



City of Mora
Kanabec County, Minnesota
Meeting Agenda
City Council

Mora City Hall
101 Lake St. S
Mora, MN 55051

Tuesday, June 21, 2022

6:30 PM

Mora City Hall

- 1. Call to Order/ Pledge of Allegiance**
- 2. Roll Call**
- 3. Adopt Agenda** *(No item of business shall be considered unless it appears on the agenda for the meeting. Council members may add items to the agenda prior to adoption of the agenda.)*
- 4. Consent Agenda** *(Those items listed under Consent Agenda are considered to be routine by the City Council and will be acted upon by one motion under this agenda item. There will be no separate discussion of these items, unless a Council Member so requests, in which event, the item will be removed from the consent agenda and considered immediately after the adoption of the consent agenda.)*
 - a. Regular Meeting Minutes – May 17, 2022
 - b. Work Session Meeting Minutes- June 10, 2022
 - c. May 2022 Claims
 - d. Certification of Unpaid Utility Charges Resolution No. 2022-621
 - e. Election Judge Resolution 2022-622
 - f. 230 Grove Street Deferral Request
 - g. 412 Grove Street Deferral Request
 - h. Gambling Permit- St. Mary's Catholic Church
 - i. Accept Restricted Donations – Resolution 2022-623
 - j. Temporary Liquor Licenses – Kanabec County Agricultural Society
 - k. Consideration to Hire Augustus Panka and Brian Vanderhoff as Firefighter III
- 5. Open Forum** *(Individuals may address the council about any item not contained on the regular agenda. There is a maximum of fifteen (15) minutes set aside for open forum. A maximum of three (3) minutes is allotted per person. The City Council will take no official action on items discussed at the forum, with the exception of referral to staff for future report.)*
- 6. Special Business**
 - a. Ehlers General Obligation Special Assessment Bonds, Series 2022A Resolution No. 2022-624
 - b. Letter of Support ECE Broadband Project- Ty Houglum Resolution No. 2022-625
- 7. Public Hearings**
 - a.
- 8. New Business**
 - a. Capital Street Plan Proposal-SEH
 - b. Minor Subdivision
- 9. Old Business**
 - a. Grove Street Improvement Update / Pay Request No. 1-SEH
 - b. GreenStep Cities Update- Alison Holland
 - c. Community Development Director
 - d. Ordinance 486- Amending Title XV Land Usage, Chapter 150 Zoning, Related to Land Use Regulations in R-1 and R-3 Districts- Tabled by Council on 5/17/2022
- 10. Communications**
 - a. Planning Commission Meeting Minutes- June 13, 2022
 - b. Airport Board Meeting Minutes- June 14, 2022.
 - c. MAFD Monthly Report- May 2022
 - d. KCSO Monthly Report – May 2022
- 11. Reports**

- a. Administrative Services Director
- b. Councilmember Anderson
- c. Councilmember Broekemeier
- d. Councilmember Mathison
- e. Councilmember Shepard
- f. Mayor Skramstad

12. Adjournment

Pursuant to due call and notice thereof Mayor Skramstad called to order the regular meeting of the Mora City Council at 6:30 PM on Tuesday, May 17, 2022 in the city hall council Chambers.

1. **Call to Order/Pledge of Allegiance:** 6:30PM
2. **Roll Call:** Skramstad, Anderson, Mathison, Broekemeier. Shepard absent.
3. **Adopt Agenda:** Skramstad requested to move item 6a to item 8g due to scheduling conflict with BerganKDV. MOTION made by Mathison, seconded by Anderson, and unanimously carried to approve the agenda as amended.
Staff Present: City Administrator Glenn Anderson, Administrative Services Director Natasha Segelstrom, Public Works Director Joe Kohlgraf, Accountant Sara King, Mandi Yoder Human Resources Representative, Building Official Caleb Christianson
4. **Approve Consent Agenda:** MOTION made by Anderson, seconded by Mathison, and unanimously carried by the City Council to approve the agenda as presented.
 - a. Approve Minutes of the April 5, 2022 Special Meeting
 - b. Regular Meeting Minutes -April 19, 2022
 - c. Special Meeting Minutes- May 3, 2022
 - d. Approve April Claims 2022
 - e. Offer of Employment – Liquor Store Clerk II, Nicole Kiefer
 - f. Accept Donations- Resolution No. 2022-521
 - g. Airport Storage Rental Request- Lilenthal
 - h. Airport Apartment Rent Increase
 - i. Gambling Permit- Mora Lion's Club
 - j. Airport- Crack Seal Final Project Payment
5. **Open Form:** No one spoke at open forum.
6. **Special Business**
 - a. Annual Audit Presentation- BerganKDV (move item 6a to item 8g)
 - b. Classification and Compensation Report Update- Cliff Tanner of Tanner Analytics provided Council on the Classification and Compensation Report. Tanner detailed the Federal Government's establishment of the Metropolitan Statistical Data which consisted of the entire United States, rural areas and metropolitan areas and economic factors and that contributed to the study. The original intent of the Metropolitan Statistical Data was for metropolitan areas but has encompassed all areas. The concern was brought forward that the data focused mainly on metropolitan area. Tanner explained that the information compared similar areas and encompassed a fair, equitable, justifiable sample size of the population. Council asked further questions whether the local area and surrounding areas were utilized. Tanner explained that the Bureau of Labor and Statistics used data from similar sized communities and local

economies.

Tanner provided additional information on the job descriptions for the Public Works Director and items that were not encompassed in the job description. Recommendation to review title and paygrade recommendation for Human Resources Coordinator with the addition of a second job description.

Councilmember Anderson brought forward concern that the report should reflect the present information instead of the past to have the most accurate information. Tanner reiterated the recommendations from November were based on that point in time and were accurate. However, the job descriptions had changed over time and needed updates.

Glenn Anderson explained that the job descriptions had been fragmented and there had not been clear direction to some of the duties of the position. With an updated job description this would remedy and provide clarity.

Council stated a review of job descriptions would need to be done prior to any decision and possible grade assignment and discussed with the Public Utilities Commission due to wage allocation split from the City and PUC. Glenn Anderson explained this would be budgeted with the 2023 budget if any grade assignment changes were to take place.

Additional questions arose on the proposed organizational chart. Glenn Anderson explained positions that had been used as place holders and not filled. He recommended the removal as there was no intent to fill the positions and have not been budgeted for. Further discussion on the responsibilities, job descriptions and compensation took place and whether duties had been established prior to the current job descriptions or added to.

Glenn Anderson also explained that organizational chart included the Public Works Superintendent and the Driver's License Office if the City were to collaborate with the County.

7. Public Hearings: There were no public hearings.

8. New Business:

- a. Ehlers General Obligation Special Assessment Bonds, Series 2022A- Resolution No. 2022-522. Keith Dahl of Ehlers presented information to the City Council regarding the proposed financing for the North Grove Street Improvement project. He detailed the pre-sale report. MOTION made by Mathison seconded by Broekemeier, to approve the following resolution:

RESOLUTION NO. 2022-522
A RESOLUTION PROVIDING FOR THE SALE OF
\$1,575, 000 GENERAL OBLIGATION BONDS

SERIES 2022A
(see attached)

- b. Performance Measurement Community Survey- Resolution No. 2022-523- Council reviewed and discussed the Performance Measurement System for the City. Broekemeier suggested in the future to improve participation, reevaluate the questions and how they are distributed amongst the community and suggested a sub-committee. Broekemeier stated new questions such as: What are we doing? What are we not doing? What do you want to see? Would provide more quantifying data. MOTION made by Broekemeier, seconded by Mathison and unanimously carried to approve the following resolution:

RESOLUTION NO. 2022-523

A RESOLUTION ADOPTING THE PERFORMANCE MEASURES DEVELOPED BY THE COUNCIL ON
LOCAL RESULTS AND INNOVATION
(see attached resolution)

- c. Grove Street Special Assessment Deferral Applications: Council reviewed the Grove Street Improvement Special Assessment Deferral requests. Staff advised the council that the residents met the criteria as outlined in Minnesota Statue. Motion made by Mathison, seconded by Anderson and unanimously carried to approve the deferral requests as presented
- d. Compensatory Time and Eligible Full-Time Staff: Yoder brought forward a request for compensatory time for non-union, non-exempt city hall staff. She explained that some staff members were required to attend evening meetings and past practice required staff to offset their working hours in the same week, hour for hour to avoid overtime compensation. Yoder explained this was not always practical and with Federal Labor Laws posed issues. Yoder proposed to the Council that that the personnel policy mirrors union labor agreement verbiage, which would save the city overtime payouts. Council requested clarity on the previous practice and asked why it had not been brought forward previously. Mayor Skramstad and Yoder further explained previous administration practice, understanding and Fair Labor Standards Act.

Broekemeier expressed her concern on making a decision and councilmember Anderson brought forward of excessive compensation time to cash-out at the end of the year. Yoder explained that from payroll perspective, historically there had not been large amounts of overtime and request sheets and supervisor approval were required to prevent excess accruals and large year-end payouts. MOTION made by Skramstad seconded by Broekemeier and unanimously carried to approve and update the personnel policy to mirror labor agreement verbiage.

- e. Planning Commission Variance Request – Resolution NO 2022-524: Christianson presented a variance request for a non-conforming lot. The request was not un-typical and similar non-conforming parcels have been approved throughout the city. MOTION

made by Mathison, seconded by Anderson and unanimously carried to approve Resolution NO. 2022-524.

- f. Ordinance 486- Amending Title XV Land Usage, Chapter 150 Zoning Related to Land Use Regulations in R-1 and R-3 Districts- Building Official Christianson presented Ordinance 486 which had been brought forward to the Planning Commission by the former Community Development Director Grafstrom. Mathison further explained that the Planning Commission had revised the proposed Ordinance to address far reaching changes. The general consensus of the Planning Commission was to allow conforming outbuildings instead of a garage. Christianson explained that outbuildings would be for lots under 5000 square feet. Council further discussed concern of having an Ordinance versus a variance for the non-conforming lots, to address non-conforming lots on a case-by-case basis and discussed requirements of cities in surrounding areas. Mathison expressed future concern with the amount of time for a variance and possible issues in the future with changes to council and staff. MOTION made by Mathison, seconded by Broekemeier to table discussion of Ordinance 486 and direct staff to gather information on surrounding cities.
- g. Annual Audit Presentation- Nancy Schulzenberg of BerganKDV summarized the 2021 Annual Audit Report over WebEx and presented the Independent Auditor's Report to the City Council. Stutzman reported an unmodified or clean opinion of the overall audit results. Per the Government Auditing Standards (GAS) the city had a lack of segregation of accounting duties due to limited number of office employees. She noted this was common for City's the size of Mora. Council members had no questions for Stutzman for the report. MOTION made by Broekemeier, seconded by Anderson and unanimously carried to approve the 2021 Annual Financial Report.

9. Old Business

- a. 9th Street Local Partnership Program MnDot: Greg Anderson of SEH discussed the 9th Street intersection and previous meetings with Kanabec County, ISD 332, the City and Minnesota Department of Transportation in regard to a designated Northbound turn lane and funding opportunities with MNDOT Local Partnership Program (LPP). G. Anderson explained MNDOT received the application and funding was available for 2026 and would review the application, followed by a formal answer. G. Anderson explained further correspondence from MNDOT asking if the City would complete advanced construction which would encompass the City fronting all expenses for the project and reimbursed from MNDOT in 2026. Anderson explained that SEH would complete the design to MNDOT's standards and timeline. He explained the project could be scheduled for 2023 or 2024. With reconstruction of Maple Avenue and County Road 6 in 2024 by Kanabec County, there could be reduced expenses through coordination with other paving projects. The reimbursement would come in fiscal year 2026 from MNDOT. He further explained with the costs of inspection and requirements of the project, Anderson projected the project to be \$150,000. Council further discussed the urgency of the project and upfront expenses that have been presented from the new school

construction and funding the project expenses and asked if there would be a speed limit reduction. Anderson explained MNDOT's considerations, studies and impact of speed in less developed areas such highway 65. With the open space, drivers will travel at speeds in which they feel safe and until there is more development, he does not see the speed limit reducing but with MNDOT's upcoming corridor study, inputs could assist with future design.

King explained to the council that to finance the project, there would be a new project fund with a starting balance of zero. As project funds would come, there would be a deficit and in 2026-2027 it would add to a negative fund balance bringing it to zero balance. Mathison asked how it would impact the financial status. King explained deficit funds are not viewed fondly but consideration of the local economy is heavily considered for the bond rating and the deficit could be further explained and where the reimbursement funds would come. The consensus was to move forward with the application earlier and Anderson would communicate this information with MNDOT.

- b. North Grove Street Update: Greg Anderson of SEH provided an update on the Grove Street Improvement Project and the gas company was completing work ahead of the contractor and replacing new main and services to residences. He explained that temporary water setup later in the week. Tree removal had begun and phase I would have curb and gutter by mid-June. At this time, the project appeared to be ahead of schedule and bi-weekly construction meetings would begin the following week. The project should be complete by mid-September. Anderson recapped the residence meeting which occurred prior to the Council Meeting at 5pm. He stated five people met with the contractors and appeared to be in favor of the project.

Anderson presented the construction administration contract which included full time inspection, survey crew and general administration fees which had been included in original project costs. MOTION made by Mathison, seconded by Anderson and unanimously carried to approve the contract of \$102,500.

10. Communications

- a. MAFD Monthly Report - April 2022
- b. KCSO Monthly Report – April 2022
- c. Planning Commission Meeting Minutes- May 9, 2022
- d. Airport Meeting Minutes – May 9, 2022.

Anderson provided an update on the Airport Fly In and the Social Media Page for the Mora Municipal Airport. She noted that two people would be managing the Facebook page and efforts to draw more people and public awareness to the airport. Anderson suggested a work session at the airport to see what it does for the community.

- e. Park Board Meeting Minutes – May 10, 2022

Council recognized the community support for the dog park. Mathison brought concern from the community of Basketball at 3am at Library Park.

- f. Quarterly Financial Reports- Sara King reviewed the financial reports with the council and reassured council the current deficit shown in general fund was common. This was typical for first quarter due to property tax settlement and local government aide in June and July and not significant revenue but there are expenses. King reminded council that in 2022, the city budgeted for a deficit. She noted the other funds were performing well and in a surplus position at this time. King noted even with the deficit, the city's financial status remains well above the bandwidth.

11. Reports

- a. City Administrator: Anderson
- b. Councilmember Anderson: Reported parking issues on Union Street exceeding the two-hour limit.
- c. Councilmember Broekemeier:
- d. Councilmember Mathison: Reports from the community of Basketball at 3am in the park. Complaints of the Snake River Bridge construction. Provided an update on the HRA and stable staffing at this time.
- e. Councilmember Shepard: Absent
- f. Mayor Skramstad: Stated he received a call from Representative Nelson and possible funding and bond bill for the Mora Lake outlet pipe. Skramstad also noted the first five member PUC meeting took place the day prior.

12. Adjournment: MOTION by Mathison, seconded by Anderson, and unanimously carried to adjourn at 8:49PM.

Mayor

City Clerk

Pursuant to due call and notice thereof Mayor Alan Skramstad called to order work session of the Mora City Council at 5:00 PM on Friday, June 10, 2022 in the city hall council chambers.

2. **Roll Call:** Present: Mayor Skramstad, Councilmembers Anderson, and Shepard
Absent: Broekemeier, Mathison
Staff Present: City Administrator Anderson, Administrative Services Director Segelstrom, Public Works Director Kohlgraf and Human Resources Yoder.
3. **Adopt Agenda:** MOTION made by Shepard, seconded by Anderson, and unanimously carried to approve the agenda as presented.
4. **Community Development Director Candidate Interviews:** The council conducted an interview for the vacant Community Development Director position. Anderson explained that two candidates had been recommended for council to interview, but one of the candidates withdrew their application earlier that day. Council discussed traits and qualities for the position and agreed that the candidate would be a good fit and capable of the position requirements. The consensus amongst the council was to bring forward the hiring committee recommendation at the June 21, 2022 meeting.
5. **Adjournment:** MOTION made by Shepard, seconded by Anderson, and unanimously carried to adjourn at 5:44 PM.

Mayor

City Clerk

CITY OF MORA CHECK LIST-COUNCIL

06/16/22 11:20 AM

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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
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CHECK # 001044 MSRS						\$450.00
CHECK # 001045 MSRS						
001045 MSRS		GENERAL FUN		Deferred Compens	DEFERRED COMP ROTH	\$725.00
CHECK # 001045 MSRS						\$725.00
CHECK # 001046 TASC-TOTAL ADMIN SERVICE COOP						
001046 TASC-TOTAL ADMIN SERV		GENERAL FUN		VEBA or HSA Contr	HSA - EMPLOYER CONTR	\$1,000.00
001046 TASC-TOTAL ADMIN SERV		GENERAL FUN		Flexible Spending A	FSA - MEDICAL CONTRIB	\$288.46
001046 TASC-TOTAL ADMIN SERV		GENERAL FUN		Flexible Spending A	FSA - DEPENDENT CARE	\$192.31
001046 TASC-TOTAL ADMIN SERV		GENERAL FUN		VEBA or HSA Contr	HSA - EMPLOYEE CONTR	\$501.54
CHECK # 001046 TASC-TOTAL ADMIN SERVICE COOP						\$1,982.31
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CHECK # 001047 MN DEPT OF REVENUE						\$2,740.06
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001048 US TREASURY - IRS		GENERAL FUN		FICA Tax Withholdi	SOCIAL SECURITY W/H	\$8,168.08
001048 US TREASURY - IRS		GENERAL FUN		Federal Withholdin	FED W/H	\$5,291.50
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001054 US TREASURY - IRS		GENERAL FUN		Medicare	MEDICARE W/H	\$1,961.58
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CITY OF MORA

CHECK LIST-COUNCIL

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001057 MORA MUNICIPAL UTILIT		GENERAL FUN	CITY HALL BU	Storm Water	UTILITIES	\$0.00
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	CITY HALL BU	Sewer	UTILITIES	\$0.00
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	CITY HALL BU	Water	UTILITIES	\$13.04
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	LIBRARY BUIL	Storm Water	UTILITIES	\$360.25
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	LIBRARY BUIL	Electricity	UTILITIES	\$35.59
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	LIBRARY BUIL	Water	UTILITIES	\$43.77
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	LIBRARY BUIL	Sewer	UTILITIES	\$110.13
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	STREETS	Electricity	UTILITIES	\$2,016.50
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	STREET LIGH	Electricity	UTILITIES	\$25.97
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	GARAGE	Water	UTILITIES	\$24.03
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	GARAGE	Storm Water	UTILITIES	\$28.77
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	GARAGE	Sewer	UTILITIES	\$415.09
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	GARAGE	Electricity	UTILITIES	\$79.94
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	AQUATIC CEN	Electricity	UTILITIES	\$15.80
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	AQUATIC CEN	Storm Water	UTILITIES	\$0.00
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	AQUATIC CEN	Water	UTILITIES	\$0.00
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	AQUATIC CEN	Sewer	UTILITIES	\$37.77
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	PARKS	Storm Water	UTILITIES	\$104.97
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	PARKS	Electricity	UTILITIES	\$98.16
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	AIRPORT	Storm Water	UTILITIES	\$57.54
001057 MORA MUNICIPAL UTILIT		GENERAL FUN	AIRPORT	Sewer	UTILITIES	\$52.54
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001057 MORA MUNICIPAL UTILIT		FIRE FUND	FIRE	Water	UTILITIES	\$0.00
001057 MORA MUNICIPAL UTILIT		FIRE FUND	FIRE	Sewer	UTILITIES	\$0.00
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001057 MORA MUNICIPAL UTILIT		CEMETERY FU	CEMETERY	Storm Water	UTILITIES	\$13.04
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001060 MN DEPT OF REVENUE		LIQUOR FUND	LIQUOR STOR	Telephone	SALES & USE TAX PYMT-	\$3.00
001060 MN DEPT OF REVENUE		LIQUOR FUND	LIQUOR STOR	Garbage Removal	SALES & USE TAX PYMT-	\$14.00
001060 MN DEPT OF REVENUE		LIQUOR FUND	LIQUOR STOR	Other Operating Su	SALES & USE TAX PYMT-	\$2.00
001060 MN DEPT OF REVENUE		LIQUOR FUND	LIQUOR STOR	Repair/Maint - Bldg	SALES & USE TAX PYMT-	\$4.00
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CITY OF MORA CHECK LIST-COUNCIL

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058259 EQUITABLE FINANCIAL	GENERAL FUN			The Equitable - Def	THE EQUITABLE	\$30.00
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058260 ICMA RETIREMENT TRUS	GENERAL FUN			ICMA	ICMA ROTH IRA	\$85.00
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058261 NCPERS GROUP LIFE INS	GENERAL FUN					
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058262 PERA - MN ST TREASURE	GENERAL FUN					
058262 PERA - MN ST TREASURE	GENERAL FUN			PERA		
058262 PERA - MN ST TREASURE	GENERAL FUN			PERA	PERA ADDITIONAL	\$657.77
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CHECK # 058263 ANDERSON, NICOLE J						\$4,275.34
058263 ANDERSON, NICOLE J	GENERAL FUN	PARKS				\$9,208.45
CHECK # 058263 ANDERSON, NICOLE J				Professional Servic	MITP - JUNE 23 PERFOR	\$200.00
CHECK # 058264 BELLBOY CORPORATION						\$200.00
058264 BELLBOY CORPORATION	LIQUOR FUND	LIQUOR STOR				
058264 BELLBOY CORPORATION	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ		\$7,238.75
CHECK # 058264 BELLBOY CORPORATION			Wine Purchased for	WINE		\$920.00
CHECK # 058265 BERNICK COMPANIES						\$8,158.75
058265 BERNICK COMPANIES	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	POP		\$656.01
058265 BERNICK COMPANIES	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER		\$16,439.39
CHECK # 058266 BREAKTHRU BEVERAGE						\$17,095.40
058266 BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ		\$6,707.42
058266 BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE		\$903.00
HECK # 058266 BREAKTHRU BEVERAGE						\$7,610.42
HECK # 058267 C & L DISTRIBUTING						
058267 C & L DISTRIBUTING	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ		\$126.00

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						\$132.08
058267	C & L DISTRIBUTING	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	MISC	\$349.15
058267	C & L DISTRIBUTING	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$607.23
CHECK # 058267 C & L DISTRIBUTING						
CHECK # 058268	CHMIELEWSKI, FLORIAN			Professional Servic	MITP - AUG 25 PERFORM	\$650.00
058268	CHMIELEWSKI, FLORIAN	GENERAL FUN	PARKS			\$650.00
CHECK # 058268 CHMIELEWSKI, FLORIAN						
CHECK # 058271	DAHLHEIMER DIST CO			Beer Purchased for	BEER	\$32,258.45
058271	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$263.90
058271	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR			\$32,522.35
CHECK # 058271 DAHLHEIMER DIST CO						
CHECK # 058272	DE LAGE LANDEN FINANCIAL SERV				COPIER LEASE	\$324.59
058272	DE LAGE LANDEN FINANC	GENERAL FUN	INFORMATIO	Rentals		\$324.59
CHECK # 058272 DE LAGE LANDEN FINANCIAL SERV						
CHECK # 058273	EVERSON, DAVID			Professional Servic	MITP - JULY 21 PERFOR	\$500.00
058273	EVERSON, DAVID	GENERAL FUN	PARKS			\$500.00
CHECK # 058273 EVERSON, DAVID						
CHECK # 058275	HAEDT, ANTHONY			Professional Servic	MITP - AUGUST 18 PERF	\$600.00
058275	HAEDT, ANTHONY	GENERAL FUN	PARKS			\$600.00
CHECK # 058275 HAEDT, ANTHONY						
CHECK # 058276	HYNES, MICHAEL			Professional Servic	MITP - JUNE 30 PERFOR	\$500.00
058276	HYNES, MICHAEL	GENERAL FUN	PARKS			\$500.00
CHECK # 058276 HYNES, MICHAEL						
CHECK # 058277	HYNES, MICHAEL			Professional Servic	MITP - JUNE 30 PERFOR	\$500.00
058277	HYNES, MICHAEL	GENERAL FUN	PARKS			\$500.00
CHECK # 058277 HYNES, MICHAEL						
CHECK # 058278	JOHNSON BROTHERS LIQUOR			Misc Purchases - N	NA	\$38.90
058278	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$9,167.74
058278	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$3,306.00
058278	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR			\$12,512.64
CHECK # 058278 JOHNSON BROTHERS LIQUOR						
CHECK # 058279	KANABEC CO ATTORNEY			Legal Services	APRIL - JUNE 2022 PROS	\$7,250.00
058279	KANABEC CO ATTORNEY	GENERAL FUN	LEGAL			\$7,250.00
CHECK # 058279 KANABEC CO ATTORNEY						
CHECK # 058280	KRONA, KENNETH W			Professional Servic	MITP - SEPT 24 PERFOR	\$500.00
058280	KRONA, KENNETH W	GENERAL FUN	PARKS			\$500.00
CHECK # 058280 KRONA, KENNETH W						
CHECK # 058281	LARSEN, PETER			Professional Servic	MITP - AUGUST 4 PERFO	\$700.00
058281	LARSEN, PETER	GENERAL FUN	PARKS			\$700.00
CHECK # 058281 LARSEN, PETER						
CHECK # 058282	MCDONALD DIST CO			Liquor Purchased f	LIQ	\$456.65
058282	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$38,314.84
058282	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$441.15
CHECK # 058282 MCDONALD DIST CO						
						\$39,212.64

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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
CHECK # 058283	MID-MN INSPECTIONS LLC					
058283	MID-MN INSPECTIONS LL	GENERAL FUN	BUILDING	Professional Servic	FEB 2022 INSPECTIONS	\$76.70
CHECK # 058283	MID-MN INSPECTIONS LLC					\$76.70
CHECK # 058284	MILTICH, ANTHONY J.					
058284	MILTICH, ANTHONY J.	GENERAL FUN	PARKS	Professional Servic	MITP - JUNE 16 PERFOR	\$400.00
CHECK # 058284	MILTICH, ANTHONY J.					\$400.00
CHECK # 058286	PHILLIPS WINE & SPIRITS					
058286	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$2,443.75
058286	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$4,853.40
058286	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$62.80
CHECK # 058286	PHILLIPS WINE & SPIRITS					\$7,359.95
CHECK # 058287	PIERI, JACQUELINE					
058287	PIERI, JACQUELINE	GENERAL FUN		Deposits	GAZEBO KEY DEPOSIT R	\$50.00
CHECK # 058287	PIERI, JACQUELINE					\$50.00
CHECK # 058288	RICHARD ALAN PRODUCTIONS					
058288	RICHARD ALAN PRODUCT	GENERAL FUN	PARKS	Professional Servic	MITP - JULY 7 PERFORM	\$1,300.00
CHECK # 058288	RICHARD ALAN PRODUCTIONS					\$1,300.00
CHECK # 058289	RICHARD ALAN PRODUCTIONS					
058289	RICHARD ALAN PRODUCT	GENERAL FUN	PARKS	Professional Servic	MITP - AUGUST 11 PERF	\$1,100.00
CHECK # 058289	RICHARD ALAN PRODUCTIONS					\$1,100.00
CHECK # 058290	ROSE MUSIC SERVICES					
058290	ROSE MUSIC SERVICES	GENERAL FUN	PARKS	Professional Servic	MITP - JULY 14 PERFOR	\$500.00
CHECK # 058290	ROSE MUSIC SERVICES					\$500.00
CHECK # 058291	SESAC					
058291	SESAC	GENERAL FUN	PARKS	Dues & Subscriptio	2022 MUSIC PERFORMAN	\$513.00
CHECK # 058291	SESAC					\$513.00
CHECK # 058292	SOUTHERN GLAZERS OF MN					
058292	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$2,080.36
058292	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$6,545.85
CHECK # 058292	SOUTHERN GLAZERS OF MN					\$8,626.21
CHECK # 058293	THE WHITESIDEWALLS					
058293	THE WHITESIDEWALLS	GENERAL FUN	PARKS	Professional Servic	MITP - JUNE 9 PERFORM	\$1,050.00
CHECK # 058293	THE WHITESIDEWALLS					\$1,050.00
CHECK # 058294	THE WHITESIDEWALLS					
058294	THE WHITESIDEWALLS	GENERAL FUN	PARKS	Professional Servic	MITP - JUNE 9 PERFORM	\$1,050.00
CHECK # 058294	THE WHITESIDEWALLS					\$1,050.00
CHECK # 058295	VINOCOPIA, INC					
058295	VINOCOPIA, INC	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$98.50
CHECK # 058295	VINOCOPIA, INC					\$98.50
CHECK # 058296	WINE MERCHANTS					
058296	WINE MERCHANTS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$494.20
CHECK # 058296	WINE MERCHANTS					\$494.20
CHECK # 058297	ARTISAN BEER CO					

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						\$304.00
058297	ARTISAN BEER CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$304.00
CHECK # 058297	ARTISAN BEER CO					
058298	ASTECH CORP	GENERAL FUN	AIRPORT	Street Maint - Labo	2020 AIRPORT CRACK SE	\$2,315.50
CHECK # 058298	ASTECH CORP					\$2,315.50
058299	BELLBOY CORPORATION	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$5,261.04
CHECK # 058299	BELLBOY CORPORATION					\$640.00
058299	BELLBOY CORPORATION	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$5,901.04
CHECK # 058299	BELLBOY CORPORATION					
058300	BERNICK COMPANIES	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$13,687.30
CHECK # 058300	BERNICK COMPANIES					\$222.44
058300	BERNICK COMPANIES	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	POP	\$13,909.74
CHECK # 058300	BERNICK COMPANIES					
058301	BOND TRUST SERVICES			Pmts from HRA/Co	BOND PYMT - SERIES 20	\$36,071.25
CHECK # 058301	BOND TRUST SERVICES	HRA EASTWOO				\$36,071.25
058302	BOND TRUST SERVICES			Pmts from HRA/Co	HRA BOND - PAYING AGE	\$475.00
CHECK # 058302	BOND TRUST SERVICES	HRA EASTWOO				\$475.00
058303	BOND TRUST SERVICES					
CHECK # 058303	BOND TRUST SERVICES					
058303	BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$3,250.53
CHECK # 058303	BREAKTHRU BEVERAGE					\$119.19
058303	BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$3,369.72
CHECK # 058303	BREAKTHRU BEVERAGE					
058304	CITY OF MORA	LIQUOR FUND	LIQUOR STOR	Contributions	NCBS SPONSORSHIP OF	\$200.00
CHECK # 058304	CITY OF MORA					\$200.00
058305	CITY OF MORA			Pool Change	2022 MAC START-UP CAS	\$680.00
CHECK # 058305	CITY OF MORA	GENERAL FUN				\$680.00
058307	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$506.10
CHECK # 058307	DAHLHEIMER DIST CO					\$10,264.50
058307	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$10,770.60
CHECK # 058307	DAHLHEIMER DIST CO					
058308	DEARBORN LIFE INSURANCE CO			Life Insurance	GROUP LIFE INS PREM -	\$360.10
CHECK # 058308	DEARBORN LIFE INSURAN	GENERAL FUN				\$360.10
058309	DELTA DENTAL			Delta Dental	GROUP DENTAL INS PRE	\$704.50
CHECK # 058309	DELTA DENTAL	GENERAL FUN				\$704.50
058310	DIAMOND VOGEL PAINTS			Street Maint - Labo	STRIPING PAINT	\$2,076.60
CHECK # 058310	DIAMOND VOGEL PAINTS	GENERAL FUN	STREETS			\$2,076.60
058311	JOHNSON BROTHERS LIQUOR					
CHECK # 058311	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$153.08

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058311	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	
058311	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$5,377.11
CHECK # 058311 JOHNSON BROTHERS LIQUOR						\$38.90
CHECK # 058312 KANABEC CO RECORDER						\$5,569.09
058312	KANABEC CO RECORDER	GENERAL FUN	FINANCE	Miscellaneous	RECORDING FEE - DEFER	\$46.00
058312	KANABEC CO RECORDER	GENERAL FUN	FINANCE	Miscellaneous	RECORDING FEE - DEFER	\$46.00
CHECK # 058312 KANABEC CO RECORDER						\$92.00
CHECK # 058314 MCDONALD DIST CO						
058314	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$309.35
058314	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$17,823.75
058314	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$509.50
CHECK # 058314 MCDONALD DIST CO						\$18,642.60
CHECK # 058315 MISSION CREEK MEMORIALS-TOMAN						
058315	MISSION CREEK MEMORI	CEMETERY FU	CEMETERY	Professional Servic	CAMPBELL PORCELAIN PI	\$197.50
CHECK # 058315 MISSION CREEK MEMORIALS-TOMAN						\$197.50
CHECK # 058317 MN DEPT OF HEALTH						
058317	MN DEPT OF HEALTH	GENERAL FUN	AQUATIC CEN	Dues & Subscriptio	2022 FOOD & BEVERAGE	\$1,005.00
CHECK # 058317 MN DEPT OF HEALTH						\$1,005.00
CHECK # 058322 PAUSTIS WINE COMPANY						
058322	PAUSTIS WINE COMPANY	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$2,660.25
CHECK # 058322 PAUSTIS WINE COMPANY						\$2,660.25
CHECK # 058323 PHILLIPS WINE & SPIRITS						
058323	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$7,125.36
058323	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$786.51
058323	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$736.60
CHECK # 058323 PHILLIPS WINE & SPIRITS						\$8,648.47
CHECK # 058324 QUADIENT LEASING USA, INC						
058324	QUADIENT LEASING USA,	GENERAL FUN	FINANCE	Postage	POSTAGE MACHINE REN	\$299.97
CHECK # 058324 QUADIENT LEASING USA, INC						\$299.97
CHECK # 058326 SOUTHERN GLAZERS OF MN						
058326	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$2,727.58
058326	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$290.84
CHECK # 058326 SOUTHERN GLAZERS OF MN						\$3,018.42
CHECK # 058327 TASC-TOTAL ADMIN SERVICE COOP						
058327	TASC-TOTAL ADMIN SERV	GENERAL FUN	HUMAN RESO	Professional Servic	HSA PARTIPATION FEE J	\$35.00
CHECK # 058327 TASC-TOTAL ADMIN SERVICE COOP						\$35.00
CHECK # 058328 WINE MERCHANTS						
058328	WINE MERCHANTS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$80.50
CHECK # 058328 WINE MERCHANTS						\$80.50
CHECK # 058329 ASCAP						
058329	ASCAP	GENERAL FUN	PARKS	Dues & Subscriptio	MUSIC IN THE PARK LICE	\$399.58
CHECK # 058329 ASCAP						\$399.58
CHECK # 058330 BLUE FIRE TRAINING LLC						
058330	BLUE FIRE TRAINING LLC	FIRE FUND	FIRE	Meetings, Training,	FIRE I&II TRNG-GRAVES,	\$2,740.00

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						\$2,740.00
CHECK # 058330	BLUE FIRE TRAINING LLC					
CHECK # 058331	WELIA HEALTH	GENERAL FUN	HUMAN RESO	Professional Servic	G BONTJES PRE-EMPL TE	\$47.00
058331	WELIA HEALTH					\$47.00
CHECK # 058331	WELIA HEALTH					
CHECK # 058332	CENTURYLINK	GENERAL FUN	AIRPORT	Telephone	A/D BLDG PHONE	\$54.83
058332	CENTURYLINK	GENERAL FUN	AIRPORT	Telephone	FUEL PHONE	\$60.60
058332	CENTURYLINK					\$115.43
CHECK # 058332	CENTURYLINK					
CHECK # 058333	EQUITABLE FINANCIAL	GENERAL FUN		The Equitable - Def	THE EQUITABLE	\$30.00
058333	EQUITABLE FINANCIAL					\$30.00
CHECK # 058333	EQUITABLE FINANCIAL					
CHECK # 058334	ICMA RETIREMENT TRUST - 457					\$50.00
058334	ICMA RETIREMENT TRUS	GENERAL FUN		ICMA	ICMA/MISSION SQR	\$85.00
058334	ICMA RETIREMENT TRUS	GENERAL FUN		ICMA	ICMA ROTH IRA	\$135.00
CHECK # 058334	ICMA RETIREMENT TRUST - 457					
CHECK # 058335	PERA - MN ST TREASURER					\$638.99
058335	PERA - MN ST TREASURE	GENERAL FUN		PERA	PERA ADDITIONAL	\$4,153.27
058335	PERA - MN ST TREASURE	GENERAL FUN		PERA	PERA COORDINATED	\$4,153.27
058335	PERA - MN ST TREASURE	GENERAL FUN		PERA	PERA COORDINATED	\$8,945.53
CHECK # 058335	PERA - MN ST TREASURER					
CHECK # 058336	AMAZON CAPITAL SERVICES					\$9.20
058336	AMAZON CAPITAL SERVIC	GENERAL FUN	ADMINISTRAT	Office Supplies	GLENN BUSINESS NOTEB	\$39.73
058336	AMAZON CAPITAL SERVIC	GENERAL FUN	AQUATIC CEN	Chemicals	CHEMICALS	\$631.39
058336	AMAZON CAPITAL SERVIC	GENERAL FUN	AQUATIC CEN	Merchandise for Re	SWIM GOGGLES	\$680.32
CHECK # 058336	AMAZON CAPITAL SERVICES					
CHECK # 058337	BERNICK COMPANIES					\$790.00
058337	BERNICK COMPANIES	GENERAL FUN	AQUATIC CEN	Merchandise for Re	POP	\$767.29
058337	BERNICK COMPANIES	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	POP	\$22,705.50
058337	BERNICK COMPANIES	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$24,262.79
CHECK # 058337	BERNICK COMPANIES					
CHECK # 058338	BEST OIL CO.					\$18,216.00
058338	BEST OIL CO.	GENERAL FUN	AIRPORT	Fuel for Resale	JET A FUEL	\$18,216.00
CHECK # 058338	BEST OIL CO.					
CHECK # 058339	BREAKTHRU BEVERAGE					\$308.00
058339	BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$9,928.83
058339	BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$10,236.83
CHECK # 058339	BREAKTHRU BEVERAGE					
CHECK # 058340	COOK, WENDY					\$45.00
058340	COOK, WENDY	LIQUOR FUND	LIQUOR STOR	Wine Club Expense	MAY WINE TASTING HO	\$45.00
CHECK # 058340	COOK, WENDY					
CHECK # 058341	DAHLHEIMER DIST CO					\$13,210.69
058341	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$13,210.69
CHECK # 058341	DAHLHEIMER DIST CO					
CHECK # 058342	FISH LAKE RESORT					\$80.53
058342	FISH LAKE RESORT	LIQUOR FUND	LIQUOR STOR	Wine Club Expense	CHEESE & CRACKER TRA	

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CHECK # 058342	FISH LAKE RESORT					
CHECK # 058343	JOHNSON BROTHERS LIQUOR					\$80.53
058343	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	
058343	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$514.00
058343	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$38.90
058343	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$9,182.06
CHECK # 058343	JOHNSON BROTHERS LIQUOR			Wine Purchased for	WINE	\$1,534.79
						\$11,269.75
CHECK # 058344	KRUEGER, ADA					
058344	KRUEGER, ADA	GENERAL FUN	AQUATIC CEN	Meetings, Training,	LIFEGUARD CERT TRNG	\$522.00
CHECK # 058344	KRUEGER, ADA					\$522.00
CHECK # 058345	MCDONALD DIST CO					
058345	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$256.85
058345	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$58.75
058345	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$17,713.20
CHECK # 058345	MCDONALD DIST CO					\$18,028.80
CHECK # 058346	PHILLIPS WINE & SPIRITS					
058346	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$1,404.85
058346	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$4,753.83
CHECK # 058346	PHILLIPS WINE & SPIRITS					\$6,158.68
CHECK # 058348	SOUTHERN GLAZERS OF MN					
058348	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$7,948.02
058348	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$1,299.21
CHECK # 058348	SOUTHERN GLAZERS OF MN					\$9,247.23
CHECK # 058350	VINOCOPIA, INC					
058350	VINOCOPIA, INC	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$227.50
058350	VINOCOPIA, INC	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$221.00
CHECK # 058350	VINOCOPIA, INC					\$448.50
CHECK # 058351	WINE MERCHANTS					
058351	WINE MERCHANTS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$161.00
CHECK # 058351	WINE MERCHANTS					\$161.00
CHECK # 058352	1089, LLC					
058352	1089, LLC	GENERAL FUN		Deposits	430 3RD ST DEMO DEPO	\$1,000.00
CHECK # 058352	1089, LLC					\$1,000.00
CHECK # 058353	ARTISAN BEER CO					
058353	ARTISAN BEER CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$324.00
CHECK # 058353	ARTISAN BEER CO					\$324.00
CHECK # 058354	BELLBOY CORPORATION					
058354	BELLBOY CORPORATION	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	HOT SAUCE, SHAKER SE	\$334.45
058354	BELLBOY CORPORATION	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$3,725.65
CHECK # 058354	BELLBOY CORPORATION					\$4,060.10
CHECK # 058355	BREAKTHRU BEVERAGE					
058355	BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$34.13
058355	BREAKTHRU BEVERAGE	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$3,088.90
CHECK # 058355	BREAKTHRU BEVERAGE					\$3,123.03
CHECK # 058356	C & L DISTRIBUTING					

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						\$745.60
058356	C & L DISTRIBUTING	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$143.78
058356	C & L DISTRIBUTING	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	MISC	\$120.00
058356	C & L DISTRIBUTING	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$1,009.38
CHECK # 058356 C & L DISTRIBUTING						
CHECK # 058357 CARDMEMBER SERVICE						
058357	CARDMEMBER SERVICE	GENERAL FUN	HUMAN RESO	Meetings, Training,	YODER HR TRNG - MNSH	\$400.00
058357	CARDMEMBER SERVICE	GENERAL FUN	HUMAN RESO	Dues & Subscriptio	YODER HR MEMBERSHIP	\$229.00
058357	CARDMEMBER SERVICE	GENERAL FUN	INFORMATIO	Professional Servic	ORGANIZATIONAL CHAR	\$99.00
058357	CARDMEMBER SERVICE	GENERAL FUN	AQUATIC CEN	Other Operating Su	LIFEGUARD RESCUE TUB	\$637.98
CHECK # 058357 CARDMEMBER SERVICE						
CHECK # 058358 DAHLHEIMER DIST CO						
058358	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$16,366.46
058358	DAHLHEIMER DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$439.25
CHECK # 058358 DAHLHEIMER DIST CO						
CHECK # 058359 GREINER CONSTRUCTION						
058359	GREINER CONSTRUCTION	GENERAL FUN		Deposits	340 HWY 65 S DEMOLITI	\$1,000.00
CHECK # 058359 GREINER CONSTRUCTION						
CHECK # 058360 JOHNSON BROTHERS LIQUOR						
058360	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$223.70
058360	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$359.80
058360	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$5,739.71
058360	JOHNSON BROTHERS LIQ	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$1,878.53
CHECK # 058360 JOHNSON BROTHERS LIQUOR						
CHECK # 058361 MCDONALD DIST CO						
058361	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Beer Purchased for	BEER	\$25,668.05
058361	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$284.05
058361	MCDONALD DIST CO	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$297.95
CHECK # 058361 MCDONALD DIST CO						
CHECK # 058362 PHILLIPS WINE & SPIRITS						
058362	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$909.63
058362	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$3,674.41
058362	PHILLIPS WINE & SPIRITS	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	NA	\$210.71
CHECK # 058362 PHILLIPS WINE & SPIRITS						
CHECK # 058363 SOUTHERN GLAZERS OF MN						
058363	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$269.16
058363	SOUTHERN GLAZERS OF	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	LIQ	\$2,265.10
CHECK # 058363 SOUTHERN GLAZERS OF MN						
CHECK # 058364 TR COMPUTER SALES, LLC						
058364	TR COMPUTER SALES, LL	GENERAL FUN	INFORMATIO	Professional Servic	IT WORK-LAPTOPS, CD E	\$1,336.05
058364	TR COMPUTER SALES, LL	GENERAL FUN	INFORMATIO	Professional Servic	MONTHLY CLOUD & SER	\$638.05
CHECK # 058364 TR COMPUTER SALES, LLC						
CHECK # 058365 WINE MERCHANTS						
058365	WINE MERCHANTS	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	WINE	\$48.18
CHECK # 058365 WINE MERCHANTS						
CHECK # 058366 AMAZON CAPITAL SERVICES						
058366	AMAZON CAPITAL SERVIC	GENERAL FUN	HUMAN RESO	Office Supplies	BLANK NOTE CARDS	\$26.91

CITY OF MORA
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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
058366	AMAZON CAPITAL SERVIC	GENERAL FUN	BUILDING	Small Tools & Equi	CALEB PHONE CASE	\$8.99
058366	AMAZON CAPITAL SERVIC	GENERAL FUN	AQUATIC CEN	Repair/Maint - Bldg	SHOWER PARTS	\$592.70
058366	AMAZON CAPITAL SERVIC	GENERAL FUN	AQUATIC CEN	Small Tools & Equi	UMBRELLA STANDS	\$168.91
CHECK # 058366 AMAZON CAPITAL SERVICES						\$797.51
CHECK # 058367 BLACKS EXCAVATING						
058367	BLACKS EXCAVATING	GENERAL FUN	STREETS	Landscaping Materi	BLACK DIRT	\$750.00
058367	BLACKS EXCAVATING	CEMETERY FU	CEMETERY	Landscaping Materi	BLACK DIRT	\$375.00
CHECK # 058367 BLACKS EXCAVATING						\$1,125.00
CHECK # 058368 CENTRAL MN HOUSING PARTNERSHIP						
058368	CENTRAL MN HOUSING P	SMALL CITIES	SCDP REHABI	Contract Services	SCDP GRANT ADMIN FEE	\$5,797.05
CHECK # 058368 CENTRAL MN HOUSING PARTNERSHIP						\$5,797.05
CHECK # 058369 CODDINGTON, HEATHER						
058369	CODDINGTON, HEATHER	GENERAL FUN		Deposits	JC BALLFIELD KEY DEPO	\$50.00
CHECK # 058369 CODDINGTON, HEATHER						\$50.00
CHECK # 058370 COUNTRY CONSTRUCTION LLC						
058370	COUNTRY CONSTRUCTIO	GENERAL FUN	AQUATIC CEN	Repair/Maint - Bldg	PATCH POOL DECK	\$700.00
CHECK # 058370 COUNTRY CONSTRUCTION LLC						\$700.00
CHECK # 058371 DE LAGE LANDEN FINANCIAL SERV						
058371	DE LAGE LANDEN FINANC	GENERAL FUN	INFORMATIO	Rentals	COPIER LEASE	\$324.59
CHECK # 058371 DE LAGE LANDEN FINANCIAL SERV						\$324.59
CHECK # 058372 ENVIRONMENTAL HEALTH TESTING						
058372	ENVIRONMENTAL HEALTH	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV -	\$385.00
058372	ENVIRONMENTAL HEALTH	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV -	\$560.00
CHECK # 058372 ENVIRONMENTAL HEALTH TESTING						\$945.00
CHECK # 058373 J LEWIS BUILDING & REMODELING						
058373	J LEWIS BUILDING & REM	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV-C	\$2,950.00
058373	J LEWIS BUILDING & REM	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV-C	\$2,950.00
058373	J LEWIS BUILDING & REM	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV-C	\$8,570.00
058373	J LEWIS BUILDING & REM	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV-C	\$11,225.00
058373	J LEWIS BUILDING & REM	SMALL CITIES	SCDP REHABI	Contract Services	SCDP CONTRACT SERV-C	\$12,460.00
CHECK # 058373 J LEWIS BUILDING & REMODELING						\$38,155.00
CHECK # 058374 JEFFS MACHINE & WELDING LLC						
058374	JEFFS MACHINE & WELDI	GENERAL FUN	STREETS	Repair/Maint - Bldg	BACKHOE BUCKET RPR	\$1,006.46
CHECK # 058374 JEFFS MACHINE & WELDING LLC						\$1,006.46
CHECK # 058376 MCFOA						
058376	MCFOA	GENERAL FUN	FINANCE	Dues & Subscriptio	YODER & SEGELSTROM	\$100.00
CHECK # 058376 MCFOA						\$100.00
CHECK # 058377 MHSRC/RANGE						
058377	MHSRC/RANGE	FIRE FUND	FIRE	Meetings, Training,	FIREFIGHTER DRIVING T	\$1,375.00
CHECK # 058377 MHSRC/RANGE						\$1,375.00
CHECK # 058378 MIDCO						
058378	MIDCO	GENERAL FUN	INFORMATIO	Telephone	INTERNET	\$88.39
058378	MIDCO	GENERAL FUN	CITY HALL BU	Telephone	PHONE/INTERNET	\$603.57
058378	MIDCO	GENERAL FUN	STREETS	Telephone	PHONE/INTERNET	\$117.45
058378	MIDCO	GENERAL FUN	AQUATIC CEN	Telephone	PHONE/INTERNET	\$99.60

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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
058394	AMERICAN BOTTLING CO.	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	POP	\$187.24
CHECK # 058394 AMERICAN BOTTLING CO. INC						\$187.24
CHECK # 058395 ARAMARK						
058395	ARAMARK	GENERAL FUN	CITY HALL BU	Laundry/Rugs	CITY HALL RUGS	\$125.22
058395	ARAMARK	GENERAL FUN	LIBRARY BUIL	Laundry/Rugs	LIBRARY RUGS & TOWEL	\$185.48
058395	ARAMARK	GENERAL FUN	GARAGE	Other Operating Su	GARAGE TOWELS	\$140.82
CHECK # 058395 ARAMARK						\$451.52
CHECK # 058396 AUTO VALUE MORA						
058396	AUTO VALUE MORA	GENERAL FUN	STREETS	Lubricants & Additi	ANTIFREEZE COOLANT,	\$319.82
058396	AUTO VALUE MORA	GENERAL FUN	STREETS	Repair/Maint - Bldg	EXHAUST RPR PARTS, M	\$64.48
058396	AUTO VALUE MORA	GENERAL FUN	PARKS	Motor Fuels	HIGH OCTANE FUEL	\$33.96
058396	AUTO VALUE MORA	CEMETERY FU	CEMETERY	Repair/Maint - Bldg	CUSHMAN BATTERY CAB	\$8.49
CHECK # 058396 AUTO VALUE MORA						\$426.75
CHECK # 058398 BERGANKDV, LTD						
058398	BERGANKDV, LTD	GENERAL FUN	FINANCE	Auditing	2021 AUDIT - FINAL PYM	\$777.00
058398	BERGANKDV, LTD	LIQUOR FUND	LIQUOR STOR	Auditing	2021 AUDIT - FINAL PYM	\$441.00
CHECK # 058398 BERGANKDV, LTD						\$1,218.00
CHECK # 058399 BLUESTAR GRAPHICS						
058399	BLUESTAR GRAPHICS	GENERAL FUN	AQUATIC CEN	Repair/Maint - Bldg	METAL SIGNS	\$195.00
CHECK # 058399 BLUESTAR GRAPHICS						\$195.00
CHECK # 058400 BLUM SAND & GRAVEL						
058400	BLUM SAND & GRAVEL	GENERAL FUN	STREETS	Street Maint - Labo	SAND	\$129.50
CHECK # 058400 BLUM SAND & GRAVEL						\$129.50
CHECK # 058402 CAMPBELL KNUTSON, P.A.						
058402	CAMPBELL KNUTSON, P.A.	GENERAL FUN	AIRPORT	Legal Services	MISC LEGAL - HANGAR L	\$160.00
CHECK # 058402 CAMPBELL KNUTSON, P.A.						\$160.00
CHECK # 058403 CASWELL CYCLE						
058403	CASWELL CYCLE	GENERAL FUN	STREETS	Repair/Maint - Bldg	CHAINSAW BLADES	\$85.96
CHECK # 058403 CASWELL CYCLE						\$85.96
CHECK # 058405 CRYSTAL SPRINGS ICE						
058405	CRYSTAL SPRINGS ICE	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	ICE	\$1,550.34
CHECK # 058405 CRYSTAL SPRINGS ICE						\$1,550.34
CHECK # 058408 EAST CENTRAL ENERGY-ELECT						
058408	EAST CENTRAL ENERGY-E	GENERAL FUN	PARKS	Electricity	ELECTRICITY	\$70.49
058408	EAST CENTRAL ENERGY-E	GENERAL FUN	AIRPORT	Electricity	ELECTRICITY	\$405.54
058408	EAST CENTRAL ENERGY-E	LIQUOR FUND	LIQUOR STOR	Electricity	ELECTRICITY	\$1,809.77
CHECK # 058408 EAST CENTRAL ENERGY-ELECT						\$2,285.80
CHECK # 058409 ECM PUBLISHERS, INC						
058409	ECM PUBLISHERS, INC	LIQUOR FUND	LIQUOR STOR	Advertising	LIQ ADS	\$511.50
CHECK # 058409 ECM PUBLISHERS, INC						\$511.50
CHECK # 058411 FIRE SAFETY USA, INC						
058411	FIRE SAFETY USA, INC	FIRE FUND	FIRE	Repair/Maint - Bldg	ANNUAL PUMP TEST-ENG	\$631.00
058411	FIRE SAFETY USA, INC	FIRE FUND	FIRE	Repair/Maint - Bldg	ANNUAL PUMP TEST & R	\$2,223.50
058411	FIRE SAFETY USA, INC	FIRE FUND	FIRE	Repair/Maint - Bldg	ANNUAL PUMP TEST & R	\$1,423.25
CHECK # 058411 FIRE SAFETY USA, INC						\$4,277.75

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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
CHECK # 058413 GLENS TIRE OPERATIONS INC						
058413	GLENS TIRE OPERATIONS	GENERAL FUN	AIRPORT	Tires	MOWER TIRE RPR	\$13.75
CHECK # 058413 GLENS TIRE OPERATIONS INC						\$13.75
CHECK # 058414 GOPHER STATE ONE-CALL INC						
058414	GOPHER STATE ONE-CALL	GENERAL FUN	STREETS	Professional Servic	MAY LOCATES	\$103.27
CHECK # 058414 GOPHER STATE ONE-CALL INC						\$103.27
CHECK # 058415 GRANITE ELECTRONICS, INC						
058415	GRANITE ELECTRONICS, I	FIRE FUND	FIRE	Small Tools & Equi	3 NEW PAGERS, BATTERI	\$1,617.00
CHECK # 058415 GRANITE ELECTRONICS, INC						\$1,617.00
CHECK # 058416 GRANITE WATER WORKS INC						
058416	GRANITE WATER WORKS	GENERAL FUN	AQUATIC CEN	Repair/Maint - Bldg	COUPLING RPR PARTS	\$638.12
058416	GRANITE WATER WORKS	CEMETERY FU	CEMETERY	Repair/Maint - Bldg	WATER RPR PARTS	\$274.68
CHECK # 058416 GRANITE WATER WORKS INC						\$912.80
CHECK # 058418 HAWKINS INC						
058418	HAWKINS INC	GENERAL FUN	AQUATIC CEN	Chemicals	CHEMICALS	\$5,772.44
CHECK # 058418 HAWKINS INC						\$5,772.44
CHECK # 058419 HORIZON COMMERCIAL POOL SUPPLY						
058419	HORIZON COMMERCIAL P	GENERAL FUN	AQUATIC CEN	Repair/Maint - Bldg	LEAF SKIMMER	\$36.15
058419	HORIZON COMMERCIAL P	GENERAL FUN	AQUATIC CEN	Chemicals	CHEM TEST KITS	\$622.19
CHECK # 058419 HORIZON COMMERCIAL POOL SUPPLY						\$658.34
CHECK # 058421 JEFFS MACHINE & WELDING LLC						
058421	JEFFS MACHINE & WELDI	GENERAL FUN	PARKS	Small Tools & Equi	WEED WHIP	\$289.99
CHECK # 058421 JEFFS MACHINE & WELDING LLC						\$289.99
CHECK # 058422 JOHNSONS HARDWARE & RENTAL						
058422	JOHNSONS HARDWARE &	GENERAL FUN	STREETS	Repair/Maint - Bldg	FOUNTAIN RPR PARTS	\$8.99
058422	JOHNSONS HARDWARE &	GENERAL FUN	AQUATIC CEN	Other Operating Su	KEYS	\$1.99
058422	JOHNSONS HARDWARE &	GENERAL FUN	AQUATIC CEN	Repair/Maint - Bldg	FILTERS, MISC FAUCET R	\$28.58
058422	JOHNSONS HARDWARE &	GENERAL FUN	AQUATIC CEN	Rentals	POWER WASHER RENTAL	\$120.00
058422	JOHNSONS HARDWARE &	GENERAL FUN	AQUATIC CEN	Small Tools & Equi	TAPE MEASURE, ETC	\$33.90
058422	JOHNSONS HARDWARE &	GENERAL FUN	PARKS	Lubricants & Additi	2 CYCLE OIL/GAS MIX	\$8.99
058422	JOHNSONS HARDWARE &	GENERAL FUN	PARKS	Landscaping Materi	MULCH, PLANTS, FLOWE	\$515.04
058422	JOHNSONS HARDWARE &	GENERAL FUN	PARKS	Landscaping Materi	GRASS SEED	\$26.99
058422	JOHNSONS HARDWARE &	GENERAL FUN	PARKS	Repair/Maint - Bldg	BENCH & SWING PARTS,	\$81.78
058422	JOHNSONS HARDWARE &	GENERAL FUN	PARKS	Small Tools & Equi	DRILL BIT, PLIERS, WRE	\$44.38
058422	JOHNSONS HARDWARE &	GENERAL FUN	AIRPORT	Repair/Maint - Bldg	MOWER BOLTS	\$1.54
058422	JOHNSONS HARDWARE &	STORM WATER	STORM WATE	Small Tools & Equi	GRATE CLEANER	\$44.99
058422	JOHNSONS HARDWARE &	FIRE FUND	FIRE	Repair/Maint - Bldg	CINCH STRAPS, MISC RP	\$19.62
058422	JOHNSONS HARDWARE &	CEMETERY FU	CEMETERY	Repair/Maint - Bldg	WATER RPR SUPPLIES, F	\$279.00
CHECK # 058422 JOHNSONS HARDWARE & RENTAL						\$1,215.79
CHECK # 058424 KANABEC PUBLICATIONS, INC						
058424	KANABEC PUBLICATIONS,	GENERAL FUN	HUMAN RESO	Advertising	COMM DEV DIRECTOR J	\$210.40
058424	KANABEC PUBLICATIONS,	GENERAL FUN	PLANNING &	Advertising	PUBL HEARING NOTICE-	\$110.80
058424	KANABEC PUBLICATIONS,	LIQUOR FUND	LIQUOR STOR	Advertising	AD IN KANABE INFO DIR	\$430.00
058424	KANABEC PUBLICATIONS,	LIQUOR FUND	LIQUOR STOR	Advertising	LIQ ADS	\$848.29
CHECK # 058424 KANABEC PUBLICATIONS, INC						\$1,599.49
CHECK # 058425 KWIK TRIP - GAS PURCHASES						

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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
058425	KWIK TRIP - GAS PURCHA	GENERAL FUN	BUILDING	Motor Fuels	FUEL	\$36.60
058425	KWIK TRIP - GAS PURCHA	GENERAL FUN	STREETS	Motor Fuels	FUEL	\$1,657.41
058425	KWIK TRIP - GAS PURCHA	GENERAL FUN	PARKS	Motor Fuels	FUEL	\$323.18
058425	KWIK TRIP - GAS PURCHA	FIRE FUND	FIRE	Motor Fuels	FUEL	\$258.37
058425	KWIK TRIP - GAS PURCHA	CEMETERY FU	CEMETERY	Motor Fuels	FUEL	\$466.35
CHECK # 058425 KWIK TRIP - GAS PURCHASES						\$2,741.91
CHECK # 058427 MACQUEEN EQUIPMENT CO						
058427	MACQUEEN EQUIPMENT C	GENERAL FUN	STREETS	Repair/Maint - Bldg	SWEEPER RPR PARTS	\$171.36
CHECK # 058427 MACQUEEN EQUIPMENT CO						\$171.36
CHECK # 058429 MIDWEST MACHINERY CO						
058429	MIDWEST MACHINERY CO	GENERAL FUN	PARKS	Repair/Maint - Bldg	MOWER BLADES	\$345.45
CHECK # 058429 MIDWEST MACHINERY CO						\$345.45
CHECK # 058430 MILLER TRUCKING INC						
058430	MILLER TRUCKING INC	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	PRODUCT DELIVERY	\$6.00
058430	MILLER TRUCKING INC	LIQUOR FUND	LIQUOR STOR	Liquor Purchased f	PRODUCT DELIVERY	\$774.00
058430	MILLER TRUCKING INC	LIQUOR FUND	LIQUOR STOR	Wine Purchased for	PRODUCT DELIVERY	\$266.00
CHECK # 058430 MILLER TRUCKING INC						\$1,046.00
CHECK # 058431 MN ENERGY RESOURCES CORP						
058431	MN ENERGY RESOURCES	GENERAL FUN	CITY HALL BU	Natural Gas - Heat	NATURAL GAS	\$245.49
058431	MN ENERGY RESOURCES	GENERAL FUN	LIBRARY BUIL	Natural Gas - Heat	NATURAL GAS	\$245.49
058431	MN ENERGY RESOURCES	GENERAL FUN	AQUATIC CEN	Natural Gas - Heat	NATURAL GAS	\$189.63
058431	MN ENERGY RESOURCES	GENERAL FUN	AIRPORT	Natural Gas - Heat	NATURAL GAS-HANGAR	\$206.31
058431	MN ENERGY RESOURCES	GENERAL FUN	AIRPORT	Natural Gas - Heat	NATURAL GAS-AD BLDG	\$100.87
058431	MN ENERGY RESOURCES	FIRE FUND	FIRE	Natural Gas - Heat	NATURAL GAS	\$566.03
CHECK # 058431 MN ENERGY RESOURCES CORP						\$1,553.82
CHECK # 058433 ODP BUSINESS SOLUTIONS LLC						
058433	ODP BUSINESS SOLUTION	GENERAL FUN	MAYOR & CO	Office Supplies	OFFICE SUPPLIES	\$42.95
058433	ODP BUSINESS SOLUTION	GENERAL FUN	ADMINISTRAT	Other Operating Su	TELEPHONE SHOULDER	\$7.00
058433	ODP BUSINESS SOLUTION	GENERAL FUN	ADMINISTRAT	Office Supplies	OFFICE SUPPLIES	\$68.94
058433	ODP BUSINESS SOLUTION	GENERAL FUN	FINANCE	Office Supplies	OFFICE SUPPLIES	\$75.99
058433	ODP BUSINESS SOLUTION	GENERAL FUN	HUMAN RESO	Office Supplies	OFFICE SUPPLIES	\$53.69
058433	ODP BUSINESS SOLUTION	GENERAL FUN	AQUATIC CEN	Office Supplies	OFFICE SUPPLIES	\$19.29
CHECK # 058433 ODP BUSINESS SOLUTIONS LLC						\$267.86
CHECK # 058434 OWENS AUTO PARTS						
058434	OWENS AUTO PARTS	GENERAL FUN	STREETS	Repair/Maint - Bldg	WIPER BLADES	\$10.29
CHECK # 058434 OWENS AUTO PARTS						\$10.29
CHECK # 058436 QUALITY DISPOSAL						
058436	QUALITY DISPOSAL	GENERAL FUN	CITY HALL BU	Garbage Removal	GARBAGE	\$62.20
058436	QUALITY DISPOSAL	GENERAL FUN	LIBRARY BUIL	Garbage Removal	GARBAGE	\$34.25
058436	QUALITY DISPOSAL	GENERAL FUN	STREETS	Garbage Removal	GARBAGE	\$87.75
058436	QUALITY DISPOSAL	GENERAL FUN	GARAGE	Garbage Removal	GARBAGE	\$151.97
058436	QUALITY DISPOSAL	GENERAL FUN	AQUATIC CEN	Garbage Removal	GARBAGE	\$37.80
058436	QUALITY DISPOSAL	GENERAL FUN	PARKS	Garbage Removal	GARBAGE	\$153.75
058436	QUALITY DISPOSAL	LIQUOR FUND	LIQUOR STOR	Garbage Removal	GARBAGE	\$209.55
CHECK # 058436 QUALITY DISPOSAL						\$737.27
CHECK # 058438 RED BULL DISTRIBUTION COMPANY						
058438	RED BULL DISTRIBUTION	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	ENERGY DRINK	\$700.00

CITY OF MORA
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CHECK #	Search Name	Fund Descr	Dept Descr	Last Dim Descr	Comments	Amount
CHECK # 058438 RED BULL DISTRIBUTION COMPANY						\$700.00
CHECK # 058441 SCOTTS LAWN & LANDSCAPES						
058441	SCOTTS LAWN & LANDSC	CEMETERY FU	CEMETERY	Repair/Maint - Bldg	INSTALL WATER LINE AT	\$3,757.13
CHECK # 058441 SCOTTS LAWN & LANDSCAPES						\$3,757.13
CHECK # 058442 SEH						
058442	SEH	N. GROVE STR	CAPITAL PROJ	Engineering	N GROVE STR IMPROVE	\$12,271.48
058442	SEH	SNAKE RIVER	CAPITAL PROJ	Professional Servic	65 BRIDGE REPLACEMEN	\$210.49
058442	SEH	HWY 65 & 9TH	CAPITAL PROJ	Professional Servic	9TH ST & 65 TURN LANE	\$518.38
CHECK # 058442 SEH						\$13,000.35
CHECK # 058443 SPECTRUM SUPPLY						
058443	SPECTRUM SUPPLY	LIQUOR FUND	LIQUOR STOR	Other Operating Su	PAPER SUPPLIES/TRASH	\$115.19
058443	SPECTRUM SUPPLY	LIQUOR FUND	LIQUOR STOR	Off-Sale Supplies	BAGS	\$701.62
CHECK # 058443 SPECTRUM SUPPLY						\$816.81
CHECK # 058444 VIKING COKE						
058444	VIKING COKE	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	POP	\$1,369.10
CHECK # 058444 VIKING COKE						\$1,369.10
CHECK # 058445 WATSON CO., INC						
058445	WATSON CO., INC	LIQUOR FUND	LIQUOR STOR	Misc Purchases - N	TOBACCO, JUICE, ETC	\$11,718.75
CHECK # 058445 WATSON CO., INC						\$11,718.75
CHECK # 058446 ZIEGLER, INC						
058446	ZIEGLER, INC	GENERAL FUN	STREETS	Repair/Maint - Bldg	TRUCK & DUMP TRUCK R	\$486.66
CHECK # 058446 ZIEGLER, INC						\$486.66
						\$749,660.37



CITY OF MORA
COUNCIL CHECK LIST

THE MAY/JUNE 2022 CLAIMS HAVE BEEN APPROVED FOR PAYMENT BY:

MAYOR

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

CITY CLERK



MEMORANDUM

Date June 21, 2022
To Mayor and City Council
From Natasha Segelstrom, Administrative Services
RE Certify Unpaid Utilities

SUMMARY

City Council approval is needed in order to certify unpaid utility charges.

BACKGROUND INFORMATION

On June 20, 2022, in accordance with Minnesota state law and Mora City Code §50.24, the Public Utilities Commission held a public hearing giving affected property owners the right to object to the certification of unpaid utility charges.

The attached resolution includes the PUC-approved recommendations for certification of unpaid utility bills for collection with property taxes. If the City Council so chooses, the attached resolution must be approved by City Council in order to be a valid lien on the property.

OPTIONS IMPACTS

1. Approve the attached resolution in full.
2. Approve the attached resolution partially.
3. Do not approve.

RECOMMENDATIONS

Motion to approve Resolution 2022-621

Attachments
Resolution No. 2022-621

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA
CERTIFYING UNPAID UTILITY CHARGES**

WHEREAS, pursuant to proper notice duly given as required by law, the city council has met, heard, and passed upon all objections to the proposed certifications of unpaid charges for municipal fees and utilities; and

WHEREAS, the amounts of bad debt have been minimized through diligent collection efforts by staff.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Mora, Kanabec County, Minnesota that:

Such proposed certification of unpaid charges, a copy of which is hereby attached as Exhibit 1 and made a part hereof, is hereby accepted and shall constitute a lien against the lands named herein.

Such certification shall be payable over a period of one year on or before the first Monday in January.

The owner of the affected property may, at any time prior to certification of unpaid charges to the County Auditor, pay the whole of the certified unpaid charges on such property to the City Clerk. The taxpayer may at any time thereafter, pay the City Clerk or County Auditor, the entire amount certified and remaining unpaid of the year in which payment is made.

The clerk shall forthwith transmit a certified copy of this certification role to the County Auditor to be extended on the property tax lists of the county and such certified unpaid charges shall be collected and paid over in the same manner as property taxes or special assessments.

EXHIBIT 1

Taxpayer Name	Full Property Address	Parcel ID	Total To Certify
W. ROATCH	705 FOREST AVE W	22.01345.00	\$115.21
G. HENRY	312 GROVE ST S	22.04055.00	\$825.90
K. ERICKSON	421 CENTRAL AVE W	22.00860.10	\$970.11
C. GEORGE	207 MAPLE AVE W	22.03115.00	\$772.96
D. WILSON	740 WALNUT ST S	22.07255.00	\$258.41
			<u>\$2,942.59</u>

The foregoing resolution was introduced and moved for adoption by Council Member _____ and seconded by Council Member _____.

Voting for the Resolution:.....

Voting Against the Resolution:

Abstained from Voting:.....

Absent:

Motion carried and resolution adopted this 21st day of June 2022.

Al Skramstad, Mayor

ATTEST:

Natasha Segelstrom, City Clerk



MEMORANDUM

Date: June 21, 2022
To: Mayor and City Council
From: Natasha Segelstrom, Administrative Services Director / City Clerk
RE: Election Judge Appointments

SUMMARY

2022 is an election year and there will be a state primary election on August 9, 2022 and the general election on November 8, 2022. As directed by the Minnesota Secretary of State, the City Council is required to appoint the election judges, after which the city's election must forward information to the county auditor's office no later than July 15, 2022.

2022 Election Dates:

- Primary Election: August 9, 2022
- General Election: November 8, 2022

RECOMMENDATIONS

Motion to approve Resolution 2022-622 appointing election judges for 2022 State Primary, and General Elections.

Attachments

Resolution 2022-622

RESOLUTION 2022-622
CITY OF MORA, MINNESOTA
A RESOLUTION APPOINTING ELECTION JUDGES FOR THE
2022 STATE PRIMARY AND GENERAL ELECTIONS

WHEREAS, as per MN Statute 204B.21 subdivision 2, it is the responsibility of the City Council of the City of Mora to appoint election judges as follows:

By July 15, 2022, appointment for the August 9, 2022 State Primary Election
And the November 8, 2022 General Elections;

WHEREAS, election judges will attend the required three hours of training with the head judge receiving four hours of training, to take place at the Kanabec County Courthouse and the Kanabec County Auditor; and

WHEREAS, the city is required to maintain a minimum of four election judges on sight; and

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Mora, Minnesota, hereby appoints the following to serve as election judges for the above referenced elections:

Head Judges:	Patricia Tracy	
Judges:	Matt Anderson	Jan Anderson
	Larry Caldwell	Kelly Christianson
	Kelly Erickson	Sandy Ives
	Rhonda Jannett	Barb Johnson
	Gene Nelson	James Osweiler
	Ruth Reed-Hansbury	Jodi Schultz
	Tina Simons	Cindy Stamness
	Marilyn Terhaar	Pam Vojvodich
	Gilbert Williams	Mandi Yoder
	Dirk Zwack	

Election Administrator: Natasha Segelstrom

BE IT FURTHER RESOLVED, on this 21st day of June, 2022, the City Council of the City of Mora, does hereby allow the Election Administrator to make substitutions to the above slate of judges as necessary to maintain the required minimum and fill vacancies if needed.

SIGNED:

Alan Skramstad, Mayor

ATTEST:

Glenn Anderson, City Administrator

seal



MEMORANDUM

Date May 25, 2022
To Mayor and City Council
From Natasha Segelstrom, Administrative Services
RE North Grove Street Special Assessment Deferral Requests

SUMMARY

On the May 3, 2022 Special City Council meeting, council approved the Resolution 2022-511 Approving the Assessments for the North Grove Street Improvements.

Pursuant to Minnesota Statutes Sections 435.193 through 435.195 and Mora City Code Sections 33.50 through 33.52, permits requests for deferral of special assessments. Application for deferral of special assessments factors hardship from all income of all sources not to exceed the very low-income category established by Department of Housing and Urban Development (HUD) as used in determining the eligibility.

There have been on application for deferral and meets the deferment requirements.

OPTIONS IMPACTS

An approved deferral postpones the payment of special assessments for the homeowner. This does not remove the assessment or increase other properties assessed.

Under circumstances there is an option to terminate a special assessment deferral. The amount plus applicable interest and shall become due upon the occurrence of death of the owner, the sale, transfer or subdivision of the property and any part thereof, if the property loses its homestead status or the taxing authority deferring payments determines that there would be no hardship to require immediate or partial payment.

RECOMMENDATIONS

MOTION to approve deferral request.

Application meets criteria outlined in Minnesota Statutes and the special assessments would pose as a hardship to the property owners.



State of Minnesota
County of Kanabec
City of Mora

Certificate as to Deferred Assessment under
Minnesota Statutes Sections 435.193 to
435.195 (Assessment Deferral for Seniors,
Disabled, or Military Persons)

The undersigned duly appointed and acting City Administrator of the City of Mora, Kanabec County, Minnesota, certifies that the following special assessment and interest thereon have been deferred by the City Council pursuant to Minnesota Statutes Sections 435.193 to 435.195 (Assessment Deferral for Seniors, Disabled, or Military Persons) and the terms of Resolution No. 2022-511 dated the 3rd day of May 2022 adopting the assessment roll for the project described below.

The authority for this Deferred Assessment is based on Sections 33.50 to 33.52 of the Mora City Code and city council action of the 21th day of June, 2022.

Project Name: North Grove Street Improvements

Applicant Name & Address: Diana Borisof, 230 Grove Street North, Mora

Legal description of property assessed: Lot 12, Block 11, & S 5' OF W 150' OF VAC 2ND ST BETW Grove & Wood St, Plat of Pope's Addn to Mora

Property ID Number of property assessed: 22.04755.00

Amount of assessment deferred: \$8965.00

Interest Rate: 2% over total interest cost

Assessment Date: May 3, 2022

Such deferred assessment and accrued interest running from the assessment date shall be payable upon: the death of the owner; the sale, transfer or subdivision of the property; the loss of homestead status on the property for any reason, subject to and Minnesota Statutes Sections 435.193 to 435.195 or within 30 years of the date of the adoption of the assessment roll subject to the terms of the resolution and Minnesota Statutes Section 429.061.

Dated: _____

City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF KANABEC)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Glenn Anderson, the City Administrator of the City of Mora, a Minnesota municipal corporation on behalf of the City.

Notary Public

This document drafted by:
City of Mora
101 Lake Street South
Mora, MN 55051



State of Minnesota
County of Kanabec
City of Mora

Certificate as to Deferred Assessment under
Minnesota Statutes Sections 435.193 to
435.195 (Assessment Deferral for Seniors,
Disabled, or Military Persons)

The undersigned duly appointed and acting City Administrator of the City of Mora, Kanabec County, Minnesota, certifies that the following special assessment and interest thereon have been deferred by the City Council pursuant to Minnesota Statutes Sections 435.193 to 435.195 (Assessment Deferral for Seniors, Disabled, or Military Persons) and the terms of Resolution No. 2022-511 dated the 3rd day of May 2022 adopting the assessment roll for the project described below.

The authority for this Deferred Assessment is based on Sections 33.50 to 33.52 of the Mora City Code and city council action of the 21th day of June, 2022.

Project Name: North Grove Street Improvements

Applicant Name & Address: Pauline Koran, 412 Grove Street North, Mora

Legal description of property assessed: The West 120 feet of Lot 8, Block 7, Plat of Pope's Addn to Mora

Property ID Number of property assessed: 22.04650.00

Amount of assessment deferred: \$8925.00

Interest Rate: 2% over total interest cost

Assessment Date: May 3, 2022

Such deferred assessment and accrued interest running from the assessment date shall be payable upon: the death of the owner; the sale, transfer or subdivision of the property; the loss of homestead status on the property for any reason, subject to and Minnesota Statutes Sections 435.193 to 435.195 or within 30 years of the date of the adoption of the assessment roll subject to the terms of the resolution and Minnesota Statutes Section 429.061.

Dated: _____

City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF KANABEC)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Glenn Anderson, the City Administrator of the City of Mora, a Minnesota municipal corporation on behalf of the City.

Notary Public

This document drafted by:
City of Mora
101 Lake Street South
Mora, MN 55051

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than \$50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be \$1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **\$100**; otherwise the fee is **\$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: St. Mary's Catholic Church Previous Gambling Permit Number: X- 94784-22-003
 Minnesota Tax ID Number, if any: 41-0519 Federal Employer ID Number (FEIN), if any: 41-0777918
 Mailing Address: 201 E Forest Ave
 City: Mora State: MN Zip: 55051 County: Kanabec
 Name of Chief Executive Officer (CEO): Fr. Derek Wiechmann
 CEO Daytime Phone: 320-679-1593 CEO Email: moraoffice@stmarysmora.org
 (permit will be emailed to this email address unless otherwise indicated below)
 Email permit to (if other than the CEO): _____

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☒ Religious ☐ Veterans ☐ Other Nonprofit Organization

Attach a copy of one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

- ☐ **A current calendar year Certificate of Good Standing**
 Don't have a copy? Obtain this certificate from:
 MN Secretary of State, Business Services Division
 60 Empire Drive, Suite 100
 St. Paul, MN 55103
 Secretary of State website, phone numbers:
www.sos.state.mn.us
 651-296-2803, or toll free 1-877-551-6767
- ☒ **IRS income tax exemption (501(c)) letter in your organization's name**
 Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS toll free at 1-877-829-5500.
- ☐ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**
 If your organization falls under a parent organization, attach copies of both of the following:
 1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
 2. the charter or letter from your parent organization recognizing your organization as a subordinate.

GAMBLING PREMISES INFORMATION

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place): St. Mary's Catholic Church

Physical Address (do not use P.O. box): 201 E Forest Ave

Check one:

☒ City: Mora Zip: 55051 County: Kanabec
☐ Township: _____ Zip: _____ County: _____

Date(s) of activity (for raffles, indicate the date of the drawing): Sept. 18th 2022

Check each type of gambling activity that your organization will conduct:

☐ Bingo ☐ Paddlewheels ☐ Pull-Tabs ☐ Tipboards ☒ Raffle

Gambling equipment for bingo paper, bingo boards, raffle boards, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo ball selection devices may be borrowed from another organization authorized to conduct bingo. To find a licensed distributor, go to www.mn.gov/gcb and click on **Distributors** under the **List of Licensees** tab, or call 651-539-1900.



MEMORANDUM

Date: June 21, 2022
 To: Mayor and City Council
 From: Sara B. King, Accountant
 RE: Accept Restricted Donations

BACKGROUND INFORMATION

The City of Mora has received the following donations:

DONATION RECEIVED FROM:	DONATION OF:
Just Wild	\$100.00
Neighborhood National Bank	\$100.00
North Country Bottle Shop	\$200.00
Jeffrey or Rosemarie Krie	\$100.00
Recovering Hope Treatment Center, Inc.	\$100.00
Welia Health	\$100.00
Kanabec County Community Health	\$100.00
Lakes & Pines Community Action Council	\$100.00

As required by MN State Statute, restricted donations must be officially accepted by the City Council.

RECOMMENDATIONS

Motion to accept donations by approving Resolution 2022-623

Attachments

Resolution 2022-623

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA
ACCEPTING RESTRICTED DONATIONS**

WHEREAS, the City of Mora is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts.

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the city, and the terms or conditions of the donations, if any, are as follows:

DONATION RECEIVED FROM:	DONATION OF:	TERMS AND CONDITIONS OR DESCRIPTION OF PROPERTY:
Just Wild	\$100.00	2022 Music in the Park Donation
Neighborhood National Bank	\$100.00	2022 Music in the Park Donation
North Country Bottle Shop	\$200.00	2022 Music in the Park Donation
Jeffrey or Rosemarie Krie	\$100.00	2022 Music in the Park Donation
Recovering Hope Treatment Center, Inc.	\$100.00	2022 Music in the Park Donation
Welia Health	\$100.00	2022 Music in the Park Donation
Kanabec County Community Health	\$100.00	2022 Music in the Park Donation
Lakes & Pines Community Action Council	\$100.00	Donation for Fire Department, in memory of Gene Anderson

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as allowed by law; and

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Mora, Kanabec County, Minnesota that:

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The city clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

The foregoing resolution was introduced and moved for adoption by Council Member _____ and seconded by Council Member _____.

Voting for the Resolution:.....

Voting Against the Resolution:

Abstained from Voting:.....

Absent:

Motion carried and resolution adopted this 21st day of June 2022.

ATTEST:

Al Skramstad, Mayor

Natasha Segelstrom, Administrative Services Director



City of Mora
101 Lake Street South
Mora, MN 55051-1588

Tel: 320.225.4804
Fax: 320.679.3862
E-mail: m.yoder@cityofmora.com

BUSINESS LICENSE APPLICATION

Business Kanabec County
Legal Name Agricultural Society
Trade Name (d/b/a) KCAS
Mailing Address 2358 230th ave.
Mora MN. 55051
Telephone 320-679-1716
Federal Tax ID or SSN 41-6037300
Minnesota Tax ID 7184389

Owner/Manager
Name M.Kathi Ellis
Title Treasurer
Street Address 2358 230th Ave.
Mailing Address Mora, MN. 55051
Telephone 320-679-1716
E-Mail Address thecote2017@gmail.com
Driver's License Number Q647118348117
Date of Birth 09/07/1950
U.S. Citizen ☒ Yes ☐ No

Licenses

Select one: ☐ New Application ☐ Renewal Application

- | | | |
|---|---|---|
| ☐ Liquor On-Sale \$2,200 | ☐ Brew Pub On-Sale \$2,200 | ☐ Club Liquor On-Sale <200 \$300 |
| ☐ Liquor Sunday On-Sale \$200 | ☐ Brew Pub Off-Sale \$225 | ☐ Club Liquor On-Sale 201-500 \$500 |
| ☐ Wine On-Sale \$375 | ☐ Brewer Tap Room \$500 | ☐ Club Liquor On-Sale 501-1000 \$650 |
| ☐ 3.2 Beer On-Sale \$125 | ☐ Small Brewer Off-Sale \$225 | ☐ Club Liquor On-Sale >1001 \$800 |
| ☐ 3.2 Beer Off-Sale \$125 | ☐ Consumption & Display \$125 | ☐ Tobacco \$125 |
| ☒ Temporary - <u>Liquor On-Sale / 3.2 Beer On-Sale / Consumption & Display (circle one)</u> \$75/license + \$15/day | | |
| ☐ Pawnbroker \$2,000 | ☐ Taxicab \$35 | ☐ Mixed Municipal Solid Waste \$500 |
| ☐ Massage Therapist \$80 | ☐ Sexually Oriented Business \$5,000 | ☐ Roll-Off Service Solid Waste \$150 |

Total Fees \$ ~~135.00~~ \$120.00 *Additional Temp. licences for these dates below

Term

- ① The applicant requests the above licenses for a term from 12:01 a.m. on the 28th day of July, 2022 to 12:00 midnight on the 31 day of July, 2022 (120.00)
- ② Aug. 13, 2022; \$75.00 p.d.; Rads + Rust Car Show
- ③ Sept. 10, 2022; \$75.00 p.d.; Harvest Moon Festival

The applicant hereby makes application for the above-indicated licenses for the stated term. Further, the applicant agrees to comply with all ordinances and regulations of the City of Mora and with the conditions of the license(s); understands that licenses are not transferable and that the issuance of the license creates no legal liability, express or implied, on the municipality; and certifies that the information contained herein is true and correct to the best of the applicant's knowledge.

Signature of Applicant M. Kathi Ellis Date 5/9/22

Date Filed <u>MAY 17 2022</u>	Fee(s) Paid \$ <u>120.00</u>	Receipt Number <u>CK# 2499</u>
Background Check Submitted ☒	Approve/Disapprove	Property Taxes
Council Disposition	Date	License Number(s)

The City of Mora is an Equal Opportunity Provider/Employer. For TDD, call 711

Total Fees collected: \$ 270.00 JUN 15 2022



MEMORANDUM

Date June 21, 2022
To Mayor and City Council
From Administration and Department Head Staff
RE Approve Hire if MAFD Firefighters

SUMMARY

The city council will review staff recommendations to fill vacant firefighter III positions and hire two (2) firefighters.

BACKGROUND INFORMATION

Staff had been recruiting applicants to fill vacancies on the fire department in March, 2022. Three individuals were hired in May of 2022 and two applications were received later, those two applicants were interviewed on Wednesday, June 15, 2022.

Staff recommends making a conditional offer of employment for the Firefighter III positions to:

- Augustus Panka
- Brian Vanderhoff

This offer is conditional upon the successful completion of a background check and physical examination. Hiring Panka and Vanderhoff will fill the roster of the Mora Area Fire Department.

OPTIONS IMPACTS

This action would bring the department strength up to 31 out of the authorized 31 staff.

RECOMMENDATIONS

Council to make a conditional offer of employment for the Mora Area Fire Department to Augustus Panka and Brian Vanderhoff.

Attachments: conditional offer letter of employment



CITY OF MORA MORA AREA FIRE DEPARTMENT

101 Lake Street South
Mora, MN 55051-1588

ci.mora.mn.us



320.679.1511

Fax 320.679.3862

June 21, 2022

Augustus Panka
526 Morrison St
Mora, MN 55051

Dear Mr. Panka:

Congratulations! We are pleased to offer to you a position with the Mora Area Fire Department as a Firefighter III. This offer is conditional upon the satisfactory results of a background investigation and physical exam (see below). Below are some of the details of your employment for your reference.

- **Start Date.** Pending the background investigation and physical exam results, your start date will be Monday, July 18, 2022. If you have any questions in the meantime, feel free to contact Chief Brett Anderson at 320-282-9200 or Mandi Yoder at 320-225-4804.
- **Physical Examination & Drug Test.** Included is a physical examination form. Please see your physician as soon as possible and have it completed and signed. A pre-employment drug test is also required, and a Titters test is offered. Contact Mandi Yoder to arrange these tests. We would like to have your physical exam, drug test, and Titters test completed by Monday, July 18, 2022. If this is not possible for you, please contact Mandi Yoder. The city will pay the cost of the examination, Titters, and drug tests not covered by any insurance.
- **Background Investigation.** Enclosed you will find a background investigation packet. Complete and return the forms to city hall. Forms can be notarized at city hall at no charge to you. You will be contacted when the background investigation is complete. If satisfactory you will be instructed to come to city hall to complete the new hire paperwork.
- **Training Period.** You will serve a twelve (12) month probationary period. During this time, you will be evaluated for your suitability for the position.
- **Compensation.** Your wage will be \$10 per hour for response to an emergency at the scene, \$10 per hour for response to the station, meetings, drills, etc.
- **Status/Hours.** This position is classified as paid-on-call. Generally, you will be paged to respond to emergencies based on the needs of the department. In addition, regularly scheduled meetings, drills, and training are required. This position requires daytime, evening, and weekend work.

Other benefits and conditions of employment are explained in the city's personnel policy and the fire department policy provided to you. To summarize the steps you need to take:

- Indicate whether you accept this conditional offer of employment by signing below and promptly returning a copy of this letter to city hall.
- Complete and return the background investigation forms with the signed offer of employment letter.

- Contact Mandi Yoder to arrange to have a pre-employment drug test, physical, pulmonary test, and Titers test scheduled and administered.
- Return the physical exam form and vaccination declination statement to city hall as soon as it is completed, but no later than Friday, July 15, 2022.
- Schedule a time with Mandi Yoder for onboarding paperwork at city hall.

Please acknowledge your acceptance of this conditional offer in writing by signing below and return a copy of this letter to city hall as soon as possible. If you have any questions, please contact Mandi Yoder at 320-225-4804 or by email at m.yoder@cityofmora.com

Sincerely,

Brett Anderson
Chief, MAFD

*Enclosures: Physical Examination Form
 Vaccination Declination Statement
 Background Investigation Forms*

Cc: Personnel File

The foregoing conditional offer of employment is hereby accepted:

Employee Name - Printed

Date

Employee Signature



CITY OF MORA MORA AREA FIRE DEPARTMENT

101 Lake Street South
Mora, MN 55051-1588

ci.mora.mn.us



320.679.1511

Fax 320.679.3862

June 21, 2022

Brian Vanderhoff
PO Box 162
Mora, MN 55051

Dear Mr. Vanderhoff:

Congratulations! We are pleased to offer to you a position with the Mora Area Fire Department as a Firefighter III. This offer is conditional upon the satisfactory results of a background investigation and physical exam (see below). Below are some of the details of your employment for your reference.

- **Start Date.** Pending the background investigation and physical exam results, your start date will be Monday, July 18, 2022. If you have any questions in the meantime, feel free to contact Chief Brett Anderson at 320-282-9200 or Mandi Yoder at 320-225-4804.
- **Physical Examination & Drug Test.** Included is a physical examination form. Please see your physician as soon as possible and have it completed and signed. A pre-employment drug test is also required, and a Titters test is offered. Contact Mandi Yoder to arrange these tests. We would like to have your physical exam, drug test, and Titters test completed by Monday, July 18, 2022. If this is not possible for you, please contact Mandi Yoder. The city will pay the cost of the examination, Titters, and drug tests not covered by any insurance.
- **Background Investigation.** Enclosed you will find a background investigation packet. Complete and return the forms to city hall. Forms can be notarized at city hall at no charge to you. You will be contacted when the background investigation is complete. If satisfactory you will be instructed to come to city hall to complete the new hire paperwork.
- **Training Period.** You will serve a twelve (12) month probationary period. During this time, you will be evaluated for your suitability for the position.
- **Compensation.** Your wage will be \$10 per hour for response to an emergency at the scene, \$10 per hour for response to the station, meetings, drills, etc.
- **Status/Hours.** This position is classified as paid-on-call. Generally, you will be paged to respond to emergencies based on the needs of the department. In addition, regularly scheduled meetings, drills, and training are required. This position requires daytime, evening, and weekend work.

Other benefits and conditions of employment are explained in the city's personnel policy and the fire department policy provided to you. To summarize the steps you need to take:

- Indicate whether you accept this conditional offer of employment by signing below and promptly returning a copy of this letter to city hall.
- Complete and return the background investigation forms with the signed offer of employment letter.

- Contact Mandi Yoder to arrange to have a pre-employment drug test, physical, pulmonary test, and Titers test scheduled and administered.
- Return the physical exam form and vaccination declination statement to city hall as soon as it is completed, but no later than Friday, July 15, 2022.
- Schedule a time with Mandi Yoder for onboarding paperwork at city hall.

Please acknowledge your acceptance of this conditional offer in writing by signing below and return a copy of this letter to city hall as soon as possible. If you have any questions, please contact Mandi Yoder at 320-225-4804 or by email at m.yoder@cityofmora.com

Sincerely,

Brett Anderson
Chief, MAFD

*Enclosures: Physical Examination Form
 Vaccination Declination Statement
 Background Investigation Forms*

Cc: Personnel File

The foregoing conditional offer of employment is hereby accepted:

Employee Name - Printed

Date

Employee Signature



MEMORANDUM

Date June 21, 2022
To Mayor and City Council
From Natasha Segelstrom, Administrative Services Director
Sara King, Accountant
RE General Obligation Bond Series 2022A

SUMMARY

Review items associated with the proposed bond issue and act on the proposed sale of the bonds.

BACKGROUND INFORMATION

Rating

Staff with the assistance of Ehlers and Associates participated in a bond rating call with Standard and Poors Global Rating for the proposed bond issue on June 10, 2022. The result was in our bond rating A+ rating with a stable outlook. A copy of the rating report is attached for your review.

Issue Size

The bond issue is currently sized at \$1,575,000

Bond Sale

Attached you will find the preliminary official statement for the bond issue. This document is the basis for proposals. Proposals opened at 11:30 a.m. on Tuesday, June 21st and presented to the city council for action at 6:30 p.m. that evening. Rebecca Kurtz from Ehlers & Associates will present the proposals to the council with the recommendation for an award. The attached resolution will need to be adopted to award the sale with the blanks filled in from the winning proposal.

OPTIONS IMPACTS

Options to be discussed further at the Council Meeting.

RECOMMENDATIONS

To be presented at the meeting.

Attachments:

Letter and report from S&P Global Ratings
Preliminary Official Statement dated June 16, 2022
Resolution Accepting Proposal on the Sale of Special Assessment Bond Series 2022A

PRELIMINARY OFFICIAL STATEMENT DATED JUNE 10, 2022

In the opinion of Taft Stettinius & Hollister LLP, Bond Counsel, based on present federal and Minnesota laws, regulations, rulings and decisions, at the time of the issuance of the Bonds, the interest on the Bonds is excluded from gross income for federal income tax purposes and is excluded, to the same extent, from both gross income and taxable net income for State of Minnesota income tax purposes (other than Minnesota franchise taxes measured by income and imposed on corporations and financial institutions). Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals or for purposes of the Minnesota alternative minimum tax applicable to individuals, estates or trusts. No opinion will be expressed by Bond Counsel regarding other state or federal tax consequences. See "TAX EXEMPTION" herein.

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

New Issue

Rating Application Made: S&P Global Ratings

CITY OF MORA, MINNESOTA (Kanabec County)

\$1,575,000* GENERAL OBLIGATION BONDS, SERIES 2022A

PROPOSAL OPENING: June 21, 2022, 11:00 A.M., C.T.

CONSIDERATION: June 21, 2022, 6:30 P.M., C.T.

PURPOSE/AUTHORITY/SECURITY: The \$1,575,000* General Obligation Bonds, Series 2022A (the "Bonds") are being issued pursuant to Minnesota Statutes, Chapters 429, 444 and 475, by the City of Mora, Minnesota (the "City"), for the purpose of financing the 2022 street and storm water improvement projects. The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. Delivery is subject to receipt of an approving legal opinion of Taft Stettinius & Hollister LLP, Minneapolis, Minnesota.

DATE OF BONDS: July 7, 2022

MATURITY: February 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2024	\$55,000	2031	\$70,000	2038	\$90,000
2025	55,000	2032	75,000	2039	90,000
2026	65,000	2033	75,000	2040	95,000
2027	65,000	2034	80,000	2041	100,000
2028	65,000	2035	80,000	2042	105,000
2029	70,000	2036	80,000	2043	105,000
2030	70,000	2037	85,000		

MATURITY

ADJUSTMENTS:

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BONDS:

See "Term Bond Option" herein.

INTEREST:

February 1, 2023 and semiannually thereafter.

OPTIONAL

REDEMPTION:

Bonds maturing on February 1, 2033 and thereafter are subject to call for prior optional redemption on February 1, 2032 and any date thereafter, at a price of par plus accrued interest.

MINIMUM PROPOSAL: \$1,556,100.

GOOD FAITH DEPOSIT: A good faith deposit in the amount of \$31,500 shall be made by the winning bidder by wire transfer of funds.

PAYING AGENT: Bond Trust Services Corporation

BOND COUNSEL: Taft Stettinius & Hollister LLP

MUNICIPAL ADVISOR: Ehlers and Associates, Inc.

BOOK-ENTRY-ONLY: See "Book-Entry-Only System" herein (unless otherwise specified by the purchaser).

This Preliminary Official Statement and the information contained herein are subject to completion and amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy these securities nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This Preliminary Official Statement is in a form deemed final as of its date for purposes of SEC Rule 15c2-12(b) (1), but is subject to revision, amendment and completion in a Final Official Statement.



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REPRESENTATIONS

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representation other than those contained in this Preliminary Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the City. ***This Preliminary Official Statement does not constitute an offer to sell or a solicitation of an offer to buy any of the Bonds in any jurisdiction to any person to whom it is unlawful to make such an offer or solicitation in such jurisdiction.***

This Preliminary Official Statement is not to be construed as a contract with the Syndicate Manager or Syndicate Members. Statements contained herein which involve estimates or matters of opinion are intended solely as such and are not to be construed as representations of fact. Ehlers and Associates, Inc. prepared this Preliminary Official Statement and any addenda thereto relying on information of the City and other sources for which there is reasonable basis for believing the information is accurate and complete. Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein. Compensation of Ehlers and Associates, Inc., payable entirely by the City, is contingent upon the delivery of the Bonds.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Certain municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended (the "Rule").

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to potential investors. Its primary purpose is to disclose information regarding the Bonds to prospective underwriters in the interest of receiving competitive proposals in accordance with the sale notice contained herein. Unless an addendum is posted prior to the sale, this Preliminary Official Statement shall be deemed nearly final for purposes of the Rule subject to completion, revision and amendment in a Final Official Statement as defined below.

Review Period: This Preliminary Official Statement has been distributed to prospective bidders for review. Comments or requests for the correction of omissions or inaccuracies must be submitted to Ehlers and Associates, Inc. at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a proposal received from an underwriter. If there are any changes, corrections or additions to the Preliminary Official Statement, interested bidders will be informed by an addendum prior to the sale.

Final Official Statement: Copies of the Final Official Statement will be delivered to the underwriter (Syndicate Manager) within seven business days following the proposal acceptance.

Continuing Disclosure: Subject to certain exemptions, issues in an aggregate amount over \$1,000,000 may be required to comply with provisions of the Rule which require that underwriters obtain from the issuers of municipal securities (or other obligated party) an agreement for the benefit of the owners of the securities to provide continuing disclosure with respect to those securities. This Preliminary Official Statement describes the conditions under which the City is required to comply with the Rule.

CLOSING CERTIFICATES

Upon delivery of the Bonds, the underwriter (Syndicate Manager) will be furnished with the following items: (1) a certificate of the appropriate officials to the effect that at the time of the sale of the Bonds and all times subsequent thereto up to and including the time of the delivery of the Bonds, this Preliminary Official Statement did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; (2) a receipt signed by the appropriate officer evidencing payment for the Bonds; (3) a certificate evidencing the due execution of the Bonds, including statements that (a) no litigation of any nature is pending, or to the knowledge of signers, threatened, restraining or enjoining the issuance and delivery of the Bonds, (b) neither the corporate existence or boundaries of the City nor the title of the signers to their respective offices is being contested, and (c) no authority or proceedings for the issuance of the Bonds have been repealed, revoked or rescinded; and (4) a certificate setting forth facts and expectations of the City which indicates that the City does not expect to use the proceeds of the Bonds in a manner that would cause them to be arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or within the meaning of applicable Treasury Regulations.

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CITY OF MORA CITY COUNCIL

		<u>Term Expires</u>
Alan Skramstad	Mayor	December 2022
Jody Anderson	Council Member	December 2024
Sadie Broekemeier	Council Member	December 2024
Jake Mathison	Council Member	December 2022
Kyle Shepard	Council Member	December 2024

ADMINISTRATION

Glenn Anderson, City Administrator
Natasha Segelstrom, Administrative Services Director
Sara King, Accountant

PROFESSIONAL SERVICES

Taft Stettinius & Hollister LLP, Bond Counsel, Minneapolis, Minnesota

Ehlers and Associates, Inc., Municipal Advisors, Roseville, Minnesota
(Other office located in Waukesha, Wisconsin)

INTRODUCTORY STATEMENT

This Preliminary Official Statement contains certain information regarding the City of Mora, Minnesota (the "City") and the issuance of its \$1,575,000* General Obligation Bonds, Series 2022A (the "Bonds"). Any descriptions or summaries of the Bonds, statutes, or documents included herein are not intended to be complete and are qualified in their entirety by reference to such statutes and documents and the form of the Bonds to be included in the resolution authorizing the issuance and sale of the Bonds ("Award Resolution") to be adopted by the City Council on June 21, 2022.

Inquiries may be directed to Ehlers and Associates, Inc. ("Ehlers" or the "Municipal Advisor"), Roseville, Minnesota, (651) 697-8500, the City's municipal advisor. A copy of this Preliminary Official Statement may be downloaded from Ehlers' web site at www.ehlers-inc.com by connecting to the Bond Sales link and following the directions at the top of the site.

THE BONDS

GENERAL

The Bonds will be issued in fully registered form as to both principal and interest in denominations of \$5,000 each or any integral multiple thereof, and will be dated, as originally issued, as of July 7, 2022. The Bonds will mature on February 1 in the years and amounts set forth on the cover of this Preliminary Official Statement. Interest will be payable on February 1 and August 1 of each year, commencing February 1, 2023, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board ("MSRB"). **The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2024 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.)** All Bonds of the same maturity must bear interest from the date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

Unless otherwise specified by the purchaser, the Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). (See "Book-Entry-Only System" herein.) As long as the Bonds are held under the book-entry system, beneficial ownership interests in the Bonds may be acquired in book-entry form only, and all payments of principal of, premium, if any, and interest on the Bonds shall be made through the facilities of DTC and its participants. If the book-entry system is terminated, principal of, premium, if any, and interest on the Bonds shall be payable as provided in the Award Resolution.

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

*Preliminary, subject to change.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after February 1, 2033 shall be subject to optional redemption prior to maturity on February 1, 2032 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of redemption shall be sent by mail not more than 60 days and not less than 30 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

AUTHORITY; PURPOSE

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 429, 444 and 475, by the City, for the purpose of financing the 2022 street improvement (the "Improvement Portion") and storm water improvement (the "Utility Revenue Portion") projects.

ESTIMATED SOURCES AND USES*

Sources	Improvement Portion	Utility Revenue Portion	Total Bond Issue
Par Amount of Bonds	<u>\$1,370,000</u>	<u>\$205,000</u>	<u>\$1,575,000</u>
Total Sources	\$1,370,000	\$205,000	\$1,575,000
Uses			
Total Underwriter's Discount (1.200%)	\$16,440	\$2,460	\$18,900
Costs of Issuance	35,663	5,337	41,000
Deposit to Capitalized Interest (CIF) Fund	25,734	-	25,734
Deposit to Project Construction Fund	1,290,617	193,766	1,484,383
Rounding Amount	<u>1,546</u>	<u>3,437</u>	<u>4,983</u>
Total Uses	\$1,370,000	\$205,000	\$1,575,000

*Preliminary, subject to change.

Breakdown of Principal Payments*:

Payment Date	Improvement Portion	Utility Revenue Portion	Total Bond Issue
2/01/2024	\$50,000	\$5,000	\$55,000
2/01/2025	50,000	5,000	55,000
2/01/2026	55,000	10,000	65,000
2/01/2027	55,000	10,000	65,000
2/01/2028	55,000	10,000	65,000
2/01/2029	60,000	10,000	70,000
2/01/2030	60,000	10,000	70,000
2/01/2031	60,000	10,000	70,000
2/01/2032	65,000	10,000	75,000
2/01/2033	65,000	10,000	75,000
2/01/2034	70,000	10,000	80,000
2/01/2035	70,000	10,000	80,000
2/01/2036	70,000	10,000	80,000
2/01/2037	75,000	10,000	85,000
2/01/2038	80,000	10,000	90,000
2/01/2039	80,000	10,000	90,000
2/01/2040	85,000	10,000	95,000
2/01/2041	85,000	15,000	100,000
2/01/2042	90,000	15,000	105,000
2/01/2043	<u>90,000</u>	<u>15,000</u>	<u>105,000</u>
Total	\$1,370,000	\$205,000	\$1,575,000

*Preliminary, subject to change.

SECURITY

The Bonds are general obligations of the City for which its full faith, credit and taxing powers are pledged without limitation as to rate or amount.

The City anticipates that the debt service for the Utility Revenue Portion of the Bonds will be paid entirely from net revenues of the Storm Water system (utility revenues) which are owned and operated by the City.

The City anticipates that the debt service for the Improvement Portion of the Bonds will be paid from a combination of special assessments levied against properties benefitted by improvements financed by the Improvement Portion of the Bonds and from ad valorem property taxes. Receipt of special assessments and collection of ad valorem taxes will be sufficient to provide not less than 105% of principal and interest on the Improvement Portion of the Bonds as required by Minnesota law.

Should the revenues pledged for payment of the Bonds be insufficient to pay the principal and interest as the same shall become due, the City is required to pay maturing principal and interest from moneys on hand in any other fund of the City not pledged for another purpose and/or to levy additional taxes for this purpose upon all the taxable property in the City, without limitation as to rate or amount.

RATING

General obligation debt of the City, with the exception of any outstanding credit enhanced issues, is currently rated "A+" by S&P Global Ratings ("S&P").

The City has requested a rating on the Bonds from S&P, and bidders will be notified as to the assigned rating prior to the sale. Such rating, if any, reflects only the views of such organization and explanations of the significance of such rating may be obtained from S&P. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating agency, if in the judgment of such rating agency circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

Such rating is not to be construed as a recommendation of the rating agency to buy, sell or hold the Bonds, and the rating assigned by the rating agency should be evaluated independently. Except as may be required by the Disclosure Undertaking described under the heading "CONTINUING DISCLOSURE" neither the City nor the underwriter undertake responsibility to bring to the attention of the owner of the Bonds any proposed changes in or withdrawal of such rating or to oppose any such revision or withdrawal.

CONTINUING DISCLOSURE

In order to assist brokers, dealers, and municipal securities dealers, in connection with their participation in the offering of the Bonds, to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission, pursuant to the Securities and Exchange Act of 1934, as amended (the "Rule"), the City shall agree to provide certain information to the Municipal Securities Rulemaking Board (MSRB) through its Electronic Municipal Market Access (EMMA) system, or any system that may be prescribed in the future. The Rule was last amended, effective February 27, 2019, to include an expanded list of material events.

On the date of issue and delivery, the City shall execute and deliver a Continuing Disclosure Certificate, under which the City will covenant for the benefit of holders including beneficial holders, to provide electronically, or in a manner otherwise prescribed, certain financial information annually and to provide notices of the occurrence of certain events enumerated in the Rule (the "Disclosure Undertaking"). The details and terms of the Disclosure Undertaking for the City are set forth in Appendix D. Such Disclosure Undertaking will be in substantially the form attached hereto.

A failure by the City to comply with any Disclosure Undertaking will not constitute an event of default on the Bonds. However, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

Prior continuing disclosure undertakings entered into by the City included language stating that an Annual Report including the City's audited financial statements and operating data would be filed "as soon as available." Although the City did not always comply with this requirement, the Annual Reports were timely filed within the required twelve (12) month timeframe as provided for in each undertaking. Except to the extent that the preceding is deemed to be material, the City believes it has not failed to comply in the previous five years in all material respects with its prior undertakings under the Rule. The City has reviewed its continuing disclosure responsibilities along with any changes to the Rule, to ensure compliance. Ehlers is currently engaged as dissemination agent for the City.

LEGAL OPINION

An opinion as to the validity of the Bonds and the exemption from taxation of the interest thereon will be furnished by Taft Stettinius & Hollister LLP, Minneapolis, Minnesota, Bond Counsel to the City, and will be available at the time of delivery of the Bonds. The legal opinion will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). See "FORM OF LEGAL OPINION" found in Appendix B.

TAX EXEMPTION

On the date of issuance of the Bonds, Taft Stettinius & Hollister LLP, Bond Counsel, will render an opinion, that, based on present federal and Minnesota laws, regulations, rulings and decisions, at the time of the issuance of the Bonds, the interest on the Bonds is excluded from gross income for federal income tax purposes and is excluded, to the same extent, from both gross income and taxable net income for State of Minnesota income tax purposes (other than Minnesota franchise taxes measured by income and imposed on corporations and financial institutions). Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals or for purposes of the Minnesota alternative minimum tax applicable to individuals, estates or trusts. The opinions are subject to the condition that the City complies with all applicable federal tax requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income and taxable net income, retroactive to their date of issuance. No opinion will be expressed by Bond Counsel regarding other state or federal tax consequences.

Other Federal and State Tax Considerations

Other Tax Considerations

Though excluded from gross income, interest on the Bonds is subject to federal income taxation for certain types of taxpayers and certain income taxes, including without implied limitation, taxation to the extent it is included as part of (a) the adjusted current earnings of a corporation for purposes of the alternative minimum tax, (b) effectively connected earnings and profits of a foreign corporation for purposes of the branch profits tax on dividend equivalent amounts, (c) excess net passive income of an S Corporation which has Subchapter C earnings and profits, or (d) minimum effectively connected net investment income of a foreign insurance company. Interest on the Bonds is also taken into account in other ways for federal income tax purposes, including without implied limitation, (a) reducing loss reserve deductions of property and casualty insurance companies, (b) reducing interest expense deductions of financial institutions, and (c) causing certain taxpayers to include in gross income a portion of social security benefits and railroad retirement benefits. Ownership of the Bonds may result in other collateral federal income tax consequences to certain taxpayers. Bond Counsel expresses no opinion as to any of such consequences, and prospective purchasers who may be subject to such collateral consequences should consult their tax advisers.

Original Issue Discount

Some of the Bonds ("the OID Bonds") may be sold at initial public offering prices which are less than the principal amounts payable at maturity. For each maturity of OID Bonds, original issue discount is the excess of the stated redemption price at maturity of such Bonds over the initial offering price to the public, excluding underwriters and other intermediaries, at which price a substantial amount of such Bonds are sold. The appropriate portion of such original issue discount allocable to the original and each subsequent holder will be treated as interest and excluded from gross income for federal income tax purposes and will increase a holders' tax basis in such Bonds for purposes of determining gain or loss upon sale, exchange, redemption, or payment at maturity. Owners of such Bonds should consult their own tax advisors with respect to the computation and determination of the portion of original issue discount which will be treated as interest and added to a holder's tax basis during the period such Bonds are held.

Original Issue Premium

Some of the Bonds may be sold at initial public offering prices which are greater than the principal amounts payable at maturity. Bondholders who acquire Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the federal, state and local tax consequences of owning and selling Bonds acquired at a premium.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

The above is not a comprehensive list of all federal tax consequences that may arise from the receipt of interest on the Bonds. The receipt of interest on the Bonds may otherwise affect the federal or State of Minnesota income tax liability of the recipient based on the particular taxes to which the recipient is subject and the particular tax status of other items or deductions. Bond Counsel expresses no opinion regarding any such consequences. All prospective purchasers of the Bonds are advised to consult their own tax advisors as to the tax consequences of, or tax considerations for, purchasing or holding the Bonds.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

MUNICIPAL ADVISOR

Ehlers has served as municipal advisor to the City in connection with the issuance of the Bonds. The Municipal Advisor cannot participate in the underwriting of the Bonds. The financial information included in this Preliminary Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. Ehlers is not a firm of certified public accountants. Ehlers is registered with the Securities and Exchange Commission and the MSRB as a municipal advisor. Ehlers makes no representation, warranty or guarantee regarding the accuracy or completeness of the information in this Preliminary Official Statement, and its assistance in preparing this Preliminary Official Statement should not be construed as a representation that it has independently verified such information.

MUNICIPAL ADVISOR AFFILIATED COMPANIES

Bond Trust Services Corporation ("BTSC") and Ehlers Investment Partners, LLC ("EIP") are affiliate companies of Ehlers. BTSC is chartered by the State of Minnesota and authorized in Minnesota, Wisconsin, Colorado, and Illinois to transact the business of a limited purpose trust company. BTSC provides paying agent services to debt issuers. EIP is a Registered Investment Advisor with the Securities and Exchange Commission. EIP assists issuers with the investment of bond proceeds or investing other issuer funds. This includes escrow bidding agent services. Issuers, such as the City, have retained or may retain BTSC and/or EIP to provide these services. If hired, BTSC and/or EIP would be retained by the City under an agreement separate from Ehlers.

INDEPENDENT AUDITORS

The basic financial statements of the City for the fiscal year ended December 31, 2021 have been audited by BerganKDV, LTD., St. Cloud, Minnesota, independent auditors (the "Auditor"). The report of the Auditor, together with the basic financial statements, component units financial statements, and notes to the financial statements are attached hereto as "APPENDIX A – FINANCIAL STATEMENTS". The Auditor has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The Auditor also has not performed any procedures relating to this Preliminary Official Statement.

RISK FACTORS

Following is a description of possible risks to holders of the Bonds without weighting as to probability. This description of risks is not intended to be all-inclusive, and there may be other risks not now perceived or listed here.

Taxes: The Bonds are general obligations of the City, the ultimate payment of which rests in the City's ability to levy and collect sufficient taxes to pay debt service should other revenue (special assessments and utility revenues) be insufficient. In the event of delayed billing, collection or distribution of property taxes, sufficient funds may not be available to the City in time to pay debt service when due.

State Actions: Many elements of local government finance, including the issuance of debt and the levy of property taxes, are controlled by state government. Future actions of the state may affect the overall financial condition of the City, the taxable value of property within the City, and the ability of the City to levy and collect property taxes.

Future Changes in Law: Various State and federal laws, regulations and constitutional provisions apply to the City and to the Bonds. The City can give no assurance that there will not be a change in or interpretation of any such applicable laws, regulations and provisions which would have a material effect on the City or the taxing authority of the City.

Ratings; Interest Rates: In the future, the City's credit rating may be reduced or withdrawn, or interest rates for this type of obligation may rise generally, either possibility resulting in a reduction in the value of the Bonds for resale prior to maturity.

Tax Exemption: If the federal government or the State of Minnesota taxes all or a portion of the interest on municipal obligations, directly or indirectly, or if there is a change in federal or state tax policy, the value of the Bonds may fall for purposes of resale. Noncompliance following the issuance of the Bonds with certain requirements of the Code and covenants of the Award Resolution may result in the inclusion of interest on the Bonds in gross income of the recipient for United States income tax purposes or in taxable net income of individuals, estates or trusts for State of Minnesota income tax purposes. No provision has been made for redemption of the Bonds, or for an increase in the interest rate on the Bonds, in the event that interest on the Bonds becomes subject to federal or State of Minnesota income taxation, retroactive to the date of issuance.

Continuing Disclosure: A failure by the City to comply with the Disclosure Undertaking for continuing disclosure (see "CONTINUING DISCLOSURE") will not constitute an event of default on the Bonds. Any such failure must be reported in accordance with the Rule and must be considered by any broker, dealer, or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

State Economy; State Aids: State of Minnesota cash flow problems could affect local governments and possibly increase property taxes.

Book-Entry-Only System: The timely credit of payments for principal and interest on the Bonds to the accounts of the Beneficial Owners of the Bonds may be delayed due to the customary practices, standing instructions or for other unknown reasons by DTC participants or indirect participants. Since the notice of redemption or other notices to holders of these obligations will be delivered by the City to DTC only, there may be a delay or failure by DTC, DTC participants or indirect participants to notify the Beneficial Owners of the Bonds.

Economy: A combination of economic, climatic, political or civil disruptions or terrorist actions outside of the control of the City, including loss of major taxpayers or major employers, could affect the local economy and result in reduced tax collections and/or increased demands upon local government. Real or perceived threats to the financial stability of the City may have an adverse effect on the value of the Bonds in the secondary market.

Secondary Market for the Bonds No assurance can be given that a secondary market will develop for the purchase and sale of the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. The underwriters are not obligated to engage in secondary market trading or to repurchase any of the Bonds at the request of the owners thereof. Prices of the Bonds as traded in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and other prevailing circumstances. No guarantee exists as to the future market value of the Bonds. Such market value could be substantially different from the original purchase price.

Bankruptcy: The rights and remedies of the holders may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws, or equitable principles that may affect the enforcement of creditors' rights, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against local governments. The opinion of Bond Counsel to be delivered with respect to the Bonds will be similarly qualified.

Cybersecurity: The City is dependent on electronic information technology systems to deliver services. These systems may contain sensitive information or support critical operational functions which may have value for unauthorized purposes. As a result, the electronic systems and networks may be targets of cyberattack. There can be no assurance that the City will not experience an information technology breach or attack with financial consequences that could have a material adverse impact.

Impact of the Spread of COVID-19: In late 2019, a novel strain of coronavirus (COVID-19) emerged in Wuhan, Hubei Province, China. COVID-19 has spread throughout the world, including to the United States, resulting in the World Health Organization proclaiming COVID-19 to be a pandemic and the declaration of a national emergency. In response to the spread of COVID-19, the United States government, state governments, local governments and private industries have taken measures to limit social interactions in an effort to limit the spread of COVID-19. The effects of the spread of COVID-19 and the government and private responses to the spread continue to rapidly evolve. COVID-19 has caused significant disruptions to the global, national and State economy. The extent to which the coronavirus impacts the City and its financial condition will depend on future developments, which are highly uncertain and cannot be predicted by the City, including the duration of the outbreak and measures taken to address the outbreak.

On March 13, 2020, Minnesota Governor Tim Walz signed Emergency Executive Order 20-01 and declared a peacetime emergency. In subsequent executive orders, the Governor extended the peacetime emergency by 30 days. On May 14, 2021, the Governor signed Executive Order 21-23 to end the statewide mask requirement and align with new Centers for Disease Control and Prevention (CDC) guidance on face coverings. The Minnesota Legislature ended the peacetime emergency declaration on July 1, 2021.

The Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") provides for federal payments from the Coronavirus Relief Fund to the State for the discrete purpose of covering expenses directly incurred as a result of COVID-19 between March 1 and December 30, 2020. On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021, which provides local governments an additional \$130.2 billion through the Coronavirus Local Fiscal Recovery Fund. These funds can be used to mitigate increased expenditures, lost revenue and economic hardship related to the COVID-19 pandemic.

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement and the Appendices hereto.

VALUATIONS

OVERVIEW

All non-exempt property is subject to taxation by local taxing districts. Exempt real property includes Indian lands, public property, and educational, religious and charitable institutions. Most personal property is exempt from taxation (except investor-owned utility mains, generating plants, etc.).

The valuation of property in Minnesota consists of three elements. (1) The estimated market value is set by city or county assessors. Not less than 20% of all real properties are to be appraised by local assessors each year. (2) The taxable market value is the estimated market value adjusted by all legislative exclusions. (3) The tax capacity (taxable) value of property is determined by class rates set by the State Legislature. The tax capacity rate varies according to the classification of the property. Tax capacity represents a percent of taxable market value.

The property tax rate for a local taxing jurisdiction is determined by dividing the total tax capacity or market value of property within the jurisdiction into the dollars to be raised from the levy. State law determines whether a levy is spread on tax capacity or market value. Major classifications and the percentages by which tax capacity is determined are:

Type of Property	2019/20	2020/21	2021/22
Residential homestead ¹	First \$500,000 - 1.00% Over \$500,000 - 1.25%	First \$500,000 - 1.00% Over \$500,000 - 1.25%	First \$500,000 - 1.00% Over \$500,000 - 1.25%
Agricultural homestead ¹	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,880,000 - 0.50% ² Over \$1,880,000 - 1.00% ²	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,900,000 - 0.50% ² Over \$1,900,000 - 1.00% ²	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,890,000 - 0.50% ² Over \$1,890,000 - 1.00% ²
Agricultural non-homestead	Land - 1.00% ²	Land - 1.00% ²	Land - 1.00% ²
Seasonal recreational residential	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³
Residential non-homestead:	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$150,000 - .75% Over \$150,000 - .25%	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$162,000 - .75% Over \$162,000 - .25%	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$174,000 - .75% Over \$174,000 - .25%
Industrial/Commercial/Utility ⁵	First \$150,000 - 1.50% Over \$150,000 - 2.00%	First \$150,000 - 1.50% Over \$150,000 - 2.00%	First \$100,000 - 1.50% Over \$150,000 - 2.00%

¹ A residential property qualifies as "homestead" if it is occupied by the owner or a relative of the owner on the assessment date.

² Applies to land and buildings. Exempt from referendum market value tax.

³ Exempt from referendum market value tax.

⁴ Cities of 5,000 population or less and located entirely outside the seven-county metropolitan area and the adjacent nine-county area and whose boundaries are 15 miles or more from the boundaries of a Minnesota city with a population of over 5,000.

⁵ The estimated market value of utility property is determined by the Minnesota Department of Revenue.

CURRENT PROPERTY VALUATIONS

2020/21 Economic Market Value ¹		<u><u>\$246,547,661</u></u> ²
	2021/22 Assessor's Estimated Market Value	2021/22 Net Tax Capacity
Real Estate	\$235,831,200	\$2,635,129
Personal Property	<u>1,997,800</u>	<u>31,533</u>
Total Valuation	<u><u>\$237,829,000</u></u>	<u><u>\$2,666,662</u></u>
Less: Captured Tax Increment Tax Capacity ³		<u>(113,557)</u>
Taxable Net Tax Capacity		<u><u>\$2,553,105</u></u>

¹ Most recent value available from the Minnesota Department of Revenue.

² According to the Minnesota Department of Revenue, the 2020/2021 Assessor's Estimated Market Value (the "AEMV") for the City is about 94.06% of the actual selling prices of property most recently sold in the City. The sales ratio was calculated by comparing the selling prices with the AEMV. Dividing the AEMV of real estate by the sales ratio and adding the AEMV of personal property and utility, railroads and minerals, if any, results in a 2020/2021 Economic Market Value ("EMV") for the City of \$246,547,661.

³ The captured tax increment value shown above represents the captured net tax capacity of tax increment financing districts in the City.

2021/22 NET TAX CAPACITY BY CLASSIFICATION

	2021/22 Net Tax Capacity	Percent of Total Net Tax Capacity
Residential homestead	\$1,067,814	40.04%
Agricultural	19,027	0.71%
Commercial/industrial	1,040,675	39.03%
Non-homestead residential	485,634	18.21%
Commercial & residential seasonal/rec.	21,979	0.82%
Personal property	31,533	1.18%
Total	<u>\$2,666,662</u>	<u>100.00%</u>

TREND OF VALUATIONS

Levy Year	Assessor's Estimated Market Value	Assessor's Taxable Market Value	Net Tax Capacity ¹	Taxable Net Tax Capacity ²	Percent Increase/Decrease in Estimated Market Value
2017/18	\$174,700,800	\$152,648,100	\$1,865,073	\$1,785,751	8.49%
2018/19	196,411,700	175,129,700	2,131,222	2,054,841	12.43%
2019/20	213,904,000	193,166,400	2,357,106	2,262,996	8.91%
2020/21	231,995,900	211,148,300	2,658,886	2,562,703	8.46%
2021/22	237,829,000	216,744,900	2,666,662	2,553,105	2.51%

¹ Net Tax Capacity includes tax increment values.

² Taxable Net Tax Capacity does not include tax increment values.

LARGER TAXPAYERS

Taxpayer	Type of Property	2021/22 Net Tax Capacity	Percent of City's Total Net Tax Capacity
Engineered Polymers	Industrial	\$107,100	4.02%
RHTC LLC	Commercial/Rural Vacant	75,929	2.85%
Birchwood Investment Property LLC	Residential	54,262	2.03%
First Citizens Bank	Commercial	46,052	1.73%
Coborns Inc	Commercial	41,625	1.56%
Minmor LLC	Industrial	41,160	1.54%
Greater Minnesota Credit Union	Commercial	33,926	1.27%
Kwik Trip Inc	Commercial	32,040	1.20%
Kamin RealtyLLC	Commercial	22,148	0.83%
Asharpuri MAA LLC	Commercial	20,942	0.79%
Total		<u>\$475,184</u>	<u>17.82%</u>

City's Total 2021/22 Net Tax Capacity \$2,666,662

Source: Current Property Valuations, Net Tax Capacity by Classification, Trend of Valuations and Larger Taxpayers have been furnished by Kanabec County.

DEBT

DIRECT DEBT¹

General Obligation Debt (see schedules following)

Total G.O. debt secured by special assessments and taxes (includes the improvement portion of the Bonds)*	\$1,370,000
Total G.O. debt secured by special assessments and utility revenues	1,185,000
Total G.O. debt secured by taxes	815,000
Total G.O. debt secured by utility revenues (includes the utility revenue portion of the Bonds)*	4,451,000
Total G.O. debt secured by housing revenues (HRA)	<u>2,960,000</u>
Total General Obligation Debt*	<u><u>\$10,781,000</u></u>

*Preliminary, subject to change.

¹ Outstanding debt is as of the dated date of the Bonds.

City of Mora, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Special Assessments and Taxes
(As of 07/21/2022)

Improvement Bonds 1)
Series 2022A

Dated Amount	07/07/2022 \$1,370,000*							
Maturity	02/01							
Calendar Year Ending	Principal	Estimated Interest						
2023	0	48,440	0	48,440	48,440	1,370,000	.00%	2023
2024	50,000	44,750	50,000	44,750	94,750	1,320,000	3.65%	2024
2025	50,000	43,388	50,000	43,388	93,388	1,270,000	7.30%	2025
2026	55,000	41,904	55,000	41,904	96,904	1,215,000	11.31%	2026
2027	55,000	40,323	55,000	40,323	95,323	1,160,000	15.33%	2027
2028	55,000	38,714	55,000	38,714	93,714	1,105,000	19.34%	2028
2029	60,000	36,988	60,000	36,988	96,988	1,045,000	23.72%	2029
2030	60,000	35,143	60,000	35,143	95,143	985,000	28.10%	2030
2031	60,000	33,268	60,000	33,268	93,268	925,000	32.48%	2031
2032	65,000	31,283	65,000	31,283	96,283	860,000	37.23%	2032
2033	65,000	29,186	65,000	29,186	94,186	795,000	41.97%	2033
2034	70,000	26,975	70,000	26,975	96,975	725,000	47.08%	2034
2035	70,000	24,648	70,000	24,648	94,648	655,000	52.19%	2035
2036	70,000	22,285	70,000	22,285	92,285	585,000	57.30%	2036
2037	75,000	19,801	75,000	19,801	94,801	510,000	62.77%	2037
2038	80,000	17,108	80,000	17,108	97,108	430,000	68.61%	2038
2039	80,000	14,288	80,000	14,288	94,288	350,000	74.45%	2039
2040	85,000	11,338	85,000	11,338	96,338	265,000	80.66%	2040
2041	85,000	8,256	85,000	8,256	93,256	180,000	86.86%	2041
2042	90,000	5,040	90,000	5,040	95,040	90,000	93.43%	2042
2043	90,000	1,688	90,000	1,688	91,688	0	100.00%	2043
	1,370,000	574,809	1,370,000	574,809	1,944,809			

* Preliminary, subject to change.

1) This represents the \$1,370,000 Improvement portion of the \$1,575,000 General Obligation Bonds, Series 2022A.

City of Mora, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Special Assessments and Utility Revenues
(As of 07/21/2022)

Improvements & Utility Refunding				Street and Utility Improvement						
Bonds 1)				Bonds						
Series 2015C				Series 2017A						
Dated Amount	08/13/2015 \$115,000		08/24/2017 \$1,325,000							
Maturity	02/01		02/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2022	0	819	0	17,038	0	17,856	17,856	1,185,000	.00%	2022
2023	10,000	1,513	55,000	33,250	65,000	34,763	99,763	1,120,000	5.49%	2023
2024	10,000	1,263	60,000	31,525	70,000	32,788	102,788	1,050,000	11.39%	2024
2025	10,000	1,006	60,000	29,725	70,000	30,731	100,731	980,000	17.30%	2025
2026	10,000	738	60,000	27,925	70,000	28,663	98,663	910,000	23.21%	2026
2027	10,000	450	60,000	26,125	70,000	26,575	96,575	840,000	29.11%	2027
2028	10,000	150	65,000	24,250	75,000	24,400	99,400	765,000	35.44%	2028
2029			65,000	22,300	65,000	22,300	87,300	700,000	40.93%	2029
2030			70,000	20,275	70,000	20,275	90,275	630,000	46.84%	2030
2031			70,000	18,175	70,000	18,175	88,175	560,000	52.74%	2031
2032			70,000	16,075	70,000	16,075	86,075	490,000	58.65%	2032
2033			75,000	13,900	75,000	13,900	88,900	415,000	64.98%	2033
2034			75,000	11,650	75,000	11,650	86,650	340,000	71.31%	2034
2035			80,000	9,325	80,000	9,325	89,325	260,000	78.06%	2035
2036			85,000	6,797	85,000	6,797	91,797	175,000	85.23%	2036
2037			85,000	4,141	85,000	4,141	89,141	90,000	92.41%	2037
2038			90,000	1,406	90,000	1,406	91,406	0	100.00%	2038
	60,000	5,938	1,125,000	313,881	1,185,000	319,819	1,504,819			

1) This represents the \$115,000 Improvements & Utility refunding portions of the \$1,830,000 General Obligation Refunding Bonds, Series 2015C.

City of Mora, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Taxes
(As of 07/21/2022)

Street Reconstruction Bonds 1)
Series 2015B

Dated Amount	08/13/2015 \$1,070,000					
Maturity	02/01					
Calendar Year Ending	Principal	Interest				
2022	0	13,413				
2023	50,000	26,200				
2024	50,000	24,950				
2025	50,000	23,575				
2026	50,000	22,075				
2027	55,000	20,500				
2028	55,000	18,836				
2029	55,000	17,159				
2030	60,000	15,405				
2031	60,000	13,470				
2032	60,000	11,430				
2033	65,000	9,305				
2034	65,000	6,900				
2035	70,000	4,200				
2036	70,000	1,400				
	815,000	228,818				
Calendar Year Ending	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2022	0	13,413	13,413	815,000	.00%	2022
2023	50,000	26,200	76,200	765,000	6.13%	2023
2024	50,000	24,950	74,950	715,000	12.27%	2024
2025	50,000	23,575	73,575	665,000	18.40%	2025
2026	50,000	22,075	72,075	615,000	24.54%	2026
2027	55,000	20,500	75,500	560,000	31.29%	2027
2028	55,000	18,836	73,836	505,000	38.04%	2028
2029	55,000	17,159	72,159	450,000	44.79%	2029
2030	60,000	15,405	75,405	390,000	52.15%	2030
2031	60,000	13,470	73,470	330,000	59.51%	2031
2032	60,000	11,430	71,430	270,000	66.87%	2032
2033	65,000	9,305	74,305	205,000	74.85%	2033
2034	65,000	6,900	71,900	140,000	82.82%	2034
2035	70,000	4,200	74,200	70,000	91.41%	2035
2036	70,000	1,400	71,400	0	100.00%	2036
	815,000	228,818	1,043,818			

1) This represents the \$1,070,000 Street Reconstruction portion of the \$1,385,000 General Obligation Bonds, Series 2015B.

City of Mora, Minnesota

Water Revenue Note				Sewer Revenue Note				Utility Bonds (1)				Utility Revenues Refunding Bonds (2)				Utility Revenue Bonds (3)			
Series 2010				Series 2015				Series 2015B				Series 2015C				Series 2022A			
Dated	07/27/2010	05/21/2015	08/13/2015	08/13/2015	08/13/2015	08/13/2015	07/07/2022												
Amount	\$1,498,920	\$3,266,773	\$315,000	\$1,650,000	\$205,000*	\$205,000*													
Maturity	08/20	08/20	02/01	02/01	02/01	02/01													
Calendar	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Estimated	Principal	Total Principal	Total Interest	Total P & I	Outstanding	% Paid	Calendar	
Year											Interest							Year	
Ending																		Ending	
2022	80,000	7,197	162,000	12,115	0	3,871	0	11,025	140,000	20,300	0	0	242,000	34,208	276,208	4,209,000	5.44%	2022	
2023	81,000	12,904	164,000	22,610	15,000	7,555	0	20,300	150,000	16,675	0	7,251	400,000	70,619	470,619	3,809,000	14.42%	2023	
2024	83,000	11,395	165,000	20,970	15,000	7,180	5,000	16,675	150,000	12,831	5,000	6,731	418,000	62,952	480,952	3,391,000	23.81%	2024	
2025	84,000	9,850	167,000	19,320	15,000	6,768	5,000	12,831	150,000	8,731	10,000	6,595	421,000	55,364	476,364	2,970,000	33.27%	2025	
2026	86,000	8,286	169,000	17,650	15,000	6,318	8,731	8,731	155,000	4,275	10,000	6,383	435,000	47,367	482,367	2,535,000	43.05%	2026	
2027	87,000	6,685	170,000	15,960	15,000	5,868	10,000	4,275	155,000	975	10,000	6,095	437,000	38,882	475,882	2,098,000	52.86%	2027	
2028	89,000	5,065	172,000	14,260	15,000	5,414	10,000		65,000		10,000	5,803	351,000	31,516	382,516	1,747,000	60.75%	2028	
2029	91,000	3,407	174,000	12,540	15,000	4,956	10,000		10,000		10,000	5,503	290,000	26,406	316,406	1,457,000	67.27%	2029	
2030	92,000	1,713	176,000	10,800	15,000	4,499	10,000		15,000		10,000	5,195	293,000	22,207	315,207	1,164,000	73.85%	2030	
2031			177,000	9,040	15,000	4,015	10,000		15,000		10,000	4,883	202,000	17,938	219,938	962,000	78.39%	2031	
2032			179,000	7,270	20,000	3,420	10,000		20,000		10,000	4,565	209,000	15,255	224,255	753,000	83.08%	2032	
2033			181,000	5,480	20,000	2,740	20,000		20,000		10,000	4,243	211,000	12,463	223,463	542,000	87.82%	2033	
2034			183,000	3,670	20,000	2,000	20,000		20,000		10,000	3,915	213,000	9,585	222,585	329,000	92.61%	2034	
2035			184,000	1,840	20,000	1,200	20,000		20,000		10,000	3,583	214,000	6,623	220,623	115,000	97.42%	2035	
2036					20,000	400					10,000	3,245	30,000	3,645	33,645	85,000	98.09%	2036	
2037											10,000	2,903	10,000	2,555	12,903	75,000	98.31%	2037	
2038											10,000	2,555	10,000	2,555	12,555	65,000	98.54%	2038	
2039											10,000	2,203	10,000	2,203	12,203	55,000	98.76%	2039	
2040											10,000	1,845	10,000	1,845	11,845	45,000	98.99%	2040	
2041											15,000	1,391	15,000	1,391	16,391	30,000	99.33%	2041	
2042											15,000	840	15,000	840	15,840	15,000	99.66%	2042	
2043											15,000	281	15,000	281	15,281	0	100.00%	2043	
	773,000	66,501	2,423,000	173,525	235,000	66,203	815,000	74,813			86,004	205,000	4,451,000	467,046	4,918,046				

* Preliminary, subject to change.

- 1) This represents the \$315,000 Utility portion of the \$1,385,000 General Obligation Bonds, Series 2015B.
- 2) This represents the \$1,650,000 Utility Revenues Refunding portion of the \$1,830,000 General Obligation Refunding Bonds, Series 2015C.
- 3) This represents the \$205,000 Utility Revenue portion of the \$1,575,000 General Obligation Bonds, Series 2022A.

Housing and Redevelopment Authority of the City of Mora, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Housing Revenues
(As of 07/21/2022)

Housing Development Refunding
Bonds
Series 2019A

Dated Amount	11/07/2019 \$3,095,000							
Maturity	01/01							
Calendar Year Ending	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2023	125,000	70,268	125,000	70,268	195,268	2,835,000	4.22%	2023
2024	130,000	66,443	130,000	66,443	196,443	2,705,000	8.61%	2024
2025	130,000	62,543	130,000	62,543	192,543	2,575,000	13.01%	2025
2026	130,000	58,643	130,000	58,643	188,643	2,445,000	17.40%	2026
2027	135,000	54,668	135,000	54,668	189,668	2,310,000	21.96%	2027
2028	140,000	51,243	140,000	51,243	191,243	2,170,000	26.69%	2028
2029	145,000	48,393	145,000	48,393	193,393	2,025,000	31.59%	2029
2030	145,000	45,420	145,000	45,420	190,420	1,880,000	36.49%	2030
2031	150,000	42,323	150,000	42,323	192,323	1,730,000	41.55%	2031
2032	150,000	39,173	150,000	39,173	189,173	1,580,000	46.62%	2032
2033	155,000	35,970	155,000	35,970	190,970	1,425,000	51.86%	2033
2034	160,000	32,663	160,000	32,663	192,663	1,265,000	57.26%	2034
2035	160,000	29,303	160,000	29,303	189,303	1,105,000	62.67%	2035
2036	165,000	25,684	165,000	25,684	190,684	940,000	68.24%	2036
2037	170,000	21,705	170,000	21,705	191,705	770,000	73.99%	2037
2038	175,000	17,478	175,000	17,478	192,478	595,000	79.90%	2038
2039	180,000	13,040	180,000	13,040	193,040	415,000	85.98%	2039
2040	415,000	5,395	415,000	5,395	420,395	0	100.00%	2040
		720,349	2,960,000	720,349	3,680,349			

DEBT LIMIT

The statutory limit on debt of Minnesota municipalities other than school districts or cities of the first class (Minnesota Statutes, Section 475.53, subd. 1) is 3% of the Assessor's Estimated Market Value of all taxable property within its boundaries. "Net debt" (Minnesota Statutes, Section 475.51, subd. 4) is the amount remaining after deducting from gross debt the amount of current revenues which are applicable within the current fiscal year to the payment of any debt and the aggregate principal of the following: (1) obligations issued for improvements payable wholly or partly from special assessments levied against benefitted property (includes the Improvement Portion of the Bonds); (2) warrants or orders having no definite or fixed maturity; (3) obligations payable wholly from the income of revenue producing conveniences; (4) obligations issued to create or maintain a permanent improvement revolving fund; (5) obligations issued to finance any public revenue producing convenience (Includes the Utility Revenues Portion of the Bonds); (6) funds held as sinking funds for payment of principal and interest on debt other than those deductible under Minnesota Statutes, Section 475.51, subd. 4; (7) obligations to repay energy conservation investment loans under Minnesota Statutes, Section 216C.37; (8) obligations issued to pay judgments against the City; and other obligations which are not to be included in computing the net debt of a municipality under the provisions of the law authorizing their issuance.

2021/22 Assessor's Estimated Market Value	\$237,829,000
Multiply by 3%	<u>0.03</u>
Statutory Debt Limit	\$7,134,870
Less: Long-Term Debt Outstanding Being Paid Solely from Taxes	<u>(815,000)</u>
Unused Debt Limit	<u><u>\$6,319,870</u></u>

OVERLAPPING DEBT¹

Taxing District	2021/22 Taxable Net Tax Capacity	% In City	Total G.O. Debt ²	City's Proportionate Share
County of:				
Kanabec	\$14,846,085	17.1972%	\$5,610,000	\$964,763
School District of: ³				
I.S.D. No. 332 (Mora School District)	9,350,011	27.4086%	76,160,000 ⁴	20,874,390
City's Share of Total Overlapping Debt				<u>\$21,839,153</u>

¹ Overlapping debt is as of the dated date of the Bonds. Only those taxing jurisdictions with general obligation debt outstanding are included in this section. It does **not** include non-general obligation debt, self-supporting general obligation revenue debt, short-term general obligation debt, or general obligation tax/aid anticipation certificates of indebtedness.

² Outstanding debt is based on information in Official Statements obtained on EMMA and the Municipal Advisor's records.

³ Includes the 2020/21 Taxable Net Tax Capacity and Agricultural Credit values; the 2021/22 Agricultural Credit values are expected to be available in August 2022.

⁴ Currently, the State of Minnesota is paying approximately 8.50% of the principal and interest on the Mora School District's general obligation bonds. Assuming this percentage continues for the life of the bonds, the State's proportionate share of principal is \$6,473,600.

DEBT RATIOS

	G.O. Debt	Debt/Economic Market Value \$246,547,661	Debt/ Per Capita 3,665¹
Direct G.O. Debt Secured By:			
Special Assessments & Taxes*	1,370,000		
Special Assessments & Utility Revenues	1,185,000		
Taxes	815,000		
Utility Revenues*	4,451,000		
Housing Revenue (HRA)	2,960,000		
Total General Obligation Debt (includes the Bonds)*	<u>\$10,781,000</u>		
Less: G.O. Debt Paid Entirely from Revenues ²	<u>(7,411,000)</u>		
Tax Supported General Obligation Debt*	<u>\$3,370,000</u>	1.37%	\$919.51
City's Share of Total Overlapping Debt ³	<u>\$21,839,153</u>	<u>8.86%</u>	<u>\$5,958.84</u>
Total*	<u><u>\$25,209,153</u></u>	<u><u>10.22%</u></u>	<u><u>\$6,878.35</u></u>

*Preliminary, subject to change.

DEBT PAYMENT HISTORY

The City has no record of default in the payment of principal and interest on its debt.

FUTURE FINANCING

The City has no current plans for additional financing in the next 12 months.

¹ 2020 U.S. Census population.

² Debt service on the City's general obligation revenue debt is being paid entirely from revenues and therefore is considered self-supporting debt.

³ After deducting the City's proportionate share of the agricultural land valuation applicable to the overlapping school districts of \$1,774,323, the City's net overlapping debt is \$20,064,830, which results in a net overlapping debt/market value ratio of 8.14% and net overlapping debt/current population estimate ratio of \$5,474.71.

TAX RATES, LEVIES AND COLLECTIONS

TAX LEVIES AND COLLECTIONS

Tax Year	Net Tax Levy ¹	Total Collected Following Year	Collected to Date ²	% Collected
2017/18	\$762,452	\$753,030	\$761,892	99.93%
2018/19	806,260	795,472	805,127	99.86%
2019/20	888,935	877,511	885,813	99.65%
2020/21	1,064,530	1,046,231	1,046,231	98.28%
2021/22	1,194,436	In process of collection		

Property taxes are collected in two installments in Minnesota--the first by May 15 and the second by October 15.³ Mobile home taxes are collectible in full by August 31. Minnesota Statutes require that levies (taxes and special assessments) for debt service be at least 105% of the actual debt service requirements to allow for delinquencies.

The spread of COVID-19 and responses taken by the United States government, state governments, local governments and private industries have caused significant disruptions to the national and State economy. See "RISK FACTORS - Impact of the Spread of COVID-19" herein. Certain states have announced extended deadlines for payment of property taxes, although as of this date Minnesota has not taken such measures. The City cannot predict whether and how much payment of property taxes will be impacted. Any delays or reduction in the receipt of property taxes may materially adversely impact the City's finances and payment of debt obligations, including the Bonds.

¹ This reflects the Final Levy Certification of the City after all adjustments have been made.

² Collections are through December 31, 2021.

³ Second half tax payments on agricultural property are due on November 15th of each year.

TAX CAPACITY RATES¹

	2017/18	2018/19	2019/20	2020/21	2021/22
Kanabec County	96.536%	93.131%	92.419%	89.715%	86.771%
City of Mora	42.727%	39.351%	39.304%	42.012%	46.787%
I.S.D. No. 332 (Mora Public Schools)	28.106%	27.060%	25.464%	50.843%	49.562%
ECRDC	0.218%	0.212%	0.201%	0.192%	0.179%
Kanabec County EDA	1.496%	1.386%	1.361%	1.311%	1.241%

Referendum Market Value Rates:

Kanabec County	0.02095%	0.01954%	0.01817%	0.01740%	0.01628%
I.S.D. No. 332 (Mora Public Schools)	0.14111%	0.13758%	0.13666%	0.13970%	0.12983%

Source: Tax Levies and Collections and Tax Capacity Rates have been furnished by Kanabec County.

LEVY LIMITS

The State Legislature has periodically imposed limitations on the ability of municipalities to levy property taxes. For taxes levied in 2013, payable in 2014, only, the Legislature imposed a one year levy limit on all counties with a population greater than 5,000, and all cities with a population greater than 2,500. While these limitations have expired, the potential exists for future legislation to limit the ability of local governments to levy property taxes. All previous limitations have not limited the ability to levy for the payment of debt service on bonded indebtedness. For more detailed information about Minnesota levy limits, contact the Minnesota Department of Revenue or Ehlers and Associates.

¹ After reduction for state aids. Does not include the statewide general property tax against commercial/industrial, non-homestead resorts and seasonal recreational residential property.

THE ISSUER

CITY GOVERNMENT

The City was organized as a municipality in 1882. The City operates under a statutory form of government consisting of a five-member City Council of which the Mayor is a voting member. The Administrative Services Director is responsible for administrative details and financial records.

EMPLOYEES; PENSIONS; UNIONS

The City currently has 23 full-time, eight part-time, and 40 seasonal employees. All full-time and certain part-time employees of the City are covered by defined benefit pension plans administered by the Public Employee Retirement Association of Minnesota (PERA). PERA administers the General Employees Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF) which are cost-sharing multiple-employer retirement plans. PERA members belong to either the Coordinated Plan or the Basic Plan. Coordinated members are covered by Social Security. See the Notes to Financial Statements in Appendix A for a detailed description of the Plans.

Recognized and Certified Bargaining Units

Bargaining Unit	Expiration Date of Current Contract
AFSCME- City	December 31, 2024
AFSCME- Utilities	December 31, 2024

POST EMPLOYMENT BENEFITS

The City has obligations for some post-employment benefits for its employees. Accounting for these obligations is dictated by Governmental Accounting Standards Board Statement No. 75 (GASB 75). The City's most recent Annual Comprehensive Financial Report (Audit) shows a total OPEB liability of \$180,758 as of December 31, 2020. The City has been funding these obligations on a pay-as-you-go basis.

Source: The City's most recent Audit.

LITIGATION

There is no litigation threatened or pending questioning the organization or boundaries of the City or the right of any of its officers to their respective offices or in any manner questioning their rights and power to execute and deliver the Bonds or otherwise questioning the validity of the Bonds.

MUNICIPAL BANKRUPTCY

Municipalities are prohibited from filing for bankruptcy under Chapter 11 (reorganization) or Chapter 7 (liquidation) of the U.S. Bankruptcy Code (11 U.S.C. §§ 101-1532) (the "Bankruptcy Code"). Instead, the Bankruptcy Code permits municipalities to file a petition under Chapter 9 of the Bankruptcy Code, but only if certain requirements are met. These requirements include that the municipality must be "specifically authorized" under State law to file for relief under Chapter 9. For these purposes, "State law" may include, without limitation, statutes of general applicability enacted by the State legislature, special legislation applicable to a particular municipality, and/or executive orders issued by an appropriate officer of the State's executive branch.

As of the date hereof, Minnesota Statutes, 471.831, authorizes municipalities to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code. A municipality is defined in United States Code, title 11, section 101, as amended through December 31, 1996, but limited to a county, statutory or home rule charter city, or town; or a housing and redevelopment authority, economic development authority, or rural development financing authority established under Chapter 469, a home rule charter or special law.

FUNDS ON HAND (As of March 31, 2022)

Fund	Total Cash and Investments
General	\$1,603,793
Special Revenue	610,813
Debt Service	665,748
Capital Projects	930,574
Enterprise Funds	14,009,632
Permanent Funds	123,519
Total Funds on Hand	<u><u>\$17,944,079</u></u>

ENTERPRISE FUNDS

Revenues available for debt service on the City's enterprise funds have been as follows as of December 31 each year:

	2019	2020	2021
Municipal Liquor Store			
Total Operating Revenues	\$898,175	\$1,179,407	\$1,142,690
Less: Operating Expenses	<u>(512,727)</u>	<u>(553,295)</u>	<u>(558,415)</u>
Operating Income	\$385,448	\$626,112	\$584,275
Plus: Depreciation	<u>61,357</u>	<u>61,685</u>	<u>61,431</u>
Revenues Available for Debt Service	<u><u>\$446,805</u></u>	<u><u>\$687,797</u></u>	<u><u>\$645,706</u></u>
Electric Utility Fund			
Total Operating Revenues	\$5,849,127	\$5,333,279	\$6,418,928
Less: Operating Expenses	<u>(5,143,410)</u>	<u>(4,954,199)</u>	<u>(5,723,613)</u>
Operating Income	\$705,717	\$379,080	\$695,315
Plus: Depreciation	<u>165,481</u>	<u>173,877</u>	<u>197,196</u>
Revenues Available for Debt Service	<u><u>\$871,198</u></u>	<u><u>\$552,957</u></u>	<u><u>\$892,511</u></u>
Water Utility Fund			
Total Operating Revenues	\$707,206	\$761,351	\$845,506
Less: Operating Expenses	<u>(702,937)</u>	<u>(687,918)</u>	<u>(715,683)</u>
Operating Income	\$4,269	\$73,433	\$129,823
Plus: Depreciation	<u>319,233</u>	<u>325,614</u>	<u>334,362</u>
Revenues Available for Debt Service	<u><u>\$323,502</u></u>	<u><u>\$399,047</u></u>	<u><u>\$464,185</u></u>
Wastewater Utility Fund			
Total Operating Revenues	\$998,859	\$1,019,247	\$1,093,229
Less: Operating Expenses	<u>(1,113,246)</u>	<u>(1,022,305)</u>	<u>(916,937)</u>
Operating Income	(\$114,387)	(\$3,058)	\$176,292
Plus: Depreciation	<u>472,999</u>	<u>475,454</u>	<u>474,293</u>
Revenues Available for Debt Service	<u><u>\$358,612</u></u>	<u><u>\$472,396</u></u>	<u><u>\$650,585</u></u>

	2019	2020	2021
Storm Water Utility Fund			
Total Operating Revenues	\$99,496	\$101,910	\$118,292
Less: Operating Expenses	<u>(65,733)</u>	<u>(35,826)</u>	<u>(27,226)</u>
Operating Income	\$33,763	\$66,084	\$91,066
Plus: Depreciation	<u>13,450</u>	<u>13,450</u>	<u>13,450</u>
Revenues Available for Debt Service	<u><u>\$47,213</u></u>	<u><u>\$79,534</u></u>	<u><u>\$104,516</u></u>

SUMMARY GENERAL FUND INFORMATION

Following are summaries of the revenues and expenditures and fund balances for the City's General Fund. These summaries are not purported to be the complete audited financial statements of the City, and potential purchasers should read the included financial statements in their entirety for more complete information concerning the City. Copies of the complete statements are available upon request. Appendix A includes the City's 2021 audited financial statements.

FISCAL YEAR ENDING DECEMBER 31

COMBINED STATEMENT	2018 Audited	2019 Audited	2020 Audited	2021 Audited	2022 Adopted Budget 1)
Revenues					
Taxes	\$499,551	\$524,317	\$589,631	\$593,487	\$596,150
Tax increments	0	8,632	8,691	19,566	12,000
Special Assessment	0	8,966	557	0	0
Licenses and permits	75,527	110,729	60,021	59,140	72,075
Intergovernmental	1,131,396	1,796,513	1,617,399	1,573,357	1,172,286
Charges for services	558,295	539,145	376,198	655,856	539,540
Fines	15,121	15,798	12,285	10,280	12,000
Investment earnings	10,227	48,023	39,067	14,758	14,079
Sale of assets	9,500	0	0	0	0
Miscellaneous	29,317	18,647	31,833	65,237	21,900
Total Revenues	\$2,328,934	\$3,070,770	\$2,735,682	\$2,991,681	\$2,440,030
Expenditures					
Current:					
General government	\$530,517	\$483,499	\$578,190	\$609,141	\$608,010
Public safety	798,588	794,247	790,137	795,348	841,474
Public works	928,119	824,458	681,864	693,212	758,700
Culture and recreation	319,069	357,429	218,929	442,333	456,874
Miscellaneous	0	0	0	0	0
Capital outlay	0	341,639	372,561	494,754	454,000
Total Expenditures	\$2,576,293	\$2,801,272	\$2,641,681	\$3,034,788	\$3,119,058
Excess of revenues over (under) expenditures	(\$247,359)	\$269,498	\$94,001	(\$43,107)	(\$679,028)
Other Financing Sources (Uses)					
Proceeds from sale of capital assets	\$0	\$6,212	\$0	\$11,783	\$0
Insurance Recoveries	0	427,573	41,950	7,176	0
Operating transfers in	377,682	77,604	476,402	442,442	674,995
Operating transfers out	(118,903)	(315,881)	(241,376)	(176,837)	(201,675)
Total Other Financing Sources (Uses)	\$258,779	\$195,508	\$276,976	\$284,564	\$473,320
Net changes in Fund Balances 2)	\$11,420	\$465,006	\$370,977	\$241,457	(\$205,708)
General Fund Balance January 1	\$1,115,118	\$1,126,538	\$1,525,168	\$1,896,145	
Prior Period Adjustment	0	(66,376)	0	0	
Residual Equity Transfer in (out)	0	0	0	0	
General Fund Balance December 31	\$1,126,538	\$1,525,168	\$1,896,145	\$2,137,602	
DETAILS OF DECEMBER 31 FUND BALANCE					
Nonspendable	\$0	\$0	\$29,279	\$25,219	
Unassigned	1,126,538	1,525,168	1,866,866	2,112,383	
Total	\$1,126,538	\$1,525,168	\$1,896,145	\$2,137,602	

1) The 2022 budget was adopted as of December 21, 2021.

2) The City's Fund Balance was in excess of its Fund Balance Policy, so in 2022, the City budgeted to draw down the Fund Balance by \$205,708 to reduce the tax burden to the community and align the Fund Balance with the Policy.

GENERAL INFORMATION

LOCATION

The City, with a 2010 U.S. Census population of 3,571 and a 2020 U.S. Population of 3,665, and comprising an area of 5.46 square miles, is located approximately 55 miles north of the Minneapolis-St. Paul metropolitan area. The City of Mora is the county seat for Kanabec County.

LARGER EMPLOYERS¹

Larger employers in the City include the following:

Firm	Type of Business/Product	Estimated No. of Employees
Welia Health ²	Hospital and healthcare services	533
I.S.D. No. 332 (Mora Public Schools)	Elementary and secondary services	314
Commercial Plastics	Plastics manufacturing	223
Kanabec County	county government and services	216
St. Clare Living Community of Mora	Nursing home	125
Coborn's	Grocery store	121
Lakes & Pines Community Action Council, Inc.	Non-profit organization	117
Recovering Hope Treatment Center	Healthcare services	89
MinMor Industries LLC ³	Printing and packaging	72
RJ Mechanical	Mechanical contractor	65

Source: *Data Axle Reference Solutions*, written and telephone survey (April 2022), and the Minnesota Department of Employment and Economic Development.

¹ This does not purport to be a comprehensive list and is based on available data obtained through a survey of individual employers, as well as the sources identified above. Some employers do not respond to inquiries for employment data. Estimates provided are accurate as of the date noted and may not reflect changes in the number of employees resulting from the current COVID-19 pandemic. (See "Risk Factors - Impact of the Spread of COVID-19").

² Previously known as First Light Health Systems.

³ Previously known as OlymPak.

BUILDING PERMITS

	2018	2019	2020	2021	2022 ¹
<u>New Single Family Homes</u>					
No. of building permits	7	20	11	7	2
Valuation	\$880,000	\$3,338,234	\$1,730,000	\$1,245,000	\$350,000
<u>New Commercial/Industrial</u>					
No. of building permits	10	37	14	15	7
Valuation	\$3,155,770	\$5,237,503	\$748,740	\$747,030	\$502,820
<u>All Building Permits</u>					
<i>(including additions and remodelings)</i>					
No. of building permits	123	202	148	161	30
Valuation	\$7,119,725	\$8,798,653	\$3,306,868	\$6,251,950	\$1,060,704

Source: The City.

¹ As of April 30, 2022.

U.S. CENSUS DATA

Population Trend: The City

2010 U.S. Census population	3,571
2020 U.S. Census population	3,665
Percent of Change 2010 - 2020	2.63%

Income and Age Statistics

	The City	Kanabec County	State of Minnesota	United States
2020 per capita income	\$23,428	\$29,055	\$38,881	\$35,384
2020 median household income	\$40,500	\$57,877	\$73,382	\$64,994
2020 median family income	\$44,048	\$71,371	\$92,692	\$80,069
2020 median gross rent	\$590	\$760	\$1,010	\$1,096
2020 median value owner occupied units	\$135,500	\$168,900	\$235,700	\$229,800
2020 median age	40.3 yrs.	45.3 yrs.	38.1 yrs.	38.2 yrs.

	State of Minnesota	United States
City % of 2020 per capita income	60.26%	66.21%
City % of 2020 median family income	60.26%	55.01%

Housing Statistics

	<u>The City</u>		
	2010	2020	Percent of Change
All Housing Units	1,472	1,676	13.86%

Source: 2010 and 2020 Census of Population and Housing, and 2020 American Community Survey (Based on a five-year estimate), U.S. Census Bureau (<https://data.census.gov/cedsci>).

EMPLOYMENT/UNEMPLOYMENT DATA

Rates are not compiled for individual communities within counties.

Year	<u>Average Employment</u>	<u>Average Unemployment</u>	
	Kanabec County	Kanabec County	State of Minnesota
2018	8,445	5.5%	3.0%
2019	8,527	6.0%	3.2%
2020	8,341	7.6%	6.2%
2021	8,500	5.5%	3.4%
2022, April	8,649	3.6%	1.6%

Source: Minnesota Department of Employment and Economic Development.

FINANCIAL STATEMENTS

Potential purchasers should read the included financial statements in their entirety for more complete information concerning the City's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The City has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessments, procedures or evaluation with respect to such financial statements since the date thereof or with respect to this Preliminary Official Statement, nor has the City requested that the Auditor consent to the use of such financial statements in this Preliminary Official Statement. Although the inclusion of the financial statements in this Preliminary Official Statement is not intended to demonstrate the fiscal condition of the City since the date of the financial statements, in connection with the issuance of the Bonds, the City represents that there have been no material adverse change in the financial position or results of operations of the City, nor has the City incurred any material liabilities, which would make such financial statements misleading.

Copies of the complete audited financial statements for the past three years and the current budget are available upon request from Ehlers.



Annual Comprehensive Financial Report

FISCAL YEAR ENDED DECEMBER 31, 2021

Prepared by the Finance Department

City of Mora, Minnesota

Tel: 320.679.1511
www.ci.mora.mn.us

101 Lake Street South
Mora, MN 55051-1588

ANNUAL COMPREHENSIVE

FINANCIAL REPORT

OF THE

**CITY OF MORA,
MINNESOTA**

For Fiscal Year Ended

December 31, 2021

Prepared by

THE FINANCE DEPARTMENT

Natasha Segelstrom, Administrative Services Director

CITY OF MORA
101 Lake Street South
Mora, Minnesota 55051

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City of Mora
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**City of Mora
Elected and Appointed Officials
December 31, 2021**

	Term Expires
Mayor Alan Skramsted	December 31, 2022
Council Members Jody Anderson Kyle Shepard Jake Mathison Sadie Brokemeier	December 31, 2024 December 31, 2024 December 31, 2022 December 31, 2024
City Administrator Vacant	
Administrative Services Director Natasha Segelstrom	Appointed
Public Utilities Commission Chair Greg Ardner	December 31, 2024
Public Utilities Commissioners Brett Baldwin Ryan Christianson	December 31, 2022 December 31, 2023
Public Utilities General Manager vacant	Appointed
Public Works Director Joseph Kohlgraf	Appointed
City Attorney (Civil) Joel Jannik, Campbell Knutson	Appointed
City Attorney (Prosecutions) Barb McFadden, Kanabec County	Appointed

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ci.mora.mn.us

320.679.1451

Fax 320.679.3862

320.679.1511

April 19, 2022

To the Honorable Mayor, Members of the City Council and Citizens of the City of Mora:

Minnesota statutes require that each city issue an annual report on its financial position and activity prepared in conjunction with accounting principles generally accepted in the United States of America. The Annual Comprehensive Financial Report (Annual Report) of the City of Mora, Kanabec County, Minnesota for the fiscal year ended December 31, 2021 is hereby submitted.

The City of Mora's management is responsible for the accuracy, the completeness, and the fairness of this report. I believe the report is accurate in all material aspects. It is presented in a manner designed to fairly set forth the financial position and the results of operations of the City and Mora Municipal Utilities. The report includes all disclosures necessary to enable the reader to gain the maximum understanding of the city's financial condition.

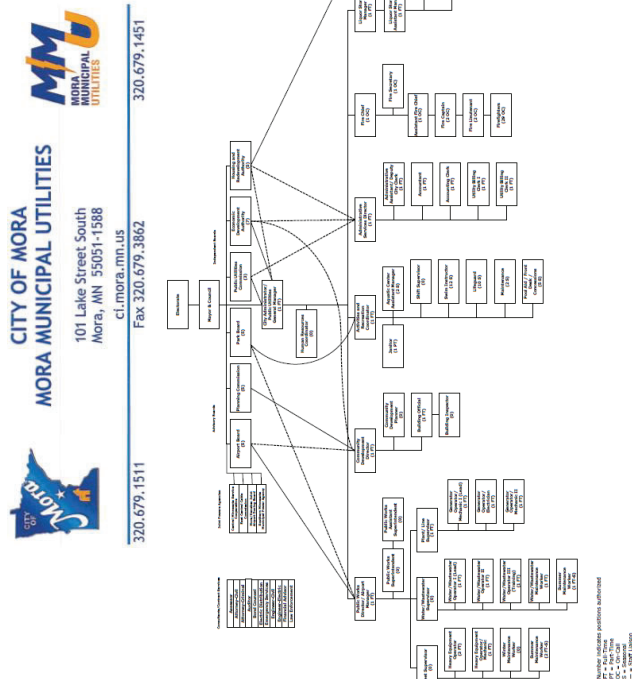
The Annual Report consists of three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter, the government's organizational chart, and a list of principal officials. The financial section includes the independent auditor's report, management's discussion and analysis, financial statements, and financial schedules. The statistical section includes selected financial and demographic information, generally presented on a multi-year basis.

For a discussion of the financial information, please refer to the management's discussion and analysis.

General Information

The City of Mora is a municipal corporation, incorporated May 19, 1882. It operates as an optional Plan A statutory city (fourth class) under authority of Minnesota Statutes, Chapter 412. This option utilizes a strong council/weak mayor form of government. The city conducts biennial elections of a mayor and four council members to staggered four-year terms. The council hires a city administrator/ public utilities general manager to handle the day-to-day affairs of the city. The Administrative Services Director, who acts as clerk-treasurer who is responsible for the city and utility accounting and financial reporting system.

Mora, the county seat of Kanabec County, is located approximately 65 miles north of Minneapolis and St. Paul at the intersection of Minnesota Highways No. 65 and 23. The city has a population of 3,665 according to the 2020 U.S. Census Department's report. The city covers an area of 5.47 square miles.



Local Economy

In 2021, the local economy continued to show steady signs of improvement. Many construction jobs lost during the recession of 2008-2010 have slowly returned, and employment in the service and retail sectors remains steady. Throughout the COVID-19 pandemic, unemployment improved to 5.30% in December 2021.

A very good indicator of the improving local economy is the new construction of thirteen (13) single-family homes, and one (1) new commercial building in 2021. Two (2) large roofing projects were completed. Overall, with a valuation of building permits estimated at \$3,252,000 in 2021, it is safe to say that the economy in Mora seems to be stable.

First-year property tax delinquency continues to be lower than the ten-year average, by approximately 0.24%. Tax capacity values remained stable, increasing only by \$1,714, or 00.06%.

Accounting System and Internal Controls

This report, with its accompanying financial statements and statistical tables, was prepared in conformance with governmental accounting and financial reporting principles developed by the Governmental Accounting Standards Board.

Specific funds account for all financial transactions of the city. The city's accounting records are maintained on the accrual or the modified accrual basis, as appropriate. The notes to the financial statements (Note 1) present a summary of the significant accounting policies.

In developing and evaluating the city's accounting system, internal controls are evaluated. The city's internal accounting controls adequately safeguard the assets and provide proper recording of all financial transactions. Because of inherent limitations, no set of control procedures can absolutely assure that all issues, including fraud, have been eliminated or detected. Inherent limitations exist through the possibilities of faulty judgments, errors, circumvention, collusion, and management override.

Budgetary Control

Beginning in 1990, all cities, counties, and school districts in Minnesota were required to comply with a Truth-in-Taxation process in accordance with the 1989 Special Session Tax Bill. In 2009 and subsequent years, the Truth-in-Taxation requirements allowed public input on the budget and levy to be taken during a regular city council meeting. The council formally accepted public input regarding the 2021 budget at its meeting on December 7, 2021.

Formal budgeting is used as a management control device for the General Fund, debt service funds, enterprise funds and certain special revenue funds and capital project funds. In addition to formal budgeting, the City maintains budgetary controls in order to ensure compliance with the annual budget approved by the City Council, including monthly reviews by department heads and quarterly reviews by the governing body. Expenditures may not exceed budgeted appropriations on a fund level without City Council approval.

Reporting Entity and Its Services

This report contains the financial information relating to all funds of the City of Mora and its component units. The City of Mora provides a full range of municipal services including fire protection, building inspection, streets, storm water drainage, electricity, water, wastewater treatment, parks, recreation, cemetery, liquor sales, municipal airport, public improvements, economic development, and general administrative services. There are three component units of the City of Mora: the Economic Development Authority of Mora (discretely-presented component unit), and the Housing and Redevelopment Authority of Mora (discretely-presented component unit).

General Government Functions

The General Fund is used to account for all financial transactions not included in another fund. The General Fund includes expenditures for public safety, streets, culture, recreation, airport, and administration.

Property Taxes Levies and Collections

Table 8 of the statistical section of this report shows property tax levies and collections for the past ten years. Property tax levies were allocated as follows:

	2021	2020	2019	2018	2017	2016
General Fund	761,400	\$587,933	\$517,063	\$442,988	\$336,815	\$322,514
Debt Service Funds	315,235	\$301,509	\$291,522	\$320,801	\$344,722	\$338,000
Total Levy	1,076,635	\$889,442	\$808,585	\$763,789	\$681,537	\$660,514

Tax Abatements

The City of Mora has entered into three Tax Increment Financing (TIF) agreements, which fall under the tax abatement disclosure guidelines under the Government Accounting Standards Board (GASB) Statement No. 77. Each TIF agreement is accounted for in its own fund, and was created to facilitate development and housing projects that likely would not have happened without the TIF agreement. The Community Development Director is responsible for monitoring compliance with the abatement agreements.

Debt Administration

In 2019, Standard & Poor's (S&P) issued a rating report of our bond rating, and affirmed the City's rating of A+/Stable. S&P cited the City's strong management, strong budgetary performance, very strong budgetary flexibility, very strong liquidity, weak debt and contingent liability profile, and weak economy as support for the rating. The 2019 S&P rating is still active, and no new bond ratings were issued in 2020 or in 2021. Under state law, the general obligation debt is subject to a legal limitation as shown in the statistical section.

Long-Term Financial Planning

The city council periodically reviews and updates the city's street reconstruction, capital improvement, and fire vehicle replacement plans. The city staff prepares a debt service fund payment schedule which shows the impact of financing on future debt service tax levies.

Independent Audit

Minnesota statutes require an annual audit by the state auditor or an independent certified public accountant. The city selected the CPA firm of BergankDV to complete the audit for 2021. The auditor's opinion is included in this report. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Mora's financial statements for the year ended December 31, 2021, are fairly presented in conformity with accounting principles generally accepted in the United States of America.

Acknowledgments

The finance department staff contributed significantly to this report. I wish to thank Natasha Segelstrom, Sara King, Kelly Erickson, and Mandi Yoder for their assistance and for their dedication to the City of Mora. I also thank the mayor, the city council members, and the public utilities commissioners for handling the financial operations of the city in a responsible and progressive manner.

Respectfully submitted,

CITY OF MORA



Glenn Anderson
City Administrator / Public Utilities General Manager

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Mora
Mora, Minnesota

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Mora, Minnesota, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, based on our audit and the report of other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Mora, Minnesota, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We did not audit the financial statements of the Housing and Redevelopment Authority of Mora, discretely presented component unit column. These statements were audited by other auditors whose report thereon has been furnished to us, and our opinion expressed herein, insofar as it relates to the amounts included for the Housing and Redevelopment Authority of Mora, is based solely upon the report of other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Mora and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City of Mora's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of Management for the Financial Statements (Continued)

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Mora's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of Mora's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Mora's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, which follows this report letter, and Required Supplementary Information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Mora's basic financial statements. The supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

City of Mora
Management's Discussion and Analysis

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 19, 2022, on our consideration of the City of Mora's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Mora's internal control over financial reporting and compliance.

Bergankdv, Ltd.

St. Cloud, Minnesota
April 19, 2022

This section of the annual financial statements of the City of Mora, Minnesota (the "City") presents a discussion and analysis of the City's financial performance during the year ending December 31, 2021. Please read it in conjunction with the financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded the liabilities and deferred inflows of resources by \$41,571,316. Of this amount \$18,018,065 may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.
- The City's total net position increased by \$2,383,113.
- The City's governmental funds reported combined ending fund balances of \$3,524,957. Of this total amount, \$868,006 is unassigned and available for spending at the City's discretion.
- At the end of the current year, unassigned fund balance for the General Fund was \$2,112,383, or 69.6%, of total General Fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements are presented after the Statement of Activities. Fund financial statements report the City's operations in more detail than the government-wide statements by providing information about the City's funds. The Notes to Financial Statements provide information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Statement of Net Position and Statement of Activities

Our analysis of the City begins with the Statement of Net Position and the Statement of Activities. One of the most important questions asked about the City's finances is, "Is the City as a whole better or worse off as a result of the year's activities?" The Statement of Net Position and Statement of Activities both report information about the City as a whole and about its activities in a way that helps answer this question. These Statements include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current years' revenues and expenses are taken into account regardless of when cash is received or paid.

The government-wide financial statements includes information for not only the City (known as the primary government), but also legally separate entities for which the City is financially accountable (discretely presented component units). Prior to 2021, the City accounted for the Mora Economic Development Authority (EDA) as a blended component unit. However, upon further clarification, it has now been determined to be a discretely-presented component unit.

City of Mora
Management's Discussion and Analysis

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Statement of Net Position and Statement of Activities (Continued)

These two statements report the City's net position and changes in them. You can think of the City's net position, the difference between assets and deferred outflows or resources and liabilities and deferred inflows of resources, as one way to measure the City's financial health or financial position. Over time, increases or decreases in the City's net position are one indicator of whether the City's financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, to assess the overall health of the City.

Fund Financial Statements

Our analysis of the City's major funds begins with the fund financial statements and provides detailed information about the most significant funds, not the City as a whole. Some funds are required to be established by law and by bond covenants. However, the City Council establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, or other money. The City's two kinds of funds, governmental, and proprietary, use different approaches.

Governmental Funds – Most of the City's basic services are reported in governmental funds.

Governmental funds focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps the reader of the statements determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in reconciliations after the financial statements.

Proprietary Funds – When the City charges customers for the services it provides – whether to outside customers or to other units of the City – these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise funds are the same as the business-type activities we report in the government-wide statements but provide more detail and additional information, such as cash flows for proprietary funds.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

City of Mora
Management's Discussion and Analysis

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Comparative Data

Certain comparative information between the current (2021) and prior year (2020) is required to be presented in the Management Discussion and Analysis (MD&A). This section will discuss and analyze significant differences between the two years.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The City's net position increased during 2021 by \$2,383,113. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental and business-type activities:

Table 1
Statement of Net Position

	Governmental Activities		Primary Government Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Assets						
Current and other assets	\$ 5,766,436	\$ 5,101,686	\$ 16,259,886	\$ 14,631,151	\$ 22,026,322	\$ 19,732,837
Capital assets	14,491,341	14,589,682	14,265,732	14,837,676	28,757,073	29,427,358
Total assets	20,257,777	19,691,368	30,525,618	29,468,827	50,783,395	49,160,195
Deferred Outflows of Resources						
Related to pensions	343,486	136,209	429,146	129,778	772,632	265,987
Related to OPEB	9,291	6,024	13,818	9,371	23,109	15,395
Total assets and deferred outflows of resources	\$ 20,610,554	\$ 19,833,601	\$ 30,968,582	\$ 29,607,976	\$ 51,579,136	\$ 49,441,577
Liabilities						
Noncurrent liabilities outstanding	\$ 2,798,990	\$ 3,199,712	\$ 4,403,451	\$ 4,999,110	\$ 7,202,441	\$ 8,158,822
Other liabilities	936,179	880,992	951,032	1,062,067	1,887,211	1,943,059
Total liabilities	3,735,169	4,080,704	5,354,483	6,021,177	9,089,653	10,101,881
Deferred Inflows of Resources						
Related to pensions	377,952	49,021	540,216	42,684	918,168	91,705
Net Position						
Net investment in capital assets	11,848,070	11,678,848	10,265,440	10,527,549	22,113,510	22,206,397
Restricted	1,439,741	1,335,090	-	-	1,439,741	1,335,090
Unrestricted	3,209,622	2,689,938	14,808,443	13,016,566	18,018,065	15,706,504
Total net position	16,497,433	15,703,876	25,073,883	23,544,115	41,571,316	39,247,991
Total liabilities, deferred inflows of resources, and net position	\$ 20,610,554	\$ 19,833,601	\$ 30,968,582	\$ 29,607,976	\$ 51,579,136	\$ 49,441,577

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Governmental Activities

Net position of the City's governmental activities increased by \$853,345 or 5.43%. The increase was mainly due to an increase in charges for services, an increase in capital grants and contributions, and an increase in property taxes and tax increments. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, legislation or other legal requirement, was \$3,209,622, at December 31, 2021.

The following table indicates the changes in net position for the City's governmental and business-type activities:

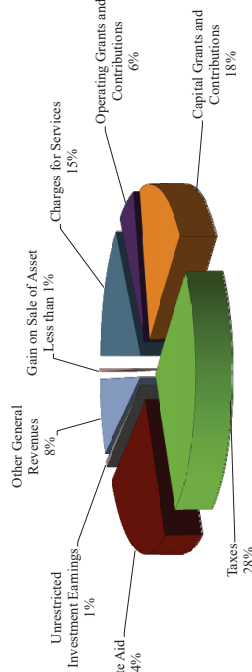
**Table 2
Statement of Activities**

	Governmental Activities			Primary Government Business-Type Activities			Total	
	2021	2020		2021	2020		2021	2020
Revenues								
Program revenues								
Charges for services	\$ 609,119	\$ 338,580	\$ 12,984,521	\$ 11,697,081	\$ 13,593,640	\$ 12,035,661		
Operating grants and contributions	252,604	459,922	54	78,270	252,658	538,192		
Capital grants and contributions	737,731	519,032	158,989	53,461	896,720	572,493		
General revenues								
Property taxes and tax increments	1,176,811	1,026,650	-	-	1,176,811	1,026,650		
Unrestricted state aids	1,011,751	994,224	-	-	1,011,751	994,224		
Unrestricted investment earnings	27,570	63,594	35,853	242,902	63,423	306,496		
Other General Revenue	330,899	304,777	-	-	330,899	304,777		
Gain on sale of assets	9,835	10,000	26,650	500	36,485	10,500		
Total revenues	4,136,320	3,716,779	13,206,067	12,072,214	17,362,387	15,788,993		
Expenses								
General government	612,606	627,901	-	-	612,606	627,901		
Public safety	989,589	1,151,488	-	-	989,589	1,151,488		
Public works	1,244,194	1,188,951	-	-	1,244,194	1,188,951		
Culture and recreation	522,541	280,603	-	-	522,541	280,603		
Economic development	144,736	162,786	-	-	144,736	162,786		
Cemetery	36,494	54,796	-	-	36,494	54,796		
Capital projects	-	-	-	-	-	-		
Interest on long-term debt	91,992	89,676	-	-	91,992	89,676		
Liquor	-	-	3,887,365	3,845,195	3,887,365	3,845,195		
Electric	-	-	5,724,227	4,954,573	5,724,227	4,954,573		
Water	-	-	736,400	712,296	736,400	712,296		
Wastewater	-	-	946,873	1,056,454	946,873	1,056,454		
Storm water	-	-	42,257	52,031	42,257	52,031		
Total expenses	3,642,152	3,556,201	11,337,122	10,620,549	14,979,274	14,176,750		
Excess of revenues over expenses	514,168	160,578	1,868,945	1,451,665	2,383,113	1,612,243		
Transfers								
Change in net position	853,345	364,592	(339,177)	(364,592)	-	-		
Net position - beginning	15,703,876	15,178,706	23,544,115	22,457,042	39,247,991	37,635,748		
Prior period adjustment	(59,788)	-	-	-	(59,788)	-		
Net position - beginning, as restated	15,644,088	15,178,706	23,544,115	22,457,042	39,188,203	37,635,748		
Net position - ending	\$ 16,497,433	\$ 15,703,876	\$ 25,073,883	\$ 23,544,115	\$ 41,571,316	\$ 39,247,991		

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Governmental Activities (Continued)

Revenues – The following chart visually illustrates the City's revenue by source for its governmental activities.



Revenues by Source – Governmental Activities

Revenues for the City's governmental activities increased by \$439,541, or 11.82%. The major component of this increase is explained as follows:

- Charges for Services increased by \$270,539, or 7.99%, primarily due to the reopening of the Mora Aquatic Center.
- Capital Grants and Contributions increased by \$218,699, or 42.14%, primarily due to grants received for work completed at the Mora Municipal Airport.

Expenses for the City's governmental activities increased by \$85,951, or 2.41%. The major components of this increase are explained as follows:

- Culture and Recreation expenses increased by \$241,938, or 86.22%, primarily due to the reopening of the Mora Aquatic Center.
- Public Safety expenses decreased by \$161,899, or 14.06%, primarily due to fewer large expenses relating to mitigation of the COVID-19 pandemic.

Business-Type Activities

The net position of the City's business-type activities increased by \$1,529,768, or 6.50%. Unrestricted net position increased by \$1,791,877, or 13.77%.

Revenues for the City's business-type activities increased by \$1,133,853, or 9.39%, from the prior year. The increase was primarily due to an increase in charges for services, as well as a reduction in unrestricted investment earnings.

Expenses for the City's business-type activities increased by \$716,573, or 6.75%, from the prior year. The increase was primarily due to the large increases in purchased power and fuel costs in the electric fund.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds

The focus of the City of Mora's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City of Mora's governmental funds reported combined ending fund balances of \$3,524,957. Of this total, \$868,006 constitutes unassigned fund balance. The remainder of fund balance \$2,656,951 is not available for new spending because it is either 1) nonspendable \$148,738 2) restricted \$938,559 3) committed \$39,943, or 4) assigned \$1,529,711

Activity in the City's major funds is discussed below:

General Fund – The General Fund is the chief operating fund of the City. As a measure of the General Fund's liquidity, it may be useful to compare fund balance to total fund expenditures. Unassigned fund balance represents 69.6% of total 2021 expenditures. In 2021, the General Fund fund balance increased by \$241,457, primarily due to the reopening of the Mora Aquatic Center, large airport grant reimbursements, and fewer expenses relating to the pandemic.

Grove and Wood Street Improvements Fund – This fund accounts for all costs related to the Grove and Wood street improvement project. In 2021, fund balance increased by \$36,060 mainly due to special assessment revenue collected.

Parker Capital Project Fund - This fund accounts for costs related to the Parker capital improvement projects. In 2021, fund balance increased by \$9,805 due to special assessment revenue collected.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. At the end of the year, unrestricted net position of the enterprise funds amount to \$14,808,443. Activity is discussed below:

Liquor Fund - The increase of \$263,926 in net position is primarily due to higher than expected sales.

Electric Fund – The increase of \$704,769 in net position is primarily due to increased usage.

Water Fund – The increase of \$197,382 in net position is primarily due to increased usage and reduced overtime costs.

Sewer Fund – The increase in net position of \$288,825 is primarily due to a decrease in operating expenses.

Storm Water Fund – The increase of \$74,866 in net position is primarily due to labor savings.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City amended the General Fund budget in 2021. Overall, actual revenues, expenditures, and other financing sources (uses) resulted in an increase in fund balance of \$241,457.

	General Fund Budget Report			Variance Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
Revenues	\$ 2,419,864	\$ 2,810,277	\$ 2,991,681	\$ 571,817
Expenditures	(2,784,783)	(2,979,417)	(3,034,788)	(250,005)
Other financing sources (uses)	364,985	272,772	284,564	(80,421)
Net change	\$ 66	\$ 103,632	\$ 241,457	\$ 241,391
Fund balance:				
January 1, 2021			1,896,145	
December 31, 2021			\$ 2,137,602	

Significant variances from budget to actual in the year 2021 are described below.

Revenues

- Charges for Services came in approximately \$142,000 higher than the expected amount, due to the reopening of the Mora Aquatic Center, as well as higher fuel sales at the Mora Municipal Airport.
- Contributions and Donations were approximately \$44,000 more than expected, due to a grassroots effort to raise money for the construction of a new dog park.
- Intergovernmental Revenues came in approximately \$31,000 over budget, due to airport grant reimbursement received.
- Licenses and Permits revenues were down about \$41,000 from budget, due to the fact that the building permit for the new high school was paid directly to the State of Minnesota.

Expenditures

- Public Works expenditures were approximately \$84,000 less than expected, due in part because of fewer airport engineering costs and delayed maintenance to the airport (due to staff shortages).
- Public Safety expenditures were almost \$26,000 under budget, due to law enforcement invoices being less than expected.
- Public Works capital outlay expenditures were approximately \$81,000 over budget, due primarily to the capitalization of engineering costs for the airport taxi lane project.
- Culture and Recreation capital outlay expenditures were almost \$41,000 more than expected, due to the purchase of new playground equipment for a new park in Fox Run.

City of Mora
Management's Discussion and Analysis

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of 2021, the City had \$28,757,073 invested in a broad range of capital assets, net of accumulated depreciation. Please refer to Note 4, Capital Assets, of the basic financial statements for a schedule showing the City's capital asset activity. This note can be found on pages 52-54 of this report. This amount represents a net decrease (including additions and deductions) of approximately \$670,283.

Major capital asset events during the current fiscal year included the following:

- Airport taxi-lane rehabilitation and supplemental windcone
- A new roof was installed on the Fire Hall
- A new crack-filler machine was purchased
- Electric Lines underbuild project near Mora Lake along Highway 65
- Purchase of a 2020 Heavy Duty Service Truck (with a crane) for the water and wastewater departments

**City of Mora's Capital Assets
(Net of Depreciation)**

	Governmental Activities	Business-Type Activities	Total
Land	\$ 1,455,973	\$ 356,036	\$ 1,812,009
Construction in progress	-	2,718	2,718
Land improvements	3,892,023	5,894,149	9,786,172
Buildings	2,092,242	7,058,434	9,150,676
Infrastructure	6,576,513	289,858	6,866,371
Machinery, Equipment, Vehicles	474,590	664,537	1,139,127
Total	\$ 14,491,341	\$ 14,265,732	\$ 28,757,073

Long-Term Debt

At year-end the City had \$6,591,000 in bonds outstanding.

During 2021, no debt was added, and \$573,000 in debt was retired. Please refer to Note 6, Long-Term Debt, of the basic financial statements for a schedule showing the City's long-term debt activity. This note can be found on pages 55-57 of this report.

The City maintains a G.O. bond rating of "A3" from Moody's Investor's Service and an "A+/Stable" rating from Standard and Poor's (S&P), which are considered to be good ratings in the market.

City of Mora
Management's Discussion and Analysis

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The City's elected officials considered many factors when adopting the 2022 budget and when setting the 2022 rates and fees that will be charged for the business-type activities. The major factors accounted for when adopting the General Fund budget were:

- A 6.0% cost-of-living (COLA) increase for employees, based on a class and compensation study and approved collective bargaining agreement.
- The 2022 budget includes a property tax levy of \$1,194,519 which is 10.95% greater than the 2021 levy.
- The final city tax rate for taxes payable in 2022 is 43.959%.
- Kanabec County has an unemployment rate as of December 2021 of 5.3%. This compares with unemployment rates of 2.6% for the State of Minnesota and 3.7% for the United States.

FACTORS BEARING ON THE CITY'S FUTURE

City Council

- Due to the prolonged COVID-19 pandemic, throughout the first half of 2021, the City continued to provide services with modified operations, work schedules and later resumed pre-pandemic operations.
- City Council approved a Financial Management Plan from Ehlers Financial Advisors for the Housing and Redevelopment Authority following two consecutive years of cash infusion loans from the City and the resignation of the former HRA Executive Director, Rose Dunn.
- Lindy Crawford was appointed interim Executive Director of the HRA and served in that role until November 30, 2021.
- Through community efforts and the "Friends of the Mora Dog Park" community group, City Council approved the concept and construction of a dog park.
- The Mora Area Fire Department completed a large construction project to replace the Fire Hall roof.
- As COVID-19 measures minimized, the Mora Aquatic Center (MAC) opened for the 2021 season.
- Jack L'Heureux was promoted to the Executive Director of the HRA to fill the vacated position, effective December 1, 2021.
- City Council approved the hire of Natasha Segelstrom as Administrative Services Director in July 2021. This newly created position serves as the City's Clerk/Treasurer.
- After 16 years of employment, Beth Thorp resigned from her role as Community Development Director. Thorp played a vital role in economic development and countless projects within the community.
- The Oakwood Cemetery placed a forty-eight niche Columbarium on its grounds.
- City Council began the process of the North Grove Street Improvement project in September 2021.
- A Classification and Compensation Study was conducted to review staff wages. The City Council approved a 6% COLA increase.

City of Mora
Management's Discussion and Analysis

FACTORS BEARING ON THE CITY'S FUTURE (CONTINUED)

- Lindy Crawford resigned from her position as City Administrator/Public Utilities General Manager. City Council approved the executive recruitment search with DDA, Human Resources, Inc. to fill the vacancy.
- As a guide for the future and to assist with the implementation of the community's vision, an updated Comprehensive Plan was approved by City Council in December 2021.
- In response to the COVID-19 pandemic, the federal government granted funding to the City through the American Rescue Plan Act. The funds will assist with lost revenue which resulted from the pandemic.
- The City began a multi-year electric pole replacement project to improve the reliability of overhead electrical service for the future.
- The Wastewater Treatment Plant biosolid reed beds were established, and the project was deemed complete.
- The City approved an electrical systems study which identified current systems and areas of improvements and approved a multi-phased electrical systems upgrade. The upgrades will improve electrical distribution, electrical substations, and support areas of service with increased growth.
- The City approved an Arc Flash study.

Economic Development Authority

- The Economic Development Authority provided financial assistance for Housing and Redevelopment Authority with Financial Management Planning expenses prepared by Ehlers.
- Through community collaboration, the EDA created a Community Video highlighting the City of Mora and Mora Public Schools.

CONTACT INFORMATION

This annual report is designed to provide a general overview of the City of Mora, Minnesota, finances for citizens, customers and others. Questions concerning any of the information contained in this report and requests for additional information should be addressed to Glenn Anderson, City Administrator, City of Mora, 101 Lake Street South, Mora, Minnesota 55051, or by phone at (320) 679-1511.

City of Mora
Statement of Net Position
December 31, 2021

Assets	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Housing and Redevelopment Authority	Economic Development Authority
Invested in capital assets (including cash equivalents)	\$ 4,866,200	\$ 12,923,833	\$ 17,790,033	\$ 418,425	\$ 70,776
Restricted cash	250,000	-	250,000	330,904	-
Receivables	-	-	-	-	-
Taxes receivable	34,109	756,950	34,109	160,640	-
Accounts receivable	76,639	1,120,097	1,196,736	-	-
Due from other governments	1,200,097	25,600	1,195,097	-	-
Special assessments receivable	220,745	295,675	516,420	-	-
Advance to component unit	223,783	-	223,783	-	-
Internal balances	(1,524,707)	1,524,707	-	-	-
Inventory	-	651,495	651,495	8,593	-
Prepaid expenses	25,519	651,495	25,519	154,262	-
Other assets	-	-	-	-	-
Net pension asset - fire relief association	470,098	-	470,098	-	-
Capital assets not being depreciated	-	-	-	292,829	-
Land	1,455,973	356,036	1,812,009	2,718	-
Construction in progress	-	2,718	2,718	4,425	-
Capital assets being depreciated	-	15,163,397	15,163,397	-	-
Improvement other than buildings	12,519,983	1,121,882	14,747,494	7,360,582	-
Buildings and improvements	3,528,671	-	3,528,671	-	-
Land improvements	7,759,031	-	7,759,031	-	-
Infrastructure	631,959	-	631,959	-	-
Machinery and equipment	3,865,018	3,369,193	7,234,211	448,450	-
Less accumulated depreciation	(1,845,535)	(1,024,453)	(2,869,988)	(64,003)	-
Total assets	20,527,777	30,525,918	50,733,395	4,563,082	70,776
Deferred Outflows of Resources					
Deferred outflows of resources related to pensions	343,486	429,146	772,632	-	-
Deferred outflows of resources related to OPEB	9,291	13,818	23,109	-	-
Total deferred outflows of resources	352,777	442,964	795,741	-	-
Total assets and deferred outflows of resources	\$ 20,610,554	\$ 30,968,582	\$ 51,579,136	\$ 4,563,082	\$ 70,776
Liabilities					
Accounts payable	\$ 357,217	\$ 445,122	\$ 802,339	\$ 50,035	\$ 12
Contracts payable	-	66,168	66,168	-	-
Due to other governments	-	66,168	66,168	-	-
Salaries and benefits payable	26,590	161,28	42,718	277,713	286
Deposits payable	39,173	49,540	88,713	-	-
Unearned revenue	194,195	-	194,195	-	-
Interest payable	32,496	26,805	59,301	-	-
Bond principal payable, net of premiums	272,084	314,946	587,000	177,541	-
Payable after one year	2,371,217	3,685,346	6,056,563	4,006,986	-
Compensated absences payable	-	-	-	-	-
Payable within one year	14,454	28,812	43,266	34,925	-
Payable after one year	15,691	31,281	46,972	-	-
Total OPEB liability	72,676	108,082	180,758	-	-
Net pension liability	-	-	-	-	-
Payable after one year	339,406	578,742	918,148	-	-
Total liabilities	3,735,169	5,354,483	9,089,652	4,547,200	298
Deferred Inflows of Resources					
Deferred inflows of resources related to pensions	377,082	540,316	918,148	-	-
Deferred inflows of resources related to OPEB	377,953	540,316	918,168	-	-
Total deferred inflows of resources	755,035	1,080,632	1,835,667	-	-
Net Position					
Net investment in capital assets	1,184,870	10,265,440	22,113,510	(419,496)	-
Restricted for	-	-	-	-	-
Public service	1,043,436	-	1,043,436	300,854	-
Trust	9,706	-	9,706	-	-
Economic Development	-	-	-	-	70,478
Housing assistance	-	-	-	19,849	-
Perpetual Care	123,519	-	123,519	-	-
Other purposes	162,211	-	162,211	-	-
Unrestricted	3,209,622	14,008,445	18,018,065	113,675	-
Total net position	6,669,753	25,073,885	41,573,136	15,892	70,478
Total liabilities, deferred inflows of resources, and net position	\$ 20,610,554	\$ 30,968,582	\$ 51,579,136	\$ 4,563,082	\$ 70,776

See notes to basic financial statements.

City of Mora
Statement of Activities
Year Ended December 31, 2021

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Housing and Redevelopment Authority	Economic Development Authority
Revenues					
Charges for services	\$ 612,006	\$ 41,793	\$ 15,769	\$ -	\$ -
Operating contributions	198,589	182,335	227,233	(580,021)	-
Capital grants	1,200,097	1,120,097	2,320,194	330,904	-
Other contributions	122,541	192,317	314,858	(258,679)	-
Economic development	144,736	-	-	(71,712)	-
Interest	42,925	9,602	61,422	-	-
Income	9,102	-	-	(69,502)	-
Total government revenues	3,642,152	603,112	252,601	(2,842,698)	-
Expenses					
General government	3,887,565	4,450,583	-	563,218	-
Public safety	572,227	6,410,258	-	694,701	-
Public works	946,873	1,123,700	2,989	277,816	-
Water	112,731	118,251	54	76,035	-
Storm water	-	-	-	-	-
Total business-type activities	-	-	3,042	1,038,245	-
Total primary government	\$ 14,079,274	\$ 18,973,640	\$ 252,642	(2,842,698)	-
Component Units					
Housing and Redevelopment Authority	\$ 2,740,006	\$ 1,311,942	\$ 819,657	-	(512,611)
Economic Development Authority	\$ 25,073,885	\$ -	\$ 25,073,885	-	10,037
General revenues					
Property taxes	1,096,348	-	-	1,096,348	-
Tax increment	170,463	-	-	170,463	-
Investment earnings	19,275.70	-	-	63,423	-
Unrestricted investment earnings	330,899	35,853	35,853	522	53
Other general revenue	26,605	-	-	330,899	-
Transfers	339,177	(339,177)	-	36,485	-
Total general revenues and transfers	2,896,081	(236,294)	2,659,787	58,521	-
Change in net position	833,445	1,259,588	2,103,112	7,550	(30,699)
Net position - beginning	15,703,876	23,544,115	39,247,991	(60,088)	49,717
Net position - ending	\$ 16,537,321	\$ 24,803,703	\$ 41,351,103	\$ (52,538)	\$ 19,717
Net position - beginning, as restated	15,644,088	23,544,115	39,188,203	(60,088)	49,717
Net position - ending, as restated	\$ 16,497,833	\$ 24,073,885	\$ 40,571,718	\$ 15,892	\$ 70,478

See notes to basic financial statements.

City of Mora
Balance Sheet - Governmental Funds
December 31, 2021

	General Fund (101)	Capital Project		Nonmajor Governmental Funds	Total
		Grove and Wood Street Improvements (453)	Parker Capital Project (446)		
Assets					
Cash and investments	\$ 1,857,138	\$ 147,408	\$ -	\$ 2,861,654	\$ 4,886,200
Restricted cash	-	-	-	250,000	250,000
Taxes receivable	22,717	-	-	11,392	34,109
Special assessments receivable	14,520	246,475	328,480	530,622	1,120,097
Accounts receivable	25,577	-	-	51,162	76,739
Interest receivable	4,153	-	-	-	4,153
Due from other governments	213,668	-	-	7,077	220,745
Advance to component unit	223,783	-	-	-	223,783
Advance to other funds	60,914	-	-	-	60,914
Prepaid items	25,219	-	-	-	25,219
Total assets	\$ 2,447,689	\$ 393,883	\$ 328,480	\$ 3,711,907	\$ 6,881,959
Liabilities					
Accounts payable	\$ 78,096	\$ -	\$ -	\$ 279,121	\$ 357,217
Escrows payable	39,173	-	-	-	39,173
Due to other funds	-	-	259,593	485,589	745,182
Salaries and benefits payable	26,383	-	-	207	26,590
Unearned revenue	-	-	-	194,195	194,195
Advances from other funds	129,198	462,078	-	249,163	840,439
Total liabilities	272,850	462,078	259,593	1,208,275	2,202,796
Deferred Inflows of Resources					
Unavailable revenue - taxes	22,717	-	-	11,392	34,109
Unavailable revenue	14,520	246,475	328,480	530,622	1,120,097
- special assessments	37,237	246,475	328,480	542,014	1,154,206
Total deferred inflows of resources					
Fund Balances					
Nonspendable	25,219	-	-	123,519	148,738
Restricted	-	-	-	938,559	938,559
Committed	-	-	-	39,943	39,943
Assigned	-	-	-	1,529,711	1,529,711
Unassigned	2,112,383	(314,670)	(259,593)	(670,114)	868,006
Total fund balances	2,137,602	(314,670)	(259,593)	1,961,618	3,524,957
Total liabilities, deferred inflows of resources, and fund balances	\$ 2,447,689	\$ 393,883	\$ 328,480	\$ 3,711,907	\$ 6,881,959

See notes to basic financial statements.

City of Mora
Reconciliation of the Balance Sheet to
the Statement of Net Position - Governmental Funds
December 31, 2021

Total fund balances - governmental funds	\$ 3,524,957
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in governmental funds.	
Capital assets	29,128,676
Less accumulated depreciation	(14,637,335)
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.	
Long-term liabilities at year-end consist of:	
Bond principal payable, net of premiums	(2,643,271)
Compensated absences payable	(30,145)
Total OPEB liability	(72,676)
Net pension liability	(339,406)
Deferred outflows of resources and deferred inflows of resources are created as a result of various differences related to pensions and OPEB that are not recognized in the governmental funds.	
Deferred outflows of resources related to pensions	343,486
Deferred inflows of resources related to pensions	(377,952)
Deferred outflows of resources related to OPEB	9,291
Net pension assets created through non-employer contributions to defined benefit pension plans are not recognized in the governmental funds.	470,098
Delinquent receivables will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds.	
Property taxes	34,109
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	
Deferred special assessments	1,120,097
Governmental funds do not report a liability for accrued interest until due and payable.	(32,496)
Total net position - governmental activities	\$ 16,497,433

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City of Mora
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Governmental Funds
Year Ended December 31, 2021

	Capital Project				
	General Fund (101)	Grove and Wood Street Improvements (453)	Parker Capital Project (446)		
Revenues					Total
Taxes	\$ 593,487	\$ -	\$ -	\$ 473,901	\$ 1,067,388
Tax increments	19,566	-	-	150,897	170,463
Special assessments	-	40,805	9,805	66,584	117,194
Licenses and permits	59,140	-	-	-	59,140
Intergovernmental	1,573,357	-	-	38,684	1,612,041
Charges for services	655,856	-	-	125,653	781,509
Fines and forfeitures	10,280	-	-	-	10,280
Miscellaneous	-	-	-	-	-
Investment income	14,758	115	-	12,697	27,570
Contributions and donations	54,509	-	-	151,838	206,347
Other	10,728	-	-	133,136	143,864
Total revenues	2,991,681	40,920	9,805	1,153,390	4,195,796
Expenditures					
Current					
General government	609,141	-	-	-	609,141
Public safety	795,348	-	-	142,386	937,734
Public works	693,212	-	-	25,705	718,917
Culture and recreation	442,333	-	-	-	442,333
Housing and economic development	-	-	-	146,988	146,988
Cemetery	-	-	-	31,814	31,814
Debt service	-	-	-	-	-
Principal	-	-	-	264,047	264,047
Interest and other charges	-	4,860	-	93,597	98,457
Capital outlay	-	-	-	-	-
General government	11,645	-	-	-	11,645
Public safety	17,842	-	-	112,850	130,692
Public works	390,868	-	-	153	391,021
Culture and recreation	74,399	-	-	-	74,399
Cemetery	-	-	-	31,601	31,601
Total expenditures	3,034,788	4,860	-	849,141	3,888,789
Excess (deficiency) of revenues over (under) expenditures	(43,107)	36,060	9,805	304,249	307,007
Other Financing Sources (Uses)					
Proceeds from sale of capital asset	11,783	-	-	1,025	12,808
Transfers in	442,442	-	-	280,995	723,437
Transfers out	(176,837)	-	-	(207,423)	(384,260)
Insurance recoveries	7,176	-	-	-	7,176
Total other financing sources (uses)	284,564	-	-	74,597	359,161
Net change in fund balances	241,457	36,060	9,805	378,846	666,168
Fund Balances					
Beginning of year, as previously stated	1,896,145	(350,730)	(269,398)	1,642,560	2,918,577
Prior period adjustment (Note 14)	-	-	-	(59,788)	(59,788)
Beginning of year	1,896,145	(350,730)	(269,398)	1,582,772	2,858,789
End of year	\$ 2,137,602	\$ (314,670)	\$ (259,593)	\$ 1,961,618	\$ 3,524,957

See notes to basic financial statements.

City of Mora
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances to
the Statement of Activities - Governmental Funds
Year Ended December 31, 2021

Net change in fund balances - governmental funds	\$	666,168
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense.		
Capital outlays		639,204
Depreciation expense		(737,545)
Compensated absences are recognized as paid in the governmental funds, but recognized as the expense is incurred in the Statement of Activities.		14,307
Net OPEB obligations are recognized as paid in the governmental funds but recognized as the expense is incurred in the Statement of Activities.		(16,249)
Principal payments on long-term debt are recognized as expenditures in the governmental funds, but as an increase in the net position in the Statement of Activities.		264,047
Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due and, thus, requires use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		2,949
Bonds premiums are recognized when the debt is issued in the governmental funds but amortized over the life of the debt in the Statement of Activities.		3,516
Governmental Funds recognize pension contributions as expenditures at the time of payment in the funds whereas the Statement of Activities factors in items related to pensions on a full accrual perspective		77,242
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		(61,040)
Special assessments		
Delinquent property taxes receivable will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds.		746
Change in net position - governmental activities	\$	853,345

See notes to basic financial statements.

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City of Mora
Statement of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual Amounts		Variance with Final Budget - Over (Under)
	Original	Final			
Revenues					
Taxes	\$ 595,500	\$ 595,500	\$ 593,487	\$ (2,013)	
Tax increments	12,000	12,000	19,566	7,566	
Licenses and permits	100,050	100,050	59,140	(40,910)	
Intergovernmental	1,151,758	1,542,171	1,573,357	31,186	
Charges for services	514,138	514,138	655,856	141,718	
Fines and forfeitures	14,000	14,000	10,280	(3,720)	
Miscellaneous revenues					
Investment income	19,018	19,018	14,758	(4,260)	
Contributions and donations	10,300	10,300	54,509	44,209	
Other	3,100	3,100	10,728	7,628	
Total revenues	2,419,864	2,810,277	2,991,681	181,404	
Expenditures					
Current					
General government					
General	14,440	17,274	48,981	31,707	
Council	33,159	33,159	33,192	33	
Administration	110,666	110,666	143,663	32,997	
Finance	157,047	157,047	126,755	(30,292)	
Legal	33,540	33,540	34,578	1,038	
Personnel	31,655	31,655	21,340	(10,315)	
Planning and zoning	99,436	99,436	108,299	8,863	
City hall building	61,379	61,379	74,863	13,484	
Library building	31,182	31,182	17,470	(13,712)	
Total general government	572,504	575,338	609,141	33,803	
Public safety					
Building inspection	93,972	93,972	86,913	(7,059)	
Police protection	671,689	671,689	643,384	(28,305)	
Fire protection	55,500	55,500	65,051	9,551	
Total public safety	821,161	821,161	795,348	(25,813)	
Public works					
Street department	489,006	489,006	441,901	(47,105)	
Street lighting	31,000	31,000	29,414	(1,586)	
Airport	229,196	229,196	182,369	(46,827)	
Garage	27,618	27,618	39,528	11,910	
Total public works	776,820	776,820	693,212	(83,608)	
Culture and recreation					
Swimming pool	286,951	286,951	284,017	(2,934)	
Park areas	156,217	156,217	158,316	2,099	
Total culture and recreation	443,168	443,168	442,333	(835)	
Capital outlay					
General government	9,000	9,000	11,645	2,645	
Public safety	10,000	10,000	17,842	7,842	
Public works	142,130	310,130	390,868	80,738	
Culture and recreation	10,000	33,800	74,399	40,599	
Total capital outlay	171,130	362,930	494,754	131,824	
Total expenditures	2,784,783	2,979,417	3,034,788	55,371	
Excess of revenues over (under) expenditures	(364,919)	(169,140)	(43,107)	126,033	

See notes to basic financial statements.

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City of Mora
Statement of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget -
	Original	Final		
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	\$ -	\$ -	\$ 11,783	\$ 11,783
Transfers in	464,409	464,409	442,442	(21,967)
Transfers out	(99,424)	(196,837)	(176,837)	20,000
Insurance recoveries	-	5,200	7,176	1,976
Total other financing sources (uses)	364,985	272,772	284,564	11,792
Net change in fund balance	\$ 66	\$ 103,632	241,457	\$ 137,825
Fund Balance				
Beginning of year			1,896,145	
End of year			\$ 2,137,602	

City of Mora
Statement of Net Position - Proprietary Funds
December 31, 2021

	Assets			Liabilities			Deferred Outflows of Resources			Deferred Inflows of Resources		
	Liquor (609)	Electric Utility (651)	Water (652)	Wastewater (653)	Storm Water Utility (220)	Total						
Assets												
Current assets												
Cash and investments	\$ 697,820	\$ 7,504,112	\$ 1,381,642	\$ 3,229,225	\$ 111,034	\$ 12,923,833						
Special assessments receivable	-	-	75,600	-	-	75,600						
Accounts receivable	27,365	487,478	124,867	106,318	10,922	756,950						
Interest receivable	-	21,363	3,166	7,097	-	31,626						
Due from other funds	-	313,536	171,653	259,593	-	745,182						
Due from other governments	450	140,389	76,276	78,560	-	295,675						
Inventory	417,405	223,726	10,364	-	-	651,495						
Total current assets	1,143,040	8,697,104	1,843,508	3,680,793	121,956	15,480,361						
Noncurrent assets												
Advances to other funds	-	1,838,994	-	-	-	1,838,994						
Capital assets not being depreciated												
Land	126,230	61,714	17,580	150,512	-	356,036						
Construction in progress	-	2,718	-	-	-	2,718						
Capital assets being depreciated												
Improvements other than buildings	27,280	2,806,412	7,017,553	5,312,152	-	151,63,397						
Buildings and improvements	1,469,962	1,380,076	693,053	7,675,732	-	11,218,823						
Machinery and equipment	231,708	2,254,289	206,677	676,519	-	3,369,193						
Infrastructure	-	-	-	-	-	-						
Total capital assets	1,855,180	6,505,209	7,934,883	13,664,915	631,959	30,742,126						
Less accumulated depreciation	(697,213)	(6,048,427)	(6,324,865)	(6,034,812)	(355,551)	(16,476,394)						
Net capital assets	1,157,967	2,209,462	3,310,054	7,312,102	276,408	14,265,732						
Total noncurrent assets	1,157,967	2,209,462	3,310,054	7,312,102	276,408	16,104,726						
Total assets	2,300,846	12,739,360	5,153,622	10,992,895	398,364	31,585,087						
Deferred Outflows of Resources												
Deferred outflows of resources related to pensions	97,163	170,399	70,718	87,826	3,040	429,146						
Deferred outflows of resources related to OPEB	2,764	5,506	2,190	3,199	159	13,818						
Total deferred outflows of resources	99,927	175,905	72,908	91,025	3,199	442,964						
Total assets and deferred outflows of resources	\$ 2,400,773	\$ 12,915,265	\$ 5,226,530	\$ 11,083,920	\$ 401,563	\$ 32,028,051						
Liabilities												
Current liabilities												
Accounts payable	\$ 45,173	\$ 376,497	\$ 12,487	\$ 10,951	\$ 14	\$ 445,122						
Contract payable	-	2,718	-	-	-	2,718						
Due to other governments	42,830	23,269	862	-	-	66,961						
Salaries and benefits payable	4,484	5,842	2,361	3,413	28	16,128						
Interest payable	-	-	8,327	12,098	6,665	26,805						
Compensated absences due within one year	3,187	12,551	5,181	7,228	665	28,812						
Bonds payable due within one year	-	-	101,842	179,658	33,446	314,946						
Total current liabilities	95,674	420,877	131,060	213,348	40,533	901,492						
Noncurrent liabilities												
Customer meter deposits	-	49,340	200	-	-	49,540						
Compensated absences	6,648	26,177	10,806	15,074	-	60,693						
Less compensated absences due within one year	(3,187)	(12,551)	(5,181)	(7,228)	1,388	(28,812)						
Advances from other funds	800,000	9734,692	132,332	127,137	(665)	1,059,469						
Net pension liability	131,033	229,798	95,370	118,441	-	578,742						
Revenue bonds payable	-	-	933,825	2,555,693	4,100	4,000,292						
Less bonds payable due within one year	-	-	(101,842)	(179,658)	510,774	(33,446)						
Total OPEB liability	21,620	43,069	17,126	25,025	(33,446)	(13,946)						
Total noncurrent liabilities	958,114	335,833	1,082,536	2,654,484	483,349	5,312,402						
Total liabilities	1,053,788	756,710	1,213,696	2,867,832	523,926	6,415,932						
Deferred Inflows of Resources												
Deferred inflows of resources related to pensions	122,310	214,501	89,021	110,557	3,827	540,216						
Net Position												
Net investment in capital assets	1,157,806	2,209,362	2,376,229	4,756,409	(234,366)	10,265,440						
Unrestricted	68,869	9734,692	1,547,584	3,349,122	108,176	14,809,443						
Total net position	1,226,675	11,944,054	3,923,813	8,105,531	(126,190)	25,075,883						
Total liabilities, deferred inflows of resources, and net position	\$ 2,400,773	\$ 12,915,265	\$ 5,226,530	\$ 11,083,920	\$ 401,563	\$ 32,028,051						

See notes to basic financial statements.

City of Mora
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
Year Ended December 31, 2021

	Liquor (609)	Electric Utility (651)	Water (652)	Wastewater (653)	Storm Water Utility (220)	Total
Sales and Cost of Sales						
Sales	\$ 4,442,390	\$ -	\$ -	\$ -	\$ -	\$ 4,442,390
Cost of sales	3,299,700	-	-	-	-	3,299,700
Gross profit	1,142,690	-	-	-	-	1,142,690
Operating revenues						
User charges	-	5,434,042	842,282	1,089,123	117,916	7,483,363
Other	-	984,886	3,224	4,106	376	992,592
Total operating revenues	-	6,418,928	845,506	1,093,229	118,292	8,475,955
Operating expenses						
Employee salaries and benefits	287,996	522,397	208,409	228,989	10,445	1,258,236
Supplies	37,571	40,570	100,695	80,424	401	259,661
Repairs and maintenance	-	-	-	-	1,110	1,110
Professional services	-	29,823	1,543	1,098	-	32,464
Utilities	28,288	14,022	25,618	55,625	220	123,773
Depreciation	61,431	197,196	334,362	474,293	13,450	1,080,732
Insurance	-	-	-	-	1,600	1,600
Purchased power	-	4,147,448	-	-	-	4,147,448
Miscellaneous	143,129	772,157	45,056	76,508	-	1,036,850
Total operating expenses	558,415	5,723,613	715,683	916,937	27,226	7,941,874
Operating income (loss)	584,275	695,315	129,823	176,292	91,066	1,676,771
Nonoperating revenues (expenses)						
Investment income	3,927	31,843	450	(401)	34	35,853
Sale of capital assets	-	5,500	6,100	15,250	-	26,650
Miscellaneous	8,193	-	25,566	33,353	-	67,112
Insurance recoveries	-	-	-	2,107	-	2,107
Interest expense	(29,250)	(614)	(20,717)	(29,936)	(15,031)	(95,548)
Total nonoperating revenues (expenses)	(17,130)	36,529	11,399	20,373	(14,997)	36,174
Income before transfers	567,145	731,844	141,222	196,665	76,069	1,712,945
Capital contributions - availability charges	-	-	60,000	96,000	-	156,000
Transfers in	-	7,857	-	-	-	7,857
Transfers out	(303,219)	(34,932)	(3,840)	(3,840)	(1,203)	(347,034)
Change in net position	263,926	704,769	197,382	288,825	74,866	1,529,768
Net position						
Beginning of year	962,749	11,239,285	3,726,431	7,816,706	(201,056)	23,544,115
End of year	\$ 1,226,675	\$ 11,944,054	\$ 3,923,813	\$ 8,105,531	\$ (126,190)	\$ 25,073,883

See notes to basic financial statements.

City of Mora
Statement of Cash Flows - Proprietary Funds
Year Ended December 31, 2021

	Liquor (609)	Electric Utility (651)	Water (652)	Wastewater (653)	Storm Water Utility (220)	Total
Cash Flows - Operating Activities						
Receipts from customers and users	\$ 4,455,348	\$ 6,268,338	\$ 779,502	\$ 1,050,740	\$ 117,094	\$ 12,671,022
Payments to suppliers	(3,458,956)	(5,203,890)	(163,296)	(222,426)	(3,340)	(9,051,908)
Payments to employees	(286,424)	(513,907)	(218,840)	(279,701)	(10,110)	(1,308,982)
Net cash flows - operating activities	709,968	550,541	397,366	548,613	103,644	2,310,132
Cash Flows - Noncapital Financing Activities						
Payments received for interfund loans	-	91,281	17,745	-	-	109,026
Payments made for interfund loans	(100,000)	-	(9,111)	(71,045)	-	(180,156)
Transfer from other funds	-	7,857	-	-	-	7,857
Transfer to other funds	(303,219)	(34,932)	(3,840)	(3,840)	(1,203)	(347,034)
Net cash flows - noncapital financing activities	(403,219)	64,206	4,794	(74,885)	(1,203)	(410,307)
Cash Flows - Capital and Related Financing Activities						
Availability charges	-	-	60,000	96,000	-	156,000
Principal paid on long-term debt	-	-	(99,182)	(176,818)	(32,953)	(308,953)
Interest and issuance costs paid on long-term debt	(29,250)	(614)	(21,772)	(30,911)	(15,955)	(98,502)
Insurance recoveries	-	-	-	2,107	-	2,107
Proceeds from sale of asset	-	5,300	6,100	15,250	-	26,650
Acquisition of capital assets	-	(340,442)	(106,872)	(83,978)	-	(531,292)
Net cash flows - capital and related financing activities	(29,250)	(335,756)	(161,726)	(178,350)	(48,908)	(753,990)
Cash Flows - Investing Activities						
Interest and dividends received	3,927	47,752	2,050	4,523	34	58,286
Net change in cash and cash equivalents	281,426	326,743	242,484	299,901	53,567	1,204,121
Cash and Cash Equivalents						
January 1	416,394	7,177,369	1,139,158	2,929,324	57,467	11,719,712
December 31	\$ 697,820	\$ 7,504,112	\$ 1,381,642	\$ 3,229,225	\$ 111,034	\$ 12,923,833
Reconciliation of Operating Income to Net Cash Flows - Operating Activities						
Operating income (loss)	\$ 584,275	\$ 695,315	\$ 129,823	\$ 176,292	\$ 91,066	\$ 1,676,771
Adjustments to reconcile operating income to net cash flows - operating activities						
Miscellaneous income (expense)	8,193	-	25,566	33,353	-	67,112
Depreciation expense	61,431	197,196	334,362	474,293	13,450	1,080,732
Accounts receivable	4,320	(10,201)	3,006	2,718	(1,198)	(1,355)
Special assessments receivable	-	-	(18,300)	-	-	(18,300)
Due from other governments	445	(140,389)	(76,276)	(78,560)	-	(294,780)
Inventory	29,970	(93,620)	2,170	-	-	(61,480)
Accounts payable	23,220	(95,472)	7,336	(8,771)	(9)	(73,696)
Due to other governments	(3,458)	2,922	110	-	-	(426)
Salaries payable	1,354	346	(97)	(820)	3	786
Deposits payable	-	(13,700)	-	-	-	(13,700)
Compensated absences payable	801	(2,437)	(4,207)	(6,882)	-	(13,700)
Net pension liability	(7,420)	(2,442)	(8,516)	(43,614)	111	(12,614)
Net OPEB obligation	6,857	10,823	2,389	604	(67)	(59,859)
Total adjustments	125,693	(144,774)	267,543	372,321	288	20,941
Net cash flows - operating activities	\$ 709,968	\$ 550,541	\$ 397,366	\$ 548,613	\$ 103,644	\$ 2,310,132

See notes to basic financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Mora (the "City") is a statutory city governed by an elected mayor and four council members. The accompanying financial statements present the government entities for which the City is considered to be financially accountable.

The financial statements present the City and its component units. The City includes all funds, account groups, organizations, institutions, agencies, departments, and offices that are not legally separate from such. Component units are legally separate organizations for which the elected officials of the City are financially accountable and are included within the basic financial statements of the City because of the significance of their operational or financial relationships with the City.

The City is considered financially accountable for a component unit if it appoints a voting majority of the organization's governing body and it is able to impose its will on the organization by significantly influencing the programs, projects, activities, or level of services performed or provided by the organization, or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on, the City.

As a result of applying the component unit definition criteria above, certain organizations have been defined and are presented in this report as follows:

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Discretely Presented Component Units – Entails reporting the component unit financial data in a column separate from the financial data of the City.

For the category above, the specific entities are identified as follows:

1. Component Units

The Mora Economic Development Authority (EDA) meets the criteria to be included as a discretely presented component unit. The members of the governing board of the Mora EDA are appointed by the City Council. Management of the City have operational responsibility for the EDA and a financial benefit/burden relationship exists between the City and EDA. The activity of the EDA is shown in the EDA Special Revenue Fund. Separate financial statements are not prepared for the Mora EDA.

The Housing and Redevelopment Authority of Mora (HRA) was formed by the City and operates under a completely separate Board of Directors appointed by the City. The HRA manages 43 low rent public housing units, 133 section 8 housing choice vouchers and 47 port-in vouchers, 22 HUD 202 units, 24 market rate housing units, 30 assisted living units, and 24 rural rental units of which, for financial reporting purposes, includes all the activities relevant to its operations. The HRA meets the criteria to be included as a discretely presented component unit due to the HRA's outstanding debt expected to be paid entirely with resources of the City. The HRA has a March 31 reporting date, therefore the information presented within the government-wide statements is from its March 31, 2021, separately issued financial statements. These separately issued financial statements can be obtained from the City.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Interest on general long-term debt is considered an indirect expense and is reported separately in the Statement of Activities. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items are not included among program revenues; instead, they are properly reported as general revenues. Internally dedicated revenues are reported as general revenues rather than program revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current period, except expenditure driven grant revenue is considered available if it is collected within 1 year of the end of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, licenses, and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Only the portion of special assessments receivable due within the current period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Description of Funds:

Major Governmental Funds:

General Fund – This fund is the City's primary operating fund. It accounts for all financial resources of the general City, except those required to be accounted for in another fund.

Grove and Wood Street Improvements Capital Projects Fund – This fund accounts for the costs related to the Grove and Wood street improvement projects.

Parker Capital Projects Fund – This fund accounts for costs related to Parker capital improvement projects.

Major Proprietary Funds:

Liquor Enterprise Fund – This fund accounts for the operations of the City liquor store.

Electric Utility Enterprise Fund – This fund accounts for the operation of the City owned electric utility system.

Water Enterprise Fund – This fund accounts for the operations of the City's water utility system.

Wastewater Enterprise Fund – This fund accounts for the operations of the City's waste water treatment plant.

Storm Water Utility Enterprise Fund – This fund accounts for the operations of the City's storm water system.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are interfund services provided and used such as utility costs, which are not eliminated in the process of consolidation as elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance

1. Deposits and Investments

Cash and investments include balances from all funds that are combined and invested to the extent available in various securities as authorized by state law. Earnings from the pooled investments are allocated to the individual funds based on the average of month-end cash and investment balances.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

Minnesota Statutes 118A outlines types of investments allowed, which includes obligations of the U.S. Treasury, agencies, and instrumentalities, shares of investment companies whose only investments are in the aforementioned securities, obligations of the State of Minnesota or its municipalities, bankers' acceptances, future contracts, repurchase and reverse repurchase agreements, and commercial paper of the highest quality with a maturity of no longer than 270 days and in the Minnesota Municipal Investment Pool.

Certain investments for the City are reported at fair value as disclosed in Note 3. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

In accordance with GASB Statement No. 79, the Minnesota Municipal Investment Pool securities are valued at amortized cost, which approximates fair value. There are no restrictions or limitations on withdrawals from the 4M Liquid Asset Fund.

2. Restricted Cash

Cash is restricted in accordance with the 2019 HRA bond documents and the Housing Revenue Agreement between the City and the Mora HRA.

3. Receivables and Payables

All trade and property tax receivables are shown at a gross amount since both are assessable to the property taxes and are collectible upon the sale of the property.

The City levies its property tax for the subsequent year during the month of December. December 28 is the last day the City can certify a tax levy to the County Auditor for collection the following year. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. The property tax is recorded as revenue when it becomes measurable and available. Kanabec County is the collecting agency for the levy and remits the collections to the City three times a year. The tax levy notice is mailed in March with the first half of the payment due on May 15 and the second half due on October 15. Taxes not collected as of December 31 each year are shown as delinquent taxes receivable.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance

3. Receivables and Payables (Continued)

The County Auditor prepares the tax list for all taxable property in the City, applying the applicable tax rate to the tax capacity of individual properties, to arrive at the actual tax for each property. The County Auditor also collects all special assessments, except for certain prepayments paid directly to the City.

The County Auditor submits the list of taxes and special assessments to be collected on each parcel of property to the County Treasurer in January of each year.

4. Inventory and Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the fund level and government-wide statements. Prepaid items are recorded as an expenditure at the time of consumption.

Inventory is valued at cost using the first in, first out (FIFO) method. Inventories are recorded as expenses when consumed rather than when purchased.

5. Capital Assets

Capital assets, which include land, land improvements, buildings and improvements, equipment, improvements other than buildings, infrastructure, and construction in progress are reported in the applicable governmental or the business-type activities columns in the government-wide financial statements. Capital Assets are defined by the City as real or personal property that has an estimated useful life greater than one year and a value equal to or greater than the City's capitalization threshold of \$5,000 for machinery and equipment and \$25,000 for other assets. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Infrastructure assets acquired prior to the implementation of GASB Statement No. 34 have been reported at actual or estimated historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the City are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Infrastructure	20-50
Buildings and improvements other than buildings	10-30
Machinery and equipment	5-20

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance

6. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City presents deferred outflows of resources on the Statements of Net Position for deferred outflows of resources related to pensions and OPEB for various estimate differences that will be amortized and recognized over future years.

In addition to liabilities, the statement of financial position, and fund financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City presents deferred inflows of resources on the Governmental Fund Balance Sheet as unavailable revenue. The governmental funds report unavailable revenues from two sources: taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City presents deferred inflows of resources on the Statements of Net Position for deferred inflows of resources related to pensions and OPEB for various estimate differences that will be amortized and recognized over future years.

7. Compensated Absences

City employees earn vacation time based on years of City service with a maximum accumulation of 1½ times the applicable vacation leave. The City compensates employees, upon termination or retirement, for all unused vacation.

Sick leave accrues at one day per month up to a maximum of 100 days paid at full pay. Upon retirement, full-time employees will be paid severance pay as follows:

- After 10 years of service, 10% of unused sick leave
- After 15 years of service, 15% of unused sick leave
- After 20 years of service, 25% of unused sick leave
- After 25 years of service, 50% of unused sick leave

Vested or accumulated sick leave for governmental funds that is not expected to be liquidated with expendable available financial resources is recorded in the governmental activities in the Statement of Net Position. Vested or accumulated vacation and sick leave in the proprietary fund is recorded in that fund.

8. Other Post-Employment Benefits

The City will provide insurance coverage in the City's group medical hospitalization insurance plan for those municipal employees who terminate employment with the City receiving a retirement or disability benefit, or are eligible to receive a benefit from PERA.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance (Continued)

9. Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and the relief association and additions to/deductions from PERA's and the relief association's fiduciary net position have been determined on the same basis as they are reported by PERA and the relief association except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt, and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

11. Fund Balance

a. Classification

In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent.

- Nonspendable Fund Balance – These are amounts that cannot be spent because they are not in spendable form, such as inventories and prepaid items.
- Restricted Fund Balance – These are amounts that are restricted to specific purposes either by a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments or b) imposed by law through enabling legislation.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Fund Balance (Continued)

11. Fund Balance (Continued)

a. Classification (Continued)

- Committed Fund Balance – These are amounts that can only be used for specific purposes pursuant to constraints imposed by resolution of the City Council (highest level of decision making authority) and that remain committed unless modified or removed by the City Council by subsequent resolution.
- Assigned Fund Balance – These are amounts that are constrained by the City's intent to be used for specific purposes but are neither restricted nor committed and include remaining amounts (except for negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable, restricted or committed. Assignments are made by the City Administrator.
- Unassigned Fund Balance – These are residual amounts in the General Fund not reported in any other classification. The General Fund is the only fund that can report a positive unassigned fund balance. Other funds would report a negative unassigned fund balance should the total of nonspendable, restricted, and committed fund balances exceed the total net resources of that fund.

When both restricted and unrestricted resources are available for use, the City will use restricted resources, and then use unrestricted resources as they are needed. When committed, assigned, and unassigned resources are available for use, the City will use resources in the following order: committed, assigned, and unassigned.

b. Minimum Fund Balance

The City's adopted fund balance policy states the City is to maintain a General Fund unassigned fund balance of 40% - 50% of the annual operating expenditures, excluding transfers and capital outlay, in the General Fund.

12. Net Position

Net position represents the difference between assets and deferred outflows of resources; and liabilities and deferred inflows of resources in the government-wide financial statements. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any long-term debt used to build or acquire the capital assets. Net position is reported as restricted in the government-wide financial statements when there are limitations on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Budgetary Information

1. In August of each year, City staff submits to the City Council, a proposed operating budget for the year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them for the upcoming year.
2. Public hearings are conducted to obtain taxpayer comments.
3. The budget is legally enacted through passage of a resolution after obtaining taxpayer comments.
4. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
5. Annual appropriated budgets are adopted during the year for the City's General Fund as well as the Fire Special Revenue Fund, Cemetery Special Revenue Fund, EDA Revolving Loan Special Revenue Fund, MIC Loan Special Revenue Fund, Future Fire Equipment Capital Project Fund, Future Improvements Capital Project Fund, 2008-2011 Street Reconstruction Debt Service Fund, 2015B Wood and Grove Debt Service Fund, Series 2015C Refunding Debt Service Fund, Series 2017A Refunding Debt Service Fund, Liquor Fund, Electric Utility Fund, Water Fund, Wastewater Fund, and Storm Water Utility Fund.
6. Budgeted amounts are as originally adopted or as amended by the City Council. Individual amendments were not material in relation to the original amounts budgeted. Budgeted expenditure appropriations lapse at year-end.

Encumbrances outstanding at year-end expire and outstanding purchase orders are canceled and not reported in the financial statements.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Deficit Fund Balances

The following funds had deficit fund balances at December 31, 2021:

Grove and Wood Street Improvements Capital Project Fund	\$ 314,670
Parker Capital Project Fund	259,593
TIF No. 1-11 KSB Special Revenue Fund	171,576
TIF No. 1-15 Maysa Special Revenue Fund	53
Small Cities Development Program 2020-2022 Special Revenue Fund	258
Howe Avenue Reconstruction Capital Project Fund	10,781
Downtown Feed Mill Redevelopment Capital Project Fund	30,504
Airport Kastenbauer House Capital Project Fund	97,389
Crosswind/Yank Property Capital Project Fund	19,912
North Grove Street Improvements Capital Project Fund	25,705
2012 7th and Grove Street Improvements Capital Project Fund	313,936

NOTE 3 – DEPOSITS AND INVESTMENTS

Cash balances of the City's funds and the Economic Development Authority Component Unit are combined (pooled) and invested to the extent available in various investments authorized by *Minnesota Statutes*. Each fund's portion of this pool (or pools) is displayed in the financial statements as "cash and cash equivalents" or "investments". For purposes of identifying risk of investing public funds, the balances and related restrictions are summarized as follows.

A. Deposits

Custodial Credit Risk – Deposits: This is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City has a policy that requires the District's deposits be collateralized as required by *Minnesota Statutes* for an amount exceeding FDIC coverage. As of December 31, 2021, the City's bank balance of \$10,362,604 was not exposed to custodial credit risk because it was insured and fully collateralized with securities held by the pledging financial institution's trust department or agent and in the City's name. The book balance as of December 31, 2021, was \$10,156,216 for deposits.

B. Investments

Investment Type	Fair Value	Investment Maturities			
		Less than One Year	1-2 Years	2-5 Years	Greater than 5 Years
Brokered Certificates of Deposit	\$ 5,814,339	\$ 1,075,440	\$ 790,339	\$ 2,839,502	\$ 1,109,058
Government Securities	147,655	-	557	147,098	-
Brokered Money Markets	1,989,762	1,989,762	-	-	-
Total	<u>\$ 7,951,756</u>	<u>\$ 3,065,202</u>	<u>\$ 790,896</u>	<u>\$ 2,986,600</u>	<u>\$ 1,109,058</u>

Concentration of Credit Risk: The City's investment policy states the City will diversify its investment according to type and maturity.

Credit Risk: The City's investment policy limits investments to those specified in *Minnesota Statutes*. As of December 31, 2021, the FHLB Bonds are rated AAA by Moody's. The City's other investments are not rated.

Interest Rate Risk: This is the risk that market values of securities in a portfolio would decrease due to changes in market value interest rates. The City's policy indicates they structure their investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby reducing the need to sell securities on the open market before maturity. No more than 50% of the total investments should extend beyond five years and in no circumstance should any extend beyond ten years without the direct approval of the City Council.

Custodial Credit Risk – Investments: For an investment, this is the risk in the event of the failure of the counterparty the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's policy states all investments must be fully insured through SIPC insurance.

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

The City has the following recurring fair value measurements as of December 31, 2021:

- Investments of \$5,961,994 are valued using a matrix pricing model (Level 2 inputs)

Summary of cash deposits and investments as of December 31, 2021, were as follows:

Petty Cash	\$ 2,837
Deposits	10,156,216
Investments	<u>7,951,756</u>
Total	<u>\$ 18,110,809</u>

Deposits and investments are presented in the December 31, 2021, basic financial statements as follows:

Statement of Net Position	
Cash and investments - Primary Government	\$ 17,790,033
Cash and investments - Economic Development Authority	<u>70,776</u>
Restricted cash	<u>250,000</u>
Total	<u>\$ 18,110,809</u>

City of Mora
Notes to Basic Financial Statements

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	\$ 1,455,973	\$ -	\$ -	\$ 1,455,973
Capital assets being depreciated				
Land improvements	7,478,724	280,307	-	7,759,031
Buildings and improvements	3,396,815	131,856	-	3,528,671
Improvements other than buildings	12,460,296	59,687	-	12,519,983
Machinery and equipment	3,730,418	167,354	(32,754)	3,865,018
Total capital assets being depreciated	27,066,253	639,204	(32,754)	27,672,703
Less accumulated depreciation for				
Land Improvements	(3,682,371)	(184,637)	-	(3,867,008)
Buildings and improvements	(1,375,720)	(60,709)	-	(1,436,429)
Improvements other than buildings	(5,601,915)	(341,555)	-	(5,943,470)
Machinery and equipment	(3,272,538)	(150,644)	32,754	(3,390,428)
Total accumulated depreciation	(13,932,544)	(737,545)	32,754	(14,637,335)
Total capital assets being depreciated, net	13,133,709	(98,341)	-	13,035,368
Governmental activities capital assets, net	\$ 14,589,682	\$ (98,341)	\$ -	\$ 14,491,341

City of Mora
Notes to Basic Financial Statements

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the City as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Capital assets not being depreciated				
Land	\$ 356,036	\$ -	\$ -	\$ 356,036
Construction in progress	25,222	2,718	(25,222)	2,718
Total capital assets not being depreciated	381,258	2,718	(25,222)	358,754
Capital assets being depreciated				
Buildings	11,198,824	19,999	-	11,218,823
Other Improvements	14,964,729	198,668	-	15,163,397
Machinery and equipment	3,087,077	312,627	(30,511)	3,369,193
Infrastructure	631,959	-	-	631,959
Total capital assets being depreciated	29,882,589	531,294	(30,511)	30,383,372
Less accumulated depreciation for				
Buildings	(3,764,192)	(396,197)	-	(4,160,389)
Other Improvements	(8,713,669)	(555,579)	-	(9,269,248)
Machinery and equipment	(2,606,211)	(128,956)	30,511	(2,704,656)
Infrastructure	(342,101)	-	-	(342,101)
Total accumulated depreciation	(15,426,173)	(1,080,732)	30,511	(16,476,394)
Total capital assets being depreciated, net	14,456,416	(549,438)	-	13,906,978
Business-type activities capital assets, net	\$ 14,837,674	\$ (546,720)	\$ (25,222)	\$ 14,265,732
Depreciation expense was charged to functions/programs of the City as follows:				
Governmental activities				
General government				\$ 18,069
Public safety				108,844
Public works				525,244
Culture and recreation				79,429
Cemetery				5,959
Total depreciation expense - governmental activities				\$ 737,545

NOTE 5 – INTERFUND ACTIVITY (CONTINUED)

C. Advance To/From Other Funds and Component Units	Fund	Advance to Other Funds	Advance from Other Funds
General		\$ 60,914	\$ 129,198
Grove and Wood Street improvements		-	462,078
Nonmajor governmental funds		-	249,163
Electric Utility		1,838,994	-
Liquor		-	800,000
Water		-	132,332
Wastewater		-	127,137
Total		\$ 1,899,908	\$ 1,899,908

Nonmajor governmental funds	-	249,163
Electric Utility	1,838,994	-
Liquor	-	800,000
Water	-	132,332
Wastewater	-	127,137
Total	\$ 1,899,908	\$ 1,899,908

The amounts advanced to the Liquor, Water, Wastewater, and nonmajor governmental funds represent interfund loans to temporarily fund projects.

Liquor	-	800,000
Water	-	132,332
Wastewater	-	127,137
Total	\$ 1,899,908	\$ 1,899,908

The amounts advanced to the Liquor, Water, Wastewater, and nonmajor governmental funds represent interfund loans to temporarily fund projects.

Water	-	132,332
Wastewater	-	127,137
Total	\$ 1,899,908	\$ 1,899,908

The amounts advanced to the Liquor, Water, Wastewater, and nonmajor governmental funds represent interfund loans to temporarily fund projects.

Total	\$ 1,899,908	\$ 1,899,908
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The amounts advanced to the Liquor, Water, Wastewater, and nonmajor governmental funds represent interfund loans to temporarily fund projects.

On September 17, 2019, the City advanced \$157,600 to the HRA for cash flow needs. Monthly payments to repay this advance are scheduled through October 2024. The outstanding balance on December 31, 2021 was \$94,585. On March 11, 2021, the City advanced an additional \$129,198 to the HRA for cash flow needs. Monthly payments to repay this advance are scheduled through 2029. The outstanding balance on December 31, 2021 was \$129,198 as there were no payments made in 2021. The corresponding payables are \$132,702 and \$120,501 and are presented as long term obligations in the HRA audit report. Since the HRA discretely presented component unit's reporting year end is March 31, 2021, the related payable does not equal the amount reported on the City's financial statements.

NOTE 6 – LONG-TERM DEBT

major capital facilities. General obligation bonds have been issued for both governmental and business-type activities.

The City has issued bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. Revenue bonds have been issued for business-type activities in both expendable and capital type activities.

NOTE 6 – LONG-TERM DEBT

A. General Obligation Bonds

The City issues General Obligation (G.O.) bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities.

The City has issued bonds where the City pledges income derived from the acquired or constructed assets to pay debt service. Revenue bonds have been issued for business-type activities to both expand existing facilities and construct additional facilities.

City of Mora
Notes to Basic Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

B. Components of Long-Term Liabilities

Long-Term Liabilities					
Governmental activities					
2011A G.O. Street Reconstruction Bonds	05/25/11	1.7%-3.2%	\$ 695,000	02/01/22	\$ 80,000
2015B G.O. Bonds	08/13/15	1.3%-4.0%	1,385,000	02/01/36	860,000
2015C G.O. Refunding Bonds	08/13/15	2.5%-3.0%	1,223,909	02/01/28	678,403
2017A G.O. Bonds	08/24/17	3.0%-3.1%	1,325,000	02/01/38	982,785
Premium on bonds payable					42,083
Compensated absences					30,145
Total governmental activities					<u>2,673,416</u>
Business-Type Activities					
2010 G.O. PFA Water Revenue Note from direct borrowing	08/01/10	1.90%	1,565,220	08/20/30	773,000
2015B G.O. Bonds	08/13/15	1.3%-4.0%	1,385,000	02/01/36	250,000
2015C G.O. Refunding Bonds	08/13/15	2.5%-3.0%	606,091	02/01/28	346,597
2015 G.O. PFA Sewer Revenue Note from direct borrowing	05/21/15	1.90%	3,257,315	08/20/35	2,423,000
2017A G.O. Bonds	08/24/17	3.0%-3.1%	1,325,000	02/01/38	197,215
Premium on bonds payable					10,480
Compensated absences					60,093
Total business-type activities					<u>4,060,385</u>
Total all long-term liabilities					<u>\$ 6,733,801</u>

The General Fund and Enterprise Funds typically liquidates the liability related to compensated absences.

C. Minimum Debt Payments

Annual debt service requirements to maturity for long-term debt are as follows:

Year Ending December 31,	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 272,054	\$ 74,622	\$ 346,676	\$ 72,946	\$ 22,438	\$ 95,384
2023	272,054	74,622	346,676	72,946	22,438	95,384
2024	204,530	62,971	267,501	80,470	18,623	99,091
2025	204,032	57,370	261,402	80,968	16,535	97,503
2026	206,997	51,490	258,487	83,003	14,296	97,299
2027-2031	711,892	182,428	894,320	218,108	44,668	262,776
2032-2036	645,325	82,455	727,780	169,675	18,287	187,962
2037-2038	159,808	5,099	164,907	15,192	448	15,640
Total	\$ 2,601,188	\$ 584,675	\$ 3,185,863	\$ 793,812	\$ 155,871	\$ 949,683
						\$ 3,196,000
						\$ 259,338
						\$ 3,455,338

City of Mora
Notes to Basic Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

D. Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
G.O. bonds payable	\$ 2,865,235	\$ -	\$ 264,047	\$ 2,601,188	\$ 272,054
Premium on bonds payable	45,599	-	3,516	42,083	-
Total G.O. bonds payable	2,910,834	-	267,563	2,643,271	272,054
Compensated absences	44,452	53,873	68,180	30,145	14,454
Total governmental activities	2,955,286	53,873	335,743	2,673,416	286,508
Business-type activities					
G.O. bonds payable	864,765	-	70,953	793,812	72,946
Note from direct borrowing					
G.O. PFA revenue notes payable	3,434,000	-	238,000	3,196,000	242,000
Premium on bonds payable	11,362	-	882	10,480	-
Total bonds payable	4,310,127	-	309,835	4,000,292	314,946
Compensated absences	72,707	84,808	97,422	60,093	28,812
Total business-type activities	4,382,834	84,808	407,257	4,060,385	343,758
Total long-term liabilities	\$ 7,338,120	\$ 138,681	\$ 743,000	\$ 6,733,801	\$ 630,266

City of Mora
Notes to Basic Financial Statements

NOTE 7 – FUND BALANCES/NET POSITION

A. Fund Balance Classifications

Fund balances are classified as shown below to reflect the limitations and restrictions of the respective funds.

	General Fund	Grove and Wood Street Improvements	Parker Capital Project	Nonmajor Governmental Funds	Total
Nonspendable					
Perpetual care	\$ -	\$ -	\$ -	\$ 123,519	\$ 123,519
Prepaid items	25,219	-	-	-	25,219
Total nonspendable	25,219	-	-	123,519	148,738
Restricted					
RED Loan Program	-	-	-	100,869	100,869
Debt service	-	-	-	665,773	665,773
MIC loan	-	-	-	4,761	4,761
Tax increment	-	-	-	9,706	9,706
Small cities development program	-	-	-	64,004	64,004
COVID-19 emergency assistance	-	-	-	80,858	80,858
Cemetery	-	-	-	12,588	12,588
Total restricted	-	-	-	938,559	938,559
Committed					
Fire	-	-	-	39,943	39,943
Assigned					
Future fire equipment	-	-	-	821,761	821,761
Future improvements	-	-	-	697,699	697,699
9th and Wood Street Improvements	-	-	-	10,251	10,251
Total assigned	-	-	-	1,529,711	1,529,711
Unassigned	2,112,383	(314,670)	(259,593)	(670,114)	868,006
Total fund balance	\$ 2,137,602	\$ (314,670)	\$ (259,593)	\$ 1,961,618	\$ 3,524,957

B. Net Position

Restricted net position is comprised of the total restricted fund balance in the governmental funds plus the effects of the conversion to the government-wide net position.

NOTE 8 – RISK MANAGEMENT

The City purchases commercial insurance coverage with other cities in the state through the League of Minnesota Cities Insurance Trust (LMCIT), which is a public entity risk pool currently operating as a common risk management and insurance program. The City pays an annual premium to LMCIT for its insurance coverage. LMCIT is self-sustaining through commercial companies for excess claims. The City is covered through the pool for any claims incurred but unreported, however, retains risk for the deductible portion of its insurance policies. The amount of these deductibles is considered immaterial to the financial statements.

There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three years.

City of Mora
Notes to Basic Financial Statements

NOTE 8 – RISK MANAGEMENT (CONTINUED)

The City's workers' compensation insurance policy is retrospectively rated. With this type of policy, final premiums are determined after loss experience is known. The amount of premium adjustment for 2021 is estimated to be immaterial based on workers' compensation rates and salaries for the year.

At December 31, 2021, there were no other claims liabilities reported based on the requirements of GASB Statement No. 10, which requires a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

NOTE 9 – PENSION PLANS

The City participates in various pension plans. Total pension expense for the year ended December 31, 2021, was \$91,392. The components of pension expense are noted in the following plan summaries.

The General Fund, Liquor Fund, Electric Utility Fund, Water Fund, Wastewater Fund, and Storm Water Utility Fund typically liquidate the liability related to the pensions.

Public Employees' Retirement Association

A. Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by PERA. PERA's defined benefit pension plans are established and administered in accordance with *Minnesota Statutes*, Chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Plan

All full-time and certain part-time employees of the City are covered by the General Employees Plan. General Employees Plan members belong to the Coordinated Plan. Coordinated Plan members are covered by Social Security.

B. Benefits Provided

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state Legislature. Vested, terminated employees who are entitled to benefits but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service.

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

B. Benefits Provided

General Employees Plan Benefits

General Employees Plan benefits are based on a member's highest average salary for any 5 successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated Plan members. Members hired prior to July 1, 1989, receive the higher of Method 1 or Method 2 formulas. Only Method 2 is used for members hired after June 30, 1989. Under Method 1, the accrual rate for a Coordinated member is 1.2% for each of the first 10 years of service and 1.7% for each additional year. Under Method 2, the accrual rate for Coordinated members is 1.7% for all years of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

Benefit increases are provided to benefit recipients each January. Beginning in 2019, the postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a reduced prorated increase. For members retiring on January 1, 2024, or later, the increase will be delayed until normal retirement age (age 65 if hired prior to July 1, 1989, or age 66 for individuals hired on or after July 1, 1989). Members retiring under Rule of 90 are exempt from the delay to normal retirement.

C. Contributions

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state Legislature.

General Employees Fund Contributions

Coordinated Plan members were required to contribute 6.5% of their annual covered salary in fiscal year 2021 and the City was required to contribute 7.5% for Coordinated Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2021, were \$116,008. The City's contributions were equal to the required contributions as set by state statute.

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2021, the City reported a liability of \$918,146 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of \$16 million. The State of Minnesota is considered a non-employer contributing entity and the State's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled \$27,967.

The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2020, through June 30, 2021, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0215% at the end of the measurement period and 0.0219% for the beginning of the period.

City's proportionate share of the net pension liability \$ 918,146

State of Minnesota's proportionate share of the net pension liability associated with the City

27,967

Total

\$ 946,113

For the year ended December 31, 2021, the City recognized pension expense of \$36,276 for its proportionate share of General Employees Plan's pension expense. Included in the amount, the City recognized \$2,256 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of \$16 million to the General Employees Fund.

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

General Employees Fund Pension Costs (Continued)

At December 31, 2021, the City reported its proportionate share of General Employees Plan's deferred outflows of resources and deferred inflows of resources, related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 5,457	\$ 28,158
Changes in actuarial assumptions	560,601	20,357
Net collective difference between projected and actual investment earnings	-	790,529
Changes in proportion	56,759	17,985
Contributions paid to PERA subsequent to the measurement date	58,004	-
Total	<u>\$ 680,821</u>	<u>\$ 857,029</u>

The \$58,004 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2022	\$ (544)
2023	(4,221)
2024	(12,567)
2025	(216,880)
Total	<u>\$ (234,212)</u>

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

E. Long-Term Expected Return on Investment

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term
Domestic equity	33.5 %	5.10 %
International equity	16.5	5.30
Fixed income	25.0	0.75
Private markets	25.0	5.90
Total	<u>100.0 %</u>	

F. Actuarial Methods and Assumptions

The total pension liability in the June 30, 2021, actuarial valuation was determined using an individual entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 6.%. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of return investment return rates deemed to be reasonable by the actuary. An investment return of 6.5% was deemed to be within that range of reasonableness for financial reporting purposes.

Inflation is assumed to be 2.25% for the General Employees Plan. Benefit increases after retirement are assumed to be 1.25% for the General Employees.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25% after one year of service to 3.0% after 29 years of service and 6.0% per year thereafter.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The most recent four-year experience study for the General Employees Plan was completed in 2019. The assumption changes were adopted by the Board and became effective with the July 1, 2020, actuarial valuation.

NOTE 9 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

F. Actuarial Methods and Assumptions (Continued)

The following changes in actuarial assumptions and plan provisions occurred in 2021:

General Employees Fund

Changes in Actuarial Assumptions

- The investment return and single discount rates were changed from 7.5% to 6.5% for financial reporting purposes.
- The mortality improvement scale was changed from scale MP-2019 to scale MP-2020.
- There have been no changes since the previous valuation.

Changes in Plan Provisions

G. Discount Rate

The discount rate used to measure the total pension liability in 2021 was 6.5%. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members and employers will be made at rates set in *Minnesota Statutes*. Based on these assumptions, the fiduciary net positions of the General Employees Fund was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (5.5%)	Current Discount Rate (6.5%)	1% Increase in Discount Rate (7.5%)
City's proportionate share of the General Employees Fund net pension liability	\$ 1,872,550	\$ 918,146	\$ 135,000

I. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association

A. Plan Description

The City of Mora's Fire Department Relief Association is the administrator of a single employer defined benefit pension plan established to provide benefits for members of the City of Mora Fire Department.

The Association issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Mora Fire Relief Association, 101 Lake Street South, Mora, MN 55051.

B. Benefits Provided

Volunteer firefighters of the City are members of the Mora Fire Department Relief Association. Full retirement benefits are payable to members who have reached age 50 and have completed 20 years of service in the amount of \$2,500 per year of service in a lump sum. Partial benefits are payable to members who have reached 50 and have completed ten years of service. Disability benefits and widow and children's survivor benefits are also payable to members or their beneficiaries based upon requirements set forth in the bylaws. These benefit provisions and all other requirements are consistent with enabling state statutes.

C. Members Covered by Benefit Terms

As of the December 31, 2020, actuarial valuation date, the following members were covered by the benefit terms:

Inactive members entitled to but not yet receiving benefits	3
Active members	29
Total	<u>32</u>

D. Contributions

Minnesota Statutes Chapter 424A.092 specifies minimum support rates required on an annual basis. The minimum support rates from the municipality and from State aid are determined as the amount required to meet the normal cost plus amortizing any existing prior service costs over a ten year period. The City's obligation is the financial requirement for the year less state aids. Any additional payments by the City shall be used to amortize the unfunded liability of the relief association. The Association is comprised of volunteers; therefore, there are no payroll expenditures (i.e., there are no covered payroll percentage calculations). During the year ended December 31, 2021, the City recognized as revenue and as an expenditure an on behalf payment of \$65,051 made by the State of Minnesota for the Relief Association.

E. Net Pension Liability

The City's net pension liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2020.

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association

E. Net Pension Liability (Continued)

The total pension liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount rate	5.00 %
Investment rate of return	5.00 % Net of pension plan investment expense including inflation.
Inflation	2.25 %
Mortality	Healthy Pre Retirement - RP-2014 employee generational mortality table projected with mortality improvement scale MP-2019, from base year 2006
	Healthy Post Retirement - RP-2014 annuitant generational mortality table projected with mortality improvement scale MP-2019 from base year 2006. Male rates are adjusted by a factor of 0.96.

The value of death benefits is similar to the value of the retirement pension. Because of low retirement ages, the plan assumes no pre-retirement mortality. Post-retirement mortality does not apply as the benefit structure and form of payment do not reflect lifetime benefits.

The long-term return on assets has been set based on the plan's target investment allocation along with long-term return expectations by asset class. When there is sufficient historical evidence of market outperformance, historical average returns may be considered. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of the measurement date are summarized below.

Asset Class	Allocation at Measurement Date	Long-Term Expected Real Rate of Return	Long-Term Expected Nominal Rate of Return
Domestic equity - Large Cap	37.5 %	4.42 %	6.67 %
Domestic equity - Small/Mid Cap	15.0	4.81	7.06
International equity	10.0	4.91	7.16
Fixed income	12.5	1.00	3.25
Cash and equivalents	25.0	-0.33	1.92
Total	100.0 %		5.57
	Investment expense		(0.50)
	Net assumed investment return		5.00 %

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association

E. Net Pension Liability (Continued)

The discount rate used to measure the total pension liability was 5.00%. Assets were projected using expected benefit payments and expected asset returns. Expected benefit payments by year were discounted using the expected asset return assumption for years in which the assets were sufficient to pay all benefit payments. Any remaining benefit payments after the trust fund is exhausted are discounted at the municipal bond rate. The equivalent single rate is the discount rate.

F. Changes in the Net Pension Liability

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at December 31, 2019	\$ 562,161	\$ 970,197	\$ (408,036)
Changes for the year			
Service cost	33,048	-	33,048
Interest cost	28,794	-	28,794
Difference between expected and actual experience	20,361	-	20,361
Changes in assumptions	9,372	-	9,372
State and municipal contributions	-	63,346	(63,346)
Net investment income	-	96,626	(96,626)
Benefit payments	(93,500)	(93,500)	-
Administrative expense	-	(5,525)	5,525
Net changes	(1,925)	60,947	(62,872)
Balances at December 31, 2020	\$ 560,236	\$ 1,031,144	\$ (470,908)

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 5.0%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (4.0%) or 1-percentage-point higher (6.0%) than the current rate:

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association

F. Changes in the Net Pension Liability (Continued)

	1% Decrease in Discount Rate 4.00%	Current Discount Rate 5.00%	1% Increase in Discount Rate 6.00%
Net pension asset	\$ 448,543	\$ 470,908	\$ 492,653

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued relief association financial report.

G. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources
Related to Pensions

For the year ended December 31, 2021, the City recognized pension expense of \$55,116. At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual liability	\$ 18,325	\$ -
Difference between projected and actual investment earnings	-	61,138
Changes in assumptions	8,435	-
Contributions paid to Association subsequent to the measurement date	65,051	-
Total	\$ 91,811	\$ 61,138

NOTE 9 – PENSION PLANS (CONTINUED)

Defined Benefit Pension Plan – Volunteer Firefighter's Relief Association

G. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources
Related to Pensions (Continued)

The \$65,051 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending	
2022	\$ (10,976)
2023	(10,976)
2024	(20,195)
2025	(7,099)
2026	2,973
Thereafter	11,895
Total	\$ (34,378)

Total pension expense for all pension plans was \$91,392.

NOTE 10 – POST EMPLOYMENT HEALTH CARE PLAN

A. Plan Description

The City's defined benefit OPEB plan provides a single-employer defined benefit health care plan to eligible retirees. The plan offers medical coverage. No assets are accumulated in a trust. A separate report is not issued for this plan.

B. Benefits Provided

Retirees and their spouses can participate in the health care plan at the same premium rate as City employees. Retirees and their spouses are responsible for 100% of these rates. This results in the retirees receiving an implicit rate subsidy.

C. Contributions

Retirees and their spouses contribute to the health care plan at the same rate as City employees. This results in the retirees receiving an implicit rate subsidy. Contribution requirements are established by the City, based on the contract terms with PEIP. The required contributions are based on projected pay-as-you-go financing requirements. For 2021, the City contributed \$23,109 to the plan.

NOTE 10 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

D. Members

As of the December 31, 2020, valuation date, the following were covered by the benefit terms:

Total retirees	3
Total active employees	21
Total	24

E. Actuarial Assumptions

The total OPEB liability, measured as of December 31, 2020, was determined by an actuarial valuation as of December 31, 2020, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Key Methods and Assumptions Used in Valuation of Total OPEB Liability	
Inflation	2.25%
Healthcare cost trend increases	Rate 6.3% for 2021, gradually decreasing over several decades to an ultimate rate of 3.8% in 2075 and later years.
Mortality assumption	Pub-2010 General mortality tables with projected mortality improvements based on scale MP-2019, and other adjustments.
The discount rate used to measure the total OPEB liability was 2.00% based on Fidelity 20-Year Municipal GO AA Index.	

F. Total OPEB Liability

The City's total OPEB liability of \$180,758 was measured as of December 31, 2020, and was determined by an actuarial valuation as of December 31, 2020.

NOTE 10 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

F. Total OPEB Liability (Continued)

Changes in the total OPEB liability are as follows:

Balances at January 1, 2021	Total OPEB Liability
	\$ 135,854
Changes for the year	
Service cost	7,758
Interest	3,738
Differences between expected and actual economic experience	(11,995)
Changes of assumptions	60,798
Employer contributions	(15,395)
Net changes	44,904
Balances at December 31, 2021	\$ 180,758

Changes of assumptions and other inputs reflect a change in the discount rate from 2.75% at the December 31, 2019, measurement date to 2.00% at the December 31, 2020, measurement date.

The General Fund and Liquor, Electric Utility, Water, Wastewater, and Storm Water Utility funds typically liquidate the Liability related to OPEB.

G. OPEB Liability Sensitivity

The following presents the City's total OPEB liability calculated using the discount rate of 2.00% as well as the liability measured using 1% lower and 1% higher than the current discount rate.

Total OPEB Liability		
1% decrease (1.00%)	Current (2.00%)	1% increase (3.00%)
\$ 193,738	\$ 180,758	\$ 168,488

NOTE 10 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

G. OPEB Liability Sensitivity (Continued)

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower and 1% higher than the current healthcare cost trend rates.

Total OPEB Liability		
1% decrease (5.3% decreasing to 2.8%)	Current (6.3% decreasing to 3.8%)	1% increase (7.3% decreasing to 4.8%)
\$ 163,511	\$ 180,758	\$ 200,862

H. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2021, the City recognized OPEB expense of \$37,190. At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions made subsequent to the measurement date	\$ 23,109	\$ -

The \$23,109 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended December 31, 2022.

NOTE 11 – CONTRACT COMMITMENTS AND CONTINGENCIES

A. Electric Utility Commitment

The Public Utilities Commission purchases power from Southern Minnesota Municipal Power Agency (SMMPA) under a power sales contract which extends to April 1, 2050. Under the terms of the contract, the Commission is obligated to buy all the electrical power and energy needed to operate the electric utilities through the term of the contract. In addition, on January 1, 1995, the Public Utilities Commission entered into a Capacity Purchase Agreement with SMMPA, whereby SMMPA is entitled to the exclusive use of the net electric generating capability of the Diesel Generating Facilities and the electric energy associated therewith. The agreement can be cancelled by either party upon a five year notice. Under the terms of the agreement, SMMPA is responsible for all costs associated with operations, maintenance, repairs, and liabilities of operating Diesel Generating Facilities.

NOTE 12 – TAX INCREMENT FINANCING

The City has entered into three Tax Increment Financing agreements which meet the criteria for disclosure under *Governmental Accounting Standards Board Statement No. 77 Tax Abatement Disclosures*. The City's authority to enter into these agreements comes from *Minnesota Statute 469*. The City entered into these agreements for the purpose of economic development.

Under each agreement, the City and developer agree on an amount of development costs to be reimbursed to the developer by the City through tax revenues from the additional taxable value of the property generated by the development (tax increment). A "pay-as-you-go" note is established for this amount, on which the City makes payments for a fixed period of time with available tax increment revenue after deducting for certain administrative costs.

During the year ended December 31, 2021, the City generated \$150,897 in tax increment revenue and made \$111,541 in payments to developers.

NOTE 13 – HOUSING REVENUE AGREEMENT

The City entered into a Housing Revenue Agreement with the HRA of the City of Mora on October 15, 2019. The HRA undertook a housing development project granted under *Minnesota Statutes*, 469.001 to 469.047 which was financed by the HRA's issuance of \$3,000,000 Housing Revenue Bonds, Series 2009B. The HRA refunded these bonds with the issuance of \$3,095,000 Housing Development Refunding Bonds, Series 2019A in November 2019, which was issued with the City's pledge of its full faith and credit and taxing power. The revenues of the housing project are pledged to pay this debt and the HRA makes payments to the City, which then makes the respective semi-annual bond payments. The final payment on the 2019A bond is due on January 1, 2040.

NOTE 14 – PRIOR PERIOD ADJUSTMENT

For the year ended December 31, 2021, a prior period adjustment was required to adjust beginning fund balance for the EDA Fund and beginning net position for the Economic Development Authority component unit to correct prior year misstatements. The Economic Development Authority was reclassified from a blended to a discretely presented component unit.

NOTE 15 – NEW STANDARDS ISSUED BUT NOT YET IMPLEMENTED

GASB Statement No. 87, Leases establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This statement will be effective for the year ending December 31, 2022.

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REQUIRED SUPPLEMENTARY INFORMATION OTHER
THAN MANAGEMENT'S DISCUSSION AND ANALYSIS

City of Mora
Schedule of Changes in Total OPEB Liability
and Related Ratios

	December 31, 2019	December 31, 2020	December 31, 2021
Total OPEB Liability			
Service cost	\$ 6,280	\$ 6,226	\$ 7,758
Interest	4,531	4,836	3,738
Differenced between expected and actual experience	-	-	(11,995)
Changes of assumptions	(3,224)	7,939	60,798
Benefit payments	(13,601)	(14,539)	(15,395)
Net change in total OPEB liability	(6,014)	4,462	44,904
Beginning of year	137,406	131,392	135,854
End of year	<u>\$ 131,392</u>	<u>\$ 135,854</u>	<u>\$ 180,758</u>
Covered-employee payroll	\$ 1,311,357	\$ 1,742,912	\$ 1,562,618
Total OPEB liability as a percentage of covered-employee payroll	10.02%	7.79%	11.57%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

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City of Mora
Schedule of City's Proportionate Share
of Net Pension Liability
General Employees Retirement Fund
Last Ten Years

For Fiscal Year Ended June 30,	City's Proportionate Share (Percentage) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability Associated with the City (Asset)	State's Proportionate Share (Amount) of the Net Pension Liability Associated with the City	City's Proportionate Share of the State's Proportionate Share of the Net Pension Liability Associated with the City	City's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of the Total Pension Liability	City's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2015	0.0205%	\$ 1,062,416	\$ -	\$ 1,062,416	\$ 1,183,280	89.79%	78.19%
2016	0.0199%	1,615,781	21,145	1,636,926	1,234,320	130.90%	68.91%
2017	0.0199%	1,270,403	15,977	1,286,380	1,282,213	99.08%	75.90%
2018	0.0189%	1,048,495	34,357	1,082,852	1,267,373	82.73%	79.53%
2019	0.0208%	1,149,985	35,665	1,185,650	1,470,187	78.22%	80.23%
2020	0.0219%	1,313,005	40,533	1,353,538	1,564,053	83.95%	79.06%
2021	0.0215%	918,146	27,967	946,113	1,544,947	59.43%	87.00%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

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City of Mora
Schedule of City Contributions
General Employees Retirement Fund
Last Ten Years

Year Ending December 31,	Statutory Required Contribution	Contributions in Relation to the Statutory Required Contributions	Contribution Deficiency (Excess)	Contributions as a Percentage of Covered Payroll	
				City's Covered Payroll	Payroll
2015	\$ 93,262	\$ 93,262	\$ -	\$ 1,243,493	7.50%
2016	93,128	93,128	-	1,241,707	7.50%
2017	94,439	94,439	-	1,259,187	7.50%
2018	102,603	102,603	-	1,368,040	7.50%
2019	114,409	114,409	-	1,525,453	7.50%
2020	118,483	118,483	-	1,579,773	7.50%
2021	116,008	116,008	-	1,546,773	7.50%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

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City of Mora
Schedule of Changes in Net Pension Liability
and Related Ratios - Mora Fire Department Relief Association

	Measurement Date December 31, 2018	Measurement Date December 31, 2019	Measurement Date December 31, 2020
Total Pension Liability (TPL)			
Service cost	\$ 25,455	\$ 26,091	\$ 33,048
Interest costs	21,395	23,888	28,794
Differenced between expected and actual experience	-	-	20,361
Changes of assumptions	-	-	9,372
Difference between expected and actual experience	-	83,266	-
Benefit payments	-	-	-
Other changes	-	-	(93,500)
Net change in total pension liability	46,850	133,245	-
			(1,925)
Beginning of year	382,066	428,916	562,161
End of year	\$ 428,916	\$ 562,161	\$ 560,236
Plan Fiduciary Net Pension (FNP)			
State and municipal contributions	\$ 57,478	\$ 61,770	\$ 63,346
Donations and other income contributions	-	10	-
Net investment income	(5,856)	108,266	96,626
Benefit payments	-	-	(93,500)
Administrative expense	(3,840)	(4,134)	(5,525)
Net change in plan fiduciary net position	47,782	165,912	60,947
Beginning of year	756,503	804,285	970,197
End of year	\$ 804,285	\$ 970,197	\$ 1,031,144
Net Pension Liability (NPL)			
	\$ (375,369)	\$ (408,036)	\$ (470,908)
FNP as a percentage of the TPL	187.52%	172.58%	184.06%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

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City of Mora
Schedule of City Contributions -
Mora Fire Department Relief Association

	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021
City				
Statutorily determined contribution (SDC)	\$ -	\$ -	\$ -	\$ -
Actual contribution	-	-	-	-
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
State Pass Through 2% Aid	\$ 57,478	\$ 58,770	\$ 62,346	\$ 65,061

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

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City of Mora
Notes to Required Supplementary Information

General Employees Fund

2021 Changes

Changes in Actuarial Assumptions

- The investment return and single discount rates were changed from 7.5% to 6.5% for financial reporting purposes.
- The mortality improvement scale was changed from scale MP-2019 to scale MP-2020.
- There have been no changes since the prior valuation.

Changes in Plan Provisions

2020 Changes

Changes in Actuarial Assumptions

- The price inflation assumption was decreased from 2.5% to 2.25%.
- The payroll growth assumption was decreased from 3.25% to 3.0%.
- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25% less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changes as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint and Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint and Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

Changes in Plan Provisions

- Augmentation for current privatized members was reduced to 2.0% for the period July 1, 2020 through December 31, 2023, and 0.0% thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

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General Employees Fund (Continued)

2019 Changes

Changes in Plan Provisions

- The employer supplemental contribution was changed prospectively, decreasing from \$31.0 million to \$21.0 million per year. The State's special funding contribution was changed prospectively, requiring \$16.0 million due per year through 2031.

2018 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.0% per year through 2044 and 2.5% per year thereafter to 1.25% per year.

Changes in Plan Provisions

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00% effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Postretirement benefit increases were changed from 1.00% per year with a provision to increase to 2.50% upon attainment of 90.00% funding ratio to 50.00% of the Social Security Cost of Living Adjustment, not less than 1.00% and not more than 1.50%, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions

- The CSA loads were changed from 0.8% for active members and 60% for vested and non-vested deferred members. The revised CSA loads are now 0.0% for active member liability, 15% for vested deferred member liability and 3% for non-vested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.0% per year for all years to 1.0% per year through 2044 and 2.5% per year thereafter.

Changes in Plan Provisions

- The State's contribution for the Minneapolis Employees Retirement Fund equals \$16,000,000 in 2017 and 2018, and \$6,000,000 thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from \$21,000,000 to \$31,000,000 in calendar years 2019 to 2031. The State's contribution changed from \$16,000,000 to \$6,000,000 in calendar years 2019 to 2031.

General Employees Fund (Continued)

2016 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2035 and 2.5% per year thereafter to 1.0% per year for all future years.
- The assumed investment return was changed from 7.9% to 7.5%. The single discount rate was changed from 7.9% to 7.5%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, the inflation was decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

2015 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2030 and 2.5% per year thereafter to 1.0% per year through 2035 and 2.5% per year thereafter.

Changes in Plan Provisions

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by \$1.1 billion and increased the fiduciary plan net position by \$892 million. Upon consolidation, state and employer contributions were revised; the State's contribution of \$6.0 million, which meets the special funding situation definition, was due September 2015.

City of Mora
Notes to Required Supplementary Information

Mora Fire Relief Association

2021 Changes

Changes in Plan Provisions

- There have been no changes since the prior valuation
- Changes in Economic Assumptions
- There have been no changes since the prior valuation
- Changes in Demographic and Other Assumptions
- There have been no changes since the prior valuation

2020 Changes

Changes in Plan Provisions

- The lump sum benefit multiplier increased from \$2,000 to \$2,500 effective January 1, 2020, and approved October 2019

Changes in Economic Assumptions

- There have been no changes since the prior valuation

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

Other Post-Employment Benefits

2021 Changes

Changes in Plan Provisions

- The percent of future retirees currently electing coverage assumed to elect coverage at retirement changed from 67% to 75%
- Assumed retirement age was updated from age 63 to age 62

Changes in Economic Assumptions

- The discount rate was changed from 2.75 % to 2.00%
- The inflation rate was changed from 2.50% to 2.25%

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

2020 Changes

Changes in Plan Provisions

- There have been no changes since the prior valuation.

Changes in Economic Assumptions

- The discount rate was changed from 3.71% to 2.75%

Changes in Demographic and Other Assumptions

- There have been no changes since the prior valuation

**City of Mora
Fund Descriptions**

Special Revenue Funds

EDA Fund - To account for the EDA blended component unit. This was changed to a discrete component unit presentation in the current year.

Fire Fund - To account for the revenues and expenditures related to the activities of the Mora Area Fire Department.

Cemetery Fund - To account for revenues and expenditures related to the cemetery.

RED Loan Program - To account for funds acquired and loaned to local businesses for economic development.

MIC Loan Fund - To account for funds acquired and loaned to local business for economic development.

TIF 2-2 Intrepid Fund - To account for revenues and expenditures, including tax increments received and distributed for Intrepid's Senior Housing project.

TIF 1-11 KSB Fund - To account for revenues and expenditures, including tax increments received and distributed for Kanabec State Bank's building project and for Highway 23 improvements.

Small Cities Development Program - To account for the revenue and expenditures associated with the City Development Program.

COVID-19 Emergency Assistance Fund - To account for the revenue and expenditures associated with the COVID-19 pandemic.

TIF 1-15 Maysa Fund - To account for revenues and expenditures, including tax increments received and distributed for Maysa building project.

Small Cities Development Program 2020-2022 - to account for the revenue and expenditures associated with the City Development Program for the years 2020 through 2022.

American Rescue Plan Fund - To account for revenues and expenditures associated with the American Rescue Plan

Capital Project Funds

Future Fire Equipment Fund - To establish a fund for future purchases of firefighting equipment.

Future Improvements Fund - To establish a fund for future purchases of capital assets.

Howe Avenue Reconstruction Fund - To account for revenues and expenditures related to the 2008 water and sewer project.

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**City of Mora
Fund Descriptions**

Capital Project Funds (Continued)

Downtown Feed Mill Redevelopment Fund - To account for revenue and expenditures related to the feed mill acquisition and demolition project.

Airport Kastenbauer House Fund - To account for revenue and expenditures related to the purchase of a house and 2 acres for future airport expansion.

Crosswind/Yank Property Fund - To account for revenues and expenditures related to the runway project.

North Grove Street Improvements - To account for revenues and expenditures related to the project.

2012 7th and Grove Street Improvements Fund - To account for revenues and expenditures related to improvements.

9th and Wood Street Improvements Fund - To account for revenues and expenditures related to the project.

Debt Service Funds

Fire Station 2003 Fund - To account for revenues and expenditures, including tax collections and bond payments for the 2003 Fire Station bonds.

2008-2011 Street Reconstruction Fund - To account for revenues and expenditures, including tax collections and bond payments for the 2008-2010 Street Reconstruction bonds.

HRA Eastwood Fund - To account for revenues and expenditures, including tax collections and bond payments for the HRA Eastwood bonds.

2015B Wood and Grove Fund - To account for revenues and expenditures, including tax collections and bond payments for Wood and Grove.

2015C Refunding Fund - To account for revenues and expenditures, including tax collections and bond payments for the refunding.

2017A Refunding Fund - To account for revenues and expenditures, including tax collections and bond payments for the refunding.

Permanent Fund

Perpetual Care Fund - To care for the ongoing operations of the City Cemetery.

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City of Mora
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2021

(Continued)

	Special Revenue						
	Fire (222)	Cemetery (225)	RED Loan Program (250)	TIF 2.2 Intrepid (257)	TIF 1-1 KSB (248)	Small Cities Development Program (270)	COVID-19 Emergency Assistance (231)
Assets							
Cash and investments	\$ 9,296	\$ 14,280	\$ 100,869	\$ 9,706	\$ 77,587	\$ 64,204	\$ 80,858
Restricted cash	-	-	-	-	-	-	-
Taxes receivable	-	-	-	-	-	-	-
Special assessments receivable	3,523	-	-	-	-	-	-
Accounts receivable	35,209	37	-	-	-	-	-
Due from other governments	-	-	-	-	-	-	-
Total assets	\$ 48,028	\$ 14,317	\$ 100,869	\$ 9,706	\$ 77,587	\$ 64,204	\$ 80,858
Liabilities							
Accounts payable	\$ 4,533	\$ 1,551	\$ -	\$ -	\$ -	200	\$ -
Due to other funds	-	-	-	-	-	-	-
Advances from other funds	-	-	-	-	249,163	-	-
Salaries and benefits payable	29	178	-	-	-	-	-
Unearned revenue	-	-	-	-	249,163	-	-
Total liabilities	4,562	1,729	-	-	249,163	200	53
Deferred Inflows of Resources							
Unavailable revenue - taxes	-	-	-	-	-	-	-
Unavailable revenue - special assessments	3,523	-	-	-	-	-	-
Total deferred inflows of resources	3,523	-	-	-	-	-	-
Fund Balances							
Nonspendable	-	-	-	-	-	-	-
Restricted	-	12,588	100,869	9,706	-	64,004	80,858
Committed	39,943	-	-	-	-	-	-
Assigned	-	-	-	-	(171,576)	-	-
Unassigned	39,943	12,588	100,869	9,706	(171,576)	64,004	(53)
Total fund balances	\$ 48,028	\$ 14,317	\$ 100,869	\$ 9,706	\$ 77,587	\$ 64,204	\$ 80,858
Total liabilities, deferred inflows of resources, and fund balances	\$ 48,028	\$ 14,317	\$ 100,869	\$ 9,706	\$ 77,587	\$ 64,204	\$ 80,858

City of Mora
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2021

(Continued)

	Special Revenue		Capital Projects	
	Small Cities Development Program 2020- 2022 (271)	American Rescue Plan (290)	Future Fire Equipment (407)	Future Improvements (469)
Assets				
Cash and investments	\$ -	\$ 194,195	\$ 805,845	\$ 696,512
Restricted cash	-	-	-	-
Taxes receivable	-	-	-	-
Special assessments receivable	-	-	-	-
Accounts receivable	-	-	15,916	-
Due from other governments	-	-	-	1,187
Total assets	\$ -	\$ 194,195	\$ 821,761	\$ 697,699
Liabilities				
Accounts payable	\$ 258	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-
Advances from other funds	-	-	-	-
Salaries and benefits payable	-	-	-	-
Unearned revenue	-	194,195	-	-
Total liabilities	258	194,195	-	-
Deferred Inflows of Resources				
Unavailable revenue - taxes	-	-	-	-
Unavailable revenue - special assessments	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	-	-	-
Committed	-	-	-	-
Assigned	-	-	821,761	697,699
Unassigned	(258)	-	-	-
Total fund balances	(258)	-	821,761	697,699
Total liabilities, deferred inflows of resources, and fund balances	\$ -	\$ 194,195	\$ 821,761	\$ 697,699

	Capital Projects					
	Howe Avenue Reconstruction (439)	Downtown Feed Mill Redevelopment (440)	Airport Kastenbauer House (442)	Crosswind/ Yank Property (444)	North Grove Street Improvements (456)	2012 7th and Grove Street Improvements (451)
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -
128,332	128,332	-	-	-	-	-
\$	\$ 128,332	\$ -	\$ -	\$ -	\$ -	\$ -
\$	10,781	30,504	97,389	19,912	12,691	313,936
-	-	-	-	-	-	-
-	-	-	-	-	-	-
10,781	10,781	30,504	97,389	19,912	25,705	313,936
128,332	128,332	-	-	-	-	-
\$	\$ 128,332	\$ -	\$ -	\$ -	\$ -	\$ -
(10,781)	(10,781)	(30,504)	(97,389)	(19,912)	(25,705)	(313,936)
(10,781)	(10,781)	(30,504)	(97,389)	(19,912)	(25,705)	(313,936)
\$	\$ 128,332	\$ -	\$ -	\$ -	\$ -	\$ -

City of Mora
Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2021

(Continued)

	Capital Projects		Debt Service	
	9th and Wood Street Improvements (455)	Fire Station 2003 (525)	2008-2011 Street Reconstruction (530)	HRA Eastwood (531)
Assets				
Cash and investments	\$ 10,251	\$ 51,278	\$ 172,405	\$ 27,734
Restricted cash	-	-	-	250,000
Taxes receivable	-	767	2,996	-
Special assessments receivable	-	-	-	-
Accounts receivable	-	-	-	-
Due from other governments	-	333	1,623	-
Total assets	\$ 10,251	\$ 52,378	\$ 177,024	\$ 277,734
Liabilities				
Accounts payable	\$ -	\$ -	\$ -	\$ 259,888
Due to other funds	-	-	-	-
Advances from other funds	-	-	-	-
Salaries and benefits payable	-	-	-	-
Unearned revenue	-	-	-	-
Total liabilities	-	-	-	259,888
Deferred Inflows of Resources				
Unavailable revenue - taxes	-	767	2,996	-
Unavailable revenue - special assessments	-	-	-	-
Total deferred inflows of resources	-	767	2,996	-
Fund Balances				
Nonspendable	-	-	-	-
Restricted	-	51,611	174,028	17,846
Committed	-	-	-	-
Assigned	10,251	-	-	-
Unassigned	-	-	-	-
Total fund balances	10,251	51,611	174,028	17,846
Total liabilities, deferred inflows of resources, and fund balances	\$ 10,251	\$ 52,378	\$ 177,024	\$ 277,734

	Debt Service		Permanent	
	2015B Wood and Grove (532)	2015C Refunding (533)	2017A Refunding (535)	Perpetual Care (301)
Assets				
Cash and investments	\$ 53,801	\$ 245,626	\$ 118,927	\$ 123,519
Restricted cash	-	-	-	-
Taxes receivable	2,246	3,947	1,436	-
Special assessments receivable	-	281,647	117,120	-
Accounts receivable	-	-	-	-
Due from other governments	1,483	1,650	801	-
Total assets	\$ 57,530	\$ 532,870	\$ 238,284	\$ 123,519
Liabilities				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-
Advances from other funds	-	-	-	-
Salaries and benefits payable	-	-	-	-
Unearned revenue	-	-	-	-
Total liabilities	-	-	-	-
Deferred Inflows of Resources				
Unavailable revenue - taxes	2,246	3,947	1,436	-
Unavailable revenue - special assessments	-	281,647	117,120	-
Total deferred inflows of resources	2,246	285,594	118,556	-
Fund Balances				
Nonspendable	-	-	-	123,519
Restricted	55,284	247,276	119,728	-
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	-	-	-	-
Total fund balances	55,284	247,276	119,728	123,519
Total liabilities, deferred inflows of resources, and fund balances	\$ 57,530	\$ 532,870	\$ 238,284	\$ 123,519

Total Nonmajor Governmental Funds

\$ 2,861,654
250,000
11,392
530,622
51,162
7,077

\$ 3,711,907

\$ 279,121
485,589
249,163
207
194,195
1,208,275

\$ 11,392
530,622
542,014

\$ 123,519
938,559
39,943
1,529,711
(670,114)
1,961,618

\$ 3,711,907

City of Mora
Combining Statement of Revenues, Expenditures, and Changes
in Fund Balances - Normajor Governmental Funds
Year Ended December 31, 2021

	Special Revenue						
	EDA (227)	Fire (222)	Cemetery (225)	RED Loan Program (230)			
Revenues							
Taxes	\$ -	\$ -	\$ -	\$ -			
Tax increments	-	-	-	-			
Special assessments	-	550	-	-			
Intergovernmental	-	6,536	-	-			
Charges for services	-	46,428	79,225	-			
Miscellaneous	-	-	-	-			
Investment income	-	893	96	10,611			
Contributions and donations	-	9,903	-	-			
Other	-	92,205	55	-			
Total revenues	-	156,515	79,376	10,611			
Expenditures							
Current							
Public safety	-	142,386	-	-			
Public works	-	-	-	-			
Economic development	-	-	-	-			
Cemetery	-	-	31,814	-			
Debt service	-	-	-	-			
Principal	-	-	-	-			
Interest and other charges	-	-	-	-			
Capital outlay	-	-	-	-			
Public safety	-	112,850	-	-			
Public works	-	-	-	-			
Cemetery	-	-	31,601	-			
Total expenditures	-	255,236	63,415	-			
Excess (deficiency) of revenues over (under) expenditures	-	(98,721)	15,961	10,611			
Other Financing Sources (Uses)							
Proceeds from sale of capital asset	-	-	1,025	-			
Transfers in	-	139,875	2,078	-			
Transfers out	-	(15,507)	(6,371)	-			
Total other financing sources (uses)	-	124,368	(3,268)	-			
Net change in fund balances	-	25,647	12,693	10,611			
Fund Balances							
Beginning of year, as previously stated	59,788	14,296	(105)	90,258			
Prior period adjustment (Note 14)	(59,788)	-	-	-			
Beginning of year	-	14,296	(105)	90,258			
End of year	\$ -	\$ 39,943	\$ 12,588	\$ 100,869			

	Special Revenue						
	MIC Loan (232)	TIF 2-2 Intrepid (237)	TIF 1-1 KSB (248)	Small Cities Development Program (270)	COVID-19 Emergency Assistance (231)	TIF 1-1.5 Myra (252)	
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	
-	-	78,442	48,959	-	-	23,496	
-	-	-	-	-	-	-	
-	-	-	-	-	-	-	
-	-	-	-	-	-	-	
76	-	-	-	-	-	-	
-	-	-	-	-	-	-	
-	-	-	-	31,274	9,602	-	
76	-	78,442	48,959	31,274	9,602	23,496	
-	-	-	-	-	-	-	
-	-	74,547	15,820	3,041	-	21,174	
-	-	-	-	-	-	-	
76	-	3,895	33,139	28,233	9,602	2,322	
-	-	-	-	-	-	-	
-	-	(3,922)	(15,295)	-	-	(2,350)	
-	-	(3,922)	(15,295)	-	-	(2,350)	
76	-	(27)	17,844	28,233	9,602	(28)	
4,685	-	9,733	(189,420)	35,771	71,256	(25)	
-	-	-	-	-	-	-	
4,685	-	9,733	(189,420)	35,771	71,256	(25)	
\$ 4,761	\$ 9,706	\$ (171,576)	\$ 64,004	\$ 80,858	\$ (53)		

	Special Revenue		Capital Projects	
	Small Cities Development Program 2020- 2022 (271)	American Rescue Plan (290)	Future Fire Equipment (407)	Future Improvements (409)
Revenues				
Taxes	\$	\$	\$	\$
Tax increments	-	-	-	161,818
Special assessments	-	-	-	-
Intergovernmental	32,148	-	-	-
Charges for services	-	-	-	-
Miscellaneous	-	-	-	-
Investment income	-	-	303	323
Contributions and donations	-	-	131,935	10,000
Other	-	-	-	-
Total revenues	32,148	-	132,238	172,141
Expenditures				
Current				
Public safety	-	-	-	-
Public works	-	-	-	-
Economic development	32,406	-	-	-
Cemetery	-	-	-	-
Debt service	-	-	-	-
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Capital outlay	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Cemetery	-	-	-	-
Total expenditures	32,406	-	-	-
Excess (deficiency) of revenues over (under) expenditures	(258)	-	132,238	172,141
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	-	-	-	-
Transfers in	-	-	41,629	97,413
Transfers out	-	-	(102,080)	(59,820)
Total other financing sources (uses)	-	-	(60,451)	37,593
Net change in fund balances	(258)	-	71,787	209,734
Fund Balances				
Beginning of year, as previously stated	-	-	749,974	487,965
Prior period adjustment (Note 14)	-	-	-	-
Beginning of year, as restated	-	-	749,974	487,965
End of year	\$ (258)	\$ -	\$ 821,761	\$ 697,699

City of Mora
Combining Statement of Revenues, Expenditures, and Changes
in Fund Balances - Nonmajor Governmental Funds
Year Ended December 31, 2021

	Capital Projects 9th and Wood Street Improvements (455)		Debt Service		Debt Service		Permanent Fund		Total Nonmajor Governmental Funds
	Fire Station 2003 (525)	2008-2011 Street Reconstruction (530)	HRA Eastwood (531)		2015C Refunding (533)	2017A Refunding (535)	Perpetual Care (301)		
Revenues									
Taxes	\$ -	\$ 470	\$ 85,831	\$ -	\$ 92,226	\$ 57,750	\$ -	\$ -	\$ 473,901
Tax increments	-	-	-	-	-	-	-	-	150,897
Special assessments	-	-	-	-	-	8,883	-	-	66,584
Intergovernmental	-	-	-	-	41,893	-	-	-	38,684
Charges for services	-	-	-	-	-	-	-	-	125,653
Miscellaneous	-	-	-	-	-	-	-	-	-
Investment income	8	-	-	-	-	-	102	-	12,697
Contributions and donations	-	-	-	-	-	-	-	-	151,838
Other	-	-	-	-	-	-	-	-	133,136
Total revenues	8	470	85,831	-	134,119	66,633	102	-	1,153,390
Expenditures									
Current									
Public safety	-	-	-	-	-	-	-	-	142,386
Public works	-	-	-	-	-	-	-	-	25,705
Economic development	-	-	-	-	-	-	-	-	146,988
Cemetery	-	-	-	-	-	-	-	-	31,814
Debt service	-	-	-	-	-	-	-	-	-
Principal	-	-	75,000	-	98,588	45,459	-	-	264,047
Interest and other charges	-	-	4,260	-	23,586	33,151	-	-	93,597
Capital outlay	-	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-	-	112,850
Public works	-	-	-	-	-	-	-	-	153
Cemetery	-	-	-	-	-	-	-	-	31,601
Total expenditures	-	-	79,260	-	122,174	78,610	-	-	849,141
Excess (deficiency) of revenues over (under) expenditures	8	470	6,571	-	11,945	(11,977)	102	-	304,249
Other Financing Sources (Uses)									
Proceeds from sale of capital asset	-	-	-	-	-	-	-	-	1,025
Transfers in	-	-	-	-	-	-	-	-	280,995
Transfers out	-	-	-	-	-	-	(2,078)	-	(207,423)
Total other financing sources (uses)	-	-	-	-	-	-	(2,078)	-	74,597
Net change in fund balances	8	470	6,571	-	11,945	(11,977)	(1,976)	-	378,846
Fund Balances									
Beginning of year, as previously stated	10,243	51,141	167,457	-	235,331	131,705	125,495	-	1,642,560
Prior period adjustment (Note 14)	-	-	-	-	-	-	-	-	(59,788)
Beginning of year	10,243	51,141	167,457	-	235,331	131,705	125,495	-	1,582,772
End of year	\$ 10,251	\$ 51,611	\$ 174,028	\$ -	\$ 247,276	\$ 119,728	\$ 123,519	\$ -	\$ 1,961,618

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Fire Special Revenue Fund
Year Ended December 31, 2021

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Special assessments	\$ -	\$ 550	\$ 550
Intergovernmental	5,945	6,536	591
Charges for services	45,000	46,428	1,428
Miscellaneous			
Investment income	370	893	523
Contributions and donations	-	9,903	9,903
Other	91,543	92,205	662
Total revenues	142,858	156,515	13,657
Expenditures			
Current			
Public safety	177,847	142,386	(35,461)
Capital outlay			
Public safety	100,000	112,850	12,850
Total expenditures	277,847	255,236	(22,611)
Deficiency of revenues (Under) expenditures	(134,989)	(98,721)	36,268
Other Financing Sources (Uses)			
Transfers in	150,325	139,875	(10,450)
Transfers out	(15,336)	(15,507)	(171)
Total other financing sources (Uses)	134,989	124,368	(10,621)
Net change in fund balance	\$ -	25,647	\$ 25,647
Fund Balance			
Beginning of year		14,296	
End of year		\$ 39,943	

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City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Cemetery Special Revenue Fund
Year Ended December 31, 2021

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Charges for services	\$ 47,200	\$ 79,225	\$ 32,025
Miscellaneous			
Investment income	35	96	61
Other	-	55	55
Total revenues	47,235	79,376	32,141
Expenditures			
Current			
Cemetery	44,903	31,814	(13,089)
Capital outlay			
Cemetery	40,000	31,601	(8,399)
Total expenditures	84,903	63,415	(21,488)
Excess of revenues over (under) expenditures	(37,668)	15,961	53,629
Other Financing Sources (Uses)			
Proceeds from Sale of Capital Asset	-	1,025	1,025
Transfers in	-	2,078	2,078
Transfers out	(6,633)	(6,371)	262
Total Other Financing Sources (Uses)	(6,633)	(3,268)	3,365
Net change in fund balance	\$ (44,301)	12,693	\$ 56,994
Fund Balance			
Beginning of year		(105)	
End of year		\$ 12,588	

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City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - RED Loan Program Special Revenue Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
Revenues				
Miscellaneous	\$ 18,610	\$ 10,680	\$ 10,611	\$ (69)
Investment income				
Net change in fund balance	\$ 18,610	\$ 10,680	10,611	\$ (69)
Fund Balance				
Beginning of year			90,258	
End of year			<u>\$ 100,869</u>	

City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - MIC Loan Special Revenue Fund
Year Ended December 31, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original and Final			
Revenues				
Miscellaneous	\$ 240	\$ 76	\$	(164)
Investment income				
Fund Balance				
Beginning of year			4,685	
End of year			<u>\$ 4,761</u>	

City of Mora
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual -
Future Fire Equipment Capital Project Fund
Year Ended December 31, 2021

	Budgeted Amounts		Variance with Final Budget - Over (Under)
	Original and Final	Actual Amounts	
Revenues			
Miscellaneous	\$ 930	\$ 303	\$ (627)
Investment income	100,821	131,935	31,114
Contributions and donations	101,751	132,238	30,487
Total revenues			
	41,629	41,629	-
	(112,530)	(102,080)	10,450
	(70,901)	(60,451)	10,450
Other Financing Sources (Uses)			
Transfers in			
Transfers Out		71,787	\$ 40,937
Total other financing sources (uses)			
	\$ 30,850		
Net change in fund balance			
Fund Balance			
Beginning of year		749,974	
End of year		\$ 821,761	

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City of Mora
Schedule of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual -
Future Improvements Capital Project Fund
Year Ended December 31, 2021

	Budgeted Amounts			Variance with Final Budget - Over (Under)
	Original	Final	Actual Amounts	
Revenues				
Taxes	\$ 167,400	\$ 167,400	\$ 161,818	\$ (5,582)
Miscellaneous				
Investment income	990	990	323	(667)
Contributions and donations	-	-	10,000	10,000
Total revenues	168,390	168,390	172,141	3,751
Deficiency of revenues under expenditures	168,390	168,390	172,141	3,751
Other Financing Sources (Uses)				
Transfers in	-	97,413	97,413	-
Transfers out	(78,750)	(78,750)	(59,820)	18,930
Total other financing sources (uses)	(78,750)	18,663	37,593	18,930
Net change in fund balance	\$ 89,640	\$ 187,053	209,734	\$ 22,681
Fund Balance				
Beginning of year			487,965	
End of year			\$ 697,699	

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City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - 2008-2011 Street Reconstruction Debt Service Fund
Year Ended December 31, 2021

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Taxes	\$ 86,688	\$ 85,831	\$ (857)
Expenditures			
Debt service			
Principal	75,000	75,000	-
Interest and other charges	4,310	4,260	(50)
Total expenditures	79,310	79,260	(50)
Net change in fund balance	\$ 7,378	6,571	\$ (807)
Fund Balance			
Beginning of year		167,457	
End of year		\$ 174,028	

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City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Series 2015B Wood and Grove Debt Service Fund
Year Ended December 31, 2021

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Taxes	\$ 76,599	\$ 75,806	\$ (793)
Expenditures			
Debt service			
Principal	45,000	45,000	-
Interest and other charges	28,950	32,600	3,650
Total expenditures	73,950	77,600	3,650
Net change in fund balance	\$ 2,649	(1,794)	\$ (4,443)
Fund Balance			
Beginning of year		57,078	
End of year		\$ 55,284	

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City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Series 2015C Refunding Debt Service Fund
Year Ended December 31, 2021

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Taxes	\$ 93,163	\$ 92,226	\$ (937)
Special assessments	35,780	41,893	6,113
Total revenues	128,943	134,119	5,176
Expenditures			
Debt service			
Principal	98,590	98,588	(2)
Interest and other charges	19,940	23,586	3,646
Total expenditures	118,530	122,174	3,644
Net change in fund balance	\$ 10,413	11,945	\$ 1,532
Fund Balance			
Beginning of year		235,331	
End of year		\$ 247,276	

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City of Mora
Schedule of Revenues, Expenditures, and
Changes in Fund Balance -
Budget and Actual - Series 2017A Refunding Debt Service Fund
Year Ended December 31, 2021

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Over (Under)
Revenues			
Taxes	\$ 58,785	\$ 57,750	\$ (1,035)
Special assessments	10,840	8,883	(1,957)
Total revenues	69,625	66,633	(2,992)
Expenditures			
Debt service			
Principal	45,460	45,459	(1)
Interest and other charges	31,000	33,151	2,151
Total expenditures	76,460	78,610	2,150
Net change in fund balance	\$ (6,835)	(11,977)	\$ (5,142)
Fund Balance			
Beginning of year		131,705	
End of year		\$ 119,728	

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STATISTICAL SECTION

This part of the City of Mora's comprehensive annual financial report presents detailed information to assist the reader in understanding the preceding financial statements and reports in the context of the City's overall financial health. The statistical section is designed to complement the comprehensive annual financial report by providing an historical analysis of financial indicators.

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Financial Trend Data

These schedules contain trend information to illustrate how the City of Mora's financial performance has changed over time. They include an analysis of revenues and expenses and changes in net position for governmental activities and business-type activities.

Table 1	Net Position by Component
Table 2	Changes in Net Position
Table 3	Fund Balances of Governmental Funds
Table 4	Changes in Fund Balances of Governmental Funds

Revenue Capacity Data

These schedules contain historical information about the City of Mora's most significant local revenue source, property taxes. Information contained within these schedules includes an illustration of how the City's tax capacity and tax rates have changed over time. Also included is a more comprehensive look at how tax rates of overlapping governments have changed over time.

Table 5	Taxable Assessed Value of Taxable Property
Table 6	Direct and Overlapping Property Tax Rates
Table 7	Principal Property Taxpayers
Table 8	Property Tax Levies and Collections

Debt Capacity Data

These schedules present information designed to help the reader assess the affordability of the City of Mora's current level of outstanding debt and the City's ability to issue additional debt in the future.

Table 9	Ratios of Outstanding Debt by Type
Table 10	Ratios of General Bonded Debt Outstanding
Table 11	Direct and Overlapping Governmental Activities Debt
Table 12	Legal Debt Margin Information
Table 13	Pledged Revenue Coverage

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Demographic and Economic Information

These schedules provide demographic and economic indicators to illustrate the overall environment in which the City of Mora's financial activities take place.

Table 14	Demographic and Economic Statistics
Table 15	Principal Employers

Operating Indicators

These schedules contain information about City services and capital assets to assist the reader in understanding how the information contained within the City of Mora's comprehensive annual financial report relates to the services the City provides and the activities it performs.

Table 16	Full-Time City Government Employees by Function
Table 17	Operating Indicators by Function
Table 18	Capital Asset Statistics by Function

City of Mora
Net Position by Component
Last Ten Fiscal Years
Unaudited

Table 1

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Governmental Activities										
Net investment in capital assets	\$ 9,920,486	\$ 9,531,383	\$ 9,888,253	\$ 10,344,435	\$ 10,710,096	\$ 11,556,594	\$ 11,611,079	\$ 11,730,600	\$ 11,678,848	\$ 11,848,070
Restricted	1,123,326	605,922	927,431	1,038,255	589,285	764,168	841,797	1,456,706	1,472,905	1,439,741
Unrestricted	(1,307,923)	(495,696)	(227,352)	(883,484)	(841,935)	(650,772)	(243,619)	1,991,400	2,552,123	3,209,622
Total governmental activities net position	\$ 9,735,889	\$ 9,641,609	\$ 10,588,332	\$ 10,499,206	\$ 10,457,446	\$ 11,669,990	\$ 12,209,257	\$ 15,178,706	\$ 15,703,876	\$ 16,497,433
Business-Type Activities										
Net investment in capital assets	\$ 8,657,456	\$ 8,335,737	\$ 8,458,679	\$ 11,359,753	\$ 12,050,343	\$ 11,515,650	\$ 11,589,424	\$ 10,855,383	\$ 10,527,549	\$ 10,265,440
Restricted	664,161	660,481	661,206	661,968	36,812	1,356,930	1,357,082	-	-	-
Unrestricted	6,845,866	7,692,579	7,593,374	7,336,418	9,142,290	8,953,874	8,827,765	11,601,659	13,016,566	14,808,443
Total business-type activities net position	\$ 16,167,483	\$ 16,688,797	\$ 16,713,259	\$ 19,358,139	\$ 21,229,445	\$ 21,826,454	\$ 21,774,271	\$ 22,457,042	\$ 23,544,115	\$ 25,073,883
Primary Government										
Net investment in capital assets	\$ 17,867,120	\$ 18,346,932	\$ 21,704,188	\$ 22,760,439	\$ 23,072,244	\$ 23,200,503	\$ 22,585,983	\$ 22,206,397	\$ 22,206,397	\$ 22,113,510
Restricted	1,266,403	1,588,637	1,700,223	626,097	2,121,098	2,198,879	1,456,706	1,472,905	1,472,905	1,439,741
Unrestricted	7,196,883	7,366,022	6,452,934	8,300,355	8,303,102	8,584,146	13,593,059	15,568,689	15,568,689	18,018,065
Total primary government net position	\$ 26,330,406	\$ 27,301,591	\$ 29,857,345	\$ 31,686,891	\$ 33,496,444	\$ 33,983,528	\$ 37,635,748	\$ 39,247,991	\$ 39,247,991	\$ 41,571,316

Note: In 2012, the City implemented GASB Statement No. 63, which reclassified Net Assets as Net Position.

Source: City of Mora, audited financial statements.

City of Mora
Changes in Net Position
Last Ten Fiscal Years
Unaudited

Table 2 (Continued)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Expenses										
Governmental activities										
General government	\$ 477,547	\$ 572,569	\$ 666,550	\$ 636,825	\$ 524,732	\$ 549,250	\$ 573,960	\$ 474,247	\$ 627,901	\$ 612,606
Public safety	531,449	1,053,981	963,669	992,749	990,412	679,097	868,520	1,006,076	1,151,488	989,589
Public works	864,140	853,953	897,477	832,453	899,069	647,172	1,218,149	1,295,146	1,188,951	1,244,194
Culture and recreation	262,476	261,623	321,358	322,420	410,756	364,861	325,858	407,854	280,603	522,541
Economic development	(482,493)	131,300	125,539	117,556	676,903	500,669	267,417	96,951	162,786	144,736
Cemetery	46,395	50,104	72,779	73,064	70,931	39,845	47,538	27,885	54,796	36,494
Capital projects	462,702	173,267	136,302	375,513	83,907	811,872	449,426	-	-	-
Interest and fiscal charges	853,015	89,537	80,859	84,388	83,034	115,890	112,847	98,063	89,676	91,992
Total governmental activities expenses	3,015,231	3,186,334	3,264,533	3,434,968	3,739,744	3,708,656	3,863,715	3,406,222	3,556,201	3,642,152
Business-type activities										
Liquor	2,598,991	2,542,384	2,603,292	2,751,495	2,845,219	2,848,151	3,098,021	3,052,355	3,845,195	3,887,365
Electric	5,147,945	5,177,296	5,110,192	5,139,160	5,233,142	5,380,104	5,730,054	5,144,174	4,954,573	5,724,227
Water	619,188	582,613	659,693	591,704	594,067	610,671	749,154	726,154	712,296	736,400
Wastewater	738,245	732,007	730,607	860,989	732,519	979,108	1,139,110	1,145,180	1,056,454	946,873
Storm water	-	-	-	-	-	-	-	82,242	52,031	49,257
Total business-type activities expenses	9,104,369	9,034,300	9,103,784	9,343,348	9,404,947	9,818,034	10,716,577	10,150,105	10,630,549	11,337,122
Total primary government expenses	\$ 12,119,600	\$ 12,220,634	\$ 12,368,317	\$ 12,778,316	\$ 13,144,691	\$ 13,526,690	\$ 14,580,292	\$ 13,556,327	\$ 14,176,750	\$ 14,979,274
Program Revenues										
Governmental activities										
Charges for services	\$ 169,056	\$ 434,079	\$ 456,628	\$ 492,582	\$ 353,641	\$ 328,958	\$ 329,748	\$ 38,153	\$ 29,695	\$ 41,793
General government	28,626	45,266	178,886	239,819	239,448	326,855	246,978	244,073	189,778	182,335
Public safety	37,230	62,077	48,019	47,941	112,263	120,301	145,707	75,568	61,936	113,574
Public works	109,367	112,515	155,458	167,364	157,762	147,141	154,861	145,745	1,277	192,137
Culture and recreation	-	-	-	-	-	-	-	1,144	1,144	-
Economic development	-	-	-	-	-	-	-	-	-	-
Cemetery	45,260	39,500	44,175	45,335	62,600	48,510	56,655	71,315	54,750	79,280
Capital projects	-	-	-	10,400	8,400	910	-	-	-	-
Operating grants and contributions	1,115,154	1,051,443	1,057,562	1,125,972	1,285,474	1,557,087	1,276,675	208,793	538,192	252,604
Capital grants and contributions	-	-	-	-	150,209	805,216	34,024	1,262,210	519,032	737,731
Total government activities program revenues	1,504,693	1,744,880	1,940,728	2,291,291	2,369,797	3,334,978	2,244,648	2,047,001	1,395,804	1,599,454
Business-type activities										
Charges for services										
Liquor	2,853,810	2,805,744	2,883,872	3,072,768	3,197,563	3,193,135	3,283,903	3,407,656	4,446,608	4,450,583
Electric	4,764,417	5,416,970	5,381,694	5,469,025	5,618,004	5,480,407	5,719,120	5,850,513	5,333,279	6,418,928
Water	555,809	581,412	625,425	669,507	680,043	734,548	768,010	742,756	782,430	871,072
Wastewater	734,175	912,171	829,454	3,337,175	1,993,661	1,144,778	1,101,131	1,028,004	1,032,854	1,125,700
Storm water	-	-	-	-	-	-	-	99,496	101,910	118,238
Operating grants and contributions	-	-	-	-	-	-	-	-	-	54
Capital grants and contributions	-	-	-	-	-	-	-	-	53,461	158,989
Total business-type activities program revenues	8,908,211	9,716,297	9,720,445	12,548,475	11,489,271	10,552,863	10,872,164	11,452,877	11,750,542	13,143,564
Total primary government program revenues	\$ 10,412,904	\$ 11,461,177	\$ 11,661,173	\$ 14,839,766	\$ 13,859,068	\$ 13,887,841	\$ 13,116,812	\$ 13,499,878	\$ 13,146,346	\$ 14,743,018

Source: City of Mora, audited financial statements.

Table 2 (Continued)

City of Mora		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Changes in Net Position											
Net (expense) revenue											
Governmental activities		\$ (1,510,538)	\$ (1,441,454)	\$ (1,323,805)	\$ (1,143,677)	\$ (1,369,947)	\$ (373,678)	\$ (1,619,067)	\$ (1,359,221)	\$ (2,160,397)	\$ (2,042,698)
Business-type activities		(196,158)	681,997	616,661	3,205,127	2,084,324	734,829	155,587	1,302,772	1,129,993	1,806,442
Unaudited											
\$ (1,706,696)		\$ (759,457)	\$ (707,144)	\$ (2,061,450)		\$ 714,377	\$ 361,151	\$ (1,463,480)	\$ (56,449)	\$ (1,030,404)	\$ (236,256)
Total primary government net expense											
General Revenues and Other											
Changes in Net Position											
Governmental activities											
General revenues		\$ 615,824	\$ 605,942	\$ 625,105	\$ 623,338	\$ 653,211	\$ 697,963	\$ 815,950	\$ 830,963	\$ 892,255	\$ 1,006,348
Property taxes		12,695	780	-	198,346	121,236	376,534	144,541	-	-	-
Special assessments		131,818	121,599	131,854	123,271	118,742	112,999	114,454	107,743	134,395	170,463
Tax increment		-	-	-	-	-	-	-	930,998	994,224	1,011,751
Unrestricted state aid		73,077	82,746	53,802	36,900	53,105	30,113	31,411	79,453	63,594	27,570
Unrestricted investment earnings		104,419	266,107	738,566	421,101	20,259	65,963	737,668	308,721	304,777	330,899
Other general revenue		-	-	1,200	-	68,002	71,964	9,500	6,212	10,000	9,835
Gain on sale of assets		270,000	270,000	720,001	694,440	293,633	230,686	304,810	352,755	286,122	339,177
Transfers		1,207,833	1,347,174	2,270,528	2,097,396	1,328,188	1,386,222	2,138,334	2,616,845	2,685,367	2,896,043
Total governmental activities											
Business-type activities											
General revenues		\$ 840,280	\$ 109,317	\$ 137,802	\$ 134,193	\$ 150,528	\$ 137,745	\$ 146,893	\$ 299,301	\$ 242,902	\$ 35,853
Unrestricted investment earnings		-	-	-	-	-	-	-	911	500	26,650
Gain on sale of assets		(270,000)	(270,000)	(730,001)	(694,440)	(363,546)	(275,565)	(354,663)	(352,755)	(286,322)	(339,177)
Transfers		570,280	(160,683)	(592,199)	(560,247)	(213,018)	(137,820)	(207,770)	(52,543)	(42,920)	(276,674)
Total business-type activities											
\$ 1,778,113		\$ 1,186,491	\$ 1,678,329	\$ 1,537,149		\$ 1,115,170	\$ 1,448,402	\$ 1,950,564	\$ 2,564,302	\$ 2,642,647	\$ 2,619,369
Total primary government											
Change in net position											
Governmental activities		\$ (302,705)	\$ (94,280)	\$ 946,723	\$ 953,719	\$ (41,759)	\$ 1,212,544	\$ 539,267	\$ 1,257,624	\$ 525,170	\$ 853,345
Business-type activities		374,122	521,314	24,462	2,644,880	1,871,306	597,009	(52,183)	1,250,229	1,087,073	1,529,768
Total primary government		\$ 71,417	\$ 427,034	\$ 971,185	\$ 3,598,599	\$ 1,829,547	\$ 1,809,553	\$ 487,084	\$ 2,507,853	\$ 1,612,243	\$ 2,383,113

Note: In 2012, the City implemented GASB Statement No. 63, which refitted Net Assets as Net Position.

Source: City of Mora, audited financial statements.

Unaudited

	Fiscal Year			
	2012	2013	2014	2015
General Fund				
Nonspendable	\$ 48,547	\$ 31,684	\$ 37,227	\$ 361,186
Unassigned	1,065,516	1,144,303	1,115,324	1,290,128
Total general fund	<u>\$ 1,114,063</u>	<u>\$ 1,175,987</u>	<u>\$ 1,152,551</u>	<u>\$ 1,651,314</u>
All Other Governmental Funds				
Nonspendable	\$ 796	\$ 10,366	\$ 10,226	\$ 9,827
Restricted	712,259	380,947	671,315	330,233
Committed	-	-	-	-
Assigned	109,329	304,790	46,890	123,519
Unassigned, reported in	-	-	-	-
Special revenue funds	(2,007,356)	(1,715,355)	(1,184,176)	(446,334)
Capital projects funds	-	-	-	-
Total all other governmental funds	<u>\$ (1,184,972)</u>	<u>\$ (1,019,232)</u>	<u>\$ (455,745)</u>	<u>\$ 17,245</u>

Note: The City implemented GASB Statement No. 54 in 2011, resulting in a change in fund balance classifications.

A-65

Table 3

	Fiscal Year					
	2016	2017	2018	2019	2020	2021
	\$	\$	\$	\$	\$	\$
	1,158,986	1,115,118	1,126,538	1,525,168	1,866,866	2,112,383
	<u>\$ 1,158,986</u>	<u>\$ 1,115,118</u>	<u>\$ 1,126,538</u>	<u>\$ 1,525,168</u>	<u>\$ 1,866,145</u>	<u>\$ 2,137,602</u>
	\$	\$	\$	\$	\$	\$
	390,319	640,136	717,266	1,027,509	933,740	938,559
	-	-	-	-	14,296	39,943
	123,636	124,032	124,531	1,216,610	1,248,182	1,529,711
	<u>(721,800)</u>	<u>(744,068)</u>	<u>(176,064)</u>	<u>(214,889)</u>	<u>(189,550)</u>	<u>(171,887)</u>
			<u>(658,096)</u>	<u>(1,312,720)</u>	<u>(1,107,755)</u>	<u>(1,072,490)</u>
	\$	\$	\$	\$	\$	\$
	(207,845)	201,100	107,637	716,510	1,022,431	1,387,355

Source: City of Mora, audited financial statements.

City of Mora
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
Unaudited

	Fiscal Year				
	2012	2013	2014	2015	
Revenues					
Property taxes	\$ 615,824	\$ 605,942	\$ 625,105	\$ 623,338	
Tax increments	131,818	121,599	131,854	123,271	
Licenses and permits	39,180	40,788	31,748	70,300	
Special assessments	3,997	(12,939)	45,594	198,346	
Intergovernmental	1,115,154	1,051,443	1,056,661	1,283,162	
Charges for services	346,362	693,437	664,426	753,030	
Fines and forfeits	23,080	23,208	18,488	21,227	
Interest income	73,077	38,246	53,802	36,900	
Contributions and donations	-	-	-	-	
Miscellaneous revenue	384,284	215,830	162,255	584,673	
Total revenues	2,732,776	2,777,554	2,789,933	3,694,247	
Expenditures					
General government	638,779	439,181	484,267	489,714	
Public safety	923,748	942,906	859,463	879,060	
Public works	433,104	450,577	519,045	419,584	
Culture and recreation	284,573	244,085	315,873	316,436	
Housing and economic development	115,732	119,608	114,571	105,590	
Cemetery	40,549	44,258	56,325	55,113	
Capital outlay	422,030	173,267	136,302	2,238,898	
Miscellaneous	-	159,185	192,447	261,536	
Debt service	910,500	195,500	259,475	1,944,504	
Principal	126,499	95,843	32,095	34,583	
Interest	3,895,514	2,864,410	2,969,863	6,745,018	
Total expenditures	(1,162,738)	(86,856)	(179,930)	(3,050,771)	
Excess (deficiency) of revenues over (under) expenditures					
Other Financing Sources (Uses)					
Proceeds from sale of capital assets	-	-	-	-	
Transfers in	1,197,121	489,275	1,372,153	1,593,712	
Transfers out	(927,121)	(219,275)	(652,152)	(899,272)	
Insurance recoveries	-	-	-	-	
Miscellaneous	-	-	-	-	
Bond issuance and bond premium/discount	-	44,500	-	3,003,084	
Total other financing sources (uses)	270,000	314,500	720,001	3,697,524	
Net change in fund balances	\$ (892,738)	\$ 227,644	\$ 540,071	\$ 646,753	
Debt service as a percentage of noncapital expenditures	29.9%	10.8%	10.3%	43.9%	

Source: City of Mora, audited financial statements.

	Fiscal Year				
	2016	2017	2018	2019	2020
Revenues					
Property taxes	\$ 663,581	\$ 710,951	\$ 828,075	\$ 811,165	\$ 890,337
Tax increments	108,372	101,010	102,328	107,743	134,395
Licenses and permits	100,290	160,333	143,624	110,729	60,021
Special assessments	103,157	376,520	75,527	124,675	115,581
Intergovernmental	1,651,715	2,287,145	1,226,965	1,808,464	1,771,595
Charges for services	688,885	665,774	713,216	655,525	464,606
Fines and forfeits	18,452	16,535	15,121	15,798	12,285
Interest income	69,535	23,711	18,748	79,453	63,594
Contributions and donations	-	-	9,500	105,752	141,264
Miscellaneous revenue	284,210	310,194	252,684	123,712	153,424
Total revenues	3,688,197	4,652,173	3,385,788	3,943,016	3,807,102
Expenditures					
General government	499,528	580,989	530,517	483,499	578,190
Public safety	890,992	965,431	939,538	962,396	965,140
Public works	494,872	1,039,319	1,058,502	824,458	681,864
Culture and recreation	344,588	300,443	319,069	357,429	218,929
Housing and economic development	676,903	500,669	154,570	99,444	162,319
Cemetery	65,416	33,833	27,172	27,685	48,794
Capital outlay	667,486	2,259,304	224,871	349,625	457,715
Miscellaneous	448,210	66,556	5,798	-	-
Debt service	192,500	231,000	211,000	229,990	259,525
Principal	93,753	84,579	120,604	103,925	95,999
Interest	4,374,248	6,062,123	3,591,641	3,438,451	3,468,475
Total expenditures	(886,051)	(1,409,950)	(205,853)	504,565	338,627
Excess (deficiency) of revenues over (under) expenditures					
Other Financing Sources (Uses)					
Proceeds from sale of capital assets	-	-	-	6,212	10,000
Transfers in	1,022,822	1,124,511	743,432	853,157	778,378
Transfers out	(729,189)	(893,825)	(438,622)	(500,402)	(492,056)
Insurance recoveries	-	-	-	77,604	41,950
Miscellaneous	-	38,341	79,439	-	-
Bond issuance and bond premium/discount	-	1,325,000	-	-	-
Total other financing sources (uses)	293,633	1,594,027	384,249	436,571	359,161
Net change in fund balances	\$ (392,418)	\$ 184,077	\$ 178,396	\$ 941,136	\$ 666,168
Debt service as a percentage of noncapital expenditures	7.7%	8.3%	9.8%	10.8%	11.8%

City of Mora, MN
Taxable Assessed Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Taxable Assessed Value of Taxable Property					Total Tax Capacity of Taxable Property	Total Direct Tax Rate as a Per-Cent of Tax Capacity
	Residential Property	Commercial Property	Industrial Property	Other Taxable Property	Total Estimated Market Value		
2012	\$ 120,843,900	\$ 31,643,500	\$ 7,883,700	\$ 4,353,100	\$ 164,724,200	\$ 1,734,974	35.987
2013	110,442,700	31,430,600	8,247,400	4,777,000	154,897,700	1,551,770	38.459
2014	105,824,200	31,227,500	8,648,600	4,288,341	149,988,641	1,572,709	39.054
2015	119,502,400	30,956,300	8,506,000	3,187,129	162,151,829	1,704,137	40.268
2016	119,776,300	29,256,300	7,564,000	3,082,045	159,678,645	1,666,106	40.049
2017	130,143,700	33,107,700	7,690,000	2,168,100	173,109,500	1,843,056	42.344
2018	148,086,300	36,936,600	7,860,300	1,581,600	194,464,800	2,104,139	42.727
2019	160,337,000	40,951,800	9,234,700	1,512,800	212,036,300	2,337,141	39.351
2020	166,160,000	51,219,500	10,892,400	1,451,100	229,723,000	2,664,948	39.304
2021	176,778,800	46,158,800	11,361,100	1,532,500	235,831,200	2,666,662	42.012

Figures from Kanabec County Assessor - PRISM 2: County Mini Summary Report

City of Mora, MN
Direct and Overlapping Property Tax Rates
as a % of Net Tax Capacity
Last Ten Fiscal Years

Fiscal Year	Direct City Rates			Overlapping Rates			Total Tax Rate	Total Direct and Overlapping Rates	
	General Fund	Debt Service	Total City Tax Rate	School	County	Region (ECRDC)			Region (KCEDA)
2012	18,564	17,423	35,987	16,500	97.876	0.216	150.579		
2013	20,560	17,899	38,459	19,410	103.078	0.226	161.173		
2014	23,861	15,193	39,054	19,697	111.355	0.257	170.363		
2015	22,216	18,052	40,268	7,216	104.869	0.235	152.588		
2016	20,619	19,430	40,049	26,106	100.155	0.229	166.539		
2017	20,927	21,417	42,344	27,979	100.815	0.234	173.033		
2018	24,781	17,946	42,727	28,106	96.536	0.218	169.083		
2019	25,164	14,187	39,351	27,060	93.131	0.212	161.140		
2020	25,981	13,323	39,304	25,464	92.419	0.201	158.749		
2021	29,711	12,301	42,012	50,843	89.715	0.192	184.072		

Figures from Kanabec County Auditor

City of Mora, MN
Principal Property Tax Payers
Current Year and Nine Years Ago

Table 7

Taxpayer	2021			2012		
	Net Taxable Tax Capacity	Rank	Percentage of Total Net City Tax Capacity	Net Taxable Tax Capacity	Rank	Percentage of Total Net City Tax Capacity
Kanabec County	\$ 150,409	1	5.64%			
Engineered Polymers Corp.	103,584	2	3.88%	\$ 57,682	1	3.32%
Recovering Hope Treatment Center (RHTC LLC)	73,817	3	2.77%			
Birchwood Investment Prop LLC						
(FKA Gorham Hoising Partners LLP)	53,863	4	2.02%	40,179	3	2.32%
First Citizens Bank (FKA Kanabec State Bank)	43,068	5	1.62%	44,777	2	2.58%
Coborn's Inc.	40,445	6	1.52%	31,704	5	1.83%
Minmor, LLC (FKA Fingerhut)	38,312	7	1.44%	32,132	4	1.85%
Kwik Trip, Inc.	31,776	8	1.19%			
Spire Credit Union (FKA Greater MN Credit Union)	31,706	9	1.19%	30,013	6	1.73%
Minnesota Energy Resources	23,298	10	0.87%			
AmericInn Hotel				18,776	8	1.08%
Daniel G Kamin Mora LLC (Shopko)				15,524	10	0.89%
Living Services Foundation				19,630	7	1.13%
Neighborhood National Bank						
(FKA Peoples National Bank)				17,376	9	1.00%
Total	\$ 590,278		22.14%	\$ 307,793		17.74%
Total Net Taxable Tax Capacity	\$ 2,666,662			\$ 1,734,974		

Source: Data from the Kanabec County Assessor

City of Mora, MN
Property Tax Levies and Collections*
Last Ten Fiscal Years

Table 8

Fiscal Year	General Fund Levy	Debt Service Levy	Taxes Levied for Fiscal Year	Collected within the Fiscal Year of the Levy			Collections in Subsequent Years			Total Collections to Date			Outstanding Delinquent Taxes
				Amount	Percentage of Levy	Year of the Levy	Amount	Percentage of Levy	Subsequent Years	Amount	Percentage of Levy	Year of the Levy	
2012	\$ 308,033	\$ 289,098	\$ 597,131	\$ 576,120	96.48%		\$ 21,011	100.00%		\$ 597,131	100.00%		\$ -
2013	319,051	277,752	596,803	573,151	96.04%		23,481	99.97%		596,632	99.97%		171
2014	298,775	287,802	586,577	575,120	98.05%		11,241	99.96%		586,361	99.96%		216
2015	339,794	276,112	615,906	609,110	98.90%		6,450	99.94%		615,561	99.94%		346
2016	322,514	338,000	660,514	645,242	97.69%		15,143	99.98%		660,385	99.98%		129
2017	336,815	344,722	681,537	668,219	98.05%		13,318	100.00%		681,537	100.00%		-
2018	442,988	320,801	763,789	754,367	98.77%		8,862	99.93%		763,229	99.93%		560
2019	517,063	291,522	808,585	797,797	98.67%		9,655	99.86%		807,451	99.86%		1,134
2020	587,933	301,509	889,442	886,320	99.65%		0	99.65%		886,320	99.65%		3,122
2021	761,400	315,235	1,076,635	1,058,336	98.30%		0	98.30%		1,058,336	98.30%		18,299

*Mobile home taxes not included, because MH taxes are not levied.

Source: Kanabec County Auditor/Treasurer, Tax Levy Book Report

City of Mora, MN
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds		General Obligation Special Assessment Bonds		Equipment Certificates	Electric Bonds		Storm Water Bonds		Water Bonds		Wastewater Bonds		Total Primary Government	Per Capita	
	\$		\$			\$		\$		\$		\$		\$		
2012	875,000		1,710,995							1,774,688		289,237		4,649,920	\$	1,302
2013	770,000		2,220,000							1,361,000		-		4,351,000		1,218
2014	665,000		2,085,000							1,292,000		-		4,042,000		1,132
2015	1,945,000		1,770,000							1,222,000		2,204,366		7,141,366		2,000
2016	1,850,000		1,710,000							1,151,000		3,111,367		7,822,367		2,191
2017	1,715,000		2,900,000							1,078,000		3,056,957		8,749,957		2,450
2018	1,590,000		2,770,000							1,004,000		2,895,958		8,259,958		2,313
2019	1,180,000		1,944,760					567,735		1,129,854		2,898,609		7,720,958		2,162
2020	1,069,247		1,841,587					544,321		1,033,198		2,732,608		7,220,961		2,022
2021	948,631		1,694,641					510,773		933,825		2,555,693		6,643,564		1,813

* Personal Income figures are not available.
NA = not available

City of Mora, MN
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Table 10

Fiscal Year	General Obligation Bonds	LESS: Amounts Available in Debt Service Funds		Net General Bonded Debt	Taxable Market Value		GO Bond Percentage of Taxable Market Value	Population	Per Capita
2012	\$ 875,000	\$	229,920	\$ 645,080	\$	164,724,200	0.39%	3571	\$ 181
2013	770,000		186,627	583,373		154,897,700	0.38%	3528	165
2014	665,000		156,038	508,962		149,988,641	0.34%	3523	144
2015	1,945,000		146,833	1,798,167		162,151,829	1.11%	3518	511
2016	1,850,000		179,425	1,670,575		159,678,645	1.05%	3518	475
2017	1,715,000		204,294	1,510,706		169,004,825	0.89%	3504	431
2018	1,590,000		212,121	1,377,879		190,046,055	0.73%	3507	393
2019	1,460,000		219,942	1,240,058		207,264,615	0.60%	3598	345
2020	1,060,000		224,535	835,465		225,249,310	0.37%	3615	231
2021	3,395,000		665,773	2,729,227		230,835,805	1.18%	3665	745

City of Mora
Direct and Overlapping Governmental Activities Debt

Table II

Governmental Unit	Direct Debt Outstanding (not including business-type activities)	Overlapping Debt Outstanding	Direct and Overlapping Debt	Taxable Net Tax Capacity	Taxable Net Within the City's Boundaries
Kanabec County	\$ -	\$ 5,610,000	\$ 5,610,000	\$ 14,972,988	\$ 2,666,662
Independent School District 332	-	78,810,000	78,810,000	10,086,920	2,666,662
Subtotal	-	84,420,000	84,420,000	25,059,908	5,333,324
City of Mora	2,643,272	-	2,643,272	2,666,662	2,666,662
Grand Total	\$ 2,643,272	\$ 84,420,000	\$ 87,063,272	\$ 27,726,570	\$ 7,999,986

NOTE: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. The City of Mora lies wholly within the geographic boundaries of Kanabec County and ISD #332. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Mora. This process recognizes that, when considering the city's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be considered.

* For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable net tax capacities. Applicable percentages were estimated by determining the portion of another governmental unit's NTC that is within the city's boundaries and dividing that amount by each unit's NTC.

Percentage of Direct & Overlapping Debt Applicable to the City*	City's Estimated Share of Debt
17.81%	\$ 999,131
26.44%	20,834,867
	21,833,997
100.00%	2,643,272
	\$ 24,477,269

**City of Mora, MN
Legal Debt Margin Information
Last Ten Fiscal Years**

Table 12

Fiscal Year	Taxable Market Value	Debt Limit 3.00%	Debt Applicable to Limit	Legal Debt Margin	Debt % of Limit
2012	\$ 164,724,200	\$ 4,941,726	\$ 875,000	\$ 4,066,726	17.71%
2013	154,897,700	4,646,931	770,000	3,876,931	16.57%
2014	149,988,641	4,499,659	665,000	3,834,659	14.78%
2015	162,151,829	4,864,555	1,945,000	2,919,555	39.98%
2016	160,962,100	4,828,863	1,850,000	2,978,863	38.31%
2017	169,004,825	5,070,145	1,715,000	3,355,145	33.83%
2018	190,046,055	5,701,382	1,590,000	4,111,382	27.89%
2019	207,264,615	6,217,938	1,460,000	4,757,938	23.48%
2020	225,249,310	6,757,479	1,060,000	5,697,479	15.69%
2021	230,835,805	6,925,074	940,000	5,985,074	13.57%

**City of Mora
Pledged-Revenue Coverage
Last Ten Fiscal Years**

Table 13

Fiscal Year	Water Revenue Bonds					Sewer Revenue Bonds				
	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest
2011	\$ 571,820	\$ 606,162	\$ -	\$ 846,326	\$ 65,117					
2012	580,054	619,187	-	149,606	41,522					
2013	585,937	582,613	3,324	87,446	39,709					
2014	626,049	659,693	-	88,186	38,536					
2015	670,645	773,259	-	89,846	36,983					
2016	682,339	594,661	87,678	90,846	37,295					
2017	745,507	611,666	133,700	93,566	18,205					
2018	773,714	651,246	122,469	97,822	26,837					
2019	822,238	744,947	77,291	97,182	24,818					
2020	761,351	687,918	73,433	98,182	24,378					
2021	845,506	715,683	129,823	99,182	20,717					

Fiscal Year	Water Revenue Bonds					Sewer Revenue Bonds				
	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Coverage	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Coverage
2012	\$ 782,258	\$ 738,246	\$ 44,012	\$ 756,474	\$ 19,812					
2013	923,213	732,007	191,206	15,974	11,630					
2014	836,366	730,607	105,759	16,814	11,268					
2015	3,345,883	1,035,318	2,310,564	17,654	10,857					
2016	2,003,611	733,112	1,270,499	58,011	30,788					
2017	1,224,070	980,043	244,028	178,494	37,138					
2018	1,110,230	982,930	127,300	181,178	36,167					
2019	1,208,536	1,171,633	36,903	179,818	34,063					
2020	1,019,247	1,070,370	-	176,234	34,149					
2021	1,093,229	916,937	176,292	176,818	29,936					

Fiscal Year	Storm Water Revenue Bonds				
	Operating Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Coverage
2019	\$ 230,075	\$ 84,655	\$ 145,420	\$ 32,009	\$ 16,509
2020	101,910	56,582	45,328	32,475	16,205
2021	118,292	27,226	91,066	32,954	15,031

* Storm Water Fund was converted to an enterprise fund in 2019, therefore that is when the data begins

City of Mora, MN
Demographic and Economic Statistics
Last Ten Calendar Years

Table 14

Year	Population (1)	Total Personal Income	Per Capita Personal Income (1)	School Enrollment (2)	Unemployment Rate-December (3)
2012	3,518	NA	NA	1761	11.00%
2013	3,528	NA	NA	1755	9.80%
2014	3,523	NA	NA	1651	7.70%
2015	3,518	NA	NA	1645	8.10%
2016	3,518	NA	NA	1719	7.30%
2017	3,504	NA	NA	1602	7.30%
2018	3,507	NA	NA	1621	6.90%
2019	3,598	NA	NA	1593	8.80%
2020	3,615	NA	NA	1580	7.60%
2021	3,665	NA	NA	1610	5.30%

NA-not available

(1) MN State Demographer, except 2020 data from US Census

(2) Data from Mora Public Schools

(3) Data from MN Department of Employment and Economic Development

City of Mora, MN
Principal Employers
Current Year and Nine Years Ago

Table 15

Employer	2021			2012		
	Employees	Rank	% of Total	Employees	Rank	% of Total
Welia Health (formerly FirstLight Health System)	533	1	28.4%	373	1	20.2%
Mora Public Schools	314	2	16.7%	327	2	17.7%
Commercial Plastics (formerly Imperial Plastics, formerly EPC)	223	3	11.9%	221	3	12.0%
Kanabec County	216	4	11.5%	214	4	11.6%
St. Clare Living Community (formerly Villa Health Care Center)	125	5	6.7%	160	6	8.7%
Coburns, Inc.	121	6	6.5%	163	5	8.8%
Lakes & Pines Community Action Council	117	7	6.2%	109	8	5.9%
Recovering Hope Treatment Center	89	8	4.7%	112	7	6.1%
Olympak (formerly Miner Group International)	72	9	3.8%	80	10	4.3%
RJ Mechanical	65	10	3.5%	87	9	4.7%
City of Mora *			0.0%			0.0%
Total	1875		100.0%	1846		100.0%

* City of Mora was eliminated from the survey in 2020 and replaced by Recovering Hope Treatment Center

Schedule 16
City of Mora, MN
Full-time Equivalent Employees by Function/Program

Table 16

Function/Program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Government	Full-time Equivalent Employees as of June 30*									
Management Services	3	3	2	3	3	2	2	2	2	2
Finance**	5	5	5	4	4	4	3	3	3	3
Planning	1	1	1	1	1	1	1	1	1	1
Building	1	1	1	1	1	1	1	1	1	1
Streets & Parks**	4	4	4	5	5	4	5	6	6	7
Aquatic Center	0	0	3	1	1	2	2	1	1	1
Electric	3	3	3	3	3	3	3	3	3	3
Water/Wastewater**	2	4	4	4	4	3	5	5	5	5
Liquor Store	2	2	2	2	2	2	2	2	2	2
Total	21	23	25	24	24	22	24	24	24	25

* Data from city payroll records
 ** Information different in this table than was previously recorded. Adjustments were first published with the 2013 annual report, and are corrections to data reported incorrectly in 2012 and earlier.

City of Mora, MN
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Policies contracted with the sheriff starting March 1, 2010	91	27	92	76	69	75	59	54	1,252	745
Physical arrests	163	151	200	186	6	21	356	287	165	165
Parking violations	676	454	1,487	1,678	1,969	2,061	1,391	1,303	1,293	913
Traffic violations										
Fire	98	92	113	102	103	90	109	70	54	92
Emergency responses	39	64	51	41	44	15	39	29	36	56
Fires extinguished	8	7	10	16	-	10	-	9	13	8
Inspections										
Public Works	0.37	1.25	0.75	1.00	0.75	2.75	-	-	-	0.25
Street resurfacing (miles)	410	720	630	405	220	410	305	270	297	135
Potholes repaired										
Library	10,975	6,324	29,856	31,983	37,603	39,517	39,999	37,693	41,619	47,117
Visits	18,000	17,677	16,403	12,460	20,984	21,523	22,490	38,814	32,000	30,000
Items in collection	24,916	19,563	42,194	47,282	51,147	52,460	54,768	56,153	58,486	67,313
Total items borrowed	3,082	10,890	25,781	9,540	6,592	6,471	6,576	6,699	5,866	6,170
Computer Use										
Water	1,212	1,229	1,219	1,173	1,165	1,158	1,155	1,168	1,172	1,173
Total connections	1	2	1	3	3	3	2	4	-	-
Watermain breaks										
NA not available										

Data from City of Mora department managers

City of Mora, MN Capital Asset Statistics by Function/Program Last Ten Fiscal Years											Table 18
Function/Program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	
Law Enforcement-Contracted with Sheriff's Dept. Starting in 2010											
Police Stations	5	1	5	1	1	1	1	1	1	1	
Police Units	5	5	5	5	5	5	5	5	5	5	
Fire Stations	1	1	1	1	1	1	1	1	1	1	
Other Public Works											
Streets (miles)	24	24	24	24	24	24	24	24	24	24	24.16
Street lights	699	699	695	693	690	690	458	458	458	458	
Parks and recreation											
Acreage	28	28	28	28	28	28	28	28	28	28	28.44
Playgrounds	4	4	4	4	4	4	4	4	4	4	
Baseball/softball fields	3	3	3	3	3	3	3	3	3	3	
Walking/biking trails (miles)	5	5	5	5	5	5	5	5	5	5	4.80
Water mains (miles)	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	
Fire hydrants	281	281	281	281	281	281	281	281	281	281	
Storage capacity (gallons)	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	
Wastewater											
Sanitary sewers (miles)	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	
Storm sewers (miles)	7.00	7.00	7.00	7.00	6.87	6.87	6.87	6.87	6.87	6.87	
Treatment capacity (gallons/day)	825,000	825,000	825,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	

FORM OF LEGAL OPINION

(See following pages)

PROPOSED FORM OF LEGAL OPINION

§ _____
GENERAL OBLIGATION BONDS, SERIES 2022A
CITY OF MORA
KANABEC COUNTY
MINNESOTA

We have acted as bond counsel in connection with the issuance by the City of Mora, Kanabec County, Minnesota (the "Issuer"), of its \$ _____ General Obligation Bonds, Series 2022A, bearing a date of original issue of July 7, 2022 (the "Bonds"). We have examined the law and such certified proceedings and other documents as we deem necessary to render this opinion.

We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds, and we express no opinion relating thereto.

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon such examinations, and assuming the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as certified or photostatic copies and the authenticity of the originals of such documents, and the accuracy of the statements of fact contained in such documents, and based upon present Minnesota and federal laws (which excludes any pending legislation which may have a retroactive effect on or before the date hereof), regulations, rulings and decisions, it is our opinion that:

(1) The proceedings show lawful authority for the issuance of the Bonds according to their terms under the Constitution and laws of the State of Minnesota now in force.

(2) The Bonds are valid and binding general obligations of the Issuer and all of the taxable property within the Issuer's jurisdiction is subject to the levy of an ad valorem tax to pay the same without limitation as to rate or amount; provided that the enforceability (but not the validity) of the Bonds and the pledge of taxes for the payment of the principal and interest thereon is subject to the exercise of judicial discretion in accordance with general principles of equity, to the constitutional powers of the United States of America and to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted.

(3) At the time of the issuance and delivery of the Bonds to the original purchaser, the interest on the Bonds is excluded from gross income for United States income tax purposes and is excluded, to the same extent, from both gross income and taxable net income for State of Minnesota income tax purposes (other than Minnesota franchise taxes measured by income and imposed on corporations and financial institutions), and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals or the Minnesota alternative minimum tax applicable to individuals, estates or trusts. The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes and from both gross income and taxable net income for State of Minnesota income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income and taxable net income retroactive to the date of issuance of the Bonds.

We express no opinion regarding other state or federal tax consequences caused by the receipt or accrual of interest on the Bonds or arising with respect to ownership of the Bonds.

TAFT STETTINIUS & HOLLISTER LLP

BOOK-ENTRY-ONLY SYSTEM

1. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for [each issue of] the Securities, [each] in the aggregate principal amount of such issue, and will be deposited with DTC. [If, however, the aggregate principal amount of [any] issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.]
2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.
3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.
4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. [Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.]
6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.
7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).
8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.
9. A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to [Tender/Remarketing] Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to [Tender/Remarketing] Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to [Tender/Remarketing] Agent's DTC account.
10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.
11. The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.
12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FORM OF CONTINUING DISCLOSURE UNDERTAKING

(See following pages)

[Appendix D to Official Statement]

PROPOSED FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the "Disclosure Undertaking") is executed and delivered by the City of Mora, Minnesota (the "Issuer"), in connection with the issuance of its \$ _____ General Obligation Bonds, Series 2022A (the "Bonds"). The Bonds are being issued pursuant to a Resolution adopted on June 21, 2022 (the "Resolution"). Pursuant to the Resolution and this Disclosure Undertaking, the Issuer covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the Issuer for the benefit of the Owners and in order to assist the Participating Underwriters in complying with SEC Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any annual financial information provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Undertaking.

"Audited Financial Statements" shall mean the financial statements of the Issuer audited annually by an independent certified public accounting firm, prepared pursuant to generally accepted accounting principles promulgated by the Financial Accounting Standards Board, modified by governmental accounting standards promulgated by the Government Accounting Standards Board.

"Dissemination Agent" shall mean such party from time to time designated in writing by the Issuer to act as information dissemination agent and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). This term shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall be the fiscal year of the Issuer.

"Governing Body" shall, with respect to the Bonds, have the meaning given that term in Minnesota Statutes, Section 475.51, Subdivision 9.

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"Occurrence(s)" shall mean any of the events listed in Section 4 of this Disclosure Undertaking.

"Official Statement" shall be the Official Statement dated _____, 2022, prepared in connection with the Bonds.

"Owners" shall mean the registered holders and, if not the same, the beneficial owners of any Bonds.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Resolution" shall mean the resolution or resolutions adopted by the Governing Body of the Issuer providing for, and authorizing the issuance of, the Bonds.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time or interpreted by the Securities and Exchange Commission.

SECTION 3. Provision of Annual Reports.

A. Beginning in connection with the Fiscal Year ending on December 31, 2022, the Issuer shall, or shall cause the Dissemination Agent to provide, at least annually to the MSRB, by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB, its Audited Financial Statements for the most recent Fiscal Year, which is the only financial information or operating data which is customarily prepared by the Issuer and publicly available, by not later than December 31, 2023, and by December 31 of each year thereafter.

B. If the Issuer is unable to provide to the MSRB its Audited Financial Statements by the date required in subsection A, the Issuer shall send a notice of such delay and estimated date of delivery to the MSRB.

SECTION 4. Reporting of Significant Events. This Section 4 shall govern the giving of notices of the occurrence of any of the following events with respect to the Bonds:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of security holders, if material;
- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the Issuer;
- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive

- agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
 - (15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and,
 - (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

Whenever an event listed above has occurred, the Issuer shall promptly, which may not be in excess of the ten (10) business days after the Occurrence, file a notice of such Occurrence with the MSRB, by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB.

SECTION 5. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds.

SECTION 6. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

SECTION 7. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the Issuer may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if (a) a change in law or change in the ordinary business or operation of the Issuer has occurred, (b) such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule, and (c) such amendment or waiver is supported by an opinion of counsel expert in federal securities laws to the effect that such amendment or waiver would not materially impair the interests of Owners.

SECTION 8. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Report or notice of an Occurrence, in addition to that which is required by this Disclosure Undertaking. If the Issuer chooses to include any information in any Annual Report or notice of an Occurrence in addition to that which is specifically required by this Disclosure Undertaking, the Issuer shall have no obligation under this Disclosure Undertaking to update such information or include it in any future Annual Report or notice of an Occurrence.

SECTION 9. Default. In the event of a failure of the Issuer to provide information required by this Disclosure Undertaking, any Owner may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations to provide information under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an Event of Default under the Resolution, and the sole remedy under this Disclosure Undertaking in the event of any failure of the Issuer to comply with this Disclosure Undertaking shall be an action to compel performance.

SECTION 10. Beneficiaries. This Disclosure Undertaking shall inure solely to the benefit of the Issuer, the Participating Underwriters and Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 11. Reserved Rights. The Issuer reserves the right to discontinue providing any information required under the Rule if a final determination should be made by a court of competent jurisdiction that the Rule is invalid or otherwise unlawful or, subject to the provisions of Section 7 hereof, to modify the undertaking under this Disclosure Undertaking if the Issuer determines that such modification is required by the Rule or by a court of competent jurisdiction.

Dated: July 7, 2022.

CITY OF MORA, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

TERMS OF PROPOSAL

\$1,575,000* GENERAL OBLIGATION BONDS, SERIES 2022A CITY OF MORA, MINNESOTA

Proposals for the purchase of \$1,575,000* General Obligation Bonds, Series 2022A (the "Bonds") of the City of Mora, Minnesota (the "City") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, municipal advisors to the City, until 11:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via **PARITY**, in the manner described below, until 11:00 A.M. Central Time, on June 21, 2022, at which time they will be opened, read and tabulated. The proposals will be presented to the City Council for consideration for award by resolution at a meeting to be held at 6:00 P.M., Central Time, on the same date. The proposal offering to purchase the Bonds upon the terms specified herein and most favorable to the City will be accepted unless all proposals are rejected.

PURPOSE

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 429, 444 and 475, by the City, for the purpose of financing the 2022 street and storm water improvement projects. The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.

DATES AND MATURITIES

The Bonds will be dated July 7, 2022, will be issued as fully registered Bonds in the denomination of \$5,000 each, or any integral multiple thereof, and will mature on February 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2024	\$55,000	2031	\$70,000	2038	\$90,000
2025	55,000	2032	75,000	2039	90,000
2026	65,000	2033	75,000	2040	95,000
2027	65,000	2034	80,000	2041	100,000
2028	65,000	2035	80,000	2042	105,000
2029	70,000	2036	80,000	2043	105,000
2030	70,000	2037	85,000		

ADJUSTMENT OPTION

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BOND OPTION

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above. All dates are inclusive.

INTEREST PAYMENT DATES AND RATES

Interest will be payable on February 1 and August 1 of each year, commencing February 1, 2023, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. **The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2024 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.)** All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

BOOK-ENTRY-ONLY FORMAT

Unless otherwise specified by the purchaser, the Bonds will be designated in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds, and will be responsible for maintaining a book-entry system for recording the interests of its participants and the transfers of interests between its participants. The participants will be responsible for maintaining records regarding the beneficial interests of the individual purchasers of the Bonds. So long as Cede & Co. is the registered owner of the Bonds, all payments of principal and interest will be made to the depository which, in turn, will be obligated to remit such payments to its participants for subsequent disbursement to the beneficial owners of the Bonds.

PAYING AGENT

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after February 1, 2033 shall be subject to optional redemption prior to maturity on February 1, 2032 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of redemption shall be sent by mail not more than 60 days and not less than 30 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

DELIVERY

On or about July 7, 2022, the Bonds will be delivered without cost to the winning bidder at DTC. On the day of closing, the City will furnish to the winning bidder the opinion of bond counsel hereinafter described, an arbitrage certification, and certificates verifying that no litigation in any manner questioning the validity of the Bonds is then pending or, to the best knowledge of officers of the City, threatened. Payment for the Bonds must be received by the City at its designated depository on the date of closing in immediately available funds.

LEGAL OPINION

An opinion as to the validity of the Bonds and the exemption from taxation of the interest thereon will be furnished by Taft Stettinius & Hollister LLP, Minneapolis, Minnesota, Bond Counsel to the City, and will be available at the time of delivery of the Bonds. The legal opinion will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). See "FORM OF LEGAL OPINION" found in Appendix B.

SUBMISSION OF PROPOSALS

Proposals must not be for less than \$1,556,100 plus accrued interest on the principal sum of \$1,575,000 from date of original issue of the Bonds to date of delivery. Prior to the time established above for the opening of proposals, interested parties may submit a proposal as follows:

- 1) Electronically to bondsale@ehlers-inc.com; or
- 2) Electronically via **PARITY** in accordance with this Terms of Proposal until 11:00 A.M. Central Time, but no proposal will be received after the time for receiving proposals specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Terms of Proposal, the terms of this Terms of Proposal shall control. For further information about **PARITY**, potential bidders may contact Ehlers or i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Telephone (212) 849-5021.

Proposals must be submitted to Ehlers via one of the methods described above and must be received prior to the time established above for the opening of proposals. Each proposal must be unconditional except as to legality. Neither the City nor Ehlers shall be responsible for any failure to receive a facsimile submission.

A good faith deposit ("Deposit") in the amount of \$31,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith.

The City and the winning bidder who chooses to so wire the Deposit hereby agree irrevocably that Ehlers shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: 1) All income earned thereon shall be retained by the escrow holder as payment for its expenses; 2) If the proposal is not accepted, Ehlers shall, at its expense, promptly return the Deposit amount to the winning bidder; 3) If the proposal is accepted, the Deposit shall be returned to the winning bidder at the closing; 4) Ehlers shall bear all costs of maintaining the escrow account and returning the funds to the winning bidder; 5) Ehlers shall not be an insurer of the Deposit amount and shall have no liability hereunder except if it willfully fails to perform or recklessly disregards, its duties specified herein; and 6) FDIC insurance on deposits within the escrow account shall be limited to \$250,000 per bidder.

No proposal can be withdrawn after the time set for receiving proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The City's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The City reserves the right to reject any and all proposals and to waive any informality in any proposal.

BOND INSURANCE

If the Bonds are qualified for any bond insurance policy, the purchase of such policy shall be at the sole option and expense of the winning bidder. Any cost for such insurance policy is to be paid by the winning bidder, except that, if the City requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any rating agency fees not requested by the City are the responsibility of the winning bidder.

Failure of the municipal bond insurer to issue the policy after the Bonds are awarded to the winning bidder shall not constitute cause for failure or refusal by the winning bidder to accept delivery of the Bonds.

CUSIP NUMBERS

The City will assume no obligation for the assignment or printing of CUSIP numbers on the Bonds or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the winning bidder, if the winning bidder waives any delay in delivery occasioned thereby.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 the City will enter into an undertaking for the benefit of the holders of the Bonds. A description of the details and terms of the undertaking is set forth in Appendix D of the Preliminary Official Statement.

NEW ISSUE PRICING

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended, and to provide a certificate which will be provided by Bond Counsel upon request.

(a) The winning bidder shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate satisfactory to Bond Counsel setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications. All actions to be taken by the City under this Terms of Proposal to establish the issue price of the Bonds may be taken on behalf of the City by the City's municipal advisor identified herein and any notice or report to be provided to the City may be provided to the City's municipal advisor.

(b) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

- (1) The City shall disseminate this Terms of Proposal to potential underwriters in a manner that is reasonably designed to reach potential investors;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the City may receive proposals from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Terms of Proposal.

Any proposal submitted pursuant to this Terms of Proposal shall be considered a firm offer for the purchase of the Bonds, as specified in this proposal.

(c) If all of the requirements of a "competitive sale" are not satisfied, the City shall advise the winning bidder of such fact prior to the time of award of the sale of the Bonds to the winning bidder. In such event, any proposal submitted will not be subject to cancellation or withdrawal and the City agrees to use the rule selected by the winning bidder on its proposal form to determine the issue price for the Bonds. On its proposal form, each bidder must select one of the following two rules for determining the issue price of the Bonds: (1) the first price at which 10% of a maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity or (2) the initial offering price to the public as of the sale date as the issue price of each maturity of the Bonds (the "hold-the-offering-price rule").

(d) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the proposal submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the City promptly after the close of the fifth (5th) business day after the sale whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The City acknowledges that in making the representation set forth above, the winning bidder will rely on:

(i) the agreement of each underwriter to comply with requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-price rule, if applicable to the Bonds, as set forth in an agreement among underwriters and the related pricing wires,

(ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and

(iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price rule of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule as applicable to the Bonds.

(e) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the 10% test, the winning bidder agrees to promptly report to the City, Bond Counsel and Ehlers the prices at which the Bonds have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until either (i) all Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to each maturity of the Bonds, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

(f) By submitting a proposal, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred until either all securities of that maturity allocated to it have been sold or it is notified by the winning bidder that either the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

(B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and

(ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group and each broker dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to:

(A) to promptly notify the winning bidder of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(B) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(g) Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each term being used as defined below) shall not constitute sales to the public for purposes of this Terms of Proposal. Further, for purposes of this Terms of Proposal:

- (i) "public" means any person other than an underwriter or a related party,
- (ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),
- (iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- (iv) "sale date" means the date that the Bonds are awarded by the City to the winning bidder.

PRELIMINARY OFFICIAL STATEMENT

Bidders may obtain a copy of the Preliminary Official Statement relating to the Bonds prior to the proposal opening by request from Ehlers at www.ehlers-inc.com by connecting to the Bond Sales link. The Syndicate Manager will be provided with an electronic copy of the Final Official Statement within seven business days of the proposal acceptance. Up to 10 printed copies of the Final Official Statement will be provided upon request. Additional copies of the Final Official Statement will be available at a cost of \$10.00 per copy.

Information for bidders and proposal forms may be obtained from Ehlers at 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, Telephone (651) 697-8500.

By Order of the City Council

City of Mora, Minnesota

PROPOSAL FORM

The City Council
City of Mora, Minnesota (the "City")

June 21, 2022

RE: \$1,575,000* General Obligation Bonds, Series 2022A (the "Bonds")
DATED: July 7, 2022

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ _____ (not less than \$1,556,100) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

_____ % due	2024	_____ % due	2031	_____ % due	2038
_____ % due	2025	_____ % due	2032	_____ % due	2039
_____ % due	2026	_____ % due	2033	_____ % due	2040
_____ % due	2027	_____ % due	2034	_____ % due	2041
_____ % due	2028	_____ % due	2035	_____ % due	2042
_____ % due	2029	_____ % due	2036	_____ % due	2043
_____ % due	2030	_____ % due	2037		

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2024 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%). All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of \$31,500 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about July 7, 2022.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Syndicate Manager, we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds.
YES: ____ NO: ____.

If the competitive sale requirements are not met, we elect to use either the: ____ 10% test, or the ____ hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: _____ By: _____

Account Members:

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from July 7, 2022 of the above proposal is \$ _____ and the true interest cost (TIC) is _____ %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Mora, Minnesota, on June 21, 2022.

By: _____ By: _____
Title: _____ Title: _____



MEMORANDUM

Date June 21, 2022
To Mayor and City Council
From Natasha Segelstrom, Administrative Services Director
RE ECE Broadband Project Letter of Support

SUMMARY

Ty Houglum of East Central Energy will discuss ECE's broadband project, Federal Grant Opportunities with the participation of local Cities and Townships and discuss the impact to the surrounding community.

OPTIONS IMPACTS

As of May 25, 2022 there have been resolutions of support and resolutions dedicating funds for the project from ten townships, two cities and the County Board of Commissioners.

There is no financial obligation with a Resolution of Support but will assist ECE with potential funding opportunities by meeting and or exceeding the requirements for the broadband project.

RECOMMENDATIONS

Motion to approve Resolution of Support which will assist ECE to meet Grant Requirements.

Attached:
Resolution No. 2022-625

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA
PROVIDING SUPPORT FOR EAST CENTRAL ENERGY'S BROADBAND (HIGH SPEED) INTERNET PROJECT
IN KANABEC COUNTY, MINNEOSTA**

WHEREAS, East Central Energy is working to provide efficient and affordable broadband (high-speed) internet services to our region, and

WHEREAS, recent information ranks our region in the greatest need for broadband across the state of Minnesota. Our of 87 counties in Minnesota, Kanabec County ranks 87th in availability of high-speed internet, and

WHEREAS, collaboratively the mission is to provide high-speed internet to every home and business, fostering community vitality, affordable and quality health care, equitable education, a strong economy and efficient government.

NOW, THEREFORE, BE IT RESOLVED by the city council of the City of Mora, Kanabec County, Minnesota that City of Mora supports the East Central Energy's Broadband Project, to improve access and quality of broadband (high-speed) internet to Kanabec County businesses and residents.

The foregoing resolution was introduced and moved for adoption by Council Member _____ and seconded by Council Member _____.

Voting for the Resolution:.....
Voting Against the Resolution:
Abstained from Voting:.....
Absent:

Motion carried and resolution adopted this 21st day of June 2021.

Al Skramstad, Mayor

ATTEST:

Lindy Crawford, City Administrator



MEMORANDUM

Date 6/10/2022
To Public Utilities Commission
From Joe Kohlgraf, Public Works Director
Natasha Segelstrom, Administrative Services Director

RE City Street / Utility Improvement Plan

SUMMARY

Earlier this year, staff discussed the establishment of a Street Improvement plan. This would be used to assist prioritization of improvements and infrastructure updates throughout the city.

Greg Anderson of SEH will present a Capital Improvement Plan Infrastructure proposal and answer any questions the City Council may have.

The Capital Improvement Plan Infrastructure proposal rates the existing pavement & curb of the, reviews sanitary sewer collection, water distribution and storm sewer, and identify “problem” areas.

OPTIONS AND IMPACTS

At this time, the city does not have a street improvement plan. With a street plan and infrastructure plan established, this will provide a proactive approach to improve/service areas of concern and minimize unexpected expenses.

With the plan including infrastructure for the sanitary sewer collection system, water distribution system and storm sewer system, the city’s cost for the plan would split between street, water and sewer. The City’s expense would be approximately \$7,500 and remaining expensed to the respective water and sewer funds.

RECOMMENDATIONS

Motion to approve Capital Improvement Plan for Street Infrastructure

Attachments

Memo SEH

SEH Street Improvement Plan Example Pine City, MN



Building a Better World
for All of Us®

June 8, 2022

RE: City of Mora, Minnesota
Utility Capital Plan Proposal
SEH No. MORA 166922 14.00

Glenn Anderson
City Administrator
City of Mora
101 South Lake Street
Mora, MN 55051

Dear Mr. Anderson:

Thank you for the opportunity to submit this proposal for providing engineering services in connection with the initiation of a Capital Improvement planning program for the City. Specifically, a pavement management program which will include the inventory of public utilities with our recommendations for improvements, (hereinafter called the "Project"). This letter serves as our understanding of the project scope and schedule.

PROJECT BACKGROUND

As discussed earlier this spring with staff, the City would like to pursue the completion of a Capital Improvement Plan (CIP) for their infrastructure, specifically the streets, sanitary sewer collection system, water distribution system and storm sewer system. The goal of a CIP is to provide local decision makers, city staff, private developers, and citizens with detailed information on the CIP projects that will be needed during the next five to ten years or so.

SCOPE OF WORK

A typical CIP will include a listing of needed projects; their estimated costs; a timetable for their implementation; and the sources of project funding. The CIP sets forth a realistic schedule of capital improvements that can be implemented within the limits of the community's financial resources. A typical street & utility CIP includes 4 steps:

- Step 1 – Inventory the Infrastructure
- Step 2 – Compile the Information
- Step 3 – Project Planning and Prioritization
- Step 4 – Implementation

Our scope of work for this project will cover steps 1 through 3. Step 4 – Implementation – happens as the construction of the projects identified in Step 3 is initiated.

Step 1 – Inventory the Infrastructure

- Along with the public works staff we will review and rate the existing pavement & curb condition of all city streets. We typically use the PASER rating system that utilizes a 0-10 scale with 0 being a street with failing pavement and 10 is a street that is new/very good condition. I anticipate the City will have streets that fall under the entire range from 0-10 based on my experience working in the City.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

- We will review the current sanitary sewer, water main and storm sewer maps with public works staff for accuracy as to pipe sizes, material, condition, etc.
- Also using the utility maps, we will have public works identify known “problem” areas (known sewer back-ups, water services/mains that freeze in the wintertime, sewer mains that can't be jetted/cleaned, hydrants and/or gate valves that can't be operated, areas of low water pressure and localized storm sewer & drainage issues, etc).
- If public works has televising records of existing sewer mains, those will be reviewed. We can also discuss with public works if there are segments of existing sewer mains that they have concerns about and may want to televise them as part of this effort to better gauge the condition of those mains.

Step 2 – Compile the Information

- Update the utility maps with the information from Step 1 and prepare a color-coded street rating map similar to the attached one we prepared for Pine City in 2021.
- Review the areas of utility issues/replacements based on the updated utility maps and compare them with the street condition above those mains.
- Individual reconstruction projects based on the utility and street condition will be identified and estimated project costs are prepared for each project.
- We will meet with public works staff to review the identified projects and collect their input.
- We will then group the projects in sizes that could be accomplished in a construction season and in an order based on public work's input and in an order that fits with surrounding infrastructure.
- The mapping created in this step will be GIS based and will be updates of the City's current utility information we have. Once the CIP effort is completed, we will provide staff updated maps in GIS for their use.

Step 3 – Planning

- The individual projects will be ranked with input from public works, then we will prepare the CIP showing the individual projects and their schedules.
- Present the CIP with projects, costs, and schedule to the city council for input.
- Make any adjustments to the projects/schedule based on council feedback.
- Prepare a project map and schedule. Similar to the attached one prepared for Pine City in 2021.
- Council can then send the CIP to its financial consultant to work into their financial management plan. This would then provide the City with a potential schedule on when the projects could be completed (i.e. one every year, every other year or every third year, etc.).

Step 4 – Implementation (Not included in this proposal)

- Complete the projects per the plan.
- Now there is a plan and schedule in place for needed infrastructure improvements that staff, council and the public can refer to.
- Projects can be shuffled in the schedule if issues arise such as funding availability, another agency's schedule (for example if Kanabec County is completing a road project that the City has mains under), etc.

SCHEDULE:

We anticipate starting our services upon your authorization. Typically, we complete this effort within twelve weeks of initiation. The schedule will be dependent on the availability of public works staff to assist in the pavement rating and review the utility maps with us. With our long-standing relationship with the City, we have a great deal of knowledge of all utility projects completed since the late 1980's. We feel with our knowledge of utilities and our relationship with staff, we can complete this effort in less than the twelve-week timeline.

COMPENSATION

Compensation for the services identified in the Scope of Work will be made on an hourly basis plus cost of reimbursable expenses. Total compensation will not exceed \$15,000 without prior authorization.

REMARKS

You agree to furnish us with full information as to your requirements, including any special or extraordinary considerations for the Project or special services needed, and also to make available all pertinent existing information and data that we will need to perform our services.

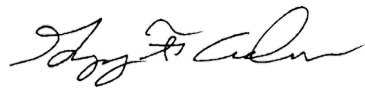
We will also furnish such Additional Services as you may request or as required.

This Letter Proposal represents the entire understanding between The City of Mora (The Owner) and Short Elliot Hendrickson Inc. (The Consultant) in respect of the Project outlined above. If it satisfactorily sets forth your understanding of our Agreement, please sign the attached Agreement and return it to me.

SEH appreciates the opportunity to continue to serve the City of Mora. We look forward to working with the City to complete this upcoming project. Please contact me directly at 612.720.5883 or ganderson@sehinc.com should you questions or requests for additional information.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Greg Anderson, PE
City Engineer
(Lic. MN)

ah

Attachments

s:\ko\m\mora0\145879\2022\cip update\utility capital plan update.docx

APPROVED THIS ____ DAY OF _____, 2022

CITY OF MORA, MINNESOTA

By: _____

Title: _____



MEMORANDUM

Date: June 21, 2022
To: Mayor and City Council
From: Caleb Christenson, Building Official
RE: Minor Subdivision – Ruby Shields

SUMMARY

Johnathon Shields, representing Ruby Shields, has applied for a minor subdivision in order to split the property located at PID: R 22.06380.00 into two equal lots.

BACKGROUND INFORMATION

Johnathon Shields, representing property owner Ruby Shields, submitted an application for a minor subdivision resulting in two parcels. The existing property is twelve (12) lots in size with frontage on Central Avenue E. The Shields wish to split the property to create two equal sized properties of 120 foot frontage by 240 foot depth each.

The subject site is located in the R-1 Single Family Residential District. Staff has reviewed the request and finds that proposed Parcels A and B comply with the R-1 District regulations in terms of lot area, street frontage, and setback requirements, and the request complies with the requirements for granting a minor subdivision as described by City Code §153.098.

OPTIONS & IMPACTS

1. Approve the minor subdivision. Approval will create two parcels meeting all applicable zoning and subdivision regulations.
2. Deny the minor subdivision. Denial will prohibit the property owner from subdividing the property despite the fact that the request meets all applicable zoning and subdivision regulations.

RECOMMENDATIONS

Planning Commission recommends Council pass Resolution No. 2022-0626 approving a minor subdivision to split the property located PID R 22.06380.00.

Attachments

Resolution No. 2022-0621

Plat map

RESOLUTION NO. 2022-0626

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA, APPROVING
A MINOR SUBDIVISION REQUESTED BY RUBY SHIELDS**

WHEREAS, Johnathon Shields, in care of Ruby Shields, submitted an application dated received May 5, 2022 and considered complete on May 9, 2022, for a minor subdivision resulting in the creation of two parcels; and

WHEREAS, the existing property is legally described as:

Parcel 22.06380.00

Sect-11 Twp-039 Range-024 LAKE PARK ADDITION LOTS 1-6 & LOTS 29-34, BLK15, Kanabec County, Minnesota.

WHEREAS, the request involves splitting the above described property into two parcels legally described as:

Parcel A

LAKE PARK ADDITION LOTS 1-3 & LOTS 32-34, BLK15, Kanabec County, Minnesota.

AND

Parcel B

LAKE PARK ADDITION LOTS 4-6 & LOTS 29-31, BLK15, Kanabec County, Minnesota.

WHEREAS, the City Council considered the request at its June 21, 2022 meeting.

NOW THEREFORE BE IT RESOLVED, that the City Council finds that the request for minor subdivision complies with the subdivision regulations of the City Code in that the subdivision results in three or less parcels of the original lot and the proposed subdivision.

Approval is granted with the following conditions:

1. This resolution authorizes and facilitates a minor subdivision of property identified as 22.06380.00 legally described above and shown on the attached plat map.
2. No subsequent minor subdivisions involving the above described properties shall be granted prior to June 21, 2023.
3. This minor subdivision is not complete until it has been filed with the County Recorder and County Auditor and all applicable taxes have been paid in full.

The foregoing resolution was introduced and moved for adoption by Council Member _____ and seconded by Council Member _____.

Voting for the resolution:

Voting against the resolution:

Abstained from voting:

Absent:

.....

Motion carried and resolution adopted this 21st day of June, 2022.

Alan Skramstad, Mayor

ATTEST: _____
Glenn Anderson, City Administrator



Parcel ID	22.06380.00	Alternate ID	n/a	Owner Address	SHIELDS,RUBY J
Sec/Twp/Rng	11-039-024	Class	151 - SEASONAL RES REC		C/O JONATHAN SHIELDS
Property Address		Acreage	n/a		6650 RIDGEVIEW RD
					SHAWNEE, KS 66217
District	MORA SCH 0332				
Brief Tax Description	Sect-11 Twp-039 Range-024 LAKE PARK ADDITION LOTS 1-6 & LOTS 29-34, BLK 15				
	(Note: Not to be used on legal documents)				

Date created: 6/10/2022
 Last Data Uploaded: 6/10/2022 5:45:28 AM

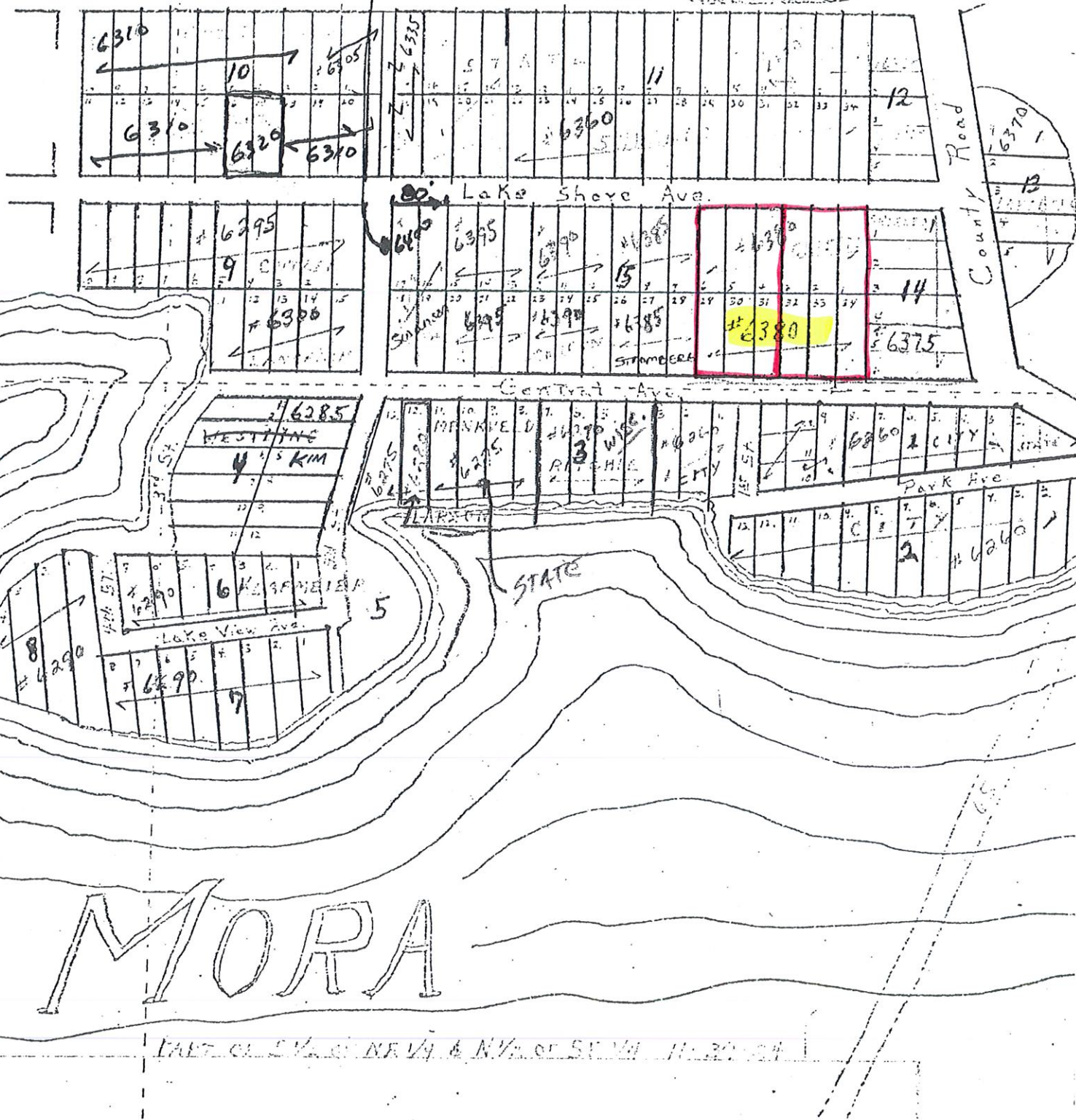
Developed by  **Schneider**
 GEOSPATIAL

6400 = 80' x 240'

40' L

LAKE

PARK ADD.





Building a Better World
for All of Us®

June 17, 2022

RE: Mora, Minnesota
North Grove Street Improvements
SEH No. MORA0 163905

Glenn Anderson, City Administrator
City of Mora
101 Lake Street S
Mora, MN 55051

Dear Glenn:

Please find enclosed Application for Payment No. 1 for the referenced project. The quantities completed to date have been reviewed and we hereby recommend approval for payment to Douglas-Kerr Underground, L.L.C in the amount of \$328,977.04. This amount represents 20% of the work completed and material on hand, with 5% held for retainage.

If approved, please sign and forward payment, along with a copy of the signed pay application, to Douglas-Kerr Underground, L.L.C., retaining the original for City records.

Please don't hesitate to contact me with any questions or comments. Thank you.

Sincerely,

Greg Anderson, PE
Project Manager

ah

Enclosures

x:\ko\m\mora0\163905\7-const-svcs\73-app-pymt\afp\afp 1\afp 1 ltr to owner.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer



Application for Payment
(Unit Price Contract)
No. 1

Eng. Project No.: MORA0 163905

Location: Mora, Minnesota

Contractor <u>Douglas-Kerr Underground, L.L.C</u>	Contract Date <u>May 3, 2022</u>
<u>2142 330th Ave.</u>	
<u>Mora, MN 55051</u>	Contract Amount <u>\$ 1,737,247.06</u>

Contract for North Grove Street Improvements

Application Date <u>6/17/22</u>	For Period Ending <u>6/10/22</u>
---------------------------------	----------------------------------

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
1	MOBILIZATION	LS	1	0.75	58,528.00	\$43,896.00
2	CLEARING	ACRE	0.1	0	10,000.00	
3	GRUBBING	ACRE	0.1	0	2,000.00	
4	CLEARING	EACH	57	37	300.00	\$11,100.00
5	GRUBBING	EACH	57	37	65.00	\$2,405.00
6	REMOVE MANHOLE (SANITARY)	EACH	8	3	493.70	\$1,481.10
7	REMOVE GATE VALVE & BOX	EACH	14	3	332.90	\$998.70
8	REMOVE MANHOLE OR CATCH BASIN (STORM)	EACH	5	4	438.85	\$1,755.40
9	SALVAGE SIGN TYPE C	EACH	20	1	40.00	\$40.00
10	SALVAGE SIGN TYPE SPECIAL (STREET NAME SIGN)	EACH	7	0	50.00	
11	SALVAGE HYDRANT	EACH	5	2	466.05	\$932.10
12	SALVAGE CASTING (SANITARY)	EACH	8	3	184.10	\$552.30
13	SALVAGE CASTING (STORM)	EACH	5	4	184.00	\$736.00
14	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	374	51.9	3.45	\$179.06
15	SAWING BIT PAVEMENT (FULL DEPTH)	LF	968	274.1	2.95	\$808.60
16	REMOVE CURB & GUTTER	LF	4945	1382	3.50	\$4,837.00
17	REMOVE SEWER PIPE (SANITARY)	LF	1690	358	3.70	\$1,324.60
18	REMOVE WATER MAIN	LF	2820	824.5	2.00	\$1,649.00
19	REMOVE SEWER PIPE/CULVERT (STORM)	LF	400	164.5	19.85	\$3,265.33
20	SALVAGE FENCE	LF	110	0	13.85	
21	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	391	71.19	7.70	\$548.16
22	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	598	43.96	4.20	\$184.63
23	REMOVE CONCRETE WALK	SF	1221	1317.37	1.40	\$1,844.32
24	SALVAGE & INSTALL MAILBOX ASSEMBLY	EA	5	0	400.00	

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
25	GEOTEXTILE FABRIC TYPE V	SY	15603	2368.4	0.50	\$1,184.20
26	COMMON EXCAVATION (EV)(P)	CY	2507	541.8	17.85	\$9,671.13
27	SUBGRADE EXCAVATION	CY	300	415.7	10.10	\$4,198.57
28	DEWATERING	LS	1	0	0.01	
29	DITCH GRADING	LS	1	0	4,085.00	
30	SUBGRADE PREPARATION	RDST	26	7.7	207.85	\$1,600.45
31	COMMON LABORERS	HOURL	90	17.5	0.01	\$0.18
32	3 CU YD FRONT END LOADER	HOURL	30	0	0.01	
33	3 CU YD BACKHOE	HOURL	30	3.5	0.01	\$0.04
34	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	100	0	150.00	
35	WATER	MGAL	60	0	53.20	
36	AGGREGATE BASE PLACED, SALV. BIT & CLASS 5 (CV) (P)	CY	4507	553.7	12.25	\$6,782.83
37	FULL DEPTH RECLAMATION	SY	13580	4377	4.20	\$18,383.40
38	TYPE SP 9.5 WEARING COURSE MIX (3;C)	TON	1369	0	87.00	
39	TYPE SP 9.5 WEARING COURSE MIX (2;C) FOR DRIVEWAYS	TON	71	0	164.80	
40	TYPE SP 12.5 WEARING COURSE MIX (3;C)	TON	2266	0	86.00	
41	TYPE SP 12.5 NON WEAR COURSE MIX (3;C) FOR PATCHING	TON	138	0	206.05	
42	15" GS PIPE APRON W/ TRASH GUARD	EACH	5	0	607.55	
43	15" HDPE PIPE SEWER	LF	254	0	46.00	
44	12" RC PIPE SEWER DES 3006 CL V	LF	150	67.5	53.35	\$3,601.13
45	15" RC PIPE SEWER DES 3006 CL V	LF	361	281.5	52.95	\$14,905.43
46	18" RC PIPE SEWER DES 3006 CL III	LF	432	46	63.15	\$2,904.90
47	CONNECT INTO DRAINAGE STRUCTURE	EACH	2	1	2,021.00	\$2,021.00
48	CONNECT TO EXISTING PIPE DRAIN (STORM)	EACH	3	3	1,010.00	\$3,030.00
49	8" PVC PIPE SEWER (SDR 35)	LF	1852	363	50.50	\$18,331.50
50	CONNECT TO EXISTING SANITARY SEWER PIPE	EACH	4	2	1,611.00	\$3,222.00
51	8" X 6" PVC WYE	EACH	36	8	1,573.00	\$12,584.00
52	6" PVC SANITARY RISER PIPE	LF	170	2.5	8.40	\$21.00
53	6" PVC SANITARY SERVICE PIPE	LF	1474	277	21.95	\$6,080.15
54	4" INSULATION	SY	80	3.6	57.75	\$207.90
55	TEMPORARY WATER SERVICE	LS	1	0.3	35,992.00	\$10,797.60
56	ADJUST GATE VALVE BOX	EACH	2	0	915.20	
57	ADJUST CURB STOP	EACH	4	0	76.90	
58	HYDRANT	EACH	7	2	4,742.00	\$9,484.00

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
59	6" GATE VALVE & BOX	EACH	8	3	1,956.00	\$5,868.00
60	8" GATE VALVE & BOX	EACH	15	3	3,365.00	\$10,095.00
61	1" CORPORATION STOP	EACH	37	8	640.90	\$5,127.20
62	1" CURB STOP & BOX	EACH	37	8	784.30	\$6,274.40
63	CONNECT TO EXISTING WATER MAIN	EACH	10	3	1,638.00	\$4,914.00
64	1" WATER SERVICE PIPE (TYPE K COPPER)	LF	1605	356	18.85	\$6,710.60
65	6" DIP WATER MAIN	LF	160	95.5	54.10	\$5,166.55
66	8" DIP WATER MAIN	LF	2763	800.5	68.55	\$54,874.28
67	DUCTILE IRON FITTINGS	LB	1175	498	13.00	\$6,474.00
68	CASTING ASSEMBLY R-1733 (SANITARY)	EACH	8	0	1,903.00	
69	CASTING ASSEMBLY R-1733 (STORM)	EACH	2	0	1,666.00	
70	CASTING ASSEMBLY R-3250-1	EACH	13	0	935.20	
71	CASTING ASSEMBLY R-4342	EACH	3	0	1,831.00	
72	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LF	21	5.82	492.30	\$2,865.19
73	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	59	32.3	551.65	\$17,818.30
74	CONSTRUCT SANITARY MANHOLE (0' - 8')	EACH	8	2	3,960.00	\$7,920.00
75	CONSTRUCT SANITARY MANHOLE (EXTRA DEPTH)	LF	16	0	182.65	
76	GEOTEXTILE FABRIC TYPE IV	SY	24	0	1.25	
77	4" CONCRETE WALK	SF	1496	0	6.75	
78	6" CONCRETE WALK	SF	439	0	9.85	
79	CONCRETE CURB & GUTTER DESIGN B618	LF	5472	0	15.10	
80	6" CONCRETE DRIVEWAY PAVEMENT	SY	506	0	60.20	
81	8" CONCRETE DRIVEWAY PAVEMENT	SY	33	0	65.00	
82	7" CONCRETE VALLEY GUTTER	SY	167	0	99.85	
83	TRUNCATED DOMES	SF	58	0	45.00	
84	TRAFFIC CONTROL	LS	1	0.4	3,750.00	\$1,500.00
85	INSTALL SALVAGED SIGN PANELS, TYPE C	EACH	21	0	185.00	
86	INSTALL SALVAGED SIGN TYPE SPECIAL (STREET NAME SIGN)	EACH	7	0	275.00	
87	STABILIZED CONSTRUCTION EXIT	LS	1	0.5	1,568.00	\$784.00
88	STORM DRAIN INLET PROTECTION	EACH	18	5	187.15	\$935.75
89	SILT FENCE; TYPE MS	LF	1130	726	1.95	\$1,415.70
90	SEDIMENT CONTROL LOG TYPE WOOD CHIP	LF	300	0	3.50	
91	COMMON TOPSOIL BORROW (LV)	CY	1078	0	19.00	

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
92	EROSION CONTROL BLANKETS CATEGORY 3N	SY	1800	0	1.95	
93	SEEDING W/ SEED MIXTURE 25-141	ACRE	0.6	0	1,500.00	
94	HYDROSEEDING MIXTURE 25-141 W/ HYDRO MULCH	ACRE	1.2	0	4,300.00	
95	4" SOLID LINE - MULTI COMPONENT	LF	6038	0	0.45	
96	PAVEMENT MESSAGE MULTI COMPONENT (PMS-2 BIKE SYMBOL)	SF	162	0	8.00	
97	CROSSWALK PAINT - MULTI COMPONENT	SF	554	0	4.60	
Total Contract Amount						<u>\$346,291.62</u>

Application for Payment (continued)

Total Contract Amount	\$ 1,737,247.06	Total Amount Earned	\$ 346,291.62
Contract Change Order No. _____		Material Suitably Stored on Site, Not Incorporated into Work	_____
Contract Change Order No. _____		Percent Complete	_____
Contract Change Order No. _____		Percent Complete	_____
Less Previous Applications:		Percent Complete	_____
AFP No. 1: _____	AFP No. 6: _____	GROSS AMOUNT DUE	\$ 346,291.62
AFP No. 2: _____	AFP No. 7: _____	LESS 5 % RETAINAGE	\$ 17,314.58
AFP No. 3: _____	AFP No. 8: _____	AMOUNT DUE TO DATE	\$ 328,977.04
AFP No. 4: _____	AFP No. 9: _____	LESS PREVIOUS APPLICATIONS	\$ _____
AFP No. 5: _____		AMOUNT DUE THIS APPLICATION	\$ 328,977.04

CONTRACTOR'S AFFIDAVIT

The undersigned Contractor hereby swears under penalty of perjury that (1) all previous progress payments received from the Owner on account of work performed under the Contract referred to above have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said contract, North Grove Street Improvements, Mora, Minnesota, and (2) all material and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment and free and clear of all liens, claims, security interests and encumbrances.

Date June 17th, 2022 Douglas-Kerr Underground, L.L.C
(Contractor)

COUNTY OF Kanabec)
STATE OF MN) SS By [Signature] - manager
(Name and Title)

Before me on this 17th day of June, 2022, personally appeared

Dennis D. Douglas known to be, who being duly sworn did depose and say that he is the manager (office) of the Contractor above mentioned that he executed the above Application for Payment and Affidavit on behalf of said Contractor; and that all of the statements contained therein

My Commission expires 1-31-2023

[Signature]
(Notary Public)

The undersigned has checked the Contractor's Application for Payment shown above. A part of this Application is the Contractor's Affidavit stating that all previous payments to him under this contract have been applied by him to discharge in full all of his obligations in connecting with the work by all prior Applications for Payment.

In accordance with the Contract, the undersigned recommends approval of payment to the Contractor for the Amount due.

Short Elliott Hendrickson Inc.

[Signature]

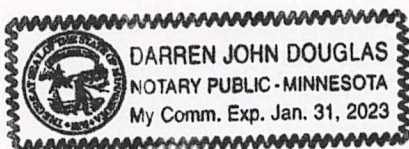
By Greg Anderson, PE

Date June 17, 2022

City of Mora

By _____

Date _____





MEMORANDUM

Date June 15, 2022
To Mayor and City Council
From Natasha Segelstrom, Administrative Services Director
RE Green Step City

SUMMARY

GreenStep Cities Program Coordinator Alison Holland will provide City Council with an update on the City's progress and steps with the GreenStep Cities.

BACKGROUND INFORMATION

The GreenStep Cities program aims to provide cities a pathway to sustainability and resiliency based on the implementation of best practices specific to Minnesota cities. The program consists of five steps that a city is recognized for based on the number of best practices implemented in the community.

- Step 1:** Build community interest; have program staff visit your community; joint GreenStep by adopting a council resolution.
- Step 2:** Post brief information on what the City has already done; be recognized for implementing between 4 -8 best practices.
- Step 3:** Implement at your own pace an additional 4-8 best practices.
- Step 4:** Measure and report between 7-15 community performance metrics.
- Step 5:** Show improvement in community performance metrics.

Attachments

Next Steps
City of Mora City Assessment 2023

GreeStep Cities Update



✓ Step 1: Pass resolution/commitment (March 2022)

✓ Step 2: Document **any** 6 best practice actions (completed June 2022; official at May 2023 meeting)

Step 3: Complete, at a minimum, the following **high-impact** actions:

- ☐ Public Buildings:
 - ☐ [1.1](#) (Document monthly energy/water usage data for all city-owned buildings.)
 - ☐ [1.2](#) (Make no/low-cost indoor lighting and operational changes in city-owned/school buildings to reduce energy costs.)
- ☒ ~~Comprehensive Plan:~~
 - ☒ [6.1](#)
 - ☒ [6.2](#)
- ☐ Sustainable Purchasing:
 - ☐ [15.1](#) (Have a written policy/guidelines/practices specifying at a minimum purchase of Energy Star and/or EPEAT equipment/appliances, and/or recycled-content paper.)
 - ☐ any one additional action from [15.2-15.8](#)
- ☒ ~~Trees: any one action from [16.1-16.7](#)~~
- ☐ Benchmarks & Involvement:
 - ☒ [24.1](#)
 - ☐ any one additional action from [24.2-24.7](#) (Community outreach/engagement options)
- ☐ Green Businesses: (Local/sustainable business promotion/support options)
 - ☐ first action from [25.1-25.7](#)
 - ☐ second action from [25.1-25.7](#)
- ☐ Climate Adaptation: [29.1](#) at a 2- or 3-star level (In Emergency Preparedness Plan, address how all diverse populations in a jurisdiction are served by emergency communication, evacuation and sheltering, mitigation and prevention, planning and preparedness.)

Step 4: Measure and report on the CORE metrics and 3 additional metrics of choice for the previous calendar year or the most recent available data. CORE metrics include:

- | | |
|---|---|
| ☐ City Buildings and Lighting | ☐ Stormwater |
| ☐ City Fleets | ☐ Waste Water |
| ☐ Transportation Modes & Miles | ☐ Renewable Energy |
| ☐ Open Space, Parks & Trees | |

Step 5: Demonstrate improvement in three eligible metrics measured in Step 4, from one data year to the next.

A canopy study was conducted in 2022 for the City of Mora, MN by a community volunteer using iTree and in consultation with Deanna Pomije, District Manager of the Kanabec Soil and Water Conservation District, and Tony Miller, Forestry Specialist for the Minnesota Department of Natural Resources.

A 2010 DNR census identified the following species as the 10 most prevalent:

1. Acer (Maple)
2. Quercus (Oak)
3. Picea (Spruce)
4. Pinus (Pine)
5. Fraxinus (Ash)
6. Malus (Apple)
7. Tilia (Basswood)
8. Ulmus (Elm)
9. Boxelder
10. Betula (Birch)

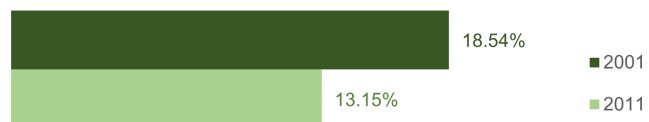
Maintaining and increasing species diversity is a good strategy to prevent losing a significant portion of tree cover should a disease wipe out a specific variety.

With available data from 2011, iTree estimated the City of Mora's tree canopy to be 13.15% of Mora's total acres, which translates to 421.1 acres. At the same time, *impervious acres were estimated to be 15.59%, 499.1 acres, and plantable space was 71.26% or 2,281.4 acres.

With available data from 2001, iTree estimated the City of Mora's tree canopy to be 18.54% of Mora's total acres, which translates to 593.7 acres. At the same time, *impervious acres were estimated to be 13.98%, 447.6 acres, and plantable space was 67.48% or 2,160.4 acres.

Through discussion with city staff, it was determined this decrease in canopy coverage was due primarily to the loss of trees from age, possible disease, stress due to significantly variable weather conditions (drought to flood), storm damage, development, and airport clearance requirements, paired with budgetary constraints for replacement.

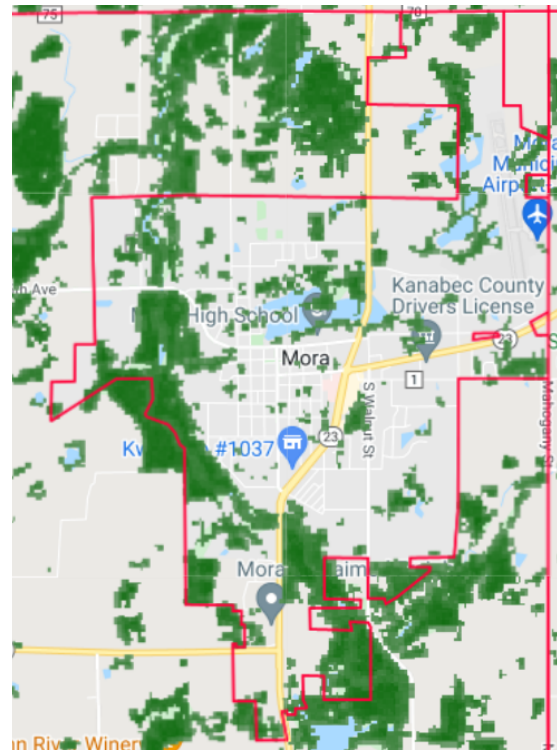
Tree canopy coverage is declining in Mora



Note: Canopy coverage map was created in iTree with 2011 data.

*Impervious surfaces are areas covered by water-resistant materials such as asphalt, concrete, brick, or stone, and also include rooftops.

Study completed by Alison Holland, April/May 2022.



2023 Category B City: MORA
Currently a Step 1 GreenStep City
(joined March 2022)

Which assessment? Preliminary: for city review ☒ Final: April 1st recommendation to LMC ☐

Assessor and date Kristin Mroz, 6/2/2022

Total BPs done: **All required BPs done?** **BP distribution requirements met?**

Recommend June 2023 public recognition at: Step 2 (any 6 BPs) ☒ Step 3 ☐

Recognition at a Step 3 level involves, at a minimum:

- **Public Buildings:** [1.1](#) and [1.2](#)
- ~~**Comprehensive Plan:** [6.1](#) and [6.2](#)~~
- **Sustainable Purchasing:** [15.1](#) and any one additional action from [15.2-15.8](#)
- ~~**Trees:** any one action from [16.1-16.7](#)~~
- **Benchmarks & Involvement:** [24.1](#) and any one additional action from [24.2-24.7](#)
- **Green Businesses:** any two actions from [25.1-25.7](#)
- **Climate Adaptation:** [29.1](#) at a 2- or 3-star level

Best practices (required in bold) Action rules (req. actions in bold)	BP implemented?	Action summary by # and star level achieved
BUILDINGS: distribution requirement is 2 BPs ; are 2 BPs done? NO		
1. Public Buildings Actions 1 & 2	NO	
2. Private Buildings any one action	YES	2.1 @ 2 STARS – residential rebates and energy saving strategies promoted; compare energy on utility bill accounts
3. New Green Buildings any one action		
4. Lighting/Signals 2 actions with one from 5-8		
5. Building Redevelopment any one action		
LAND USE: 2 BPs required; are 2 BPs done? NO		
6. Comp Plan Actions 1 & 2	YES	6.1 @ 2 STARS – Comp plan adopted 2021 6.2 @ 1 STAR – Code 153.045
7. Density any one action		

8. Mixed Uses any one action		
9. Highway Development any one action		
10. Conservation Development any one action		
TRANSPORTATION: 1 BP required; is 1 BP done? YES		
11. Complete Green Streets 1; & one additional action		
12. Mobility Options any one action	YES	12.1 @ 1 STAR – trail map brochure and online
13. Fleets any one action		
14. TOD / TDM any two actions		
ENVIRON MGT: 3 BPs required; are 3 done? YES		
15. Purchasing 1; and one additional action	NO	
16. Trees any one action	YES	16.7 @ 2 STARS – canopy study 2022 with community volunteers, SWCD, and DNR
17. Stormwater any one action		
18. Parks & Trails any two actions	YES	18.1 @ 1 STAR – Hwy 65 bridge 2022 reconstruct with multi-use trail 18.2 @ 1 STAR – Code 153.096 public sites and open space dedication
19. Surface Water if state public water: 4; and one additional action if no state water: any one action	YES	19.4 @ 1 STAR – Chapter 151 shoreland management code 19.8 @ 1 STAR – Chapter 152 floodplain management code
20. Water / Wastewater 1 & 2; and one additional		
21. Septics any one action		

22. Solid Waste one from 1-3; & one from 4-8		
23. Local Air Quality any one action		
ECON & COMM DVLP: 3 BPs required; are 3 done? NO		
24. Benchmarks & Involvement 1; and any one additional	NO	24.1 @ 1 STAR – community volunteer coordinator; city staff working group; news and website link
25. Green Businesses any two actions	NO	
26. Renewable Energy any two actions		
27. Local Food any one action		
28. Business Synergies any one action		
29. Climate Adaptation action 1 at a 2 or 3-star rating	NO	

MORA – notable actions

-



MEMORANDUM

Date: June 21, 2022
To: Mayor and City Council
From: Mandi Yoder, Human Resources
RE: Consideration to Hire Community Development Director

SUMMARY

The City Council will review a recommendation to hire made by the Mayor and council members from the June 10, 2022 work session, to fill the vacant community development director position.

BACKGROUND

The City Council held a work session on June 10, 2022 with the intent to interview two candidates for the community development director position. One candidate withdrew from the process and the council interviewed candidate Kirsten Faurie.

Based on the interview, education, and work experience, Mayor Skramstad and councilmembers Anderson and Shepard requested a recommendation be brought to the June 21, 2022 regular City Council meeting, to hire Kirsten Faurie as the Community Development Director, at the scheduled salary of Grade 12, Step A: \$73,029, with a start date of July 18, 2022.

Additional terms, conditions, and employment data may be found on the attached Conditional Offer of Employment Letter.

OPTIONS IMPACTS

By filling the vacant community development director position, the community development department will be fully staffed and able to meet the needs of our community.

RECOMMENDATIONS

For the City Council to move forward in the hiring process and motion to appoint Kirsten Faurie as the Community Development Director for the City of Mora.

Attachments: Conditional Offer of Employment Letter



CITY OF MORA MORA MUNICIPAL UTILITIES

101 Lake Street South
Mora, MN 55051-1588

ci.mora.mn.us



320.679.1511

Fax 320.679.3862

320.679.1451

June 21, 2022

Kirsten Faurie
2138 240th Ave
Mora, MN 55051

RE: Conditional Offer of Employment

Dear Ms. Faurie,

Congratulations! On behalf of the City of Mora, I am pleased to offer you the position of Community Development Director, for which you applied. This offer is conditional upon successful completion of a background check and formal approval by the City Council.

Below are some of the details of this conditional offer for your information:

- **Supervisor.** In this position you will report to Glenn Anderson, City Administrator/ Public Utilities General Manager. His contact information is g.anderson@cityofmora.com, (o) 320-225-4806, and (c) 651-587-0703.
- **Compensation and Benefits.** Your annual salary will be \$73,029, which is Grade 12, Step A of the 2022 consolidated salary schedule for this position. You will be eligible for wage increases per the city's salary schedule, generally upon completion of probation and then on your anniversary date. A copy of the City of Mora personnel policy will be provided at your orientation. This position is eligible for the PERA retirement program and full-time benefits.
- **Probationary Period.** You will serve a one-year probationary period. During this period you will be evaluated as to your suitability for the position.
- **Status/Hours.** This position is classified as regular, full-time. Forty (40) hours or more per week is required to fulfill the position requirements. It is a non-union, FLSA exempt position. Hours of work are based on employer needs and are generally Monday through Friday 8:00am to 4:30pm however, you will be required to attend regular evening meetings.
- **Start Date.** We will set a tentative start date for Monday, July 18, 2022, at 8:00am. Please report directly to City Hall.

Other benefits and conditions of employment are explained in the city's personnel policy.

Please acknowledge your acceptance of this conditional offer in writing by signing below and returning it to me by Friday, June 24, 2022.

Sincerely,

Mandi Yoder
Human Resources

The foregoing offer of promotion is hereby accepted.

Name - PRINTED

Date

Name - SIGNED

RETURN SIGNED COPY TO:

HUMAN RESOURCES OFFICE
CITY OF MORA
101 LAKE STREET SOUTH
MORA, MN 55051



MEMORANDUM

Date 6/21/22
To Mayor and City Council
From Caleb Christenson, Building Official
RE: Ordinance Amendment 486

SUMMARY

At the May 16, 2022 special session Planning Commission meeting, the committee approved the motion to recommend Council to approve Ordinance 486 to allow changes to the minimum frontage for buildable lots and the garage requirement for single family homes constructed on five thousand (5,000) square foot lots. This ordinance was sent to the City Attorney who prepared it in proper format. City Council tabled the item at the May 17, 2022 City Council Meeting. Council will readdress the item for discussion.

BACKGROUND INFORMATION

Staff has been contacted by builders interested in putting in housing on non-conforming lots around the City. Minnesota is in the throes of a housing shortage so it is time to consider options to get houses built. Planning Commission discussed the changes at the May 16 meeting. Zoning, building, and utilities see no issue with reducing the frontage for building from 80 ft. to 50 ft. on single family lots and from 140 ft., to 50 ft. per unit on two family dwelling with a zero lot line in R-1 and R-3 districts. The amendment would also allow a utility shed in place of a garage on five thousand (5,000) square foot lots to help meet impermeable surface standards. Many parts of the City have smaller frontage lots, 50 and 75 ft., so this will again make these lots, some of which are vacant, available for housing projects. Additionally, when the Fox Run Addition was approved, some lots were allowed to only have 60 ft. of frontage, but existing 50 and 75 ft. lots are considered unbuildable. Ordinance 486 amends the requirement and makes the frontage requirement more uniform for all parts of the City.

OPTIONS & IMPACTS

This is a positive change as it will allow more single family and two family homes to be built in the City and backfill lots where houses used to be, but are now considered too small.
All houses will still meet impermeable surface, building regulations, and zoning codes.
It will allow builders to purchase smaller, cheaper individual lots around the City so they can construct more affordable homes to help alleviate the housing shortage.

RECOMMENDATIONS

The Planning Commission recommend to City Council to Adopt Ordinance 486 an Ordinance Amending Title XV Land Usage, Chapter 150 Zoning, Related to Land Use Regulations in R-1 and R-3 Districts.

Attachments: Final draft of Ordinance 486

ORDINANCE NO. 486

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORA, MINNESOTA, AMENDING TITLE XV LAND USAGE, CHAPTER 150 ZONING, RELATED TO LAND USE REGULATIONS IN R-1 AND R-3 DISTRICTS

THE CITY COUNCIL OF MORA, KANABEC COUNTY, MINNESOTA ORDAINS:

Section 1. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.060 (G) is amended by adding the underlined language and deleting the strikethrough language as follows:

(G) Every new single-family dwelling must construct a garage with a minimum size of two hundred forty (240) square feet. Every new two-family dwelling must construct one (1) or two (2) garages with a total minimum size of four hundred eighty (480) square feet. . New single family dwellings constructed on five thousand (5,000) square foot lots may construct a utility shed with a minimum size of one hundred forty four (144) square feet in place of the garage. The garage(s) or utility shed must be constructed before a final certificate of occupancy will be granted.

Section 2. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.065(C) is amended by adding the underlined language and deleting the strikethrough language as follows:

(C) *Area, frontage, and yard requirements.* The following requirements shall be the minimum permitted in this district:

<i>Area (ft.)</i>	<i>Frontage (ft.)</i>	<i>Height (ft.)</i>	<i>Front Yard Setback (ft.)</i>	<i>Side Yard Setback (ft.)</i>	<i>Rear Yard Setback (ft.)</i>
Single family dwelling lots with public sewer:					
10,000 <u>5,000</u>	80 <u>50</u>	30 or 2½ stories, whichever is lesser	30	8	30
Two-family dwelling lots with public sewer:					
12,500	100	30 or 2½ stories, whichever is lesser	30	8	30
Single family dwelling lots without public sewer and water if allowed:					
1 acre	150	30 or 2½ stories, whichever is lesser	30	8	30
Dwellings with zero lot lines with public sewer:					
8,750 <u>5,000</u>	70 <u>50 per unit</u>	30 or 2½ stories, whichever is lesser	30	8	30
Utility/storage structures: see § 150.011					
		15 or 2 stories, whichever is lesser		5	10
Detached garages: see § 150.011					

				5	10
See subdivision § 153.057 for corner lot widths.					

Section 3. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.090 (G) is amended by adding the underlined language and deleting the strikethrough language as follows:

(G) Every new single-family dwelling must construct a garage with a minimum size of two hundred forty (240) square feet. Every new two-family dwelling must construct one (1) or two (2) garages with a total minimum size of four hundred eighty (480) square feet. New single family dwellings constructed on five thousand (5,000) square foot lots may construct a utility shed with a minimum size of one hundred forty four (144) square feet in place of the garage. The garage(s) or utility shed must be constructed before a final certificate of occupancy will be granted.

Section 4. That Title XV Land Usage, Chapter 150 Zoning Code, Section 150.095(B) is amended by adding the underlined language and deleting the strikethrough language as follows:

(B) Area, frontage, and yard requirements. The following requirements shall be the minimum permitted in this district:

<i>Area (sq. ft.)</i>	<i>Area Per Unit (sq. ft.)</i>	<i>Frontage (ft.)</i>	<i>Height (ft.)</i>	<i>Front Yard Setback (ft.)</i>	<i>Side Yard Setback (ft.)</i>	<i>Rear Yard Setback (ft.)</i>	<i>Depth (ft.)</i>
Single family dwelling lots:							
10,000 <u>5,000</u>	10,000 5,000	80 <u>50</u>	35 or 3 stories, whichever is lesser	30	8	20	125
Two-family dwelling lots:							
12,500	6,250	100	35 or 3 stories, whichever is lesser	30	8	20	125
Two-family dwelling lots with zero lot lines:							
17,500 <u>10,000</u>	8,750 5,000	140 <u>50 per unit</u>	35 or 3 stories, whichever is lesser	30	8	20	125
Multiple family dwellings:							
As required below	100	35 or 3 stories, whichever is lesser	20	10	20		

Utility/storage structures: see § 150.011							
			20		5	10	
Detached garages: see § 150.011							
			20		5	10	

Section 2. Summary Publication. At least four-fifths of the City Council’s members direct the City Clerk to publish only the title and a summary of this ordinance as follows:

“AN ORDINANCE ADOPTING A TEXT AMENDMENT TO CITY OF MORA CODE OF ORDINANCES, THAT TITLE XV LAND USAGE, CHAPTER 150 ZONING CODE SECTION RELATING TO DISTRICTS R-1 AND R-3 PERTAINING TO MANDATORY GARAGES AND LOT FRONTAGES. It is the intent and effect of this Ordinance to no longer require garages and to reduce the frontage needed to have a buildable lot.”

A printed copy of the ordinance is available for inspection by any person during regular office hours at City Hall.

Section 3. This ordinance becomes effective from and after its passage and publication.

The foregoing ordinance was introduced and moved adoption by Council Member _____ and seconded by Council Member _____.

Voting for ordinance
Voting against the ordinance
Abstained from voting
Absent

Motion carried and ordinance adopted this _____ day of _____, 2022.

Alan Skramstad, Mayor

Attest:

Glenn Anderson, City Administrator

**City of Mora Planning Commission
Minutes
May 16, 2022 – 5:30 pm
Mora City Hall**

Mathison called the meeting to order at 5:30 pm. Attendance was taken by roll call. Members Present: Jake Mathison, Sheldon Shepard, Sara Treiber and Lance Strande

Staff in Attendance: Caleb Christenson, Glenn Anderson

Adopt Agenda

Motion made by Treiber to adopt the agenda of the May 9, 2022 Planning Commission Meeting as presented; seconded by Shepard and carried unanimously.

Approval of Minutes

Motion made by Shepard to approve the minutes of the May 9, 2022 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

Mathison closed the May 16, 2022 meeting for the public hearing at 5:35 pm.

Public Hearings:

No one attended the public hearing and no one sent in any comments prior to the hearing.

Mathison closed the public hearing at 5:36 pm and reopened the regular meeting of the Planning Commission.

Open Forum: No comments

Old Business: None

New Business

The commissioners reviewed staff's request to reduce the required street frontage to fifty (50) feet and allow property owners to construct a twelve (12) by twelve (12) foot shed in place of a garage on five thousand (5,000) square foot lots while building single and two family homes. The shed or garage must be built before the certificate of occupancy can be granted. After discussion on the matter, Shepard motioned to recommend council approve ordinance 486; and seconded by Strande and carried unanimously.

Verbal Reports

Nothing was shared

City of Mora Planning Commission
Minutes
May 16, 2022 – 5:30 pm
Mora City Hall

Adjournment

Motion made by Trieber to adjourn the May 16, 2022 meeting of the City of Mora Planning Commission; seconded by Strande and carried unanimously. Meeting adjourned at 6:10 pm.

The next special meeting is scheduled for **Monday, May 16, 2022** at 5:30 PM.

Minutes prepared and submitted by Caleb Christenson

Commission Chair

Attest: _____

City of Mora Staff

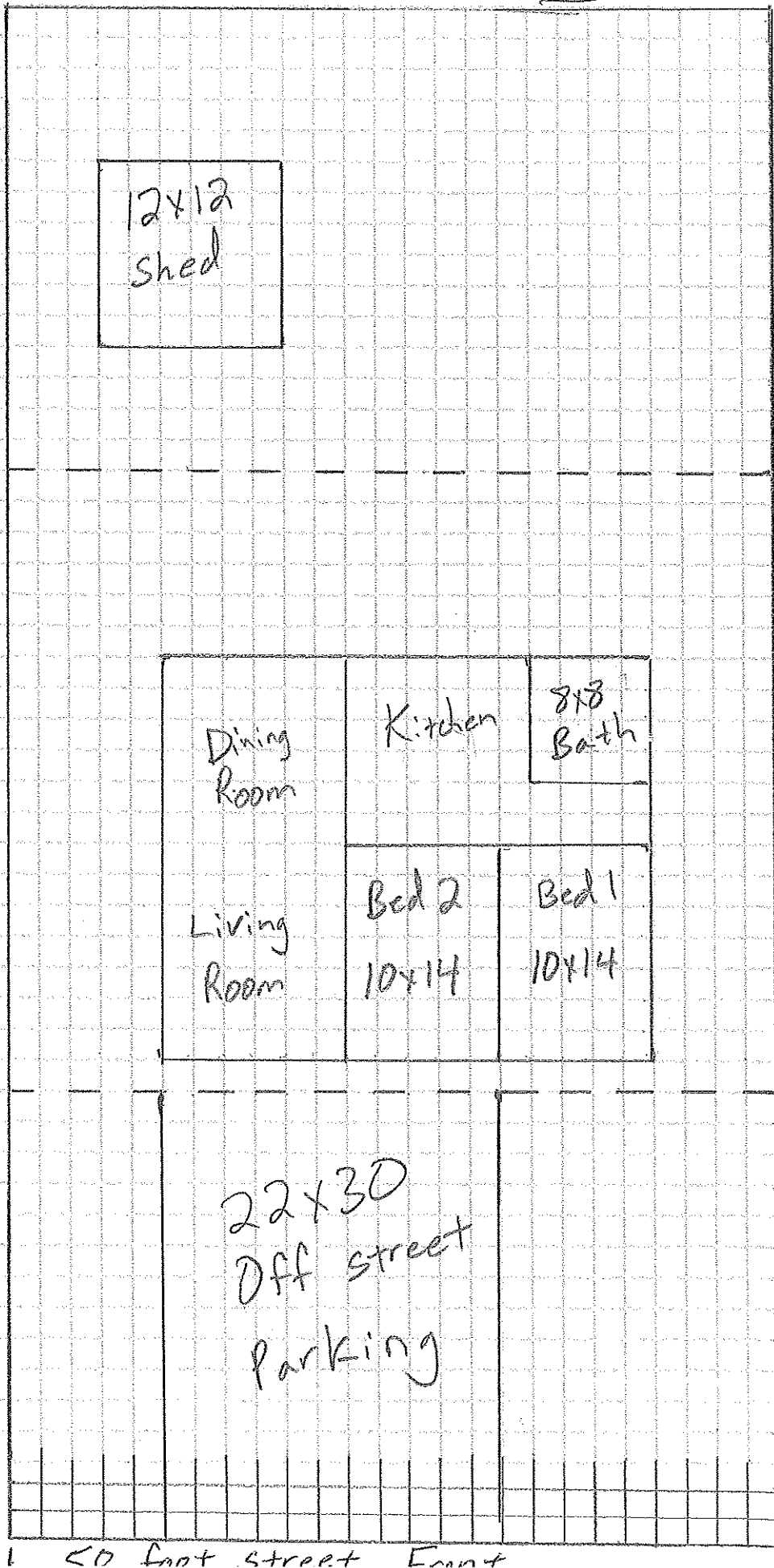
1 grid = 2 ft.
50x100 lot size

32' x 46' home = 852 sq ft
22' x 30' Parking = 660 sq ft
12' x 12' Shed = 144 sq ft

1 lot = 5,000 sq ft
imperm = 1,650
total = 1,636



100 ft lot depth



30' Setback Rear

30' Setback Front

Front Street

**City of Mora Planning Commission
Minutes
June 13, 2022 – 5:30 pm
Mora City Hall**

Mathison called the meeting to order at 5:30 pm. Attendance was taken by roll call. Members Present: Jake Mathison, Sara Treiber and Lance Strande
Members Absent: Sheldon Shepard arrived at 5:42 pm

Staff in Attendance: Caleb Christenson, Glenn Anderson

Adopt Agenda

Motion made by Treiber to adopt the agenda of the June 13, 2022 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

Approval of Minutes

Motion made by Strande to approve the minutes of the May 16, 2022 Planning Commission Meeting as presented; seconded by Treiber and carried unanimously.

Open Forum: No comments

Old Business: Mathison shared with the commission that council tabled ordinance 486.

New Business

Resolution PC2022-0621 Minor subdivision: PID 22.06380.00 –Applicant: Johnathon Shields in care of Ruby Shields

The commissioners reviewed Shield's request for a minor subdivision to create two equal sized lots and motion was made by Strande to recommend city council approve Resolution PC2022-0621 Minor subdivision; seconded by Strande and carried unanimously.

Verbal Reports

Anderson gave an update on the Economic Development Director position and informed the commission that the County EDA Director has resigned.

Adjournment

Motion made by Treiber to adjourn the June 13, 2022 meeting of the City of Mora Planning Commission; seconded by Strande and carried unanimously. Meeting adjourned at 6:04 pm.

The next special meeting is scheduled for **Monday, July 11, 2022** at 5:30 PM.

Minutes prepared and submitted by Caleb Christenson

**City of Mora Planning Commission
Minutes
June 13, 2022 – 5:30 pm
Mora City Hall**

Commission Chair

Attest: _____
City of Mora Staff

DRAFT

City of Mora Airport Commission
Minutes
June 14 , 2022 – 5 pm
Mora City Hall

Board Chair Nick Stafford called the meeting to order at 5:00 pm. Attendance was taken by roll call. Members present: Jody Anderson, Nick Stafford, Karla Kastenbauer, Stefan Salmonson member Dave Gunderson arrived late.

Staff in Attendance: Natasha Segelstrom, Glenn Anderson and Joe Kohlgraf

Adopt Agenda

Motion made by Kastenbauer, seconded by Anderson to adopt the agenda as presented

Approval of Minutes Approval of May 10, 2022

Motion made by Anderson to approve the minutes of the May 10, 2022 Airport Commission Meeting as presented; seconded Kastenbauer and carried unanimously.

Old Business:

- a. **Fly In:** Segelstrom recapped the May 10th meeting which set a tentative date for the Fly In. She asked the board if staff should move forward and finalize the Fly In date for September 17, 2022. This would assist with early advertisement, parachutes, scheduling pilots and aircrafts for the event. There was a consensus to set the event date for September 17, 2022.

Kohlgraf stated he would reach out to the Lions Club to ensure their availability for the breakfast. Discussion took place on the amount of donations received, amount of City funding, tractor display, American Legion participation along with other ways to promote and attract the community. Segelstrom stated that donations received had been close to previous years and would provide an update on confirmed fund. She asked if the paper airplane race would take place and asked for prize suggestions such as a remote-control airplane. Salmonson stated his business would donate a prize for the event. Kohlgraf explained that 50 gallons of fuel would be dedicated similar to previous years.

Discussion of advertisement took place. Previously the Times and City Newsletter had been utilized. It was suggested to possibly use the Scotsman to cover a larger area, KBEK radio and the Airports Facebook page. Gunderson stated that the MN

Flyer, Flyins.com and MNDot website could assist and draw more attention outside of the area.

- b. Lease Agreement:** The board discussed concerns regarding the hanger lease that had been brought forward from other hangar owners. Glenn Anderson updated the board on conversations with the city attorney and suggested that the lease be looked at further. It was suggested the board meet at an earlier at 4pm. The board recognized the content had necessary items but clarification as to how some sections were written.

New Business

- a. There was no new business.**

Verbal Reports

Kohlgraf recapped the fuel system card reader and that the reader was backordered without a estimated date of arrival.

Anderson asked staff to verify the number of ice cream coupons left from the 2021 Fly In and report back.

Motion made by Salmonson to adjourn the May 10, 2022 meeting of the City of Mora Airport Commission; seconded by Kastenbauer and carried unanimously. Meeting adjourned at 5:43 pm.

The next regular meeting is scheduled for **Tuesday, July 12th** at 4:00 PM.

Commission Chair

Attest: _____
Natasha Segelstrom, City Clerk



Mora Area Fire Department Monthly Update

May 2022

The Mora Area Fire Department was involved with the following fire calls, training and education, maintenance, and miscellaneous in the past month.

Fire Calls (Paid)

-  5-6-22 Grass fire
-  5-6-22 Egg smell in home
-  5-7-22 brush pile on fire
-  5-8-22 smell of gas park St.
-  5-14-22 Alarm at AmericInn
-  5-14-22 Grass fire
-  5-15-22 propane leak
-  5-19-22 Brush fire
-  5-21-22 two vehicle accident
-  5-22-22 cancelled in route

Training and Education (Paid)

-  Water movement and hose testing
-  Business and Fire Dept meeting

Maintenance (not paid)

-  All trucks done twice

Training, Education, and Miscellaneous (not Paid)

-  Oslin attended recruitment retention class in Bemidji
-  3 new members started 5-16-22



OFFICE

KANABEC COUNTY SHERIFF

SHERIFF BRIAN SMITH

18 NORTH VINE STREET, SUITE 143, MORA, MN 55051

May 2022

During the month of May, 2022 Kanabec County Sheriff's Office contract cars responded to or initiated 377 calls for service within the City of Mora. The most frequent calls for service were Medical Emergencies (47), Traffic complaints/violations (50), and suspicious persons/occurrences (23).

Contract deputies received continuing education/training in the following areas:

- CPR/First aid
- Constitutional Policing
- Serving those with Autism

Community events attended/assisted:

- Mora High School Senior class BBQ

The Kanabec County Sheriff's Office continues to proudly serve the citizens of Mora within Kanabec County. The Sheriff's Office encourages any and all community members to contact our office with any questions, comments, or concerns.

Sincerely,

Sergeant Dylan VanGorden #3104

WEARING THE STAR OF HONOR AND SERVICE

ADMINISTRATION (320) 679-8410 • 24 HOUR DISPATCH (320) 679-8400 • FAX (320) 679-8422



CAD Summary Report

Printed On: 06/15/22 10:00

Kanabec County Sheriff's Office

	05/22	Total
911 Hang-ups-Abandoned-Open Line	16	16
Agency Assist	14	14
Alarms All (Home, Business, Bank, misc)	5	5
All Lost calls including animals, and property	1	1
Animal-All Other	13	13
Assault	3	3
ATV- Complaints-Accidents-Citations	1	1
Building Security Checks	1	1
Child Custody Issues	2	2
Civil Assist	11	11
Disorderly Conduct	2	2
Domestic Disturbance/Assaults	5	5
DTP	3	3
Escorts-Funerals, Races, etc	3	3
Fire- Mora Area Fire Calls	3	3
Fires - All Others	2	2
Foot Patrol	18	18
Found - animals, property, etc	6	6
Fraud	3	3
Harassing communications calls	3	3
Health and Safety	3	3
Hospice Deaths	1	1
Information and misc calls	22	22
Jail Medical	1	1
Juvenile calls excluding tobacco, drugs, alcohol	5	5
Juvenile Drug complaints	2	2
Maltreatment	7	7
Medical - Drug Overdoses	1	1



CAD Summary Report

Printed On: 06/15/22 10:00

	05/22	Total
Medical Emergency	47	47
Motorist Assist calls	4	4
Noise - including loud music, parties, etc	2	2
Parking Violations	1	1
Public assist calls	8	8
Records checks	14	14
Road Hazards	1	1
Scams	5	5
Secure Helipad	9	9
Shooting complaints	2	2
Stolen	1	1
Stop arm violations	1	1
Suicide threats-attempts	4	4
Suspicious- persons, vehicles, and occurrences	23	23
Theft-not vehicle	7	7
Threats	5	5
Traffic / Driving complaints	3	3
Traffic Accident	9	9
Traffic Violation	38	38
Transport - Inmates	2	2
Unwanted person	6	6
Violation of Court Order	4	4
Warrant Entry and Arrests	4	4
Weapons Offenses	1	1
Weather - Monthly Test	1	1
Welfare Check	18	18
Total	377	377