property value when complete, the estimated market value is based on similar projects, the amount would be set but taxable market value could change. Hagen stated the \$312,000 will flex since what we are collecting is not accounted for. Hammerseng stated if the developer is just asking for money, he does not like the idea. Hagen stated to ask if the project is bringing a service that we want in Hanover and do we agree with the request.

Hammerseng stated it was mentioned before the housing wasn't favorable by the council, what is the plan for that area. Reitzner stated still moving forward with that piece, the main focus is on the potential commercial project. Hammerseng stated at the Planning Commission meeting last week the Hilltop people were present and stated the same issues with 19, would the intersection be lighted. Hagen stated not fully controlled, the county supports turn lanes. Hagen further stated both projects need to be looked at as a whole with regards to 19, if Hilltop is approved, they would be given temporary access onto 19 until Reitzners project is complete. Hammerseng stated there are two properties with similar concerns and they need to be coordinated, he didn't hear much planned for after 123. Hagen stated the county had to pick an end point. The last 6 months the city has placed pressure on Wright County and Hennepin County to eliminate back-ups. Hammerseng stated to Ken's point, the city gets involved for leverage, logically we do need to get involved or the city will pay for the road improvements. Hagen stated we are being a squeaky wheel that is starting to get greased, we're off to a good start.

Warpula asked if the city is interested in helping. Hagen stated is it worth it for the developer to move forward and incur costs. Zajicek inquired when the abatement begins. Squires stated taxes are one year behind, tax abatement is like TIF that you collect when the project begins and as tax value goes up. Hammerseng stated he would love to see the property developed and is in favor of the businesses, will need to be worked through as there is too many balls in the air right now, but supports moving forward. Zajicek agrees. Council consensus to support moving forward and get actual numbers pertaining to the project.

Res No 08-04-20-77 – Ratifying FRA Pension Increase

Hallstein inquired if the increase is supported by Mayor Kauffman. Hagen stated they met with the FRA, Dave Pinor did the annual numbers and Mayor Kauffman made the motion for the increase. Hagen further stated the increase would leave them 114% funded. The FRA passed the increase and it needs to be ratified by the city. Squires stated if all goes bad, the city will kick in what is needed. Hammerseng stated they have made a lot of progress and inquired why not a raise to \$2,300 or \$2,500. Pinor stated an increase to \$2,500 would have brought them down to 103%, the number was picked based on the 2019 audit.

MOTION by Hammerseng to approve Res No 08-04-20-77, seconded by Hallstein. **Motion carried unanimously. Abstaining was Warpula.**

FD Pay Study

Fire Chief Malewicki stated he came to council last year for an increase to officer pay. Since then he has asked surrounding cities for their officer pay amounts. Malewicki stated officers put in 10-20 hours per month doing extra items, Chief 1 attends 2-3 daytime meetings per month. Malewicki further stated he is hearing of calls where the Chief is being held accountable for the department even if not on scene and put in jail. Hallstein asked if Squires could speak to that. Squires stated he is not aware of incidents like that. Malewicki stated it is happening out East. Squires stated that is a harsh result. Hallstein inquired the Fire Department falls under the legal umbrella, Squires stated yes, but jail would mean a criminal event. Hammerseng inquired when the last raise in office pay happened. Malewicki stated 5-7 years ago. Hagen stated an increase has not happened since he has been with the city. Hallstein inquired what the department is looking for, an increase per hour or percentage increase. Malewicki stated he thought about that, the hours would then be an honor system and a question of if they are padding them.

Zajicek stated the members receive a pension and that is their benefit. Hagen stated every fire department member receives a pension, the chiefs, captains, and lieutenants' jobs go beyond the pension. Malewicki suggested an increase of \$400 for Chief 1. Hammerseng stated to take care of the salaried roles. Malewicki stated this increase is not firefighter compensation but for leadership. Hammerseng inquired when the change would take effect, Malewicki stated the first of the year. Hagen stated total officer pay

for the year is currently \$2,300.00. Hallstein stated a lot of extra time is put in by the officers. Malewicki stated a lot of extra time which is not billed to the city.

Warpula removed himself from council and sat with the audience.

Warpula stated the Rockford Lieutenant makes more than Hanover Chief 1. Hammerseng stated the amount is hard to compare with no job descriptions. Warpula stated the officer positions do the same job throughout the fire service. Hanover has been getting a bargain for many years. Warpula further stated Hanover has highly trained members and have completed a nationally recognized program and was the first in Wright County to complete it. Malewicki stated the increase is not for the current members, trying to set-up for the future officers, why take on extra and step up. Hagen stated a member receives a pension as a firefighter, not a captain. Hammerseng stated he does not need to be sold; he has a lot of respect for the members after conducting interviews. Hammerseng inquired what amount do the officers need to be at so there is not a problem. Malewicki stated

Chief 1 - \$1,200

Chief 2 - \$1,000

Captains 1,2 & 3 - \$250 each

Lieutenants 1,2 & 3 - \$200 each

Malewicki further stated he was shocked at the numbers which came back from surrounding cities. Zajicek stated whether the size of the city is big or small, or another city may have more calls, the officers still do the same jobs. Malewicki agreed, stating officer responsibilities have increased over the last 10 years. Hallstein inquired about the number of hours Malewicki puts in. Malewicki stated 8-10 hours per week, roughly 40 hours per month. Hammerseng proposed the following pay:

Chief 1 - \$1,200

Chief 2 - \$800

Captains 1,2 & 3 - \$400 each

Lieutenants 1,2 & 3 - \$200 each

Hammerseng further stated Hanover is getting more rooftops and developments are coming in so responsibility will continue to increase. Hallstein stated Chief 1 puts in almost 500 hours per year, we want people to want to step into these rolls. Wychgram stated he personally has 10 hours per training, per month, he also meets vendors at the station. Wychgram further stated all his trainings must meet state standards, if someone gets hurt on a training, he is asked why training was done that way, he also makes sure they are compliant with OSHA. Hagen stated the preliminary budget has not been set, any change will not blow the budget.

Zajicek inquired which other cities the fire department services. Hagen stated Greenfield, Corcoran, and Rockford Township. Zajicek inquired when their contribution amounts are looked at. Hagen stated now. Zajicek inquired how the amounts are calculated. Hagen stated the last 5 years of calls and estimated market values of each city. Hagen further stated Hanover pays roughly 50%, the money collected covers wages, equipment, insurance, repairs, and debt, of which there is none right now, and future capital. Malewicki stated the number of calls is within the city limits. Hagen stated for call volume:

Hanover is 56%

Corcoran is 21%

Greenfield is 12%

Rockford Township is 11%

For Market Value:

Hanover is 45%

Corcoran is 24%

Greenfield is 17%

Rockford Township is 12%

Malewicki stated Hanovers call volume is like Hamel and Loretto, St. Michael has about 150 more calls. Hallstein suggested paying the Chief \$4,000 to \$5,000. Hammerseng suggested tabling until Mayor Kauffman is present. Hagen asked Fire Chief Malewicki to come back with officer pay suggestions at the September council meeting and the numbers would be built into the preliminary budget for approval at the September work session.

Reports

Malewicki

- New personnel joining, nice having fresh faces, some retirements coming.
- The truck committee is working on a new engine.
- Oil & diesel from the industrial park fire is not coming out of the gear and may have to get replaced, working with the insurance company.
- Call volume is down roughly 25 calls from 2019.
- Jackie started helping the department with paperwork and reports.

Heinz

- Concert in the Park with The Tuxedo Band is this Thursday from 6:00 – 7:30 pm, they play rock, pop, and country music
- The Park Board is currently looking at tot lot ideas for Mallard and Pheasant Parks, hoping to order this fall for installation next spring.
- Clean Up day was this past Saturday, turn out was good, revenue is down roughly \$800 from 2019

Hagen

- Met with Grady from Kinghorn regarding Settlers Park Shelter, will come back with an estimate to build.
- Rhino Auto is back to the allotted number of vehicles.
- Primary election is next Tuesday, have extra judges, filing is open until 5 pm next Tuesday
- Rivers Edge was approved by the Planning Commission and will go to council on the 18th, they intend to complete the preliminary plat yet this year and move dirt in the spring.
- RiverTown Villas is close to recording the plat.
- Fehn intends on completing the trail along 15th yet this year.

Adjournment

MOTION by Hammerseng to adjourn at 8:41 p.m., seconded by Zajicek. **Motion carried unanimously.**

APPROVED BY:

Ken Warpula, Vice Mayor

ATTEST:

Brian Hagen, City Administrator

CITY OF HANOVER

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Payments

Current Period: August 2020

Payments Batch 08-10-20 PAY \$25.00

Refer	3083 MN DEPT OF REVENUE	Ck# 003038E 8/10/2020	
Cash Payment	G 100-15500 Prepaid Items	Petroleum Special Fuel Dealer License	\$25.00
		Renewal - 2021	

Invoice

Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$25.00
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Fund Summary

	10100 Cash
100 GENERAL FUND	\$25.00
	<hr/>
	\$25.00

Pre-Written Checks	\$25.00
Checks to be Generated by the Computer	\$0.00
Total	<hr/> \$25.00

CITY OF HANOVER

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***Check Summary Register©**

Batch: 08-10-20 PAY2

	Name	Check Date	Check Amt	
10100 Cash				
3038e	MN DEPT OF REVENUE	8/10/2020	\$25.00	Petroleum Special Fuel Dealer License Renew
		Total Checks	\$25.00	

FILTER: (([Act Year]='2020' and [period] in (8))) and (Source in ('08-10-20 PAY2'))

CITY OF HANOVER
Payments

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Current Period: August 2020

Payments Batch 08-18-20 PAY \$72,149.49

Posted 8-13-2020

Refer	3081 ADVANTAGE SIGNS & GRAPHICS	-				
Cash Payment	E 100-43000-226 Sign Repair Materials	30" x 30" Hearing Impaired Signs - Qty 2				\$139.10
Invoice	00042932	7/6/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$139.10
Refer	3077 ALEX AIR APPARATUS, INC	-				
Cash Payment	E 100-42220-221 Equipment Parts	Premium Care Package on 18 BA's and 26 Total Masks				\$1,520.00
Invoice	3045	8/5/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$1,520.00
Refer	3034 AT&T MOBILITY	-				
Cash Payment	E 100-43000-321 Telephone	Ck# 003029E 8/18/2020 PW Cell Phones - 6/26/2020 - 7/25/2020				\$150.49
Invoice	X08032020	7/25/2020				
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$150.49
Refer	3060 BARRETT, GRETCHEN	-				
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$80.00
Invoice						
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$100.00
Refer	3040 BLUE TARP FINANCIAL	-				
Cash Payment	E 100-43000-220 Repair/Maint Supply (GE	Ck# 003031E 8/18/2020 Jack for Chipper, 2" Ball for Lighted Sign				\$99.98
Invoice	0191130691	7/28/2020				
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$99.98
Refer	3039 CARSON, CLELLAND & SCHREDE	-				
Cash Payment	E 100-41610-304 Legal Fees	Legal Support / Work - July 2020				\$9.91
Invoice		7/30/2020				
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$9.91
Refer	3029 CENTERPOINT ENERGY	-				
Cash Payment	E 100-41940-383 Gas Utilities	Ck# 003027E 8/18/2020 City Hall Gas Utilities: 6/26/2020 - 7/29/2020				\$32.34
Invoice		7/31/2020				
Cash Payment	E 100-43000-383 Gas Utilities	PW Building Gas Utilities: 6/26/2020 - 7/29/2020				\$57.99
Invoice		7/31/2020				
Cash Payment	E 100-42280-383 Gas Utilities	Fire Station Gas Utilities: 6/26/2020 - 7/29/2020				\$24.20
Invoice		7/31/2020				
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$114.53
Refer	3076 CENTURY LINK	-				
Cash Payment	E 100-42280-321 Telephone	Fire Station Landline - 07/28/2020 - 08/27/2020				\$43.66
Invoice		7/28/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$43.66
Refer	3070 CHRISTENSON, KRISTINE	-				
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020				\$15.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 8/5/2020				\$15.00
Invoice						

CITY OF HANOVER

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Payments

Current Period: August 2020

Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020			\$55.00
Invoice					
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total \$85.00
Refer	3036 CITY OF ST. MICHAEL	Ck# 003030E 8/18/2020			
Cash Payment	E 602-49455-310 Other Professional Servi	SAC Fee - 9818 Jordan Avenue			\$5,136.00
Invoice					
Cash Payment	E 602-49455-310 Other Professional Servi	SAC Fee - 9799 Jordan Avenue			\$5,136.00
Invoice					
Cash Payment	E 602-49455-310 Other Professional Servi	SAC Fee - 9761 Jordan Avenue			\$5,136.00
Invoice					
Cash Payment	E 602-49455-310 Other Professional Servi	SAC Fee - 9769 Jeremiah Court			\$5,136.00
Invoice					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total \$20,544.00
Refer	3050 CLASSIC CLEANING COMPANY, LL				
Cash Payment	E 100-41940-310 Other Professional Servi	Shelter Special Cleaning: 7/11, 7/12, 7/18, 7/19, 7/28			\$500.00
Invoice 30013 8/8/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total \$500.00
Refer	3074 COLLABORATIVE PLANNING LLC	Ck# 003037E 8/18/2020			
Cash Payment	E 100-41910-310 Other Professional Servi	General Planning: July 2020			\$2,126.25
Invoice 2020-127 8/12/2020					
Cash Payment	E 818-41910-310 Other Professional Servi	Scott & Christina Kenney - Variance: July 2020			\$288.75
Invoice 2020-128 8/12/2020 Project 208283					
Cash Payment	E 818-41910-310 Other Professional Servi	Mesenbrink Const. / Northern Lines - Site & Building Plan: July 2020			\$341.25
Invoice 2020-129 8/12/2020 Project 208282					
Cash Payment	E 828-41910-310 Other Professional Servi	CRHW 4th Addition - Developers Agreement: July 2020			\$131.25
Invoice 2020-130 8/12/2020					
Cash Payment	E 818-41910-310 Other Professional Servi	Fehn Companies - IUP Expansion: July 2020			\$577.50
Invoice 2020-131 8/12/2020 Project 208263					
Cash Payment	E 818-41910-310 Other Professional Servi	Hilltop Coffee - Site & Building Plan: July 2020			\$1,240.31
Invoice 2020-132 8/12/2020 Project 208281					
Cash Payment	E 818-41910-310 Other Professional Servi	Hilltop Coffee - Variance: July 2020			\$413.44
Invoice 2020-132 8/12/2020 Project 208284					
Cash Payment	E 818-41910-310 Other Professional Servi	JBW Holdings / River Town Villas - Final Plat: July 2020			\$341.25
Invoice 2020-133 8/12/2020 Project 208258					
Cash Payment	E 818-41910-310 Other Professional Servi	JP Brooks / Rivers Edge - Concept Plan: July 2020			\$1,023.75
Invoice 2020-134 8/12/2020 Project 208271					
Cash Payment	E 823-41910-310 Other Professional Servi	CRHW 3rd Addition - Developers Agreement: July 2020			\$131.25
Invoice 2020-135 8/12/2020					
Cash Payment	E 818-41910-310 Other Professional Servi	Bill Bolte - Variance: July 2020			\$26.25
Invoice 2020-136 8/12/2020 Project 208279					
Cash Payment	E 818-41910-310 Other Professional Servi	Joe Slavec - CUP: July 2020			\$26.25
Invoice 2020-137 8/12/2020 Project 208276					

CITY OF HANOVER

Payments

Current Period: August 2020

Refer	3075 FINKEN WATER SOLUTIONS		-			
Cash Payment	E 100-42280-220	Repair/Maint Supply (GE	Cook & Cold Rental Cooler - August 2020			\$9.50
Invoice	1215626	8/1/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$9.50
Refer	3072 Forsyth, Nicole		-			
Cash Payment	E 100-41410-310	Other Professional Servi	Election Judge Training on 7/29/2020			\$20.00
Invoice						
Cash Payment	E 100-41410-310	Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020			\$60.00
Invoice						
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$80.00
Refer	3028 FS SOLUTIONS		-			
Cash Payment	E 100-42240-310	Other Professional Servi	FD Background Check - J. Franzen			\$31.00
Invoice	FL00388554	8/6/2020				
Cash Payment	E 100-42240-310	Other Professional Servi	FD Background Check - M. Borowicz			\$31.00
Invoice	FL00388554	8/6/2020				
Cash Payment	E 100-42240-310	Other Professional Servi	FD Background Check - T. Andres			\$20.00
Invoice	FL00388554	8/6/2020				
Cash Payment	E 100-42240-310	Other Professional Servi	FD Background Check - Z. Caouette			\$20.00
Invoice	FL00388554	8/6/2020				
Cash Payment	E 100-43000-310	Other Professional Servi	DOT - Random Drug Test - J. Ramthun			\$57.78
Invoice	FL00388554	8/6/2020				
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$159.78
Refer	3080 GUIDANCE POINT TECHNOLOGIE		-			
Cash Payment	E 100-41600-310	Other Professional Servi	8/11/2020 Remote Service: Internet Down at City Hall, Comcast Came Out to Replace Modem			\$150.00
Invoice	14421	8/13/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$150.00
Refer	3064 HAMMERSENG, DOUG		-			
Cash Payment	E 100-41410-310	Other Professional Servi	Election Judge Training on 7/28/2020			\$30.00
Invoice			Project COVID			
Cash Payment	E 100-41410-310	Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020			\$150.00
Invoice			Project COVID			
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$180.00
Refer	3055 HARDWARE HANK		-			
Cash Payment	E 100-43121-224	Street Maint Materials	Curbline Sprayer: Clamps, Fittings, Ball Valves			\$67.86
Invoice	1654308	7/10/2020				
Cash Payment	E 100-42260-220	Repair/Maint Supply (GE	Engine 11: Bulb for Rear Outlet Box			\$1.49
Invoice	1656771	7/20/2020				
Cash Payment	E 100-41940-560	Furniture and Fixtures	Scanning Desk: Spray Paint for New Legs			\$17.52
Invoice	1657680	7/24/2020				
Cash Payment	E 100-43000-220	Repair/Maint Supply (GE	Lighted Sign: Liquid Tight Fighting 1/2"			\$8.08
Invoice	1658746	7/28/2020				
Cash Payment	E 100-42260-220	Repair/Maint Supply (GE	Engine 12: Nozzles			\$1.71
Invoice	1659496	7/31/2020				
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$96.66

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Payments

Current Period: August 2020

Refer	3048 Hilltop Coffee	-				
Cash Payment	E 818-48200-810 Refunds & Reimburseme	Peak Perspective / Hilltop Coffee Withdrew Submittal of Lot Consolidation - Reimbursing Fees				\$500.00
Invoice	8/5/2020				Project 208285	
Cash Payment	R 100-34108 Administrative Fees	Peak Perspective / Hilltop Coffee Withdrew Submittal of Lot Consolidation - Reimbursing Fees				\$300.00
Invoice	8/5/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$800.00
Refer	3035 JOINT POWERS WATER BOARD	-				
Cash Payment	E 601-49410-310 Other Professional Servi	WAC Fee - 9818 Jordan Avenue				\$2,001.00
Invoice	8/12/2020					
Cash Payment	E 601-49410-310 Other Professional Servi	WAC Fee - 9799 Jordan Avenue				\$2,001.00
Invoice	8/12/2020					
Cash Payment	E 601-49410-310 Other Professional Servi	WAC Fee - 9761 Jordan Avenue				\$2,001.00
Invoice	8/12/2020					
Cash Payment	E 601-49410-310 Other Professional Servi	WAC Fee - 9769 Jermiah Court				\$2,001.00
Invoice	8/12/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$8,004.00
Refer	3043 LUEDEMANN, KEVIN	-				
Cash Payment	E 818-48200-810 Refunds & Reimburseme	Release of Escrow Fund Balance - Conditional Use Permit				\$944.90
Invoice	8/11/2020				Project 208273	
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$944.90
Refer	3079 MAD MONKEY MEDIA	-				
Cash Payment	E 100-41410-200 Office Supplies (GENER	2 - 24x36 Signs with Vote and Directional Arrow				\$88.63
Invoice 5523	8/13/2020					
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$88.63
Refer	3068 MARSHALL, MARION	-				
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/28/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$80.00
Invoice						
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$100.00
Refer	3049 MENARDS - BUFFALO	-				
Cash Payment	E 100-45200-220 Repair/Maint Supply (GE	Mallard Park Irrigation: PVC Union, PVC Coupling, PVC Repair Coupling				\$38.56
Invoice 26116	8/3/2020					
Cash Payment	E 100-43000-215 Shop Supplies	50 lb. Extra Coarse Salt				\$62.40
Invoice 26116	8/3/2020					
Cash Payment	E 100-45200-220 Repair/Maint Supply (GE	Mallard Park Irrigation: Pipe, PVC Coupling, PVC Union, Tee				\$20.72
Invoice 26193	8/4/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$121.68
Refer	3031 METRO WEST INSPECTION SERVI	-				
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 1-20 @ 565 Kayla Lane				\$147.79
Invoice 2511	8/4/2020					

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Current Period: August 2020

Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 11-20 @ 9833 Jordan Avenue NE			\$1,580.63	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 12-20 @ 9797 Jasmine Avenue			\$1,419.10	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 40-20 @ 1413 Irvine Drive			\$33.25	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 42-18 @ 263 Kadler Avenue NE			\$35.00	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 45-20 @ 810 Kadler Avenue NE			\$96.59	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 55-20 @ 10500 Settlers Lane			\$33.25	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 58-20 @ 10248 Kaitlin Avenue			\$33.25	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 61-20 @ 11585 Erin Street NE			\$88.50	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 67-20 @ 29709 109th Avenue North			\$17.50	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 72-20 @ 1011 Mallard Street NE			\$22.38	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 73-20 @ 1015 Mallard Street NE			\$120.84	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 76-20 @ 11950 9th Street NE			\$17.50	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 86-20 @ 9054 10th Street SE			\$1,884.33	
Invoice 2511	8/4/2020					
Cash Payment	E 100-42401-310 Other Professional Servi	Pmt 75-18 @ 369 LaBeaux Avenue NE			\$17.50	
Invoice 2511	8/4/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$5,547.41
Refer	3056 MILLER TRUCKING & LANDSCAPE Ck# 003035E 8/18/2020					
Cash Payment	E 100-45200-220 Repair/Maint Supply (GE	Cardinal Park: 16 yds of Agg Lime			\$628.80	
Invoice 139236	7/16/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$628.80
Refer	3027 MN PEIP					
Cash Payment	G 100-21706 Medical/Dental Ins	Medical & Dental Premiums - September 2020			\$3,247.00	
Invoice 994061	8/10/2020					
Cash Payment	G 100-21707 Life Ins	Life Insurance - September 2020			\$75.54	
Invoice 994061	8/10/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$3,322.54
Refer	3061 NORDBERG, LYNNETTE					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020			\$20.00	
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on			\$80.00	
Invoice		8/11/2020				
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$100.00
Refer	3037 OPG-3, INC					

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Current Period: August 2020

Cash Payment	E 100-41570-207 Computer Supplies	Laserfiche Software Assurance Plan 10-1-2020 to 12-31-2020				\$333.48
Invoice 4277	7/30/2020					
Cash Payment	G 100-15500 Prepaid Items	Laserfiche Software Assurance Plan 1-1-2021 to 9-31-2021				\$1,000.52
Invoice 4277	7/30/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$1,334.00
Refer	3057 PETERSON, ABBY	Ck# 003036E 8/18/2020				
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary: HC Public Accuracy Testing on 7/28/2020				\$12.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/28/2020				\$24.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary: Head Election Judge on 8/11/2020				\$177.00
Invoice						
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$213.00
Refer	3058 REDPATH, DEBORAH					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/28/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$147.50
Invoice						
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$167.50
Refer	3069 ROBINSON, KATHLEEN					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$95.00
Invoice						
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$115.00
Refer	3063 RUTER, DEE					
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: WC Public Accuracy Testing on 7/28/2020				\$12.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/28/2020				\$24.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: WC Head Election Judge on 8/11/2020				\$180.00
Invoice						
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$216.00
Refer	3065 RYHORCHUK, DUNCAN					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$150.00
Invoice						
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$170.00
Refer	3062 SABA, ANNE					

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Current Period: August 2020

Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/28/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$67.50
Invoice						
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$87.50
Refer	3059 SCHLOSSER, DONALD					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/28/2020				\$20.00
Invoice		Project COVID				
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$147.50
Invoice		Project COVID				
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$167.50
Refer	3047 THE HARTFORD	Ck# 003033E 8/18/2020				
Cash Payment	G 100-21707 Life Ins	STD & LTD - August 2020				\$194.52
Invoice	728293763412	8/1/2020				
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$194.52
Refer	3073 VEOLIA WATER NORTH AMERICA					
Cash Payment	E 601-43252-310 Other Professional Servi	Water Services - August 2020				\$3,749.00
Invoice	90248746	8/5/2020				
Cash Payment	E 602-43252-310 Other Professional Servi	Sewer Services - August 2020				\$5,262.00
Invoice	90248746	8/5/2020				
Cash Payment	E 601-43252-310 Other Professional Servi	2019 R & M Water Reconciliation				\$329.63
Invoice	90248746	8/5/2020				
Cash Payment	E 602-43252-310 Other Professional Servi	2019 R & M Wastewater Reconciliation				-\$4,001.97
Invoice	90248746	8/5/2020				
Cash Payment	E 602-43252-310 Other Professional Servi	2019 Utilties Wastewater Reconciliation				-\$124.26
Invoice	90248746	8/5/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$5,214.40
Refer	3078 VERIZON					
Cash Payment	E 100-42280-321 Telephone	iPad Data Plan - 07/03/2020 - 08/02/2020				\$125.84
Invoice	9859943614	8/25/2020				
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$125.84
Refer	3066 Wanek, Courtney					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	Poll Pad Training on 8/5/2020				\$15.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$135.00
Invoice						
Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$170.00
Refer	3071 Wasche, Roy					
Cash Payment	E 100-41410-310 Other Professional Servi	Election Judge Training on 7/29/2020				\$20.00
Invoice						
Cash Payment	E 100-41410-310 Other Professional Servi	2020 Primary Election: Election Judge on 8/11/2020				\$60.00
Invoice						

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Current Period: August 2020

Transaction Date	8/13/2020	Due 9/12/2020	Cash	10100	Total	\$80.00
Refer	3051 WESTSIDE WHOLESALE TIRE & S Ck# 003034E 8/18/2020					
Cash Payment	E 100-45200-220 Repair/Maint Supply (GE Zero Turn: 2 Tires and Mounting					\$112.00
Invoice	863740 7/30/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$112.00
Refer	3046 WRIGHT COUNTY AUDITOR-TREA -					
Cash Payment	E 100-42102-310 Other Professional Servi WC Patrol Services - August 2020					\$9,546.50
Invoice	August 2020 7/27/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$9,546.50
Refer	3033 WRIGHT COUNTY AUDITOR-TREA -					
Cash Payment	E 100-41550-310 Other Professional Servi 2020 Special Assessment Fee					\$10.75
Invoice	8-842020 8/4/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$10.75
Refer	3042 WRIGHT COUNTY JOURNAL PRES -					
Cash Payment	E 100-41970-351 Legal Notices Publishing Annual Disclosure of Tax Increment Districts for YE 12/31/19					\$45.50
Invoice	7076516 7/2/2020					
Cash Payment	E 100-41410-351 Legal Notices Publishing Affidavits of Candidacy					\$24.38
Invoice	7076583 7/9/2020					
Cash Payment	E 818-41970-351 Legal Notices Publishing PHN: Joe Slavec CUP					\$42.25
Invoice	7076674 7/16/2020 Project 208276					
Cash Payment	E 818-41970-351 Legal Notices Publishing PHN: Scott & Christina Kenney Variance					\$39.00
Invoice	7076675 7/16/2020 Project 208283					
Cash Payment	E 100-41970-351 Legal Notices Publishing PHN: Solar Zoning					\$29.25
Invoice	7076676 7/16/2020					
Cash Payment	E 100-41970-351 Legal Notices Publishing PHN: Shoreland Zoning Ordinance					\$29.25
Invoice	7076677 7/16/2020					
Cash Payment	E 100-41410-351 Legal Notices Publishing Public Accuracy Testing: 2020 Primary Election					\$16.25
Invoice	7076710 7/23/2020					
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$225.88
Refer	3032 XCEL ENERGY Ck# 003028E 8/18/2020					
Cash Payment	E 100-43160-381 Electric Utilities Xcel Owned Street Lighting 07/03/2020 - 08/02/2020					\$850.78
Invoice	695029560 8/3/2020					
Cash Payment	E 100-43160-381 Electric Utilities City Owned Street Lighting 07/06/2020 - 08/02/2020					\$1,179.00
Invoice	395029560 8/3/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$2,029.78
Refer	3030 Yatckoske, Janet -					
Cash Payment	E 100-48205-810 Refunds & Reimburseme Shelter Damage Deposit Release - 8/2/2020 Event					\$100.00
Invoice	8/21/2020					
Transaction Date	8/11/2020	Due 9/10/2020	Cash	10100	Total	\$100.00
Refer	3045 ZARNOTH BRUSH WORKS, INC. Ck# 003032E 8/18/2020					
Cash Payment	E 603-43000-221 Equipment Parts Sweeper: Elgin Poly Cablewrap Broom Refill, Elgin Disposable Gutter Broom, Front Dirt Shoe, Rear Dirt Shoe					\$659.70
Invoice	0181279-IN 7/27/2020					

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Current Period: August 2020

Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$659.70
Refer	3053 ZEP SALES & SERVICE					-
Cash Payment	E 100-41940-210 Operating Supplies (GEN Aviation RTU Disinfectant - 1 Case					\$76.22
Invoice	9005393773	7/28/2020			Project COVID	
Cash Payment	E 100-41940-210 Operating Supplies (GEN ZEP Spirit II RTU - 1 Case					\$91.03
Invoice	9005393773	7/28/2020			Project COVID	
Transaction Date	8/12/2020	Due 9/11/2020	Cash	10100	Total	\$167.25

Fund Summary

	10100 Cash
100 GENERAL FUND	\$31,607.49
601 WATER ENTERPRISE FUND	\$12,082.63
602 SEWER ENTERPRISE FUND	\$21,679.77
603 STORM WATER ENTERPRISE FUND	\$659.70
818 MISC ESCROWS FUND	\$5,857.40
823 CROW RVR HTS WEST 3RD / BACKES	\$131.25
828 CROW RVR HTS 4TH DEVEL AGRMT	\$131.25
	<u>\$72,149.49</u>

Pre-Written Checks	\$31,466.80
Checks to be Generated by the Computer	\$40,682.69
Total	\$72,149.49

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*Check Summary Register©

Batch: 08-18-20 PAY

Name	Check Date	Check Amt	
10100 Cash			
3027e CENTERPOINT ENERGY	8/18/2020	\$114.53	City Hall Gas Utilities: 6/26/2020 - 7/29/2020
3028e XCEL ENERGY	8/18/2020	\$2,029.78	Xcel Owned Street Lighting 07/03/2020 - 08/02
3029e AT&T MOBILITY	8/18/2020	\$150.49	PW Cell Phones - 6/26/2020 - 7/25/2020
3030e CITY OF ST. MICHAEL	8/18/2020	\$20,544.00	SAC Fee - 9818 Jordan Avenue
3031e BLUE TARP FINANCIAL	8/18/2020	\$99.98	Jack for Chipper, 2" Ball for Lighted Sign
3032e ZARNOTH BRUSH WORKS, INC.	8/18/2020	\$659.70	Sweeper: Elgin Poly Cablewrap Broom Refill, E
3033e The Hartford	8/18/2020	\$194.52	STD & LTD - August 2020
3034e WESTSIDE WHOLESALE TIRE &	8/18/2020	\$112.00	Zero Turn: 2 Tires and Mounting
3035e MILLER TRUCKING & LANDSCAP	8/18/2020	\$628.80	Cardinal Park: 16 yds of Agg Lime
3036e PETERSON, ABBY	8/18/2020	\$213.00	2020 Primary: HC Public Accuracy Testing on
3037e Collaborative Planning LLC	8/18/2020	\$6,720.00	General Planning: July 2020
35161 ADVANTAGE SIGNS & GRAPHIC	8/18/2020	\$139.10	30" x 30" Hearing Impaired Signs - Qty 2
35162 ALEX AIR APPARATUS, INC	8/18/2020	\$1,520.00	Premium Care Package on 18 BA's and 26 Tot
35163 BARRETT, GRETCHEN	8/18/2020	\$100.00	Election Judge Training on 7/29/2020
35164 CARSON, CLELLAND & SCHRED	8/18/2020	\$9.91	Legal Support / Work - July 2020
35165 CENTURY LINK	8/18/2020	\$43.66	Fire Station Landline - 07/28/2020 - 08/27/2020
35166 CHRISTENSON, KRISTINE	8/18/2020	\$85.00	Election Judge Training on 7/29/2020
35167 CLASSIC CLEANING COMPANY,	8/18/2020	\$500.00	Shelter Special Cleaning: 7/11, 7/12, 7/18, 7/19
35168 COMCAST	8/18/2020	\$161.05	CH: Digital Voice & Internet - August 2020
35169 COTTENS, INC.	8/18/2020	\$169.14	Utility 11: Service Oil and Air Filters
35170 CROW RIVER FARM EQUIPMEN	8/18/2020	\$14.61	Scanning Desk: Tube to Raise to Stand Up De
35171 Eckard, Dean	8/18/2020	\$100.00	Election Judge Training on 7/29/2020
35172 ELITE SANITATION	8/18/2020	\$237.00	EagleView Park - Portable Toilet Service 7/19 -
35173 FINKEN WATER SOLUTIONS	8/18/2020	\$9.50	Cook & Cold Rental Cooler - August 2020
35174 Forsyth, Nicole	8/18/2020	\$80.00	Election Judge Training on 7/29/2020
35175 FS SOLUTIONS	8/18/2020	\$159.78	FD Background Check - J. Franzen
35176 GUIDANCE POINT TECHNOLOGI	8/18/2020	\$150.00	8/11/2020 Remote Service: Internet Down at Ci
35177 HAMMERSENG, DOUG	8/18/2020	\$180.00	Election Judge Training on 7/28/2020
35178 HARDWARE HANK	8/18/2020	\$96.66	Curblin Sprayer: Clamps, Fittings, Ball Valves
35179 Hilltop Coffee	8/18/2020	\$800.00	Peak Perspective / Hilltop Coffee Withdrew Su
35180 JOINT POWERS WATER BOARD	8/18/2020	\$8,004.00	WAC Fee - 9818 Jordan Avenue
35181 LUEDEMANN, KEVIN	8/18/2020	\$944.90	Release of Escrow Fund Balance - Conditional
35182 MAD MONKEY MEDIA	8/18/2020	\$88.63	2 - 24x36 Signs with Vote and Directional Arro
35183 MARSHALL, MARION	8/18/2020	\$100.00	Election Judge Training on 7/28/2020
35184 MENARDS - BUFFALO	8/18/2020	\$121.68	Mallard Park Irrigation: PVC Union, PVC Coupli
35185 METRO WEST INSPECTION SER	8/18/2020	\$5,547.41	Pmt 1-20 @ 565 Kayla Lane
35186 MN PEIP	8/18/2020	\$3,322.54	Medical & Dental Premiums - September 2020
35187 NORDBERG, LYNNETTE	8/18/2020	\$100.00	Election Judge Training on 7/29/2020
35188 OPG-3, INC	8/18/2020	\$1,334.00	Laserfiche Software Assurance Plan 10-1-2020
35189 REDPATH, DEBORAH	8/18/2020	\$167.50	Election Judge Training on 7/28/2020
35190 ROBINSON, KATHLEEN	8/18/2020	\$115.00	Election Judge Training on 7/29/2020
35191 RUTER, DEE	8/18/2020	\$216.00	2020 Primary Election: WC Public Accuracy Te
35192 RYHORCHUK, DUNCAN	8/18/2020	\$170.00	Election Judge Training on 7/29/2020
35193 SABA, ANNE	8/18/2020	\$87.50	Election Judge Training on 7/28/2020
35194 SCHLOSSER, DONALD	8/18/2020	\$167.50	2020 Primary Election: Election Judge on 8/11/
35195 VEOLIA WATER NORTH AMERIC	8/18/2020	\$5,214.40	Water Services - August 2020
35196 VERIZON	8/18/2020	\$125.84	iPad Data Plan - 07/03/2020 - 08/02/2020
35197 Wanek, Courtney	8/18/2020	\$170.00	Election Judge Training on 7/29/2020
35198 Wasche, Roy	8/18/2020	\$80.00	Election Judge Training on 7/29/2020
35199 WRIGHT COUNTY AUDITOR-TRE	8/18/2020	\$9,557.25	2020 Special Assessment Fee
35200 WRIGHT COUNTY JOURNAL PR	8/18/2020	\$225.88	Annual Disclosure of Tax Increment Districts fo
35201 Yatcoske, Janet	8/18/2020	\$100.00	Shelter Damage Deposit Release - 8/2/2020 E
35202 ZEP SALES & SERVICE	8/18/2020	\$167.25	Aviation RTU Disinfectant - 1 Case
Total Checks		\$72,149.49	

CITY OF HANOVER

08/13/20 4:08 PM

Page 2

***Check Summary Register©**

Batch: 08-18-20 PAY

Name	Check Date	Check Amt
------	------------	-----------

FILTER: (([Act Year]='2020' and [period] in (8))) and (Source in ('08-18-20 PAY'))



Carson, Clelland
& Schreder

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

July 30, 2020

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

Client Expense Charges :

	<u>Amount</u>
<u>Criminal Expenses:</u>	
Monthly support fee for July	9.91
SUBTOTAL:	[9.91]
Total Client Expense Charges	\$9.91
Previous balance	\$149.82
7/30/2020 Payment - thank you	(\$149.82)
Total payments and adjustments	(\$149.82)
Balance due	\$9.91

9.91

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, City Attorney

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

AUG 03 2020

Collaborative Planning, LLC
 PO Box 251
 Hamel, MN 55340
 763-473-0569

3037

INVOICE

BILL TO
 City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-127
DATE 08/12/2020

PROJECT
 Hanover General Planning

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	3,727.50
	Other payments and credits after 07/05/2020 through 08/11/2020	-3,727.50
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	2,126.25
	Total Amount Due	2,126.25

DATE	ACTIVITY	QTY	RATE	AMOUNT	
	City of Hanover:Hanover General Planning:Hanover General Planning Billable Time				
07/01/2020	Email to Nick re: zoning map. Phone conference with Bryan Reitzner. Phone conference with Brian, reviewing traffic information. Review Comp Plan amendment for Corcoran, email with Kendra.	CMN	1:45	105.00	183.75
07/02/2020	Review building permit, email to Amy. Email from Brian re: Rhino. Phone conference with Brian. Emails with brian.	CMN	0:45	105.00	78.75
07/03/2020	Various emails, review building permits.	CMN	0:30	105.00	52.50
07/06/2020	Various with Amy re: building permits. Phone conference with Amy.	CMN	0:45	105.00	78.75
07/07/2020	Emails re: zoning map. Phone conference with Brian re: PC	CMN	1:00	105.00	105.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	meeting, etc. Prepare for and attend City Council meeting.			
07/10/2020	Phone conference with Brian re: Stewart and Dental.	CMN	0:30 105.00	52.50
07/11/2020	Emails with Amy re: webpage updates.	CMN	0:15 105.00	26.25
07/13/2020	Various emails with Amy.	CMN	0:15 105.00	26.25
07/14/2020	Draft public hearing notices for ordinance amendments. Review building permit, emails with Amy. Review building permit, emails with Amy. Phone conference with Amy.	CMN	1:30 105.00	157.50
07/15/2020	Emails with Amy, review DA and escrow agreements, phone conference with Amy.	CMN	0:30 105.00	52.50
07/16/2020	Various emails. Review foundation as-built. Phone conference with Brian.	CMN	1:00 105.00	105.00
07/17/2020	Editing shoreland. Various emails.	CMN	1:00 105.00	105.00
07/21/2020	Review building permit, emails with Amy. Emails re: lot consolidation. Emails re: agenda.	CMN	0:45 105.00	78.75
07/22/2020	Various re: building permits. Editing ordinances.	CMN	1:45 105.00	183.75
07/23/2020	Editing ordinances. Emails with Amy. Preparing for PC packets. Various re: building permits. Phone conference with Fire Chief. Prepare solar for PC packet. Emails with installer.	CMN	3:30 105.00	367.50
07/24/2020	Editing ordinance, email to Amy. Review building permit, email to Jackie.	CMN	1:00 105.00	105.00
07/27/2020	Attend PC meeting.	CMN	1:00 105.00	105.00
07/28/2020	Phone conference with Jim. Phone conference with Brian.	CMN	1:15 105.00	131.25
07/30/2020	Various emails.	CMN	0:15 105.00	26.25
07/31/2020	Review as-built, email to Amy. Review pool permit, email to Amy. Review pool permit, email to Amy.	CMN	1:00 105.00	105.00
	Subtotal:			2,126.25
	SUBTOTAL - City of Hanover: Hanover General Planning: Hanover General Planning			2,126.25

TOTAL OF NEW
CHARGES
BALANCE DUE

2,126.25

\$2,126.25

E# 100-41910-310

Planning & Zoning

↳ Other Prof. Svcs.

Collaborative Planning, LLC

PO Box 251
Hamel, MN 55340
763-473-0569

INVOICE

BILL TO

City of Hanover
PO Box 278
Hanover, MN 55341

INVOICE # 2020-128

DATE 08/12/2020

PROJECT

10818 River Road

Scott & Christina Kenney - Variance

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/07/2020	Email re: application. Review application. Phone conference with Nick, email to Nick. Email to DNR.	CMN	0:45	105.00	78.75
07/11/2020	Draft public hearing notice. Draft mailer. Draft webpage info, email to Amy.	CMN	0:15	105.00	26.25
07/16/2020	Various emails.	CMN	0:15	105.00	26.25
07/23/2020	Draft memo, prepare for PC packet, email to Amy.	CMN	0:45	105.00	78.75
07/27/2020	Email from DNR. Attend PC meeting.	CMN	0:15	105.00	26.25
07/29/2020	Edit memo, draft resolution, email to staff.	CMN	0:30	105.00	52.50

BALANCE DUE

\$288.75

E# 818-41910-310

Misc. Escrows

↳ Planning & Zoning

↳ Other Prof. Sves.

Project # 208283

Collaborative Planning, LLC

PO Box 251
Hamel, MN 55340
763-473-0569

INVOICE

BILL TO

City of Hanover
PO Box 278
Hanover, MN 55341

INVOICE # 2020-129
DATE 08/12/2020

PROJECT
11039 Lamont

Mesenbrink Const. / Northern Lines
Site + Building Plan

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/06/2020	Email to John Messenbrink. Various emails. Phone conference with Justin. Phone conference with Amy. Phone conference with Nick.	CMN	1:00	105.00	105.00
07/07/2020	Email to Steve re: survey.	CMN	0:15	105.00	26.25
07/11/2020	Prepare webpage info, email to Amy.	CMN	0:15	105.00	26.25
07/23/2020	Draft memo, prepare for PC packet, email to Amy.	CMN	0:45	105.00	78.75
07/24/2020	Various emails.	CMN	0:15	105.00	26.25
07/27/2020	Attend PC meeting. Various emails.	CMN	0:15	105.00	26.25
07/30/2020	Draft memo and resolution, email to Brian.	CMN	0:30	105.00	52.50

BALANCE DUE

\$341.25

E# 818-41910-310

Misc. Escrows

↳ Planning + Zoning

↳ Other Prof. Svcs.

Project # 208282

Collaborative Planning, LLC
 PO Box 251
 Hamel, MN 55340
 763-473-0569

INVOICE

BILL TO
 City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-130
DATE 08/12/2020

PROJECT
 Crow River Heights 4th *Developers Agreement*

DATE	ACCOUNT SUMMARY	AMOUNT
02/02/2020	Balance Forward	128.75
	Other payments and credits after 02/02/2020 through 08/11/2020	-128.75
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	131.25
	Total Amount Due	131.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/06/2020	CMN	0:15	105.00	26.25
07/14/2020	Various emails. CMN	0:15	105.00	26.25
07/20/2020	Emails re: LOC reduction. CMN	0:15	105.00	26.25
07/27/2020	Various emails. CMN	0:15	105.00	26.25
07/30/2020	Emails re: LOC reduction. CMN	0:15	105.00	26.25

TOTAL OF NEW CHARGES 131.25
 BALANCE DUE

\$131.25

E# 828 - 41910 - 310

CRHW 4th Add. Developers Agmt.

↳ Planning + Zoning

↳ Other Prof. Svcs.

Collaborative Planning, LLC

PO Box 251
Hamel, MN 55340
763-473-0569

INVOICE

BILL TO

City of Hanover
PO Box 278
Hanover, MN 55341

INVOICE # 2020-131

DATE 08/12/2020

PROJECT

Mahler IUP

Fehn Companies

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	866.25
	Other payments and credits after 07/05/2020 through 08/11/2020	-866.25
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	577.50
	Total Amount Due	577.50

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/01/2020	Phone conference with Brian. Phone conference with Brian and St. Michael staff. Phone conference with Scott.	CMN	1:00	105.00	105.00
07/02/2020	Email to Jay.	CMN	0:15	105.00	26.25
07/06/2020	Phone conference with Jay.	CMN	0:15	105.00	26.25
07/07/2020	Phone conference with Brian.	CMN	0:15	105.00	26.25
07/08/2020	Review sketches, email to staff. Phone conference with Brian.	CMN	0:30	105.00	52.50
07/09/2020	Review sketches. Phone conference with Brian and Nick. Phone conference with Gary, Scott, Brian and Nick.	CMN	2:00	105.00	210.00
07/11/2020	Email from Scott, review sketches.	CMN	0:15	105.00	26.25
07/16/2020	Phone conference with Brian.	CMN	0:15	105.00	26.25
07/20/2020	Email to St. Michael staff.	CMN	0:15	105.00	26.25
07/22/2020	Various emails re: alignment.	CMN	0:15	105.00	26.25
07/27/2020	Various emails re: revised 15th street plans.	CMN	0:15	105.00	26.25

TOTAL OF NEW

577.50

CHARGES
BALANCE DUE

\$577.50

E# 818-41910-310

Misc. Escrows

↳ Planning + Zoning

↳ Other Prof. Svcs.

Project # 208263

Collaborative Planning, LLC

PO Box 251
Hamel, MN 55340
763-473-0569

INVOICE

BILL TO

City of Hanover
PO Box 278
Hanover, MN 55341

INVOICE # 2020-132

DATE 08/12/2020

PROJECT
Hilltop

Site & Building Plan 75% / Variance 25%

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	367.50
	Other payments and credits after 07/05/2020 through 08/11/2020	-367.50
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	1,653.75
	Total Amount Due	1,653.75

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/02/2020	Email from Amy. Review plans, phone conference with Brian. Emails with Jason. Email to Ann.	CMN	1:30	105.00	157.50
07/03/2020	Review ordinances, email to Theresa. Emails with Paul.	CMN	0:15	105.00	26.25
07/07/2020	Email from Jason. Phone conference with Brian. Phone conference with Nick. Various emails. Emails re: survey, review survey.	CMN	1:00	105.00	105.00
07/08/2020	Phone conference with Brian, emails with Jason.	CMN	0:30	105.00	52.50
07/09/2020	Email re: applications.	CMN	0:15	105.00	26.25
07/10/2020	Reviewing plans, phone conference with Amy. Phone conference with Brian. Phone conference with Nick.	CMN	1:00	105.00	105.00
07/11/2020	Various emails.	CMN	0:15	105.00	26.25
07/13/2020	Review plan submittal, email to Ann. Emails with Ann, review architectural, emails with staff. Phone conference with Brian. Reviewing plans.	CMN	1:15	105.00	131.25

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/14/2020	Reviewing plans. Emails with Ann. Phone conference with Nick. Draft public hearing notice. Prepare mailer and webpage information. Email to DNR.	CMN	1:45	105.00	183.75
07/21/2020	Review engineers comments. Reviewing plans, preparing staff report and comments.	CMN	2:45	105.00	288.75
07/23/2020	Drafting memo, reviewing plans.	CMN	2:15	105.00	236.25
07/24/2020	Edit memos, email to Amy. Phone conference with Nick. Various emails.	CMN	0:45	105.00	78.75
07/27/2020	Email from DNR. Attend PC meeting.	CMN	1:15	105.00	131.25
07/28/2020	Various emails.	CMN	0:15	105.00	26.25
07/29/2020	Phone conference with Brian. Phone conference with Jason.	CMN	0:45	105.00	78.75

TOTAL OF NEW CHARGES
BALANCE DUE

1,653.75

\$1,653.75

E# 818-41910-310

Misc. Escrows

↳ Planning + Zoning

↳ Other Prof. Svcs.

Site + Building Plan

1,240.31

Project # 208281

Variance

413.44

Project # 208284

Collaborative Planning, LLC

PO Box 251
Hamel, MN 55340
763-473-0569

INVOICE

BILL TO

City of Hanover
PO Box 278
Hanover, MN 55341

INVOICE # 2020-133
DATE 08/12/2020

PROJECT

River Town Villas Final Plat

JBW Holdings

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	52.50
	Other payments and credits after 07/05/2020 through 08/11/2020	-52.50
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	341.25
	Total Amount Due	341.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/06/2020	Preparing letter of instruction. CMN	1:30	105.00	157.50
07/08/2020	Email re: as-built. Phone conference with Josh. CMN	0:15	105.00	26.25
07/09/2020	Phone conference with Nick. CMN	0:15	105.00	26.25
07/22/2020	Various emails. CMN	0:15	105.00	26.25
07/26/2020	Review LOC, email to Josh re: changes. Editing LOI. Email to Brian re: signatories. CMN	0:30	105.00	52.50
07/27/2020	Email re: title commitment. CMN	0:15	105.00	26.25
07/29/2020	Various emails. CMN	0:15	105.00	26.25

E# 818-41910-310

Misc. Escrows

↳ Planning + Zoning

↳ Other Prof. Svcs.

TOTAL OF NEW CHARGES
BALANCE DUE

341.25

\$341.25

Project # 208258

Collaborative Planning, LLC

PO Box 251
 Hamel, MN 55340
 763-473-0569

INVOICE

BILL TO

City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-134

DATE 08/12/2020

PROJECT JP Brooks - Concept Plan
 River's Edge

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	157.50
	Other payments and credits after 07/05/2020 through 08/11/2020	-157.50
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	1,023.75
	Total Amount Due	1,023.75

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/01/2020	Phone conference with Jason V.	CMN	0:15	105.00	26.25
07/02/2020	Review plans, draft memo, email to Jason.	CMN	0:45	105.00	78.75
07/03/2020	Email from Nick, review memo.	CMN	0:15	105.00	26.25
07/08/2020	Various emails, review ordinance.	CMN	0:15	105.00	26.25
07/14/2020	Various emails.	CMN	0:15	105.00	26.25
07/15/2020	Phone conference with Jason and Jason.	CMN	0:15	105.00	26.25
07/16/2020	Phone conference with Brian.	CMN	0:15	105.00	26.25
07/20/2020	Emails re: concept plan.	CMN	0:15	105.00	26.25
07/21/2020	Email to Amy, phone conference with Amy.	CMN	0:15	105.00	26.25
07/21/2020	Various emails, review summary.	CMN	0:30	105.00	52.50
07/22/2020	Preparing info for PC meeting. Various emails. Reivew PUD booklet.	CMN	1:30	105.00	157.50
07/23/2020	Email to Josh and Jason. Review revised books. Draft memo, prepare for PC packets.	CMN	1:30	105.00	157.50
07/24/2020	Various emails.	CMN	0:15	105.00	26.25
07/27/2020	Phone conference with Josh. Prepare for meeting. Attend PC	CMN	3:00	105.00	315.00

DATE	ACTIVITY	QTY	RATE	AMOUNT	
07/31/2020	meeting. Phone conference with Jason.	CMN	0:15	105.00	26.25

TOTAL OF NEW
CHARGES
BALANCE DUE

1,023.75

\$1,023.75

E# 818-41910-310

Misc. Escrows

↳ Planning + Zoning

↳ Other Prof. Svcs.

Project # 208271

Collaborative Planning, LLC
 PO Box 251
 Hamel, MN 55340
 763-473-0569

INVOICE

BILL TO
 Crow River Heights West 3rd
 City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-135
DATE 08/12/2020

PROJECT *Developers Agreement*
 Crow River Heights 3rd

DATE	ACCOUNT SUMMARY	AMOUNT
11/03/2019	Balance Forward	154.50
	Other payments and credits after 11/03/2019 through 08/11/2020	-154.50
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	131.25
	Total Amount Due	131.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/10/2020	Email from Todd. Phone conference with Nick. Phone conference with Amy. Various emails.	CMN	1:00	105.00
07/11/2020	Review information, email to Todd.	CMN	0:15	105.00

TOTAL OF NEW CHARGES
 BALANCE DUE 131.25

\$131.25

E# 823-41910-310

CRHW 3rd Add. Developers Agmt.

↳ Planning & Zoning

↳ Other Prof. Svcs.

Collaborative Planning, LLC
 PO Box 251
 Hamel, MN 55340
 763-473-0569

INVOICE

BILL TO
 City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-136
DATE 08/12/2020

PROJECT
 10111 Beebe Lake Road *Bill Bolte - Variance*

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	236.25
	Other payments and credits after 07/05/2020 through 08/11/2020	-236.25
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	26.25
	Total Amount Due	26.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/07/2020	Prepare for and attend City Council meeting.	CMN	0:15 105.00	26.25

TOTAL OF NEW CHARGES
 BALANCE DUE 26.25

\$26.25

E# 818-41910-310

Misc. Escrows

↳ Planning & Zoning
↳ Other Prof. Svcs.

Project # 208279

Collaborative Planning, LLC

PO Box 251
Hamel, MN 55340
763-473-0569

INVOICE

BILL TO

City of Hanover
PO Box 278
Hanover, MN 55341

INVOICE # 2020-137
DATE 08/12/2020

PROJECT

11000 Crow Hassan Park Road

Joe Slavec - CUP

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	288.75
	Other payments and credits after 07/05/2020 through 08/11/2020	-288.75
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	26.25
	Total Amount Due	26.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/07/2020	Prepare for and attend City Council meeting.	CMN	0:15 105.00	26.25

TOTAL OF NEW CHARGES
BALANCE DUE

26.25

\$26.25

E# 818-41910-310

Misc. Escrows

↳ Planning & Zoning
↳ Other Prof. Svcs.

Project # 208276

Collaborative Planning, LLC
 PO Box 251
 Hamel, MN 55340
 763-473-0569

INVOICE

BILL TO
 City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-138
DATE 08/12/2020

PROJECT
 11652 Crow Hassan Park Road

*Ende Septic / Brandon + Tierney Berning
 CUP*

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	288.75
	Other payments and credits after 07/05/2020 through 08/11/2020	-288.75
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	26.25
	Total Amount Due	26.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/07/2020	Prepare for and attend City Council meeting.	CMN	0:15 105.00	26.25

TOTAL OF NEW CHARGES 26.25
 BALANCE DUE

\$26.25

E# 818-41910-310

Misc. Escrows

*↳ Planning + Zoning
 ↳ Other Prof. Sves.*

Project # 208277

Collaborative Planning, LLC
 PO Box 251
 Hamel, MN 55340
 763-473-0569

INVOICE

BILL TO
 City of Hanover
 PO Box 278
 Hanover, MN 55341

INVOICE # 2020-139
DATE 08/12/2020

PROJECT
 775 Kadler

*Jason Bodey + Elissa Phillips
 Variance*

DATE	ACCOUNT SUMMARY	AMOUNT
07/05/2020	Balance Forward	367.50
	Other payments and credits after 07/05/2020 through 08/11/2020	-367.50
08/12/2020	Other invoices from this date	0.00
	New charges (details below)	26.25
	Total Amount Due	26.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/07/2020	Prepare for and attend City Council meeting.	CMN	0:15 105.00	26.25

TOTAL OF NEW CHARGES
 BALANCE DUE 26.25

\$26.25

E # 818-41910-310

Misc. Escrows

↳ Planning & Zoning

↳ Other Prof. Svcs.

Project #208280

Collaborative Planning

Month: July 2020

Project Name:	Amount:
General Planning	\$ 2,126.25
Fehn Companies - IUP Expansion	\$ 577.50
JBW Holdings / River Town Villas - Final Plat	\$ 341.25
JP Brooks / Rivers Edge - Concept Plan	\$ 1,023.75
Mavco Inc / Mercantile Pass - Concept Plan	
Ben & Kristal Sneen / Riverside Estates - Variance	
Fehn Companies - Lot Split	
Ben & Kristal Sneen / Riverside Estates - Mult. Escrows	
Joe Slavec - CUP	\$ 26.25
Brandon & Tierney Berning - CUP	\$ 26.25
Bill Bolte - Variance	\$ 26.25
Jason Bodey & Elissa Phillips - Variance	\$ 26.25
Hilltop Coffee - Site Plan	\$ 1,240.31
Hilltop Coffee - Variance	\$ 413.44
Scott & Christina Kenney - Variance	\$ 288.75
Mesenbrink Const. / Northern Lines - Site & Building Plan	\$ 341.25
CRHW 3rd Addition - Developers Agreement	\$ 131.25
CRHW 4th Addition - Developers Agreement	\$ 131.25
Bill's Superette	
	<hr/>
	\$ 6,720.00

CITY OF HANOVER

Cash Balances

August 2020

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$765,011.68	\$4,327.00	\$103,283.58	\$666,055.10
107 FIRE DEPT DONATIONS FUND	\$26,745.64	\$0.00	\$0.00	\$26,745.64
201 EDA SPECIAL REVENUE FUND	\$166,259.80	\$0.00	\$0.00	\$166,259.80
205 EDA BUSINESS INCENTIVE FUND	\$87,350.75	\$0.00	\$0.00	\$87,350.75
311 2008A GO CIP REFUNDING BOND	-\$6,477.28	\$0.00	\$0.00	-\$6,477.28
312 2009A GO IMP REFUNDING BOND	\$18,354.47	\$0.00	\$0.00	\$18,354.47
314 2011A GO IMP CROSSOVER REF BD	\$571,121.64	\$0.00	\$0.00	\$571,121.64
315 2016A GO CIP BOND	\$53,080.73	\$0.00	\$0.00	\$53,080.73
401 GENERAL CAPITAL PROJECTS	\$744,672.70	\$0.00	\$0.00	\$744,672.70
402 PARKS CAPITAL PROJECTS	\$108,285.97	\$0.00	\$0.00	\$108,285.97
403 FIRE DEPT CAPITAL FUND	\$397,088.67	\$0.00	\$0.00	\$397,088.67
404 HISTORICAL CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
405 PARK DEDICATION FEE	\$120,962.37	\$0.00	\$0.00	\$120,962.37
406 GAMBLING PROCEEDS	\$13,680.75	\$0.00	\$700.00	\$12,980.75
407 TIF REDEV DIST #1	\$12,088.37	\$0.00	\$0.00	\$12,088.37
409 MAHLER PIT - 15TH ST IMP FUND	\$108,564.45	\$0.00	\$0.00	\$108,564.45
411 FACILITIES CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
417 EQUIPMENT CAPITAL FUND	\$38,113.02	\$0.00	\$0.00	\$38,113.02
418 STREET CAPITAL PROJ FUND	\$517,708.50	\$0.00	\$2,328.00	\$515,380.50
601 WATER ENTERPRISE FUND	\$1,012,548.25	\$0.00	\$12,082.63	\$1,000,465.62
602 SEWER ENTERPRISE FUND	\$366,629.67	\$4,126.23	\$25,806.00	\$344,949.90
603 STORM WATER ENTERPRISE FUND	\$197,422.71	\$0.00	\$1,378.72	\$196,043.99
611 WATER CAPITAL IMP FUND	\$224,227.55	\$0.00	\$0.00	\$224,227.55
612 SEWER CAPITAL IMP FUND	\$2,220,632.31	\$0.00	\$0.00	\$2,220,632.31
613 STORM WATER CAPITAL IMP FUND	\$702,142.69	\$0.00	\$27.55	\$702,115.14
701 RIVER ROAD CEMETERY	\$37,081.74	\$0.00	\$0.00	\$37,081.74
702 CSAH 19 CEMETERY	\$4,500.00	\$0.00	\$0.00	\$4,500.00
811 EROSION CONTROL ESCROW FUND	\$50,123.53	\$0.00	\$0.00	\$50,123.53
815 LANDSCAPE ESCROW FUND	\$50,000.00	\$0.00	\$0.00	\$50,000.00
817 INFRASTRUCTURE ESCROW FUND	\$31,000.00	\$0.00	\$0.00	\$31,000.00
818 MISC ESCROWS FUND	\$34,892.01	\$0.00	\$9,976.90	\$24,915.11
820 BRIDGES TOWNHOMES ESC FUND	\$3,844.69	\$0.00	\$0.00	\$3,844.69
823 CROW RVR HTS WEST 3RD / BACKES	\$14,053.35	\$0.00	\$908.25	\$13,145.10
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	\$47,454.48	\$0.00	\$5,122.75	\$42,331.73
900 INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
	\$8,739,165.21	\$8,453.23	\$161,614.38	\$8,586,004.06

Revenue Budget Report - General Fund

Source Alt Code	Account Descr	August 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	\$550,258.09	\$1,010,873.00	\$460,614.91	54.43%
TAXES	R 100-31020 Property Taxes - Fire	\$0.00	\$52,202.00	\$104,404.00	\$52,202.00	50.00%
TAXES	R 100-31800 Franchise Fees	\$0.00	\$3,598.19	\$15,000.00	\$11,401.81	23.99%
Source Alt Code TAXES		\$0.00	\$606,058.28	\$1,130,277.00	\$524,218.72	53.62%
SERVICE	R 100-34000 Charges for Services	\$4,302.00	\$4,302.00	\$0.00	-\$4,302.00	0.00%
SERVICE	R 100-34101 City Hall Rent Revenue	\$0.00	\$1,305.00	\$11,000.00	\$9,695.00	11.86%
SERVICE	R 100-34107 Assessment Search Fees	\$0.00	\$700.00	\$600.00	-\$100.00	116.67%
SERVICE	R 100-34108 Administrative Fees	-\$300.00	\$4,602.00	\$3,000.00	-\$1,602.00	153.40%
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	\$54,116.98	\$107,573.00	\$53,456.02	50.31%
SERVICE	R 100-34403 Recycling Rev/Reimb	\$0.00	\$2,487.20	\$6,000.00	\$3,512.80	41.45%
SERVICE	R 100-34780 Park Rental Fees	\$0.00	\$1,556.57	\$2,500.00	\$943.43	62.26%
SERVICE	R 100-34940 Cemetery Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code SERVICE		\$4,002.00	\$69,679.75	\$130,723.00	\$61,043.25	53.30%
MISC	R 100-36100 Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36200 Miscellaneous Revenues	-\$2,611.06	-\$207.51	\$100.00	\$307.51	-207.51%
MISC	R 100-36210 Interest Earnings	\$0.00	\$9,245.27	\$0.00	-\$9,245.27	0.00%
MISC	R 100-36215 Investment Income/Loss	\$0.00	\$1,757.01	\$0.00	-\$1,757.01	0.00%
MISC	R 100-36230 Contributions and Donations	\$0.00	\$1,217.54	\$400.00	-\$817.54	304.39%
MISC	R 100-36235 Insurance Dividends	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 100-36250 Damage Deposits	\$0.00	\$1,700.00	\$9,000.00	\$7,300.00	18.89%
MISC	R 100-36260 Refunds or Reimbursements	\$0.00	\$3,610.92	\$0.00	-\$3,610.92	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		-\$2,611.06	\$17,323.23	\$9,500.00	-\$7,823.23	182.35%
LIC PERM	R 100-32110 Alcoholic Beverages	\$0.00	\$6,920.00	\$6,870.00	-\$50.00	100.73%
LIC PERM	R 100-32180 Other Bus. Licenses/Permits	\$0.00	\$1,825.00	\$1,000.00	-\$825.00	182.50%
LIC PERM	R 100-32210 Building Permits	\$0.00	\$97,310.28	\$100,000.00	\$2,689.72	97.31%
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	\$107,555.28	\$110,420.00	\$2,864.72	97.41%
INTGOVT	R 100-33400 State Grants and Aids	\$0.00	\$4,000.00	\$0.00	-\$4,000.00	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	\$4,000.00	\$170,612.00	\$166,612.00	2.34%
FINES	R 100-35100 Court Fines	\$0.00	\$1,787.82	\$3,000.00	\$1,212.18	59.59%
Source Alt Code FINES		\$0.00	\$1,787.82	\$3,000.00	\$1,212.18	59.59%
Fund 100 GENERAL FUND		\$1,390.94	\$806,404.36	\$1,554,532.00	\$748,127.64	51.87%

CITY OF HANOVER
Revenue Budget Report - General Fund

Source Alt Code	Account Descr	August 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
		\$1,390.94	\$806,404.36	\$1,554,532.00	\$748,127.64	51.87%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	August 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	\$0.00	\$4,945.75	\$13,000.00	\$8,054.25	38.04%
COUNCIL	E 100-41110-122 FICA	\$0.00	\$299.15	\$806.00	\$506.85	37.12%
COUNCIL	E 100-41110-123 Medicare	\$0.00	\$69.96	\$189.00	\$119.04	37.02%
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	\$0.00	\$527.49	\$20,000.00	\$19,472.51	2.64%
Dept 41110 Council		\$0.00	\$10,901.07	\$45,495.00	\$34,593.93	23.96%
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	\$47,950.19	\$78,668.00	\$30,717.81	60.95%
CITYADM	E 100-41400-121 PERA	\$236.54	\$3,770.49	\$5,900.00	\$2,129.51	63.91%
CITYADM	E 100-41400-122 FICA	\$194.44	\$3,099.34	\$4,877.00	\$1,777.66	63.55%
CITYADM	E 100-41400-123 Medicare	\$45.47	\$724.80	\$1,141.00	\$416.20	63.52%
CITYADM	E 100-41400-134 Employer Paid Life	\$26.51	\$424.16	\$674.00	\$249.84	62.93%
CITYADM	E 100-41400-151 Med/Dental Insurance	\$323.07	\$5,169.12	\$8,400.00	\$3,230.88	61.54%
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	\$165.00	\$200.00	\$35.00	82.50%
Dept 41400 City Administrator		\$3,979.88	\$62,028.10	\$101,360.00	\$39,331.90	61.20%
Dept 41410 Elections						
ELECTION	E 100-41410-101 Full-Time Employees R	\$0.00	\$1,424.50	\$13,500.00	\$12,075.50	10.55%
ELECTION	E 100-41410-122 FICA	\$0.00	\$63.39	\$837.00	\$773.61	7.57%
ELECTION	E 100-41410-123 Medicare	\$0.00	\$14.84	\$196.00	\$181.16	7.57%
ELECTION	E 100-41410-142 Unemployment Benefit	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
ELECTION	E 100-41410-200 Office Supplies (GENER	\$344.34	\$5,090.61	\$5,000.00	-\$90.61	101.81%
ELECTION	E 100-41410-310 Other Professional Serv	\$2,131.50	\$2,145.30	\$5,000.00	\$2,854.70	42.91%
ELECTION	E 100-41410-351 Legal Notices Publishin	\$40.63	\$40.63	\$200.00	\$159.37	20.32%
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	\$0.00	\$2,201.88	\$0.00	-\$2,201.88	0.00%
Dept 41410 Elections		\$2,516.47	\$12,182.75	\$25,933.00	\$13,750.25	46.98%
Dept 41430 Clerical Staff						
CLERICAL	E 100-41430-101 Full-Time Employees R	\$1,911.20	\$29,207.73	\$49,926.00	\$20,718.27	58.50%
CLERICAL	E 100-41430-121 PERA	\$143.34	\$2,301.14	\$3,744.00	\$1,442.86	61.46%
CLERICAL	E 100-41430-122 FICA	\$117.40	\$1,884.76	\$3,095.00	\$1,210.24	60.90%
CLERICAL	E 100-41430-123 Medicare	\$27.46	\$440.83	\$724.00	\$283.17	60.89%
CLERICAL	E 100-41430-134 Employer Paid Life	\$18.51	\$296.16	\$456.00	\$159.84	64.95%
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	\$5,169.12	\$8,400.00	\$3,230.88	61.54%
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	\$45.00	\$100.00	\$55.00	45.00%
Dept 41430 Clerical Staff		\$2,540.98	\$39,344.74	\$66,945.00	\$27,600.26	58.77%
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	\$227.78	\$500.00	\$272.22	45.56%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	August 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
STAFFEXP	E 100-41435-331 Travel Expenses	\$0.00	\$86.26	\$2,000.00	\$1,913.74	4.31%
Dept 41435	Staff Expenses	\$0.00	\$314.04	\$2,800.00	\$2,485.96	11.22%
Dept 41530 Accounting						
ACCTING	E 100-41530-101 Full-Time Employees R	\$2,217.08	\$33,695.28	\$57,920.00	\$24,224.72	58.18%
ACCTING	E 100-41530-121 PERA	\$166.28	\$2,655.39	\$4,344.00	\$1,688.61	61.13%
ACCTING	E 100-41530-122 FICA	\$137.46	\$2,195.15	\$3,591.00	\$1,395.85	61.13%
ACCTING	E 100-41530-123 Medicare	\$32.15	\$513.41	\$840.00	\$326.59	61.12%
ACCTING	E 100-41530-134 Employer Paid Life	\$21.13	\$338.08	\$527.00	\$188.92	64.15%
ACCTING	E 100-41530-151 Med/Dental Insurance	\$322.86	\$5,165.76	\$8,400.00	\$3,234.24	61.50%
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	\$44,613.07	\$76,872.00	\$32,258.93	58.04%
Dept 41540 Auditing						
AUDITING	E 100-41540-301 Auditing and Acctg Ser	\$0.00	\$22,150.00	\$22,000.00	-\$150.00	100.68%
Dept 41540	Auditing	\$0.00	\$22,150.00	\$22,000.00	-\$150.00	100.68%
Dept 41550 Assessing						
ASSESS G	E 100-41550-310 Other Professional Serv	\$10.75	\$15,152.10	\$23,000.00	\$7,847.90	65.88%
Dept 41550	Assessing	\$10.75	\$15,152.10	\$23,000.00	\$7,847.90	65.88%
Dept 41570 Purchasing						
PURCHASE	E 100-41570-200 Office Supplies (GENER	\$617.55	\$1,649.88	\$3,500.00	\$1,850.12	47.14%
PURCHASE	E 100-41570-205 Bank Fees	\$0.00	\$43.00	\$200.00	\$157.00	21.50%
PURCHASE	E 100-41570-207 Computer Supplies	\$333.48	\$3,638.98	\$8,000.00	\$4,361.02	45.49%
PURCHASE	E 100-41570-220 Repair/Maint Supply (G	\$456.59	\$2,620.43	\$4,500.00	\$1,879.57	58.23%
PURCHASE	E 100-41570-322 Postage	\$0.00	\$212.91	\$2,500.00	\$2,287.09	8.52%
PURCHASE	E 100-41570-570 Office Equip and Furnis	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
Dept 41570	Purchasing	\$1,407.62	\$8,165.20	\$21,700.00	\$13,534.80	37.63%
Dept 41600 Computer						
COMPUTER	E 100-41600-310 Other Professional Serv	\$653.86	\$4,481.49	\$6,000.00	\$1,518.51	74.69%
Dept 41600	Computer	\$653.86	\$4,481.49	\$6,000.00	\$1,518.51	74.69%
Dept 41610 City Attorney						
CITYATNY	E 100-41610-304 Legal Fees	\$9.91	\$6,587.00	\$20,000.00	\$13,413.00	32.94%
Dept 41610	City Attorney	\$9.91	\$6,587.00	\$20,000.00	\$13,413.00	32.94%
Dept 41910 Planning and Zoning						
PLANZONG	E 100-41910-310 Other Professional Serv	\$2,126.25	\$12,705.25	\$20,000.00	\$7,294.75	63.53%
Dept 41910	Planning and Zoning	\$2,126.25	\$12,705.25	\$20,000.00	\$7,294.75	63.53%
Dept 41940 General Govt Buildings/Plant						
GOVTBLDG	E 100-41940-210 Operating Supplies (GE	\$203.48	\$744.16	\$3,000.00	\$2,255.84	24.81%
GOVTBLDG	E 100-41940-220 Repair/Maint Supply (G	\$491.51	\$4,677.33	\$6,000.00	\$1,322.67	77.96%
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	\$905.00	\$3,057.16	\$7,500.00	\$4,442.84	40.76%
GOVTBLDG	E 100-41940-321 Telephone	\$391.73	\$3,054.80	\$6,400.00	\$3,345.20	47.73%
GOVTBLDG	E 100-41940-325 Taxes	\$0.00	\$272.25	\$400.00	\$127.75	68.06%
GOVTBLDG	E 100-41940-381 Electric Utilities	\$633.91	\$3,466.51	\$9,000.00	\$5,533.49	38.52%
GOVTBLDG	E 100-41940-383 Gas Utilities	\$32.34	\$1,826.78	\$5,000.00	\$3,173.22	36.54%
GOVTBLDG	E 100-41940-384 Refuse/Garbage Dispos	\$269.50	\$2,178.21	\$3,000.00	\$821.79	72.61%
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	\$767.65	\$4,000.00	\$3,232.35	19.19%
GOVTBLDG	E 100-41940-560 Furniture and Fixtures	\$349.42	\$349.42	\$2,000.00	\$1,650.58	17.47%
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	August 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Dept 41940	General Govt Buildings/Plant	\$3,276.89	\$21,169.27	\$46,850.00	\$25,680.73	45.19%
Dept 41950	Engineer					
ENGINEER	E 100-41950-303 Engineering Fees	\$2,117.00	\$10,402.00	\$15,000.00	\$4,598.00	69.35%
Dept 41950	Engineer	\$2,117.00	\$10,402.00	\$15,000.00	\$4,598.00	69.35%
Dept 41960	Insurance					
INSURANCE	E 100-41960-150 Worker s Comp (GENE	\$0.00	\$14,776.10	\$13,000.00	-\$1,776.10	113.66%
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	\$24,652.62	\$25,000.00	\$347.38	98.61%
Dept 41960	Insurance	\$0.00	\$39,428.72	\$38,000.00	-\$1,428.72	103.76%
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	\$104.00	\$134.88	\$2,000.00	\$1,865.12	6.74%
LEGALPUB	E 100-41970-354 Recording Fees	\$0.00	\$0.00	\$250.00	\$250.00	0.00%
Dept 41970	Legal Publications	\$104.00	\$672.18	\$2,750.00	\$2,077.82	24.44%
Dept 42000	Public Safety (GENERAL)					
PUBSAFTY	E 100-42000-437 Other Miscellaneous	\$0.00	\$20.00	\$0.00	-\$20.00	0.00%
Dept 42000	Public Safety (GENERAL)	\$0.00	\$20.00	\$0.00	-\$20.00	0.00%
Dept 42101	Hennepin County Sheriff					
HCSHERIFF	E 100-42101-310 Other Professional Serv	\$21,092.00	\$42,184.00	\$84,368.00	\$42,184.00	50.00%
Dept 42101	Hennepin County Sheriff	\$21,092.00	\$42,184.00	\$84,368.00	\$42,184.00	50.00%
Dept 42102	Wright County Sheriff					
WCSHERIFF	E 100-42102-310 Other Professional Serv	\$9,546.50	\$77,608.53	\$114,558.00	\$36,949.47	67.75%
Dept 42102	Wright County Sheriff	\$9,546.50	\$77,608.53	\$114,558.00	\$36,949.47	67.75%
Dept 42210	Fire Dept Administration					
FIREADMIN	E 100-42210-103 Part-Time Employees	\$0.00	\$20,030.61	\$70,600.00	\$50,569.39	28.37%
FIREADMIN	E 100-42210-122 FICA	\$0.00	\$2,824.86	\$4,377.00	\$1,552.14	64.54%
FIREADMIN	E 100-42210-123 Medicare	\$0.00	\$660.69	\$1,024.00	\$363.31	64.52%
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	\$10,219.30	\$9,000.00	-\$1,219.30	113.55%
FIREADMIN	E 100-42210-200 Office Supplies (GENER	\$31.97	\$110.86	\$350.00	\$239.14	31.67%
FIREADMIN	E 100-42210-305 Medical and Dental Fee	\$2,032.00	\$3,814.50	\$4,000.00	\$185.50	95.36%
FIREADMIN	E 100-42210-306 Dues & Subscriptions	\$78.00	\$1,733.00	\$1,000.00	-\$733.00	173.30%
FIREADMIN	E 100-42210-361 General Liability Ins	\$0.00	\$3,639.87	\$5,000.00	\$1,360.13	72.80%
Dept 42210	Fire Dept Administration	\$2,141.97	\$43,033.69	\$95,651.00	\$52,617.31	44.99%
Dept 42220	Fire Dept Equipment					
FIREEQUIP	E 100-42220-221 Equipment Parts	\$1,530.68	\$4,324.23	\$11,500.00	\$7,175.77	37.60%
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	\$28.97	\$1,000.00	\$971.03	2.90%
FIREEQUIP	E 100-42220-260 Uniforms	\$0.00	\$648.63	\$28,500.00	\$27,851.37	2.28%
FIREEQUIP	E 100-42220-580 Other Equipment	\$30.30	\$685.84	\$5,000.00	\$4,314.16	13.72%
Dept 42220	Fire Dept Equipment	\$1,560.98	\$5,929.11	\$47,500.00	\$41,570.89	12.48%
Dept 42240	Fire Dept Training					
FIRETRNG	E 100-42240-208 Training and Instructio	\$0.00	\$2,963.01	\$7,500.00	\$4,536.99	39.51%
FIRETRNG	E 100-42240-310 Other Professional Serv	\$102.00	\$1,902.14	\$3,380.00	\$1,477.86	56.28%
FIRETRNG	E 100-42240-331 Travel Expenses	\$0.00	\$0.00	\$1,500.00	\$1,500.00	0.00%
Dept 42240	Fire Dept Training	\$102.00	\$4,865.15	\$12,380.00	\$7,514.85	39.30%
Dept 42260	Fire Vehicles					
FIREVEH	E 100-42260-212 Motor Fuels	\$0.00	\$805.64	\$3,000.00	\$2,194.36	26.85%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	August 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
FIREVEH	E 100-42260-220 Repair/Maint Supply (G	\$555.29	\$2,849.83	\$9,000.00	\$6,150.17	31.66%
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	\$3,737.00	\$7,800.00	\$4,063.00	47.91%
Dept 42260 Fire Vehicles		\$555.29	\$7,392.47	\$20,800.00	\$13,407.53	35.54%
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	\$888.50	\$2,194.74	\$7,500.00	\$5,305.26	29.26%
FIREBLDG	E 100-42280-321 Telephone	\$169.50	\$768.53	\$1,000.00	\$231.47	76.85%
FIREBLDG	E 100-42280-325 Taxes	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
FIREBLDG	E 100-42280-381 Electric Utilities	\$402.40	\$1,922.46	\$4,500.00	\$2,577.54	42.72%
FIREBLDG	E 100-42280-383 Gas Utilities	\$24.20	\$1,338.63	\$3,500.00	\$2,161.37	38.25%
FIREBLDG	E 100-42280-520 Buildings and Structure	\$0.00	\$5,269.95	\$0.00	-\$5,269.95	0.00%
Dept 42280 Fire Stations and Bldgs		\$1,484.60	\$11,494.31	\$17,300.00	\$5,805.69	66.44%
Dept 42290 Fire Relief Association						
FIRERELIEF	E 100-42290-124 Fire Pension Contributio	\$0.00	\$4,000.00	\$39,000.00	\$35,000.00	10.26%
FIRERELIEF	E 100-42290-125 Other Retirement Contr	\$6,048.00	\$6,048.00	\$12,096.00	\$6,048.00	50.00%
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		\$6,048.00	\$10,048.00	\$57,346.00	\$47,298.00	17.52%
Dept 42401 Building Inspection Admin						
INSPADMN	E 100-42401-310 Other Professional Serv	\$5,547.41	\$21,287.61	\$40,000.00	\$18,712.39	53.22%
Dept 42401 Building Inspection Admin		\$5,547.41	\$21,287.61	\$40,000.00	\$18,712.39	53.22%
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	\$6,037.60	\$85,172.88	\$146,116.00	\$60,943.12	58.29%
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	\$918.00	\$4,896.22	\$28,360.00	\$23,463.78	17.26%
PUBWRKS	E 100-43000-121 PERA	\$452.82	\$6,718.64	\$12,834.00	\$6,115.36	52.35%
PUBWRKS	E 100-43000-122 FICA	\$422.00	\$5,778.93	\$11,775.00	\$5,996.07	49.08%
PUBWRKS	E 100-43000-123 Medicare	\$98.69	\$1,351.53	\$2,892.00	\$1,540.47	46.73%
PUBWRKS	E 100-43000-134 Employer Paid Life	\$58.32	\$855.94	\$1,548.00	\$692.06	55.29%
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	\$1,130.24	\$16,679.21	\$32,400.00	\$15,720.79	51.48%
PUBWRKS	E 100-43000-208 Training and Instructio	\$0.00	\$1,999.00	\$3,500.00	\$1,501.00	57.11%
PUBWRKS	E 100-43000-212 Motor Fuels	\$774.08	\$3,338.72	\$12,000.00	\$8,661.28	27.82%
PUBWRKS	E 100-43000-215 Shop Supplies	\$802.54	\$3,945.39	\$7,500.00	\$3,554.61	52.61%
PUBWRKS	E 100-43000-220 Repair/Maint Supply (G	\$1,102.74	\$3,488.93	\$12,000.00	\$8,511.07	29.07%
PUBWRKS	E 100-43000-226 Sign Repair Materials	\$139.10	\$576.88	\$1,500.00	\$923.12	38.46%
PUBWRKS	E 100-43000-240 Small Tools and Minor	\$15.97	\$1,579.35	\$10,000.00	\$8,420.65	15.79%
PUBWRKS	E 100-43000-260 Uniforms	\$765.07	\$765.07	\$3,000.00	\$2,234.93	25.50%
PUBWRKS	E 100-43000-310 Other Professional Serv	\$104.68	\$5,266.58	\$7,500.00	\$2,233.42	70.22%
PUBWRKS	E 100-43000-321 Telephone	\$393.23	\$3,607.63	\$4,200.00	\$592.37	85.90%
PUBWRKS	E 100-43000-325 Taxes	\$0.00	\$134.75	\$200.00	\$65.25	67.38%
PUBWRKS	E 100-43000-381 Electric Utilities	\$378.46	\$2,404.75	\$4,000.00	\$1,595.25	60.12%
PUBWRKS	E 100-43000-383 Gas Utilities	\$57.99	\$2,683.10	\$7,000.00	\$4,316.90	38.33%
PUBWRKS	E 100-43000-520 Buildings and Structure	\$0.00	\$785.98	\$0.00	-\$785.98	0.00%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	August 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
Dept 43000	Public Works (GENERAL)	\$13,651.53	\$152,029.48	\$310,325.00	\$158,295.52	48.99%
Dept 43121	Paved Streets					
PAVSTRSTS	E 100-43121-224 Street Maint Materials	\$306.22	\$16,351.26	\$50,000.00	\$33,648.74	32.70%
Dept 43121	Paved Streets	\$306.22	\$16,351.26	\$50,000.00	\$33,648.74	32.70%
Dept 43122	Unpaved Streets					
UNPAVSTS	E 100-43122-224 Street Maint Materials	\$0.00	\$3,676.92	\$15,000.00	\$11,323.08	24.51%
Dept 43122	Unpaved Streets	\$0.00	\$3,676.92	\$15,000.00	\$11,323.08	24.51%
Dept 43125	Ice & Snow Removal					
SNOWREMO	E 100-43125-224 Street Maint Materials	\$0.00	\$2,357.70	\$20,000.00	\$17,642.30	11.79%
Dept 43125	Ice & Snow Removal	\$0.00	\$2,357.70	\$20,000.00	\$17,642.30	11.79%
Dept 43160	Street Lighting					
STLGHTG	E 100-43160-381 Electric Utilities	\$2,436.71	\$15,231.03	\$25,000.00	\$9,768.97	60.92%
Dept 43160	Street Lighting	\$2,436.71	\$15,231.03	\$25,000.00	\$9,768.97	60.92%
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	\$3,571.75	\$24,927.50	\$44,000.00	\$19,072.50	56.65%
Dept 43245	Recycling: Refuse	\$3,571.75	\$24,927.50	\$44,000.00	\$19,072.50	56.65%
Dept 45186	Senior Center					
SRCENTER	E 100-45186-437 Other Miscellaneous	\$0.00	\$4,548.22	\$9,100.00	\$4,551.78	49.98%
Dept 45186	Senior Center	\$0.00	\$4,548.22	\$9,100.00	\$4,551.78	49.98%
Dept 45200	Parks (GENERAL)					
PARKS	E 100-45200-212 Motor Fuels	\$0.00	\$590.56	\$2,000.00	\$1,409.44	29.53%
PARKS	E 100-45200-220 Repair/Maint Supply (G	\$1,141.00	\$7,205.59	\$6,000.00	-\$1,205.59	120.09%
PARKS	E 100-45200-225 Landscaping Materials	\$0.00	\$803.86	\$8,000.00	\$7,196.14	10.05%
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	\$136.71	\$1,178.37	\$2,200.00	\$1,021.63	53.56%
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	\$0.00	\$0.00	\$0.00	0.00%
PARKS	E 100-45200-580 Other Equipment	\$5,982.00	\$6,706.00	\$8,000.00	\$1,294.00	83.83%
Dept 45200	Parks (GENERAL)	\$7,259.71	\$16,484.38	\$26,200.00	\$9,715.62	62.92%
Dept 45500	Libraries (GENERAL)					
LIBRARY	E 100-45500-437 Other Miscellaneous	\$0.00	\$9,310.82	\$11,600.00	\$2,289.18	80.27%
Dept 45500	Libraries (GENERAL)	\$0.00	\$9,310.82	\$11,600.00	\$2,289.18	80.27%
Dept 48205	Damage Deposit Refunds					
DMGDEPRF	E 100-48205-810 Refunds & Reimburse	\$500.00	\$3,100.00	\$9,000.00	\$5,900.00	34.44%
Dept 48205	Damage Deposit Refunds	\$500.00	\$3,100.00	\$9,000.00	\$5,900.00	34.44%
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	\$97,445.24	\$782,427.16	\$1,554,533.00	\$772,105.84	50.33%

CITY OF HANOVER
Expenditure Budget Report - General Fund

Dept Abbrev	Account Descr	August 2020 Amt	2020 YTD Amt	2020 YTD Budget	2020 YTD Balance	%YTD Budget
		\$97,445.24	\$782,427.16	\$1,554,533.00	\$772,105.84	50.33%

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

RESOLUTION NO 08-18-20-80

ACCEPTING DONATION OF A MEMORIAL BENCH

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hanover, Minnesota, hereby accepts a donation of a memorial bench in the memory of Missy Wanke.

BE IT FURTHER RESOLVED, that the City of Hanover expresses its appreciation for the donation.

Adopted by the City Council this 18th day of August, 2020.

APPROVED BY:

ATTEST:

Chris Kauffman, Mayor

Brian Hagen, City Administrator

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

RESOLUTION NO 08-18-20-81

ACCEPTING DONATION OF A MEMORIAL BENCH

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hanover, Minnesota, hereby accepts a donation of a memorial bench in the memory of Pinky Oliver.

BE IT FURTHER RESOLVED, that the City of Hanover expresses its appreciation for the donation.

Adopted by the City Council this 18th day of August, 2020.

APPROVED BY:

ATTEST:

Chris Kauffman, Mayor

Brian Hagen, City Administrator

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

RESOLUTION NO 08-18-20-82

ACCEPTING DONATION OF A MEMORIAL BENCH

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hanover, Minnesota, hereby accepts a donation of a memorial bench in the memory of Don and Lois Mahler.

BE IT FURTHER RESOLVED, that the City of Hanover expresses its appreciation for the donation.

Adopted by the City Council this 18th day of August, 2020.

APPROVED BY:

ATTEST:

Chris Kauffman, Mayor

Brian Hagen, City Administrator

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

RESOLUTION NO 08-18-20-85

APPOINTING PROBATIONARY FIREFIGHTER

WHEREAS, the Hanover Fire Department currently has vacancies; and

WHEREAS, Fire Chief Dave Malewicki recommends appointing Joseph Hanna as a Probationary Firefighter, subject to passing of criminal background check, physical examination, and agility test.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Hanover, Minnesota, hereby approves the hiring of Joseph Hanna as a Probationary Firefighter, subject to the conditions listed above and applicable City policies.

Adopted by the City Council this 18th day of August, 2020.

APPROVED BY:

ATTEST:

Chris Kauffman, Mayor

Brian Hagen, City Administrator

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

ORDINANCE NO. 2020-03

**AN ORDINANCE AMENDING THE HANOVER ZONING ORDINANCE
RELATED TO SOLAR ENERGY SYSTEMS**

THE CITY COUNCIL OF THE CITY OF HANOVER, WRIGHT AND HENNEPIN COUNTY, MINNESOTA, DOES ORDAIN AS FOLLOWS:

Section 1. Amend section. Section 10.01 of the Hanover Zoning Ordinance is hereby amended to include the following definitions:

Building-integrated Solar Energy System. “Building-integrated Solar Energy System” shall mean a Solar Energy System that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building-integrated systems include but are not limited to photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings.

Building-mounted Solar Energy System. “Building-mounted Solar Energy System” shall mean a Solar Energy System affixed to a principal or accessory building.

Solar Energy System. “Solar Energy System” shall mean a complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components to the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system).

Section 2. Amend section. Section 10.25 of the Hanover Zoning Ordinance is hereby amended to add Building-integrated Solar Energy Systems and Building-mounted Solar Energy Systems as an accessory use to every zoning district.

Section 3. Amend section. Section 10.27 of the Hanover Zoning Ordinance is hereby amended to add Building-integrated Solar Energy Systems and Building-mounted Solar Energy Systems as an accessory use to every zoning district.

Section 4. New section. A new Section 10.74 is hereby added as follows:

SEC. 10.74 SOLAR ENERGY SYSTEMS

- A. **Building-Integrated Solar Energy Systems.** In those districts that permit Building-Integrated Solar Energy Systems as an accessory use, the solar energy system shall be installed in a manner that is in compliance with all terms of this Ordinance including

height and setback restrictions of the zoning district in which it is proposed to be located. All solar energy systems shall meet the standards of the Minnesota Building Code, and a building permit shall be received prior to installation.

- B. Building-Mounted Solar Energy Systems.** In those districts that permit Building-Mounted Solar Energy Systems, they may be permitted subject to the following conditions:
- a. Notwithstanding the height limitations of the zoning district, Building-mounted Solar Energy Systems shall be flush-mounted systems on a structure with a gable, hip or gambrel roof and shall not extend higher than ten (10) feet at maximum tilt above the surface of the roof when installed on a flat or shed roof.
 - b. All solar energy systems shall meet the standards of the Minnesota Building Code, and a building permit shall be received prior to installation.
 - c. All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.
- C. Other types of solar system mounting are not permitted.
- D. Plan approval required.**
- a. No solar energy system may be installed without prior written approval by the Zoning Administrator.
 - b. *Plan application.* A plan application for a solar energy system shall be accompanied by to-scale horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building for a roof mounted system.
 1. *Pitched roof-mounted solar energy system.* The drawings for a roof-mounted system upon a pitched roof must show the elevation of the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.
 2. *Flat roof-mounted solar energy system.* The drawings for a roof-mounted system upon a flat roof must show the distance to the roof edge and any parapets on the building and shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.
- E. Compliance with other codes.** All solar energy systems shall comply with requirements imposed by the City Building Official and with requirements set forth in the Minnesota State Electrical Code.
- F. Utility notification.** No solar energy system shall be installed until written evidence has been given to the Zoning Administrator establishing that the owner of the property

upon which the system is located has notified the utility company of the intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

Section 5. Effective Date. This Ordinance shall be in force and effect upon adoption and publication in the official newspaper of the City in accordance with applicable law. The City may publish a summary of this Ordinance.

Section 6. Codification. City staff is directed to codify the revisions to the Zoning Ordinance as enacted in this Ordinance.

Passed and adopted by the City Council of the City of Hanover on the ____ day of _____, 2020.

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator

C:\Users\cnash\Dropbox\Hanover\Ordinance Amendments\2020\Solar\Ordinance Solar.docx
July 23, 2020

Collaborative Planning, LLC

Memorandum

Date: August 127, 2020
To: Honorable Mayor and Council
From: Cindy Nash, AICP EDFP
RE: Amendment to Zoning Ordinance – Solar Energy Systems

Per direction from the City Council, the Planning Commission reviewed potential ordinance changes related to solar energy systems. The attached ordinance was recommended for adoption by the Planning Commission at their meeting in July 2020.

Types of Solar Energy Systems

The draft ordinance would only permit building-integrated or building-mounted solar energy systems. These are proposed to be allowed as an accessory use in any zoning district, which would mean that a building permit would be the only application necessary for their approval.

Ground-mounted accessory systems or community solar gardens are not included in this ordinance and would not be permitted.

Fire Chief

I spoke with Chief Malewicki regarding the fire that occurred in Greenfield at a home with a roof-mounted system. The cause of the fire was an electrical strike that was not due to the solar energy system. The Chief indicated that he has no concerns with the use and installation of these systems provided they are installed in the manner as required by building codes.

Other Communities

Ordinances for nearby communities were reviewed for comparison. The ordinances for the Cities of St. Michael, Rogers and Corcoran are attached as they contain specific provisions related to solar energy systems. I also reviewed the ordinances for Albertville, Otsego, and Greenfield, none of which contained specific standards for solar energy systems.

St. Michael Solar Ordinance

§ 155.073 SOLAR ENERGY SYSTEMS.

(A) *Definitions.* For the purpose of this section the following definitions shall apply unless the context clearly indicates or requires a different meaning.

SOLAR ENERGY SYSTEM. A device or structural design feature, a substantial purpose of which is to provide for the collection, storage and distribution of solar energy for space heating or cooling, electricity generating, or water heating.

SOLAR ENERGY SYSTEM, BUILDING INTEGRATED. A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building, examples of which are roofing materials, windows, skylights, and awnings.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED. A freestanding solar system mounted directly to the ground using a rack or pole rather than being mounted on a building.

(B) *Permitted accessory use.* A solar energy system shall be allowed as an accessory use in all zoning classifications where structures of any sort are allowed, subject to the requirements set forth below.

(1) *Height.* A solar energy system must comply with the following height requirements:

(a) A building- or roof-mounted solar energy system shall not exceed the maximum allowed height for the zoning district in which the system is located.

(b) A ground- or pole-mounted solar energy system shall not exceed ten feet in height when oriented at maximum tilt.

(2) *Setbacks and yard requirements.* A solar energy system must comply with the accessory structure setbacks for the zoning district in which the system is located.

(a) *Roof-mounted solar energy system.* In addition to the building setback requirement, the collector surface and mounting devices for each roof-mounted solar energy system shall be set back from the edge of the roof of the structure upon which the system is located a minimum distance as required by the

Building Official. Exterior piping for a solar hot water system may extend beyond the perimeter of the building on a side or rear yard exposure.

(b) A ground- or pole-mounted solar energy system must be located in the rear yard and may not extend into the setbacks when oriented at minimum design tilt.

(c) Solar energy systems located in the shoreland district shall meet the minimum structure setbacks as required in § 155.409. Solar panels no larger than four square feet on boat lifts shall be permitted.

(3) *Aesthetics.* A roof-mounted solar energy system shall incorporate the following design requirements:

(a) *Equipment.* Solar energy equipment (i.e. boxes, wiring, and conduit) shall be installed inside walls and attic spaces where feasible to reduce their visual impact. If solar equipment is visible from the public right-of-way, it shall match the color of the materials of the structure to which it is affixed.

(b) *Pitched roofs.* Panels must be mounted flush with the roof pitch and be no higher than six inches above the roof plane they are attached to.

(c) *Flat roofs.* Solar panels affixed to a flat roof shall be placed below the line of sight from a public right-of-way.

(4) *Coverage.* The surface area of a pole or ground mount system shall not exceed the requirements set forth in the following table:

Lot Size (acre)	Maximum Surface Area
Less than 1	400 s.f.
1.00-1.99	600 s.f.
2.0 or greater	800 s.f.

(5) *Plan approval required.*

(a) No solar energy system may be installed without prior written approval by the Zoning Administrator.

(b) *Plan application.* A plan application for a solar energy system shall be accompanied by to-scale horizontal and vertical (elevation) drawings. The drawings must show the location of the system on the building for a roof mounted system or the location of the system upon the property for a ground-mount system, including the property lines.

1. *Pitched roof-mounted solar energy system.* The drawings for a roof-mounted system upon a pitched roof must show the elevation of the highest finished slope of the solar collector and the slope of the finished roof surface on which it is mounted.

2. *Flat roof-mounted solar energy system.* The drawings for a roof-mounted system upon a flat roof must show the distance to the roof edge and any parapets on the building and shall identify the height of the building on the street frontage side, the shortest distance of the system from the street frontage edge of the building, and the highest finished height of the solar collector above the finished surface of the roof.

(6) *Compliance with other codes.* All solar energy systems shall comply with requirements imposed by the City Building Official and with requirements set forth in the Minnesota State Electrical Code.

(7) *Utility notification.* No solar energy system shall be installed until written evidence has been given to the Zoning Administrator establishing that the owner of the property upon which the system is located has notified the utility company of the intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

(8) *Abandonment.* A ground- or pole-mounted solar energy system shall be considered abandoned after one year without energy production. A solar energy system and its related accessory facilities shall be removed within 60 days after written notice by the city that the solar energy system has been deemed abandoned.

(Ord. 1401, passed 1-28-14; Am. Ord. 1507, passed 10-13-15; Am. Ord. 1604, passed 5-10-16; Am. Ord. 1606, passed 10-11-16; Am. Ord. 1803, passed 6-12-18)

City of Rogers Solar Ordinance

Sec. 125-421. - Permitted uses and specific standards, subject to administrative review and approval.

- (a) *In general.* Solar energy systems shall be permitted in all zoning districts, subject to the standards of this article. Solar collector surfaces and all mounting devices shall comply with the minimum yard requirements of the district in which they are located. Screening of solar collector surfaces shall not be required.
- (b) *Building-mounted solar energy systems.*
 - (1) Notwithstanding the height limitations of the zoning district, building mounted solar energy systems shall not extend higher than three feet above the ridge level of a roof on a structure with a gable, hip, or gambrel roof and shall not extend higher than ten feet above the surface of the roof when installed on flat or shed roof.
 - (2) The solar collector surface and mounting devices for building-mounted solar energy systems shall be set back not less than one foot from the exterior perimeter of a roof for every one foot that the system extends above the parapet wall or roof surface, if no parapet wall exists, on which the system is mounted. Solar energy systems that extend less than three feet above the roof surface shall be exempt from this provision.
 - (3) All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.
- (c) *Freestanding solar energy systems.*
 - (1) Freestanding solar energy systems, measured to the highest point of the system, shall not exceed the height of the principal structure or 20 feet, whichever is less. Freestanding solar energy systems up to 16 feet in height shall be subject to the minimum yard requirements of an accessory structure. Freestanding solar energy systems greater than 16 feet in height shall be subject to the minimum yard requirements of a principal structure. The required yard shall be measured from the property line to the closest part of the structure at minimum design tilt.
 - (2) In the residential and commercial/industrial districts, the area of the solar collector surface of freestanding solar energy systems shall not exceed five percent of the lot area. Notwithstanding any other provision to the contrary, the maximum area of solar energy systems shall be calculated independently of the floor area of all other accessory structures on the zoning lot.
 - (3) The supporting framework for freestanding solar energy systems shall not include unfinished lumber.
 - (4) All abandoned or unused freestanding solar energy systems shall be removed within 12 months of the cessation of operations.
 - (5) All solar energy systems using a reflector to enhance solar production shall minimize glare from the reflector that affects adjacent or nearby properties. Measures to minimize nuisance glare include selective placement of the system, screening on the north side of the solar array, modifying the orientation of the system, reducing use of the reflector system, or other remedies that limit glare.

(Ord. No. 2016-09, § 1, 4-26-2016)

City of Corcoran

1060.110 – SOLAR ENERGY SYSTEMS

Subd. 1. Findings.

The intent of this Section is to allow reasonable capture and use, by households, businesses, and property owners of their solar energy resource, and encourage the development of renewable energy businesses, consistent with community development standards. This is consistent with Chapter 4, Section 8 of the Corcoran 2030 Comprehensive Plan, which states that the “City of Corcoran will protect [solar] access by requiring minimum standards for lot sizes, amounts of open space, yard setbacks, and maximum height of buildings for urban residents that create the opportunity for all building owners to develop solar energy facilities if desired.”

The general purpose of this subsection is to regulate the placement, construction and modification of solar energy systems in order to protect the health, safety and welfare of the public, while not unreasonably interfering with the development of the solar energy systems in the City. Specifically, the purposes of this Ordinance are:

- A. To regulate the location of solar energy systems.
- B. To protect residential areas and land uses from potential adverse impacts of solar energy systems.
- C. To minimize adverse visual impacts of solar energy systems and facilities through design, siting, landscaping, and screening.
- D. To avoid adverse impacts to adjacent properties caused by solar energy systems by ensuring that those structures are soundly and carefully designed, constructed, modified, maintained and promptly removed when no longer used.
- E. To ensure that solar energy systems are compatible with surrounding land uses.

Subd. 2. Development of Solar Energy Systems.

A. Solar Energy Systems shall be permitted in the City of Corcoran according to Table 1 of this section.

Table 1 – Types of Solar Energy Systems			
Type	District	Application Required	Special standards
Building Integrated SES	All Districts	Building Permit	Building-integrated Solar Energy Systems are subject to all required setback, land use, and performance standards for the district in which the building is located.
Building or Roof Mounted SES	All Districts	Certificate of Compliance	Non-residential rooftop systems may be pitched at an angle greater than 5% and shall be screened from the adjacent public right-of-way and adjacent residential structures.
Accessory Ground Mounted Solar Energy Systems	UR, RR	Certificate of Compliance for Residential Uses; Site Plan required for non-residential uses; CUP as required by Section 1030.020, Subd. 4, E	Panel coverage shall conform to the accessory building size requirements of Section 1030.020, Subd. 4, E., except: 1. The total footprint shall be calculated as the area of the solar collector surface. 2. The maximum solar panel coverage allowed for parcels over 10 acres is 3,969 feet.

Subd. 3. General Standards

A. Solar energy systems shall conform to the following standards:

1. **Building Permit.** A building permit shall be required for the erection of solar energy system. Prior to the issuance of a building permit, the operator must provide evidence of an agreement with the local utility. Off-grid systems less than 6 square feet in size, such as accentlighting

systems, power supply for traffic control systems, powering a water pump for water gardens, telecommunication systems, backup power systems during power outages, etc. shall be exempt from obtaining a building permit.

2. It shall be the responsibility of the property owner to secure any solar energy easements, if applicable, to protect solar access for the system (per MN Statute §500.30 as may be amended).
3. SES Systems shall comply with all applicable building, electric, and plumbing codes. Solar energy system components shall be labeled with the manufacturers name and address, model number, and serial number. Electric solar system components that are connected to a building electric system must have an Underwriters Laboratory (UL) listing.
4. **Glare.** All solar arrays or panels shall be installed or positioned so as not to cause any glare or reflective sunlight that results in potential for permanent eye damage onto neighboring properties or structures. Staff may require a glare analysis that demonstrates compliance with this standard, as deemed necessary to protect the health, safety and welfare of the City.
5. **Power and communication lines.** Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground, consistent with Section 945.060 (Other Utilities) of the City Code. Exemptions may be granted by the Zoning Administrator in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
6. **Setbacks.** Ground mounted solar energy systems must be located a minimum of 100 feet from a residential dwelling unit not located on the property. Ground mounted systems shall meet the minimum accessory building setback for the zoning district.
7. **Height.** Ground mounted solar energy systems shall not exceed 12 feet.
8. **Required landscaping.** All ground-mounted solar energy systems resulting in panel coverage of more than 100 square feet shall provide:
 - a. A mix of pollinator and native groundcover mix beneath panel arrays, that provide native perennial vegetation and foraging habitat beneficial to gamebirds, songbirds, and pollinators and reduces stormwater runoff and erosion at the solar generation site, subject to the standards of Minnesota State Statutes §216B.1642.

- b. A mix of deciduous and evergreen trees and shrubs shall be provided to buffer the panels from adjacent properties and right-of-way and shall meet the following standards:
 - i. Plant material shall meet the minimum sizing requirements of Section 1060.070 Subd. 2 D (Landscaping, Minimum Size Requirements).
 - ii. In areas where panels are visible from adjacent properties or public rights-of-way, the applicant shall provide 1 tree per 15 lineal feet of security fence or lot line to be buffered and one shrub per 10 lineal feet of security fence or lot line to be buffered.
 - iii. Natural looking and effective screening is desired, consequently, exceptions to buffering standards may be granted if the natural landscape provides screening from adjacent public right of ways and neighboring properties.

9. **Erosion and sediment control** shall meet the requirements of Section 950 of the City Code.

Subd. 4. Application Requirements

- A. Persons desiring to construct a solar energy system shall submit an application according to the standards of Table 1 of Subd. 2 (A). Applicants shall also submit the following materials:
- B. **Glare Study.** If required by the Zoning Administrator, the applicant shall submit a glare study that analyzes glare from the adjacent right of way and adjacent residential properties using the Solar Glare Hazard Analysis Tool from Sandia National Laboratories or an equivalent tool.

Subd. 5. Home Owners Association

All new residential developments may create provisions for solar use within the homeowners owners association documents.

Collaborative Planning, LLC

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Cindy Nash, AICP, City Planner

DATE: August 12, 2020

SUBJECT: **River's Edge of Hanover** for Concept Plan

APPLICANT: JP Brooks, Inc.

LOCATION: Generally located east of River road and south of 8th Street

COMPREHENSIVE PLAN: Neighborhood Residential

Description of Request

The applicant has submitted a concept plan to redevelop the former mine site on River Road into a neighborhood containing single-family homes and detached villas. An aerial photo of the proposed redevelopment property is to the right.

A concept plan is a courtesy review of a proposed project prior to engineering design being completed. Comments and approval by the City Council is non-binding and meant to be used as a guide when preparing a preliminary plat for a development. Full review of project plans occurs at the preliminary plat stage, and there are frequently additional changes made to the plans prior to preliminary plat submission.



Density

The proposed subdivision appears to meet the density requirements of the Comprehensive Plan. Utilizing the density calculations, this development would have the following approximate density:

Gross Acreage	82.6 acres
Less Ponding	8.67 acres (rough estimate)
Less River Road ROW	2 acres (rough estimate)
Equals Net Acreage	71.93 acres

$$\text{Density} = 272 \text{ units}/71.93 \text{ acres} = 3.78 \text{ units/acre}$$

This density is consistent with the Comprehensive Plan guidance of Neighborhood Residential which requires greater than 2 but less than 4 units per net acre. However, the density calculations made at this time are an estimate and would be recalculated with a preliminary plat application.

Planned Unit Development Required

The site is proposed to be planned as a Planned Unit Development. The Planned Unit Development is distinguished from the traditional subdivision process of development in those zoning standards such as density, setbacks, height limits, and minimum lot sizes may be altered by negotiation and agreement between the developer, the municipality and the Commissioner.

A preliminary description of the PUD is included in the booklet submitted by the Developer and included in the packets.

The City has approved a number of subdivisions through the Planned Unit Development process. These include:

- Crow River Heights (all phases) – originally planned as a mixed-use development consisting of single-family homes and townhomes
- Bridges of Hanover – used to plan a neighborhood that included a mix of single-family homes, twinhomes and apartments
- River Town Villas – planned as a neighborhood of villa homes with private streets

The proposed villas in the south side of the neighborhood are planned to have lot sizes consistent with those in the R-2 zoning district for villa homes. Villa homes may be permitted in the R-1 District as part of a PUD. The developer is currently constructing villa homes in the Bridges of Hanover on what used to be twinhome building pads off Settlers Road.

City of Hanover
River Town Villas
Meeting Date of August 18, 2020
Page 3 of 4

The proposed single-family homes in the northern part of the neighborhood are planned to have lot sizes, widths and setbacks that are smaller than those in a straight R-2 plan. If the plan is approved, it would incorporate some differences from straight zoning. The table below compares those request changes to the R-2 requirements as well as what currently exists in Crow River Heights.

	R1 Ordinance	Proposed Rivers Edge	Crow River Heights 4th, etc.	Crow River Heights 3rd
Lot Width	80 feet	70-80	64	64
Lot Size Interior	12000 sq. ft.	8750	7930	7930
Front Setback	30 feet	25	25 to 40	32 to 50
Side Setback	10 feet	8.5	10	8
Rear setback	30 feet	20 to 30	10 to 30	20 to 30

Anticipated Development Fees

Concurrent with recording a plat and development agreement for a neighborhood, the Developer is required to pay certain development fees to the City. Based on the proposed plan and the fees as they exist in 2020, it would be estimated that the following would be collected:

Item	Fee	Fee Subtotal
Storm Sewer Trunk Fee (per square foot)	\$ 0.08	\$ 287,844.48
Sanitary Sewer Trunk Charge	\$ 2,270.00	\$ 576,580.00
Municipal Water Trunk Charge	\$ 903.00	\$ 229,362.00
Storm Warning Siren Fee (per acre)	\$ 68.63	\$ 5,668.84
Park Dedication	\$ 3,272.00	\$ 831,088.00
Fee Total		\$ 1,930,543.32

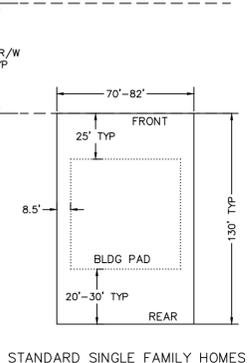
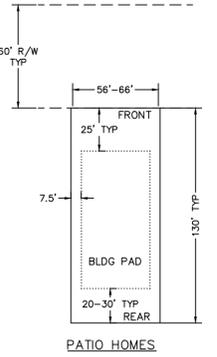
These various fees are collected to pay for improvements to the City’s parks, water, sanitary sewer, stormwater and storm warning siren systems. In some cases, these improvements may have already been made such as may be the case for trunk water and sewer lines that are installed. In other cases, the system improvements may be items that are planned for but not implemented until additional growth (and payment of fees) has occurred such as is frequently the case for park improvements.

Planning Commission Recommendation

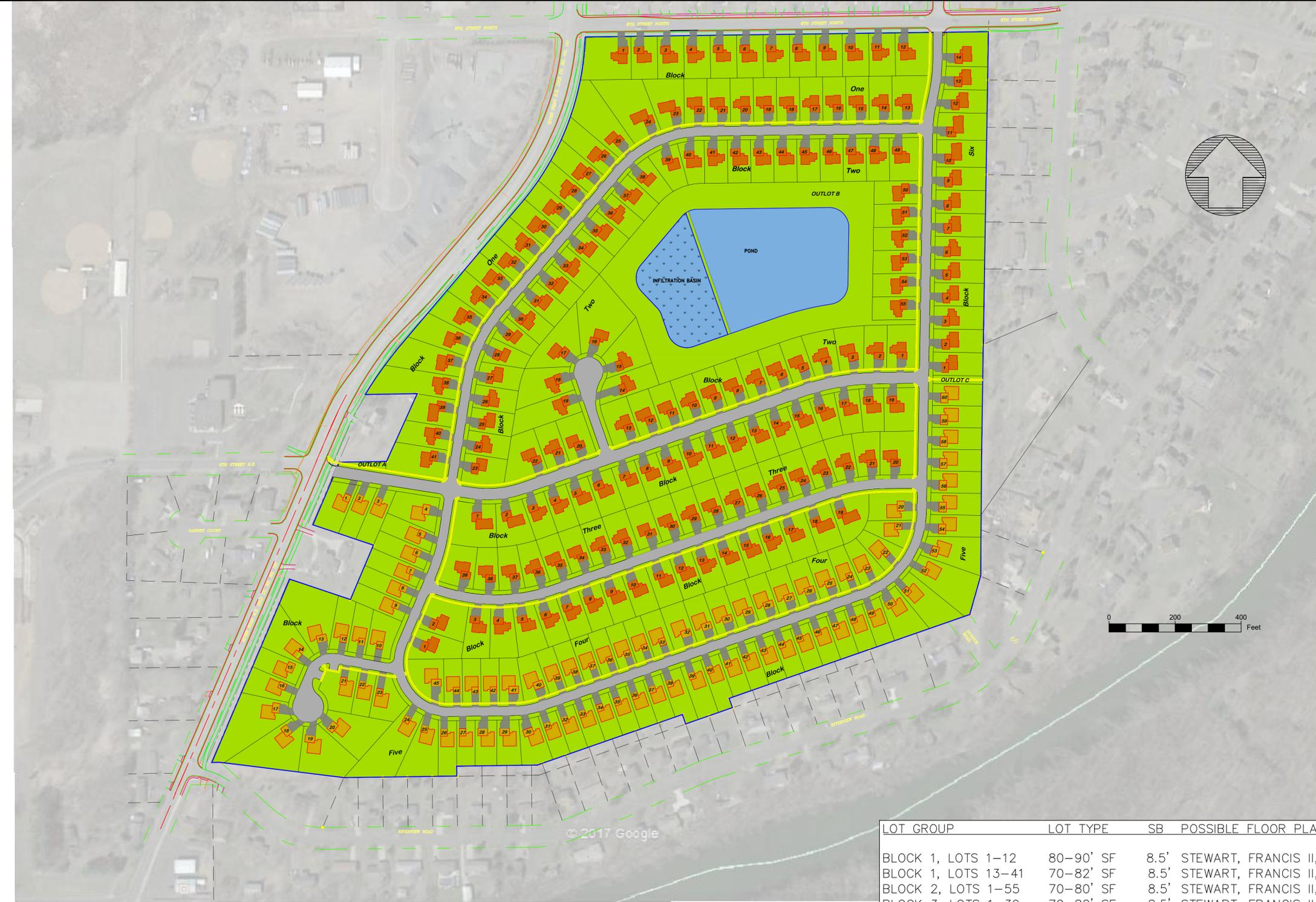
The Planning Commission recommended approval subject to the Planner and Engineer comment memos, particularly related to the 3 lots at the entrance of the neighborhood. The motion also included a suggestion to consider changing the southwestern cul-de-sac area to a commercial use.

In order to change the southwest portion to a commercial use, there would also be a need to amend the Comprehensive Plan and Zoning Map. As a result, this is not consistent with the Comprehensive Plan or the Zoning Map. The applicant would like to develop that portion of the site as residential. The Council should advise as to its thoughts in regard to that area, recognizing that we cannot require the developer to submit a Comp Plan and zoning map amendment and if a change is desired the City would need to initiate those changes in order to require them.

PRELIMINARY LOT CONFIGURATIONS



DEVELOPER:
 JP BROOKS, INC.
 11314 86TH AVE N
 MAPLE GROVE, MN 55369



CONCEPT DATA
 GROSS SITE AREA: 82.6 ACRES
 LOT AREA: 60.77 ACRES
 R/W AREA: 13.16 ACRES
 PONDING/OPEN AREA: 8.67 ACRES

LOT LEGEND	# OF LOTS
70'-80' SINGLE FAMILY LOTS	168
56'-66' PATIO LOTS	86
TOTAL	254

LOT GROUP	LOT TYPE	SB	POSSIBLE FLOOR PLANS	# OF LOTS
BLOCK 1, LOTS 1-12	80-90' SF	8.5'	STEWART, FRANCIS II, THORNTON, RYDER, ROCHESTER, REAGAN II, TILDE	12
BLOCK 1, LOTS 13-41	70-82' SF	8.5'	STEWART, FRANCIS II, THORNTON, RYDER, ROCHESTER, REAGAN II, TILDE	29
BLOCK 2, LOTS 1-55	70-80' SF	8.5'	STEWART, FRANCIS II, THORNTON, RYDER, TALCOT, REAGAN II, TILDE	55
BLOCK 3, LOTS 1-39	70-82' SF	8.5'	STEWART, FRANCIS II, THORNTON, RYDER, ROCHESTER, REAGAN II, TILDE	39
BLOCK 4, LOTS 1-19	70-82' SF	8.5'	STEWART, FRANCIS II, THORNTON, RYDER, ROCHESTER, REAGAN II, TILDE	19
BLOCK 4, LOTS 20-45	56-66' PATIO	7.5'	REAGAN, ROOSEVELT	26
BLOCK 5, LOTS 1-60	56-66' PATIO	7.5'	REAGAN, ROOSEVELT	60
BLOCK 6, LOTS 1-14	70-82' SF	8.5'	STEWART, FRANCIS II, THORNTON, RYDER, ROOSEVELT, REAGAN II, TILDE	14
TOTAL				254

DATE	REVISIONS	NO.	BY

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 FAX: (320) 978-4978

SCALE GRAPHIC	RIVER'S EDGE OF HANOVER CONCEPT PLAN	
DRAWN BY: LVE	HANOVER, MN	
CHECKED BY: JVS	DATE	SHEET
SURVEYED BY: KVD	REVISED: JULY 20, 2020	1 OF 1

Rivers Edge
Parcel Area Report

July 20, 2020

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
Block 1, Lot 1	18,787	0.431	140.23
Block 1, Lot 2	10,380	0.238	80.00
Block 1, Lot 3	10,361	0.238	80.00
Block 1, Lot 4	10,380	0.238	80.00
Block 1, Lot 5	10,380	0.238	80.00
Block 1, Lot 6	10,360	0.238	80.00
Block 1, Lot 7	10,360	0.238	80.00
Block 1, Lot 8	10,360	0.238	80.00
Block 1, Lot 9	10,360	0.238	80.00
Block 1, Lot 10	10,380	0.238	80.00
Block 1, Lot 11	10,400	0.239	80.00
Block 1, Lot 12	13,090	0.301	102.04
Block 1, Lot 13	12,761	0.293	70.00
Block 1, Lot 14	9,315	0.214	70.00
Block 1, Lot 15	9,315	0.214	70.00
Block 1, Lot 16	9,314	0.214	70.00
Block 1, Lot 17	9,313	0.214	70.00
Block 1, Lot 18	9,313	0.214	70.00
Block 1, Lot 19	9,312	0.214	70.00
Block 1, Lot 20	9,311	0.214	70.00
Block 1, Lot 21	9,311	0.214	70.00
Block 1, Lot 22	9,342	0.214	70.06
Block 1, Lot 23	14,534	0.334	82.44
Block 1, Lot 24	22,644	0.520	97.40
Block 1, Lot 25	20,579	0.472	70.40
Block 1, Lot 26	12,474	0.286	70.00
Block 1, Lot 27	11,059	0.254	70.00
Block 1, Lot 28	11,101	0.255	70.00
Block 1, Lot 29	9,597	0.220	70.00
Block 1, Lot 30	9,479	0.218	70.00
Block 1, Lot 31	9,490	0.218	70.00
Block 1, Lot 32	9,499	0.218	70.00
Block 1, Lot 33	9,508	0.218	70.00
Block 1, Lot 34	10,350	0.238	72.11
Block 1, Lot 35	11,112	0.255	70.15
Block 1, Lot 36	13,032	0.299	70.17
Block 1, Lot 37	16,922	0.388	70.26
Block 1, Lot 38	19,044	0.437	70.00
Block 1, Lot 39	10,870	0.250	84.10
Block 1, Lot 40	10,547	0.242	70.00
Block 1, Lot 41	14,816	0.340	86.50

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
Block 2, Lot 1	11,255	0.258	86.51
Block 2, Lot 2	9,093	0.209	69.84
Block 2, Lot 3	10,752	0.247	75.97
Block 2, Lot 4	11,537	0.265	81.88
Block 2, Lot 5	9,106	0.209	70.03
Block 2, Lot 6	9,100	0.209	70.00
Block 2, Lot 7	9,100	0.209	70.00
Block 2, Lot 8	9,100	0.209	70.00
Block 2, Lot 9	9,100	0.209	70.00
Block 2, Lot 10	9,100	0.209	70.00
Block 2, Lot 11	9,100	0.209	70.00
Block 2, Lot 12	9,100	0.209	70.00
Block 2, Lot 13	11,222	0.258	86.50
Block 2, Lot 14	12,169	0.279	93.26
Block 2, Lot 15	14,635	0.336	84.62
Block 2, Lot 16	26,919	0.618	89.87
Block 2, Lot 17	17,509	0.402	107.45
Block 2, Lot 18	15,334	0.352	80.51
Block 2, Lot 19	14,610	0.335	70.00
Block 2, Lot 20	11,245	0.258	86.50
Block 2, Lot 21	9,100	0.209	70.00
Block 2, Lot 22	13,661	0.314	127.00
Block 2, Lot 23	10,745	0.247	86.50
Block 2, Lot 24	9,100	0.209	70.00
Block 2, Lot 25	9,100	0.209	70.00
Block 2, Lot 26	9,100	0.209	70.00
Block 2, Lot 27	9,158	0.210	70.24
Block 2, Lot 28	7,995	0.184	73.23
Block 2, Lot 29	7,694	0.177	70.15
Block 2, Lot 30	9,100	0.209	70.00
Block 2, Lot 31	9,100	0.209	70.00
Block 2, Lot 32	9,100	0.209	70.00
Block 2, Lot 33	9,100	0.209	70.00
Block 2, Lot 34	9,100	0.209	70.00
Block 2, Lot 35	9,100	0.209	70.00
Block 2, Lot 36	9,100	0.209	70.00
Block 2, Lot 37	9,364	0.215	73.91
Block 2, Lot 38	9,028	0.207	77.36
Block 2, Lot 39	9,600	0.220	89.73
Block 2, Lot 40	8,639	0.198	76.63
Block 2, Lot 41	9,100	0.209	70.00
Block 2, Lot 42	9,100	0.209	70.00
Block 2, Lot 43	9,100	0.209	70.00
Block 2, Lot 44	9,100	0.209	70.00

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
Block 2, Lot 45	9,100	0.209	70.00
Block 2, Lot 46	9,100	0.209	70.00
Block 2, Lot 47	9,100	0.209	70.00
Block 2, Lot 48	9,100	0.209	70.00
Block 2, Lot 49	11,500	0.264	89.64
Block 2, Lot 50	9,312	0.214	70.03
Block 2, Lot 51	9,309	0.214	70.03
Block 2, Lot 52	9,305	0.214	70.03
Block 2, Lot 53	9,302	0.214	70.03
Block 2, Lot 54	9,299	0.213	70.03
Block 2, Lot 55	9,295	0.213	70.03
Block 3, Lot 1	16,820	0.386	120.35
Block 3, Lot 2	13,184	0.303	88.76
Block 3, Lot 3	9,205	0.211	70.00
Block 3, Lot 4	9,205	0.211	70.00
Block 3, Lot 5	9,205	0.211	70.00
Block 3, Lot 6	10,060	0.231	76.50
Block 3, Lot 7	9,665	0.222	73.50
Block 3, Lot 8	9,205	0.211	70.00
Block 3, Lot 9	9,205	0.211	70.00
Block 3, Lot 10	9,205	0.211	70.00
Block 3, Lot 11	9,205	0.211	70.00
Block 3, Lot 12	9,205	0.211	70.00
Block 3, Lot 13	9,205	0.211	70.00
Block 3, Lot 14	9,205	0.211	70.00
Block 3, Lot 15	9,205	0.211	70.00
Block 3, Lot 16	9,285	0.213	75.64
Block 3, Lot 17	9,141	0.210	74.05
Block 3, Lot 18	9,125	0.209	73.02
Block 3, Lot 19	12,140	0.279	93.63
Block 3, Lot 20	13,413	0.308	101.17
Block 3, Lot 21	10,159	0.233	70.02
Block 3, Lot 22	10,203	0.234	70.12
Block 3, Lot 23	9,216	0.212	70.00
Block 3, Lot 24	9,205	0.211	70.00
Block 3, Lot 25	9,205	0.211	70.00
Block 3, Lot 26	9,205	0.211	70.00
Block 3, Lot 27	9,205	0.211	70.00
Block 3, Lot 28	9,205	0.211	70.00
Block 3, Lot 29	9,205	0.211	70.00
Block 3, Lot 30	9,205	0.211	70.00
Block 3, Lot 31	9,665	0.222	73.50
Block 3, Lot 32	10,060	0.231	76.50
Block 3, Lot 33	9,206	0.211	70.00

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
Block 3, Lot 34	9,206	0.211	70.00
Block 3, Lot 35	9,209	0.211	70.00
Block 3, Lot 36	9,154	0.210	74.93
Block 3, Lot 37	9,140	0.210	75.84
Block 3, Lot 38	8,984	0.206	75.84
Block 3, Lot 39	11,423	0.262	100.58
Block 4, Lot 1	11,250	0.258	93.20
Block 4, Lot 2	13,290	0.305	100.94
Block 4, Lot 3	11,725	0.269	70.13
Block 4, Lot 4	11,662	0.268	70.15
Block 4, Lot 5	11,450	0.263	70.20
Block 4, Lot 6	9,403	0.216	70.13
Block 4, Lot 7	9,308	0.214	70.00
Block 4, Lot 8	9,310	0.214	70.00
Block 4, Lot 9	9,310	0.214	70.00
Block 4, Lot 10	10,175	0.234	76.50
Block 4, Lot 11	10,175	0.234	76.50
Block 4, Lot 12	9,310	0.214	70.00
Block 4, Lot 13	9,310	0.214	70.00
Block 4, Lot 14	9,310	0.214	70.00
Block 4, Lot 15	9,310	0.214	70.00
Block 4, Lot 16	9,310	0.214	70.00
Block 4, Lot 17	10,906	0.250	82.00
Block 4, Lot 18	10,906	0.250	82.00
Block 4, Lot 19	12,019	0.276	114.87
Block 4, Lot 20	11,141	0.256	83.54
Block 4, Lot 21	7,918	0.182	79.65
Block 4, Lot 22	8,158	0.187	79.43
Block 4, Lot 23	8,514	0.195	77.27
Block 4, Lot 24	7,735	0.178	61.67
Block 4, Lot 25	8,778	0.202	66.00
Block 4, Lot 26	8,778	0.202	66.00
Block 4, Lot 27	8,778	0.202	66.00
Block 4, Lot 28	8,778	0.202	66.00
Block 4, Lot 29	8,778	0.202	66.00
Block 4, Lot 30	8,778	0.202	66.00
Block 4, Lot 31	8,778	0.202	66.00
Block 4, Lot 32	9,776	0.224	73.50
Block 4, Lot 33	8,446	0.194	63.50
Block 4, Lot 34	7,448	0.171	56.00
Block 4, Lot 35	7,448	0.171	56.00
Block 4, Lot 36	7,448	0.171	56.00
Block 4, Lot 37	7,448	0.171	56.00

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
Block 4, Lot 38	7,448	0.171	56.00
Block 4, Lot 39	7,448	0.171	56.00
Block 4, Lot 40	9,272	0.213	77.60
Block 4, Lot 41	8,493	0.195	69.93
Block 4, Lot 42	7,448	0.171	56.00
Block 4, Lot 43	7,453	0.171	56.00
Block 4, Lot 44	7,458	0.171	56.00
Block 4, Lot 45	11,276	0.259	148.66
Block 5, Lot 1	12,233	0.281	83.29
Block 5, Lot 2	9,049	0.208	57.53
Block 5, Lot 3	9,651	0.222	57.73
Block 5, Lot 4	12,746	0.293	100.72
Block 5, Lot 5	9,312	0.214	58.50
Block 5, Lot 6	9,705	0.223	57.62
Block 5, Lot 7	9,774	0.224	57.50
Block 5, Lot 8	9,519	0.219	56.00
Block 5, Lot 9	9,519	0.219	56.00
Block 5, Lot 10	10,445	0.240	74.30
Block 5, Lot 11	8,160	0.187	56.00
Block 5, Lot 12	8,845	0.203	56.00
Block 5, Lot 13	24,541	0.563	69.75
Block 5, Lot 14	13,400	0.308	59.14
Block 5, Lot 15	9,378	0.215	66.00
Block 5, Lot 16	10,112	0.232	62.01
Block 5, Lot 17	24,982	0.574	71.37
Block 5, Lot 18	20,795	0.477	71.95
Block 5, Lot 19	18,944	0.435	73.23
Block 5, Lot 20	17,815	0.409	69.80
Block 5, Lot 21	11,598	0.266	98.93
Block 5, Lot 22	7,281	0.167	56.00
Block 5, Lot 23	10,702	0.246	61.91
Block 5, Lot 24	22,234	0.510	62.98
Block 5, Lot 25	15,816	0.363	58.06
Block 5, Lot 26	9,453	0.217	56.06
Block 5, Lot 27	7,679	0.176	55.94
Block 5, Lot 28	9,077	0.208	66.00
Block 5, Lot 29	9,734	0.223	67.72
Block 5, Lot 30	10,886	0.250	66.03
Block 5, Lot 31	7,702	0.177	56.00
Block 5, Lot 32	7,697	0.177	56.00
Block 5, Lot 33	7,697	0.177	56.00
Block 5, Lot 34	7,697	0.177	56.00
Block 5, Lot 35	7,697	0.177	56.00
Block 5, Lot 36	7,697	0.177	56.00

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
Block 5, Lot 37	7,697	0.177	56.00
Block 5, Lot 38	9,944	0.228	63.50
Block 5, Lot 39	10,884	0.250	65.00
Block 5, Lot 40	9,237	0.212	57.50
Block 5, Lot 41	7,904	0.181	57.50
Block 5, Lot 42	7,904	0.181	57.50
Block 5, Lot 43	7,904	0.181	57.50
Block 5, Lot 44	7,904	0.181	57.50
Block 5, Lot 45	7,904	0.181	57.50
Block 5, Lot 46	7,904	0.181	57.50
Block 5, Lot 47	7,904	0.181	57.50
Block 5, Lot 48	7,904	0.181	57.50
Block 5, Lot 49	7,923	0.182	57.11
Block 5, Lot 50	12,533	0.288	66.18
Block 5, Lot 51	15,252	0.350	66.90
Block 5, Lot 52	20,043	0.460	69.89
Block 5, Lot 53	15,328	0.352	68.39
Block 5, Lot 54	10,368	0.238	66.69
Block 5, Lot 55	10,083	0.231	66.00
Block 5, Lot 56	10,045	0.231	66.00
Block 5, Lot 57	10,007	0.230	66.00
Block 5, Lot 58	9,990	0.229	66.00
Block 5, Lot 59	9,985	0.229	66.00
Block 5, Lot 60	9,979	0.229	66.00
Block 6, Lot 1	10,576	0.243	70.00
Block 6, Lot 2	10,570	0.243	70.00
Block 6, Lot 3	10,570	0.243	70.00
Block 6, Lot 4	10,570	0.243	70.00
Block 6, Lot 5	10,570	0.243	70.00
Block 6, Lot 6	10,570	0.243	70.00
Block 6, Lot 7	10,570	0.243	70.00
Block 6, Lot 8	10,570	0.243	70.00
Block 6, Lot 9	10,570	0.243	70.00
Block 6, Lot 10	12,381	0.284	82.00
Block 6, Lot 11	12,266	0.282	82.20
Block 6, Lot 12	9,761	0.224	71.28
Block 6, Lot 13	9,022	0.207	70.29
Block 6, Lot 14	13,253	0.304	103.65
Outlot A	1,704	0.039	
Outlot B	369,753	8.488	
Outlot C	3,778	0.087	

Parcel	Area (SF)	Area (acres)	Lot Width (At Front Setback)
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New Road Right of Way	559,024	12.833	
Existing River Road ROW	68,176	1.565	
Existing River Road Easement	47,067	1.081	
Existing 8th St. ROW	42,394	0.973	
Total	3,750,680	86.104	

Total Lots	254		
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Net Area

Lots	61.037		
Non-pond Outlots	0.126		
New Right of Way	12.833		
	74.00		
Density Ratio	3.43		

RIVER'S EDGE

OF HANOVER

PLANNED UNIT DEVELOPMENT



PROJECT NARRATIVE

JP Brooks is excited to submit our proposal for River's Edge of Hanover to the city of Hanover for consideration. JP Brooks is a locally owned hometown builder in the Twin Cities metro area whose mission is to build quality brand new homes at an exceptional value, while serving and positively impacting the community. JP Brooks offers an array of modern, well-designed floor plans with a huge selection of available structural and cosmetic options to fit any family's needs. We were recently named as one of the Top 25 Builders in 2019 by Housing First Minnesota and the recipient of a Reggie Award in 2020, which honors the exceptional homes in the Parade of Homes by recognizing excellence in design and construction. Because we are family owned and operated, we treat each homeowner and home with the utmost care, just like we would our own families.

JP Brooks' vision for River's Edge of Hanover is to partner with the City of Hanover to create a neighborhood that will be attractive to residents for many years to come. Our neighborhood phases will provide multiple home style offerings to enhance opportunities for homebuyers. As such, we hope this PUD will establish standards of excellence while allowing for flexibility that will consider changes in the market and consumer preferences over time.

We have built many homes in Hanover over the years and have really enjoyed being a great partner with the city in the past. We look forward to working with the city on River's Edge of Hanover to provide wonderful homesites and amenities for Hanover residents for years to come!





CONCEPT DATA

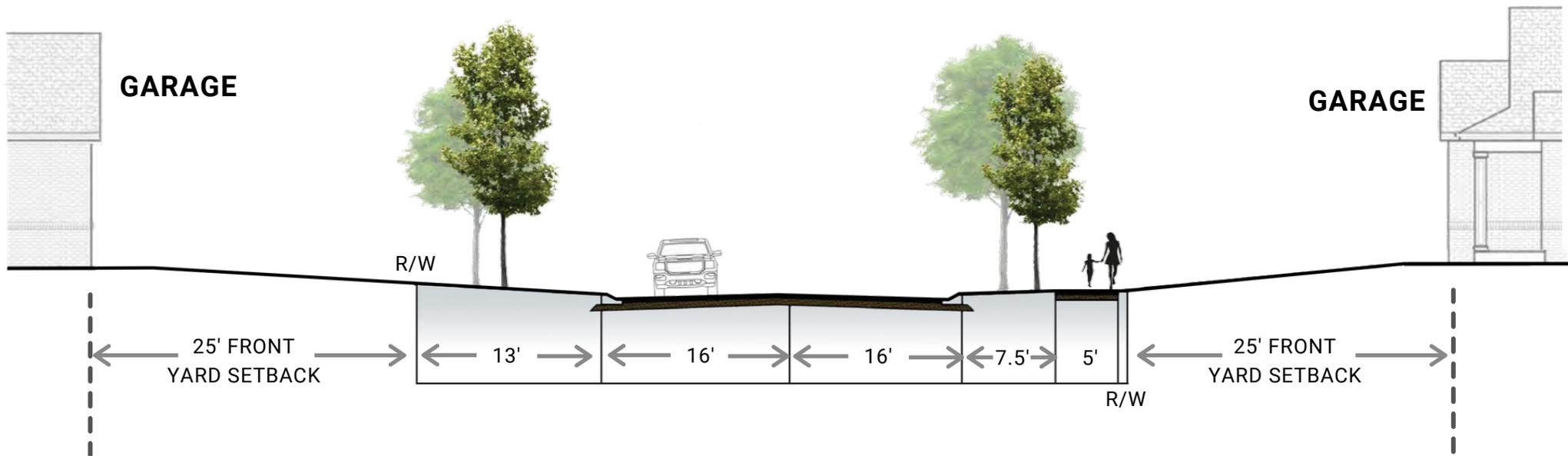
Gross Site Area: 82.5 Acres
 Lot Area: 61.04 Acres
 R/W Area: 12.83 Acres
 Ponding/Open Area: 8.62 Acres

Total Residential Lots : 254

- Single Family (70'-80') = **168**
- Villas (56'-66') = **86**

Lot Group	Lot Type	SB	# of Lots
Block 1, Lots 1-12	80-90' SF	8.5'	12
Block 1, Lots 13-41	70-82' SF	8.5'	29
Block 2, Lots 1-55	70-80' SF	8.5'	55
Block 3, Lots 1-39	70-82' SF	8.5'	39
Block 4, Lots 1-19	70-82' SF	8.5'	19
Block 4, Lots 20-45	56-66' SF	7.5'	26
Block 5, Lots 1-60	56-66' SF	7.5'	60
Block 6, Lots 1-14	70-82' SF	8.5'	14

TYPICAL STREET SECTIONS



LOT / BUILDING STANDARDS

LOT STYLE	PRODUCT WIDTH (MAX)	LOT SIZE (MIN)	SETBACKS	GARAGE STALLS (MAX)	BASEMENT TYPE	PAD SIZE
VILLAS	40'	56'	FRONT: 25' REAR: 20'-30' SIDE: 7.5' CORNER: 24'	2	SOG & BASEMENT	40 X 66
	50'	66'		3		50 X 66
SINGLE FAMILY	53'	70' x 125'	FRONT: 25' REAR: 20'-30' SIDE: 8.5' CORNER: 25'	3	MULTI-LEVEL, FULL BASEMENT, LO & WO	53 X 60
SINGLE FAMILY (LARGE)	63'	80' x 200'	FRONT: 30' REAR: 20'-30' SIDE: 8.5' CORNER: 30'	4	2 STORY LO & WO	63 X 60

*Rear set-back to be measured from conservation easement boundary

PERMITTED SETBACK ENCROACHMENTS

- Eaves, utility boxes, fences, landscaping, and air conditioners.
- Deck and patio 15 feet from rear property line

LANDSCAPING REQUIREMENTS

- Each lot will require two trees, one of which will be a boulevard tree.
- Deciduous and ornamental trees shall be at least 1.5" caliper and conifers shall be at least 6' tall.
- Corner lots shall have three trees, including two boulevard trees in the side yard.

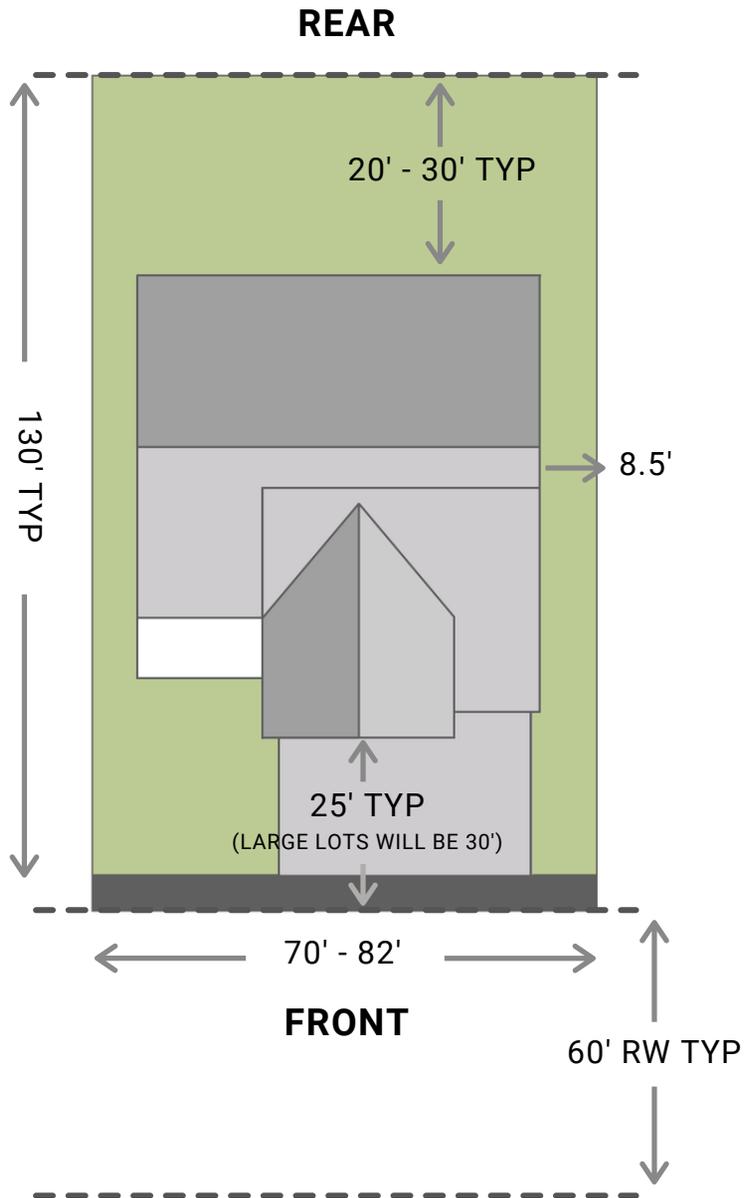
ARCHITECTURAL STANDARDS

- Redundancy rules - to be followed which states no identical elevations/color palette will be duplicated on the adjacent lots or directly across the street.
- Roof pitches - shall be a minimum of 6/12 on front facing gables & 6/12 minimum everywhere else. Exception: for dormers and porch roofs to allow 3/12 to incorporate as an architectural feature.
- Siding - To include two different types of siding which can include but not be limited to Vinyl Lap, Vinyl Shakes, Vinyl Board and Batten, LP (or similar) Lap, Board and Batten, Shakes, Stone, Stucco, Brick.
- Garage Doors - will include either raised panels or glass windows.
- Windows - Front elevations will include a minimum of two windows and window grids.
- Front Elevations - Shall include 1 architectural feature (column, shutters, porch, corbel, or louver).
- Shingles - Shall be an Architectural grade in texture.
- Minimum floor area shall be 800 square feet.
- Minimum garage area shall be 480 square feet.
- Front elevations - Front loaded garage width to living area width shall not exceed 2:1 ratio.
- The Developer shall utilize staggered front setbacks when possible on Villas.
- Porches shall be exempt from front yard impervious area calculations.
- Maximum driveway width will be no more than 28' wide.
- Maximum building height shall be 35 feet or 2.5 stories

PUD LOT FLEXIBILITY

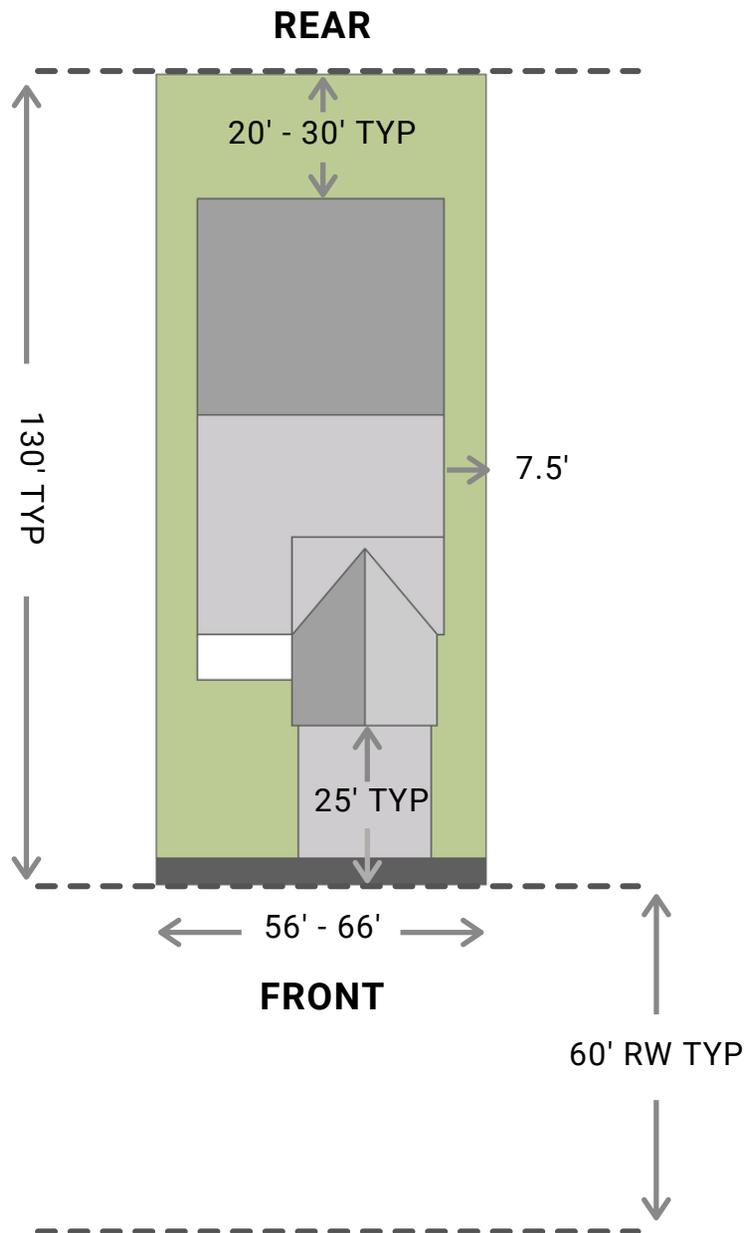
- The overall total lot count may increase no more than 5%
- Unless otherwise noted, the number of lots for each Lot Style may be modified up to 10% of the approved quantities within each individual Preliminary Plat Phasing Area
- No Large Single-Family 8th Street Lots may be switched to any other Lot Style

SINGLE FAMILY HOMES



Sample Single Family homes are intended to show architectural character of homes to be built at River's Edge.

VILLAS



Sample Villas are intended to show architectural character of homes to be built at River's Edge. 87



From: [Cindy Nash](#)
To: [Brian Hagen](#)
Subject: FW: Planning Commission Meeting July 27th
Date: Thursday, August 13, 2020 3:32:14 PM

From: GLEN ALBERT <albert55341@comcast.net>
Sent: Monday, July 27, 2020 5:27 PM
To: Brian Hagen <brianh@ci.hanover.mn.us>; amyb@ci.hanover.mn.us; Cindy Nash <cnash@collaborative-planning.com>
Subject: Planning Commission Meeting July 27th

To: Members of the Hanover Planning Commission and city staff;

Again, I am responding to J.P. Brooks, Inc.'s River's Edge of Hanover concept plan. Earlier this year the Planning Commission voted unanimously to deny the River's Edge of Hanover concept plan.

As I review the plan, I see no significant changes that address my continuing concerns of this project's impact on my neighbors and the city of Hanover. This most recent plan reduces the number of total lots by 6%. However, this still does not meet the minimum R-1 and R-2 Performance Standards of the city of Hanover. I assume the standards were developed as city guidelines to maintain the unique quality of life in our city. The property, in my opinion, needs to be developed to blend with the existing neighborhoods. Not overwhelm the neighborhoods with it's density. and the problems high density will have in this location. To do that the development must meet the minimum standards.

I ask that the commission again deny the River's Edge of Hanover Concept Plan.

Glen Albert
783 Meadowlark Lane

From: [J.C Warner](#)
To: [Brian Hagen](#)
Subject: Rivers Edge
Date: Monday, July 27, 2020 9:47:34 AM

Brian, It appears that we are seeing the same proposal with a different name . For the same reasons as before I oppose this development in its current state. Small lot sizes , roads not proper size. Increased traffic on River Road and 8th street. Thank you, John Warner 11929 9th Street Hanover MN.

Sent from my iPhone

From: [Cindy Nash](#)
To: [Brian Hagen](#)
Subject: FW: Rivers Edge Development Question
Date: Thursday, August 13, 2020 3:32:26 PM

From: Amy Kay <amy.k.kuns@gmail.com>
Sent: Monday, July 27, 2020 7:52 PM
To: brianh@ci.hanover.mn.us; Cindy Nash <cnash@collaborative-planning.com>; amyb@ci.hanover.mn.us
Subject: Rivers Edge Development Question

As a homeowner on Riverview Rd, can you (the developer) elaborate on how you'll handle the existing berms and how that will affect existing homeowners yards and what that berm provides for us with a tree barrier, etc. Will you be destroying all the existing trees that align the upper hills of the berm or will any be preserved? Will there be trees left to allow for a natural barrier between the new development and the existing homes around the pit.

Thanks.

Amy Kuns
11542 Riverview Rd
612.212.0080

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"Isn't it funny how day by day nothing changes, but when you look back everything is different..."

c.s. lewis

From: [Cindy Nash](#)
To: [Brian Hagen](#)
Subject: FW: River's Edge of Hanover - City Council Decision
Date: Thursday, August 13, 2020 3:31:39 PM

From: sandy albert <salbert53@me.com>
Sent: Monday, July 27, 2020 11:15 AM
To: Cindy Nash <cnash@collaborative-planning.com>; brianh@ci.hanover.mn.us; chrisk@ci.hanover.mn.us; kenw@ci.hanover.mn.us; Doug Hammerseng <dough@ci.hanover.mn.us>; Jim Klein <jameskjim@gmail.com>; maryannh@ci.hanover.mn.us; City Hall <cityhall@ci.hanover.mn.us>
Subject: River's Edge of Hanover - City Council Decision

Due to the continuing, never-changing nature of this issue, I am attaching today's comments to a couple that I have shared with you, in the past. There is no need to repeat the same old arguments and logic that still ring true against yet another proposal for developing the Duinick Property. I ask that you be reminded of all of the past statements made by residents in opposition to all of the proposals to date. The current one is no different. 254 homes in this small space in the middle of our beautiful town, is still out of the question. It's a waste of time to even be considering this option.

It concerns me that discussions on this issue are taking place, when in-house, open meetings are not able to be conducted. It would be tragic if this proposal came to fruition, only because of the limitations that COVID has imposed on the residents who have passionately pushed against it, from the very beginning. At the very least, I would ask that all decisions on this project be put on hold for at least one year, or until in-person discussions can be held. Please don't let the approval of this proposal be another tragic result of the pandemic.

Sincerely,
Sandy Albert

Begin forwarded message:

From: sandy albert <salbert53@me.com>
Subject: Fwd: River's Edge of Hanover - City Council Decision
Date: March 21, 2020 at 11:52:12 AM CDT
To: cnash@collaborative-planning.com, brianh@ci.hanover.mn.us, chrisk@ci.hanover.mn.us, kenw@ci.hanover.mn.us, Doug Hammerseng <dough@ci.hanover.mn.us>, Jim Zajicek <jimz@ci.hanover.mn.us>, maryannh@ci.hanover.mn.us, City Hall <cityhall@ci.hanover.mn.us>

To: The City of Hanover and City Council Members

Once again, it is time to offer kudos to the leaders of Hanover. Sitting in on the council

meeting of March 9, I was proud of the way the discussion about the proposed Mercantile Pass project was conducted and delighted that the conclusion was that Hanover is simply not ready for apartment complexes or another assisted living facility, at this time. Citing the unique culture of Hanover and the desire of it's residents to maintain that small town vibe, several council members vocalized the need to support that. I urge you to keep this momentum and this mindset going.

Unfortunately, the decision for the proposed River's Edge of Hanover project that had been scheduled for March 9, was postponed. Now, with the coronavirus outbreak, at least temporarily, changing life as we know it, I don't know how this discussion will proceed and whether or not the public will be allowed to be a part of that, so I am sending these written remarks. (Note: for the sake of continuity, I am attaching these comments to the e-mail I sent after the Planning Commission meeting.)

As the discussion continues and a decision is ultimately made, I encourage you to deny the proposed River's Edge project, based on the statements made in my e-mail of March 2. This is simply not the time for a development that includes 272 houses in the middle of Hanover. I (sort of) "get it" that the owner of the property can't make this project work with fewer houses.....but I don't think that's a problem that falls on the shoulders of the residents of Hanover. The owner failed to have his land properly graded, many years ago. And now, he's asking us to pay the price for his mistake. As a community, we need to stand together with a firm "No" to that request.

I get it that hundreds of families would love to share the "Hanover Vibe". But if we rush into overdeveloping our beautiful little town, that unique and special feeling will cease to exist. Hanover will become no more than a cookie-cutter bedroom community for the Twin Cities.

Sincerely,
Sandy Albert

Begin forwarded message:

From: sandy albert <salbert53@me.com>
Subject: River's Edge of Hanover - City Council Decision
Date: March 2, 2020 at 7:05:34 PM CST
To: cnash@collaborative-planning.com, brianh@ci.hanover.mn.us, chrisk@ci.hanover.mn.us, kenw@ci.hanover.mn.us, Doug Hammerseng <dough@ci.hanover.mn.us>, jimz@ci.hanover.mn.us, maryannh@ci.hanover.mn.us

On February 24, a concept plan for the proposed River's Edge of Hanover was presented at the Planning Commission meeting. After a brief discussion, the Planning Commission agreed to make the

recommendation that the concept, as presented, not be approved, citing non-compliance with the minimum requirements of the R-1 and R-2 zoning standards. Kudos to individual Planning Commission members who vocalized the need to adhere to the minimum standards for setbacks, lot widths, garage sizes, etc., in order to achieve the lower density desired by the city and residents of Hanover. It was clear that the owner and proposed developer for this site were aware of the standards, but chose to disregard them, stating that the project can't work at the reduced density. Again, I was proud of our Planning Commission, when at least one of the members agreed that perhaps they were right. Maybe the project "can't work" at a density that follows the current zoning standards, but without compliance to these minimum standards, the end result would be a development that is just not right for Hanover, at this time.

Frankly, there are many of us who would like to see no more than half the number of homes as is proposed in the concept plan of J.P. Brooks, Inc. I feel that adhering to the zoning standards shows great integrity and is a more than fair compromise. I urge the City Council to support the Planning Commissions recommendation not to accept the proposed concept plan and to require that the minimum R-1 and R-2 standards be maintained.

Thank you!
Sandy Albert

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

RESOLUTION NO 08-18-20-83

**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 July 9, 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 had previously 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; and

WHEREAS, the Developer has submitted another request for an extension of time to record the Final Plat and Development Agreement until October 31, 2020, and such extension request 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. 04-02-20-38 adopted on April 7, 2020.
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 October 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 October 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.

Council members voting in favor:

Opposed or abstained:

Adopted by the City Council this 18th day of August, 2020.

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator

Collaborative Planning, LLC

Memorandum

Date: August 12, 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. The plat was extended in April 2020 with a deadline of July 31, 2020 to record the final plat and development agreement. The Developer is requesting an additional extension until October 31, 2020.

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 April 2020. All conditions are the same, except those related to the date that the final plat and development agreement must be recorded by.

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

RESOLUTION NO 08-18-20-84

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT AND AN
ESCROW PEDGE AND PAYMENT AGREEMENT FOR A PROJECT KNOW AS
RIVER TOWN VILLAS OF HANOVER**

WHEREAS, JBW Holdings, LLC (“Developer”) is the fee owner of the real property described in the attached Exhibit A, which real property is proposed to be subdivided and platted for development, and which subdivision is intended to bear the name RIVER TOWN VILLAS OF HANOVER and shall hereinafter be referred to in its entirety as the “Subject Property”; and

WHEREAS, the City has given final approval of Developer’s plat of the Subject Property contingent upon compliance with certain City requirements including the approved City conditions of approval as contained in Hanover Resolution No. 08-18-20-83 adopted on August 18, 2020, and those City approved standard terms and conditions contained herein; and

WHEREAS, the City requires that certain public improvements including, but not limited to bituminous street, sidewalk, trail(s), curb and gutter, grading, drainage, sanitary sewer, municipal water and storm sewer and drainage ponds as set forth on the approved Development Plans for RIVER TOWN VILLAS OF HANOVER (hereafter “Improvements”) be installed to serve the Subject Property and be financed by Developer; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Development Agreement and Escrow Pledge and Payment Agreement subject to the City Attorney’s review and approval, and authorizes City staff and the Mayor to execute documents as necessary to cause the Final Plat and Development Agreement to be recorded, subject to said documents being reviewed and approved by the City Attorney.

Council members voting in favor:

Opposed or abstained:

Adopted by the City Council this 18th day of August, 2020.

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator

**CITY OF HANOVER
DEVELOPMENT AGREEMENT
RIVER TOWN VILLAS OF HANOVER**

THIS AGREEMENT, dated _____, 2020, by and between the City of Hanover, a Minnesota municipal corporation (“City”) and JBW Holdings, LLC a Minnesota limited liability corporation (“Developer”).

WITNESSETH:

WHEREAS, Developer is the fee owner of the real property described in the attached Exhibit A, which real property is proposed to be subdivided and platted for development, and which subdivision, which is the subject of this Agreement, is intended to bear the name RIVERTOWN VILLAS OF HANOVER and shall hereinafter be referred to in its entirety as the “Subject Property”; and

WHEREAS, Developer intends to subdivide 4.08 acres into eighteen (18) single-family residential lots for purposes of constructing villa units; and

WHEREAS, the City has given final approval of Developer’s plat of the Subject Property contingent upon compliance with certain City requirements including the approved City conditions of approval as contained in Hanover Resolution No. 06-04-19 adopted on July 2, 2019 (which conditions shall be applicable to the plat as if fully set forth herein), and those City approved standard terms and conditions contained herein; and

WHEREAS, the City requires that certain public and private improvements including, but not limited to bituminous street, sidewalk, curb and gutter, grading, drainage, sanitary sewer, municipal water and storm sewer and drainage ponds as set forth on the approved Development Plans for RIVER TOWN VILLAS OF HANOVER (hereafter “Improvements”) be installed to serve the Subject Property and be financed by Developer; and

WHEREAS, this Agreement is entered into for the purpose of setting forth and memorializing for the parties and subsequent owners, the understandings and covenants of the parties concerning the development of the said Plat and the conditions imposed thereon;

NOW, THEREFORE, IT IS HEREBY AND HEREIN MUTUALLY AGREED, in consideration of each party's promises and considerations herein set forth, as follows:

1. Request for Plat Approval. The Developer has asked the City to approve a plat entitled RIVER TOWN VILLAS OF HANOVER consisting of eighteen (18) villa lots (Lots 1 through 18), one outlot (Outlot A), and one common lot (Lot 19). This Development Agreement sets forth the terms and conditions for development of RIVERTOWN VILLAS OF HANOVER.

2. Conditions of Plat Approval. The City hereby approves the plat on the terms of the approving resolution, and on the condition that the Developer enter into this Contract, furnish the security required by it, and record the plat with the Wright County Recorder or Registrar of Titles within one hundred (100) days after the City Council approves and executes the final plat.

3. Intended Use of Subdivision Lots. The City and Developer agree that Lots 1 through 18 in said Plat are intended only for single-family residential use in the number and the configuration as are shown on the Plat of RIVERTOWN VILLAS OF HANOVER. Developer shall construct only one single-family dwelling per lot, unless the Subject Property is rezoned by the City in the future into a classification which would allow additional units to be constructed.

4. Right to Proceed. Within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth, remove trees, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) This Agreement has been fully executed by both parties and filed with the Zoning Administrator, and all conditions contained in the Agreement have been met, 2) The necessary security has been received by the City, 3) The Plat has been recorded with the Wright County Records' Office, 4) If 1, 2 and 3 above have been completed, the Zoning Administrator shall issue a letter that all conditions have been satisfied and that the Developer may proceed. If the City Council, by motion, approves a request by Developer to proceed with grading of the site prior to final plat approval, Developer shall proceed with such approved grading only after signing a written agreement to indemnify and hold harmless the City from any liability associated with said work and acknowledging that the work is undertaken solely at Developer's expense and risk and posting security in an amount acceptable to the City Engineer.

5. Development Plans. The plat shall be developed in accordance with the following plans. The plans may be attached to the contract and incorporated herein, or a dated cover sheet only may be attached in which case the entire plans referenced are herein incorporated by reference. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

- Final Plat for Rivertown Villas of Hanover
- C1-0 Cover Sheet
- C1-1 Existing Conditions
- C2-1 Site Plan
- C3-1 Grading Plan
- C3-2 – C3-3 SWPP Plan and Notes
- C4-1 Utility Plan
- C4-2 – C4-3 Sanitary Sewer and WM Plan
- C5-1 – C5-4 Street and Storm Sewer Profiles
- C8-1 – C8-6 Civil Details
- L1-1 Landscape Plans
- L2-1 Tree Inventory Plan

6. Improvements.

A. Construction of Municipal Improvements.

1. The Developer shall construct, at its sole expense, those Improvements located on the Plat as detailed in the Development Plans and Specifications for RIVERTOWN VILLAS OF HANOVER, said improvements to include, as may be indicated on the Plans, installation of bituminous street, street lights, setting of iron monuments, surveying and staking, traffic control signs, curb and gutter, underground utilities, water mains, sanitary and storm sewers, storm water ponding and site grading. All required improvements shall be installed in accordance with City standards, ordinances, and technical specifications along with all items as reasonably required by the City Engineer.

2. The City Engineer shall, on behalf of the City, conduct regular inspections of work underway, at times and intervals as determined by the Engineer in the Engineer's sole discretion, to assure that all such work is in compliance with the approved plans and City ordinances, standards and regulations. If work on the Subject Property proceeds at an orderly and expeditious rate, it is contemplated that inspectors will review grading operations on a periodic basis but will be full time during the laying of pipe and other crucial steps in construction of public improvements. The City may upon a reasonable determination by the City Engineer that additional inspection is required to insure compliance with Development Plans and Specifications have one or more qualified and experienced City inspectors and a soil engineer inspect the work on a full time basis as

necessary and at the Developer's expense. The Developer, its contractors and subcontractors, shall follow all reasonable instructions received from the City Engineer and its inspectors.

3. The Developer or its engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City Hall with all parties concerned, including the city staff, to review the program for the construction work.

4. Within sixty (60) days after the completion of the improvements, the Developer shall supply the City with a complete set of reproducible "as constructed" plans, and electronic format "as constructed" plans in pdf format or other format as required by the City Engineer, all prepared in accordance with City standards.

5. Before the security for the completion of utilities is released, iron monuments must be installed in accordance with Minn. Stat. § 505.02. The Developer's surveyor shall submit a written notice to the City certifying that the monuments have been installed.

B. Construction of On-Site Improvements

1. The Developer shall construct all on-site improvements including installation of paved streets, curb and gutter, boulevards, sidewalks and trails, street signs, traffic signs, yard top soil, two (2) rows of sod behind all curb and temporary seeding in all yards, grading control per lot, drainage swales, berming, and like items as necessary, street cleanup during project development, and erosion control, all as required by City ordinances. Front, side and portions of the back yards of residential lots shall be sodded by the responsible party. In all cases permanent turf or grass must be established over all areas of the lot not covered by a hard or impervious surface. The responsible party (Developer, Builder or Lot Owner, whichever party actually undertakes planting and posts the required security with the City) shall guarantee that all new plantings shall survive for eighteen (18) months from the time the planting has been completed or will be replaced at the expense of the Developer. Responsibility for compliance with City ordinances related to landscaping and proper establishment of yards shall remain with the Lot Owner **or** other responsible party and addressed through individual escrows.

However, the City shall have available to it up to \$1,250 per lot from the ~~letter of credit~~Escrow Pledge and Payment Agreement for purposes of curing any defect in landscaping or yard work for which the Developer is the responsible party, above the amount of escrow submitted. No funds from the ~~letter of credit~~Escrow Pledge and Payment Agreement will be utilized until such time as Developer has been notified in writing of any deficiency and has been given thirty (30) days to completely remedy the deficiency. The ~~letter of credit~~Escrow Pledge and Payment Agreement may also be used to insure that all vacant lots, and any disturbed areas are maintained free of noxious and

unsightly weeds and that the development is properly and periodically cleaned up during construction. The ~~letter of credit~~Escrow Pledge and Payment Agreement is intended to establish responsibility for overall development coordination with the proper party, the Developer. The ~~letter of credit~~Escrow Pledge and Payment Agreement may be used to cure any defect in maintenance of disturbed areas, weed removal and mowing, clean-up of blighted Plat areas in the event that the defects which are the responsibility of the Developer are not promptly cured upon notice to Developer.

2. Developer shall, at its own expense, cause the following items to be installed within the development, all such items to be installed underground, within the street right of way or such other location as may be approved by the City Engineer, accessible to all lots and in compliance with all applicable state and local regulations:

- i. Electrical power supply, to be provided by Xcel or other such carrier;
- ii. Natural gas supply, to be provided by Centerpoint or other such carrier;
- iii. Telephone service, to be provided by various carriers;
- iv. Cable TV service (if available), to be provided by a local carrier.

3. Developer shall install heavy duty silt fencing in back of all curbing within thirty (30) days after said curbing is installed, or seven (7) days after the “small utilities” (gas, phone, electrical and cable television) have been installed, whichever occurs later. Builders shall be allowed to have (1) 20-foot opening in silt fence for each platted lot. The opening shall not be allowed until a building permit is obtained for that specific lot. The Developer shall be responsible for sweeping, and with a pick-up sweeper all streets within the subdivision on a weekly basis as needed. Failure by Developer to perform the erosion control practices which are its responsibility as set forth in this section may result in suspension of additional building permits until the situation is remedied. Alternatively, if Developer has failed to promptly correct erosion control measures in this section after seventy-two (72) hours’ notice by the City, the City may provide for correction, and reimburse itself from the ~~letter of credit~~Escrow Pledge and Payment Agreement proposed by Developer.

4. Notwithstanding the requirements of subparagraph 6(B)(1) above, the Developer shall install to the City’s reasonable satisfaction public and private improvements (concrete curb and gutter, base course of bituminous paved streets, sanitary sewer, water, natural gas, electricity) available to each lot or parcel prior to the date that a building permit is issued by the City for a building located on the lot. No Certificate or Occupancy will be issued until the Lot Owner, Builder or Developer enters into an escrow

agreement with the City to provide needed landscaping in accordance with City Policy and Ordinance.

5. Developer shall install all storm water detention/water quality ponds and basins upon said Plat as may be shown on the Grading, Drainage Erosion Control and Landscape Plan. Said ponds and basins or appropriate ponding and/or drainage easements shall be dedicated to the City, and Developer shall provide the City with perpetual drainage easements over such ponds, or deed the ponds to the City as outlots as determined by the City. Said retention ponds and basins shall be installed prior to the installation of utilities. All ponds shall be designed and constructed in accordance with the plans and specifications as approved by the City Engineer and shall be constructed so as to function for the purpose intended. A warranty period of two (2) years from the date of acceptance shall apply to all ponds and sufficient security, as determined by the City, shall be submitted to the City to cover any deficiencies identified during the warranty period.

6. Developer and all contractors, builders and property owners within the Plat must take all reasonable steps to maintain the Plat free of litter and garbage during all stages of construction for which they are responsible, and shall keep on site of all appropriate times containers or dumpsters for disposal of garbage and materials. Adequate garbage facilities, including dumpsters, must be kept on site at all times during development. Any refuse resulting from construction activity within the Plat which is not promptly removed after seventy-two (72) hours' notice to the Developer, may, at the discretion of the City, be removed by the City and any costs incurred may be deducted from any outstanding escrow or Letter of Credit posted pursuant to this Agreement (in the event that the litter or garbage is due to construction activities undertaken by Developer) or, alternatively, the City may halt construction activities until the Plat is free of garbage or debris. Developer, builders and contractors shall at all times maintain adequate portable toilet facilities on site.

7. **Time of Performance.** The Developer shall install all public and private improvements as set forth on the approved Development Plans, (including only the first lift of bituminous on streets) by ~~September-October 30~~¹, 2020. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

8. **Right of Entry.** The Developer hereby grants the City, its agents, employees, officers and contractors an irrevocable right to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with the plat development.

9. **Model Home.** In the event that site grading is approved by the City prior to final plat approval and/or execution of this Agreement, posting of security and filing of

final plat Developer shall be entitled to one building permit on any lot which abuts an existing street or roadway. No model homes may be constructed or utilized until at least one lift of bituminous has been installed from said model home to access with a street or roadway outside of the Plat. No certificate of occupancy shall be issued for any model or other home until all necessary public and private improvements (those set forth in the approved Development Plans except the second lift of bituminous) and utilities have been installed and the utilities have been successfully tested. Prior to this, model homes may only be used by Developer's staff or realtors for purposes of showing the models to potential buyers. No model home may be used until landscaping conforming to City Ordinance has been installed, or required escrow has been posted within the City.

10. Erosion Control. Promptly after the site is rough graded, the erosion control plan shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if they are reasonably determined to be necessary by the City Engineer. All areas disturbed by the excavation and back-filling operations shall be re-seeded forthwith after the completion of the work in that area. Except as otherwise provided in the erosion control plan, seed shall be certified oat seed to provide a temporary ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the erosion control plan and schedule or additional erosion control requirements received from the City or MPCA or Wright or Hennepin County Soil and Water Conservation District, the City may take such action as it deems appropriate to control erosion. The City will notify the Developer seventy-two (72) hours in advance of any proposed action and shall provide Developer with a reasonable period of time in which to cure defects in erosion control. In an emergency situation where lack of proper erosion control could result in immediate damage or adverse effect on other properties or waterways, the City may act to correct the situation without notice to the Developer. If the Developer does not reimburse the City for any reasonable cost the City incurred for such work within thirty (30) days, including professional fees, the City may draw down the ~~letter of credit~~Escrow Pledge and Payment Agreement to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the erosion control requirements. With regard to on-going construction, it is understood that dirt, soil and other debris will be displaced from time to time. It is the intent of the City that no permits will be withheld due to incidental dirt and soil displacement as long as said displacement will not result in immediate erosion and as long as Developer's builders clean up any such displacements within twenty-four (24) hours.

11. Grading Plan. The plat shall be graded in accordance with the Grading, Drainage, Erosion Control and Landscape Plan as identified in paragraph 5 hereof. All ponds, swales, and ditches shall be constructed on public easements or land owned by the

City. Within thirty (30) days after completion of the grading and before the City releases the security, the Developer shall provide the City with an “as constructed” grading plan and a certification by a registered land surveyor or engineer that all ponds, swales, and ditches have been constructed on public easements or land owned by the City. The “as constructed” plan shall include field verified elevations of the following: a) cross sections of ponds, b) location and elevations of swales and ditches, and c) lot corners and house pads. Certificates of Occupancy shall not be issued until such time as the Grading and Drainage Plan is certified by a registered land surveyor or engineer. Building permits may be issued within a particular defined area prior to complete implementation of the Grading and Drainage Plan only if the City Engineer certifies that the portions of the Grading and Drainage Plan already implemented are adequate to allow building within that defined area. The City Engineer may, after consultation with Developer and/or Developer’s Engineer, make reasonable modifications in any approved plan based upon changed conditions.

12. Clean Up. The Developer shall, whenever necessary and upon twenty-four (24) hours’ notice by the City, clean any substantial dirt and debris from the streets that has resulted from construction work by the Developer, its agents or assigns. Substantial dirt and debris shall include clumps or clods of dirt greater than four (4) inches in diameter and/or such other quantities of dirt or debris so as to constitute a public nuisance or public health or safety hazard. In the event of disagreement as to whether or not “substantial” dirt or debris is in the street requiring cleaning, the City’s judgment shall control.

13. Ownership of Improvements/Deeding of Outlots. Upon completion and acceptance by the City Council of the work and construction required by this contract and the recording of the final Plat, the improvements lying within public easements shall become City property without further notice or action, and Outlot A shall be deeded to the City by deed acceptable to the City.

14. Streets. All streets in the Plat with the exception of Church Street shall be private and maintained by a Homeowner’s Association. The City shall have no responsibility for snow plowing or any other maintenance.

15. City Water and Sanitary Sewer and Storm Water. Developer shall, at its own cost, install all necessary City Water and Sanitary Sewer services to the Plat. All construction of water and sewer services shall be in compliance with all applicable federal, state, and local statutes, rules, regulations and ordinances. All construction must be specifically approved by the City Engineer prior to acceptance by the City. Upon acceptance by the City, all such improvements shall become City property with no further action necessary.

Developer acknowledges and agrees that trunk area charges for both municipal sanitary sewer and water also apply to the proposed plat. Developer acknowledges and agrees that

the trunk area charge for sanitary sewer is \$2,270 per unit. Developer acknowledges and agrees that the trunk area charge for water is \$903 per unit. Developer acknowledges and agrees that storm water trunk charges are \$0.08 per square foot. Developer acknowledges and agrees that the proposed phase of this plat contains 4.08 acres. Therefore, Developer' trunk area charges are as follows:

Sanitary Sewer Trunk Charge	\$2270/unit
Municipal Water Trunk Charge	\$903/unit
Storm Water Trunk Fee	\$0.08/sq. ft.
TOTAL CHARGES	\$71, 332

Developer agrees that the Storm Water Trunk Fee, the Sanitary Sewer Trunk Charge and the Municipal Water Trunk Charge must be paid in full before the final Plat is released by the City.

16. City Engineering Administration and Construction Observation. The Developer shall be responsible for the costs of construction administration and observation. The cost for said services shall be included in the escrow required by paragraph 18 hereof. City engineering administration will include monitoring of construction observation, consultation with Developer and its engineer(s) on status or problems regarding the project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security. Estimated fees for this service shall be \$37,448. These fees and estimated costs assume normal construction and project scheduling, and the estimated fee will be based upon the estimated construction schedule approved by the City Engineer. Construction observation shall include part- or full-time inspection of proposed construction of streets and other improvements.

17. Security. To guarantee compliance with the terms of this Agreement, payment of real estate taxes including interest and penalties, payment of special assessments, payment of the costs of all public and private improvements, and construction of all public and private improvements, the Developer shall furnish the City with a surety in the amount of \$522,615 (Estimated Construction Costs x 125%).

The total security shall be provided in the form of an irrevocable ~~letter of credit~~Escrow Pledge and Payment Agreement. The security shall be for a term ending thirty (30) days after project acceptance. The issuing bank(s), insurance company(s) or other indemnity company(s) shall be subject to the approval of the City. The form of any surety provided hereunder shall be subject to review and approval of the City Attorney.

Individual security instruments may be for shorter terms provided they are replaced at least thirty (30) days prior to their expiration. The City may draw down the security, with any

applicable notice as required elsewhere in this Agreement, for any violation of the terms of this Agreement or if the security is allowed to lapse prior to the end of the required term. If improvements have not been completed prior to the date that the security is to terminate, Developer shall, prior to that date, supply the City with a new letter of credit or extension of the same in an amount acceptable to the City. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations (including posting of any required warranty security) to the City have been satisfied, with City approval the security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the security shall be retained until all improvements have been completed, all financial obligations to the City satisfied, and the required “as constructed” plans have been received by the City.

18. Escrow. The Developer is responsible for the payment of future city administrative, legal, planning, and engineering fees incurred in conjunction with the Development. Developer shall deposit \$50,000 in an escrow fund to cover said costs.

This escrow amount must be submitted to the City in cash or certified check prior to City execution of the Plat and this Agreement. All Administrative and Legal fees related to Plat review, drafting of the Developer’s Agreement and other items necessary for Plat review and approval up to the time of plat approval shall be paid to the City prior to City execution of the Final Plat. Any amounts not actually utilized from this escrow fund shall be returned to Developer when all improvements have been completed, all financial obligations to the City satisfied, and the required “as constructed” plans have been received by the City. Engineering fees required for escrow are only an estimate of fees, and any time that the escrow is depleted or near depletion the City may require deposit of further escrow funds to satisfy all City related engineering costs. Any amounts returned to Developer hereunder shall be returned with such interest as has actually accrued on said amounts. If the amount in this escrow drops below \$10,000 Developer shall submit an additional escrow amount to the City in an amount determined by the City as necessary to bring the escrow amount on deposit to a level commensurate with future expected costs.

19. Claims. In the event that the City receives claims from (and uses reasonable diligence to authenticate said claims) labor, materialmen, or other indicating that work required by this Contract has been performed, the sums due them have not been paid, and the laborers, materialmen, or others are seeking payment from the City and have actually commenced and filed litigation seeking payment from the City, the Developer hereby authorizes the City to commence an Interpleader action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts. The City may draw upon any surety in an amount up to one hundred twenty-five percent (125%) of the claim(s) and deposit the funds in compliance with said Rule. Upon such deposits, the Developer shall release, discharge,

and dismiss the City from any further proceedings as pertain to the surety amount deposited with the District Court, except that the Court shall retain jurisdiction to determine attorney's fees due the City pursuant to this Contract. In the event that the Developer desires to make a cash deposit in lieu of depositing the posted surety as described above, Developer shall immediately notify the City of such intent at the time the claim is made. Developer shall then deliver one hundred twenty-five percent (125%) of the claim to the City within ten (10) days of such notice in the form of cash or certified check. If the cash or certified check is not provided to the City within said ten (10) days, then the City may proceed to deposit any posted surety with the Court as described above.

20. Park and Trail Dedication. The Developer shall pay park dedication fees of \$58,896.

21. Storm Warning Siren Fee. Developer shall pay the storm warning siren fee established by the City Council at the rate of \$68.63 per acre for a total of \$280.01.

22. Landscaping and Driveways. The responsible party (Developer, builder or lot owner who undertakes the work and deposits an escrow with the City) shall provide proper landscaping and driveway on each lot in compliance with the terms and conditions of the Hanover Subdivision Ordinance, Zoning Ordinance and any other City Ordinances in place at the time of application for a building permit. Weather permitting, the trees, grass seed, and sod shall be planted within thirty (30) days after a Certificate of Occupancy has been issued for a lot. If a certificate of occupancy is issued between November 1 and May 31, the trees and sod shall be planted no later than June 30. All grass seed shall be maintained such that turf is established within one (1) year of planting. Before a building permit is issued a cash escrow in such amount as may be determined by the City's current fee schedule shall be furnished the City to guarantee compliance with the landscaping and driveway requirements. Said escrow shall remain in place until all landscaping has been completed and approved by the City and the driveway has been constructed to City standards and inspected and approved by the City. Following completion of the inspection and approval of the landscaping and driveway, the escrow funds, without interest, less any draw made by the City, shall be returned to the person who deposited the funds with the City. If the amount of landscaping or driveway work completed by the City exceeds the cash escrow, the party submitting the escrow shall be responsible for any additional costs incurred by the City. Such costs shall be billed to the responsible party and paid within thirty (30) days of receipt of the bill. If not paid, the costs may be assessed against the affected parcel.

Responsibility for compliance with City landscape and driveway requirements will be with the person establishing the escrow, in most cases either the builder or Lot Owner.

23. Warranty.

A. **Utilities.** Except as otherwise provided in this Agreement, the Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The warranty period for underground utilities and storm or drainage improvements (including ponds) is two (2) years from the date of acceptance by the City Council. The warranty period on underground utilities and storm or drainage improvements (including ponds) shall commence following their completion and acceptance by the City Council. Developer shall post a warranty bond covering the utility improvements in an amount and on terms as determined by the City.

B. **Landscaping.** All grass seed, sod and trees shall be warranted to be alive, of good quality, and disease free for eighteen (18) months after planting. Any replacement shall be warranted for eighteen (18) and thirty-six (36) months from grass seed, sod, plants and trees within stormwater management easements, which shall be warranted for a period of thirty-six (36) months after planting. The responsible party (Developer, builder, or lot owner) shall post security or escrow to secure the warranties as provided herein. Builders and residents purchasing lots shall have an obligation to plant and adequately maintain all trees, sod and grass. Developer shall disclose to purchasers the warranties set forth in this Agreement and may require by contract remedies allowing the Developer to cure landscaping problems and bill affected residents. As long as Developer proceeds in good faith to cure any warranty problems for which he is responsible, such problems, if of a limited nature, shall not be considered a Developer's breach. The City shall retain ten percent (10%) of the security posted by the Developer until other acceptable security is furnished to the City or until the warranty period on all landscaping for which Developer is responsible has been completed, whichever first occurs. The security retainer may be used to pay for warranty work.

24. Responsibility for Costs.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the approval and development of the Plat including, but not limited to, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the Plat, the preparation of this Agreement, and all costs and expenses incurred by the City in monitoring and inspecting development of the Plat as estimated in Paragraph 18 of this Agreement with respect to legal fees in particular, Developer acknowledges that legal Development work is of a technical nature, thereby justifying a fee schedule separate from that charged to the City directly.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall defend and indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorney's fees.

C. The Developer shall reimburse the City for reasonable costs incurred in the enforcement of this Contract, including administrative costs, engineering, planning, and attorney's fees.

D. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under the Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt Plat development and construction until the bills are paid in full. Bills that are not paid within thirty (30) days shall accrue interest at the rate of ten percent (10%) per year. Developer shall be entitled to a justification of any costs billed hereunder, as well as any time sheets or other written data supporting bills issued under this section. Developer shall not be charged for receipt of such information.

E. The Developer agrees that all public and private improvements required under this Agreement and specifically set forth herein are items for which Developer is responsible for completing and all work shall be done at Developer's expense.

25. Developer's Default. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any reasonable expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than seven (7) days in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part against the subject property.

26. Miscellaneous.

A. The Developer represents to the City that the Plat complies with all applicable federal, state and local laws, statutes, rules, regulations, and ordinances. If the City determines that the Plat does not comply, the City may, at its option, refuse to allow construction of development work in the Plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the City under this Contract.

C. Breach of the terms of this agreement by the Developer shall be grounds for denial of building permits, including lots sold to third parties.

D. In any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

E. If building permits are issued prior to the completion and acceptance of public improvements, the Developer assumes all liability and the costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, subcontractors, materialmen, employees, agents, or third parties. No one may occupy a building for which a building permit is issued on either a temporary or permanent basis until the streets needed for access have been paved with a bituminous surface, unless a specific exception is approved by the City.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release. The City will record a written release of this Agreement within thirty (30) days of its determination that Developer has satisfied all terms, conditions and obligations contained in this Agreement.

G. This Agreement shall run with the land and shall be recorded against the title to the Property and shall be binding on all parties having any right, title or interest in the Plat or any part thereof, their heirs, executors, representatives, successors or assigns.

H. The Developer shall take out and maintain or cause to be taken out and maintained until the City has accepted the public improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of their subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than One Million Dollars (1,000,000) for one person and Two Million Dollars (\$2,000,000) for each occurrence; limits for property damage shall be not less than Five Hundred Thousand Dollars (500,000) for each occurrence; or a combination single limit policy of One Million Dollars (\$1,000,000) or more. The City shall be named as an additional insured on the policy, and the Developer shall file with the City a certificate evidencing coverage prior to the City signing the Plat. The certificate shall provide that the City must be given ten (10) days' advance written notice of the cancellation of the insurance.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. The Developer may not assign this Agreement without the prior written approval of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sell one or more lots, the entire plat, or any part of it.

K. Upon Developer's full satisfaction of the terms, conditions and obligation herein contained, the City shall issue to Developer in recordable form a 'Release of Developer's Agreement.'

L. Developer shall comply with all water, ponding and wetland related restrictions, if any, required by the Wright or Hennepin County Soil and Water Conservation District and/or the City and any applicable provisions of State law.

M. Developer shall obtain all required access, right of way, driveway, utility and other permits as required by various government agencies including, but not limited to, the City Engineer, Wright County, and Minnesota Department of Transportation.

27. Notices. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, their employees or agents, or mailed to the Developer by registered mail at the following address: 1910 6th Lane NW, Elk River, MN 55330. Notices to the City shall be in writing and shall be either hand delivered to the City Clerk, or mailed to the City by registered mail in care of the City Clerk at the following address: City of Hanover, 11250 5th Street NE, Hanover, MN 55341-0278.

28. Closing on Development Agreement. In conjunction with any recording of the final plat, the Developer shall schedule a closing on the requirements of this Agreement at which the title company conducting the closing shall collect all documents and submittals required by this Agreement. As part of the closing, the City shall provide a letter of instruction to the title company indicating the tasks required as a condition precedent to recording of the final plat.

CITY OF HANOVER

By: _____

Chris Kauffman, Mayor

By: _____

Brian Hagen, City Administrator

JBW HOLDINGS, LLC

By: _____

Its: _____

ESCROW PLEDGE AND PAYMENT AGREEMENT

RIVER TOWN VILLAS OF HANOVER

This Escrow Pledge and Payment Agreement (the “Agreement”) made and entered into effective this ____ day of _____, ~~2019~~2020, by and between the City of Hanover, a municipal corporation organized under the laws of the State of Minnesota, party of the first part (hereinafter referred to as “City”); JBW Holdings, LLC., a Minnesota limited liability corporation organized under the laws of the State of Minnesota, party of the second part (hereinafter referred to as “Developer”); and _____, All American Title Co, Inc., a corporation organized under the laws of the State of Minnesota, party of the third party (hereinafter referred to as “Escrow Agent”);

WITNESSETH

WHEREAS, City has given, by Resolution No. 07-02-19-57 dated July 2, 2019, the terms of which are incorporated herein by reference, final approval to the subdivision referred to as “River Town Villas of Hanover,” situated in the City of Hanover, Minnesota; and

WHEREAS, City and Developer have entered into a Grading-Development Agreement dated [REDACTED], ~~2019~~2020, a copy of which is attached hereto as **Exhibit “A”** and made a part hereof; and

WHEREAS, pursuant to the Grading-Development Agreement, amongst other obligations, Developer agrees to install the improvements set forth therein; and

WHEREAS, Developer has made a deposit with Escrow Agent to finance the cost of the construction and installation of the improvements described in the Grading-Development Agreement to ensure sufficient funds are available to complete the same and to satisfy warranty obligations due to the City.

NOW, THEREFORE, in consideration of the premises and of the mutual promises and covenants hereinafter contained, it is hereby agreed as follows:

1. The recitals set forth above are incorporated into this Agreement by reference as though set out in full.
2. Escrow Agent hereby represents and warrants that it has on deposit, in good and collected funds, held in a separate account solely for the purposes of payments under this Agreement, the sum of ~~\$269,075~~522,615 to be used for, and only for, the payments for the costs of construction, installation, and correction of the improvements identified in the Grading-Development Agreement in the manner and subject to all other conditions for construction, installation, ~~and correction~~ and warranty as required by the Grading-Development Agreement and for curing any default of Developer of the Grading-Development Agreement.

3. Upon receipt of invoices for labor or material or other work performed or contemplated in said Grading-Development Agreement for the improvements listed in the Grading-Development Agreement, which invoices are approved for payment by both the Developer and the City engineer, Escrow Agent shall pay said invoices, it being understood and acknowledged by and between the City, the Developer and Escrow Agent that approval for payment of invoices by the City does not constitute the City's approval or acceptance of the work or labor performed or materials supplied which are represented by said invoices. Nothing herein obligates the City to make any payments to Developer or Developer's contractors, subcontractors, or vendors and this Agreement affords no rights or remedies to Developer's contractors, subcontractors, or vendors to claim payment from the funds held by Escrow Agent or payment from the City.

4. The specific improvements in the Grading-Development Agreement which may be paid by the Escrow Agent pursuant to the terms of this Agreement are shown on the Grading-plan approved plans prepared by Loucks, Inc last revised on July 9, 2019 containing the following plan 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

4.

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5. Upon completion of construction of the improvements as identified in the ~~Grading~~ Development Agreement, the City shall inspect the improvements and determine if it is appropriate for the Escrow Agent to make final payments to contractors and vendors as per the contracts between Developer and contractors and vendors. Approval for interim or final payment does not indicate any acceptance by the City of such improvements.

6. Following final payment and clearance of any punch list items, the Escrow Agent must retain the sum of \$104,523 to assure that Developer has met all of its obligations under the Development Agreement.

~~5.~~

6.7. The \$~~_____~~ \$104,523 shall be returned to the Developer only upon receipt by Escrow Agent of a written certification from the City that the Developer has met all of its obligations under the ~~Grading-Development~~ Agreement, and that the funds may be returned to the Developer.

7.8. Prior to commencement of construction of any of the improvements required under the ~~Grading-Development~~ Agreement, Developer must provide to the City and the Escrow Agent a current sworn construction cost statement detailing the cost for the construction of said improvements. Such sworn construction cost statement must be updated on a monthly basis and submitted to the City and the Escrow Agent with the monthly draw request. Draw requests can be submitted no more than once per month for work completed in the prior month. The draw request shall be on a form approved by the

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City and the Escrow Agent and shall contain such detail and information as the City and the Escrow Agent may require.

~~8-9.~~ In the event of a default of any of the Developer's obligations to the City under the Grading-Development Agreement, the City is entitled to receive from the Escrow Agent funds necessary to cure such default regardless of whether the default relates to the obligation of the Developer to construct the improvements set forth the Grading-Development Agreement.

~~9-10.~~ Escrow Agent shall provide a monthly report to the City and the Developer which summarizes amounts paid in previous draw requests and amounts paid in the current draw request and, after payment of such amounts, the balance remaining in the separate account in which the funds deposited by the Developer are held. City may, at reasonable times and upon reasonable notice, audit and review the records of the Developer and the Escrow Agent in relation to work completed and disbursements made.

~~10-11.~~ It is essential that the materials used in the construction of the improvements described herein be completed in accordance with the Grading-Development Agreement and the approved plans outlined above. Such improvements must be constructed on a timely basis as indicated in the Grading-Development Agreement. Upon the failure of the Developer to fully comply with the terms of the Grading-Development Agreement or if, in the City's opinion, the Developer is not making a good faith effort to timely complete said improvements, the City may in addition to any other remedy it may have enter upon the project and perform, or cause to have performed, any obligation on behalf of the Developer to be performed pursuant to

the Grading-Development Agreement and to draw upon the funds above provided and held by Escrow Agent, to make payment therefor with said funds. In the event said funds are insufficient to complete the improvements outlined the Grading-Development Agreement, the City may complete the improvements and assess the additional costs thereof to the property benefited. Developer consents to such assessment and waives any irregularity or right to appeal in relation to such an assessment.

11.12. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective on the date and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

CITY

City of Hanover

By: Chris Kauffmann
Its: Mayor

By: Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF WRIGHT)

The foregoing instrument was acknowledge before me this ___ day of _____, ~~2019~~2020, by Chris Kauffmann, the Mayor of the City of Hanover, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF WRIGHT)

The foregoing instrument was acknowledge before me this ___ day of _____, ~~2019~~2020, by Brian Hagen, City Administrator of the City of Hanover, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

DEVELOPER

JBW Holdings, LLC

By: _____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, ~~2019~~2020, by _____, the _____ of JBW Holdings, LLC a Minnesota limited liability company, on behalf of the limited liability company.

Notary Public

ESCROW AGENT

~~LAND-TITLE~~ALL AMERICAN TITLE
CO, INC.

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By: _____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____, the _____ of ~~Land Title~~All American Title Co., Inc., a Minnesota ~~limited liability company~~corporation, on behalf of the corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Rupp, Anderson, Squires & Waldspurger, P.A.
333 South Seventh Street, Suite 2800
Minneapolis, MN 55402
(612) 436-4300