

Planning Commission
2022 Planning Commission Meeting & Public Hearing
Vergas Event Center and Zoom - Meeting ID 2670942170 password: 56587
6:00 PM on Thursday, September 8, 2022

- 1. Public Hearing to update Zoning Map**
- 2. Call to Order**
- 3. Agenda Additions or Deletions**
- 4. Construction Permits**
 - Permits approved by City Clerk-Treasurer**
 1. Veterans Memorial Park - Install Sign
- 5. Zoning Map**
- 6. Variance for Mark Sand and Gravel**
- 7. Comprehensive Plan**

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Planning Commission
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1. Public Hearing to update Zoning Map

Files Attached

- 09-08-22 PUBLIC HEARING NOTICE Zoning Map Change.pdf

**VERGAS PLANNING COMMISSION
PUBLIC HEARING NOTICE**

Notice is hereby given that the Vergas City Planning Commission will conduct a Public Hearing regarding a updating the Vergas Zoning Map regarding the following parcels 82-000-50-0027-009 (located on the corner of Hwy 4 and 35) Section 25,Township 137, Range 41; 82-000-50-0189-000 and 82000500188003 (1149 E Frazee Avenue) Section 19,Township 137, Range 40; and 82-000-99-0170-001 (325 E Frazee Avenue) Section 24,Township 137, Range 41. This will change the current residential zoned properties to commercial zoning.

All interested parties are invited to attend and will be given the opportunity to ask questions and to provide public input and/or comments. If you are unable to attend the hearing, you are invited to submit your comments in writing to the City Clerk-Treasurer, drop off at City Office 111 Main St Vergas Mn, mail to PO Box 32 Vergas MN 56587-0032 or email jammers@cityofvergas.com, prior to the scheduled hearing. Written comments and questions will be addressed at the hearing and a written response will be provided by the City. Non-English-speaking residents and other persons with special needs who plan to attend the hearing are asked to contact City Hall (218) 302-5996 Ext. 1 prior to the hearing so arrangements can be made to address any specific requirements.

The Public Hearing on this request will be held by the Vergas Planning Commission at 6:00 p.m. on Thursday, September 8, 2022, attend the meeting via Zoom, meeting id: 267-094-2170 password 56587 or at the Vergas Event Center Council Chambers.

Julie Lammers
City Clerk-Treasurer

Please Publish Frazee-Vergas Forum August 30 and September 6, 2022

AFFIDAVIT REQUIRED: Please send to – City of Vergas
Attn: Julie Lammers
City Clerk-Treasurer
P O Box 32
Vergas MN 56587

Planning Commission
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6:00 PM on Thursday, September 8, 2022

3. Agenda Additions or Deletions

Files Attached

- Vergas Comprehensive Plan 2036.pdf

Vergas

Comprehensive Plan

2036



Acknowledgements

Steering Committee	Mayor Julie Bruhn Michael Dufrane Paul Haarstick Patrick Hollister LeeAnn Felix Robert Jacoby Paul Pinke Joy Summers
City Clerk	Julie Lammers
City Council	Bruce Albright Julie Bruhn Logan Dalgren Natalie Fischer Paul Pinke
Planning Commission	Bruce Albright Van Bruhn Robert Jacoby Paul Pinke Neil Wothe

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This comprehensive plan represents a significant community effort by the residents and leaders of Vergas who worked together to develop a vision and solutions for the community.

Thank you to everyone who participated in the development process of this plan and contributed your local knowledge and guidance. These pieces of wisdom were invaluable in the planning process.



Executive Summary

Vision Statement

The City of Vergas is a thriving community that we are proud to call home. We are committed to taking charge of our future and proud of our commitment to retaining its small-town charm while continually improving our employment, housing, and technology. Our quality of life, friendly atmosphere, and sense of community help us retain residents as well as draw in visitors and new residents. Our community flourishes because engaged community members, business owners, and leaders work together to advance and communicate common values, goals, and priorities of the Vergas Comprehensive Plan.

Overview

In 2021, the City of Vergas launched a process to develop its first comprehensive plan. The plan's creation was intended to develop a clear vision, accompanied by specific strategies driven by community input and previous planning efforts. The City of Vergas, the Planning Commission, and the City Council agreed to facilitate an inclusive and transparent process, providing plenty of opportunities for community involvement.

Key Themes of the Plan

While the plan covers 6 topics, community input identified the following overarching themes that they would like to focus on in the next fifteen years:

- Transportation and Parking
- Housing
- Business Development

Chapter Structure

Each chapter includes the following sections: Topic overview, the current state, relevant community survey findings, trends, and specific goals, strategies, and actions to guide future growth, conservation, and development of the City of Vergas. The goals, strategies, and actions were developed from direct stakeholder input and refined using feedback from the Steering Committee.

Previous Planning Efforts

This is the first comprehensive plan for the City of Vergas. The 2022 Comprehensive Plan incorporates content from Vergas' 2019 Capital Improvement Plan and 2020 Housing Study, as well as the Otter Tail County Long-Range Strategic Plan.

Implementation

Each planning topic has specific goals and strategies to support implementation. Appendix X outlines specific projects and programs stemming from community input that may not have fit easily into the existing topic sections.



Introduction

Situated in the northwest corner of Otter Tail County in what many Minnesotans know as 'lake country', the City of Vergas comprised about 350 residents as of 2020. Vergas is located approximately 60 miles east of Fargo-Moorhead and makes the center of a 'wheel' of Perham, Detroit Lakes, and Pelican Rapids. The city serves as a bedroom community, with many residents working in surrounding communities, and offers a tight-knit community atmosphere, outdoor recreational opportunities, and public events.

Founded back in 1903, and at the time known as the Village of Altona, Vergas' historical roots lie in the establishment of the Soo Line Railroad, which still has its mark on the town's footprint. Early settlers, mostly veterans of the Civil War and immigrants from Germany, Poland, Russia, and Scandinavian countries, made Vergas their home.

Historically, Vergas was home to a variety of industries and small business owners, ranging anywhere from blacksmithing to meat markets to hotels and lumbering. Today, the three largest employment drivers include

1. construction,
2. retail trade, and
3. arts, entertainment and recreation.

Vergas is the home of the world's largest Loon, a destination for visitors locally and statewide, and speaks to the importance of the creative economy for the community.

The major highways that serve



Satellite image of the City of Vergas

courtesy of Esri: [wcif.maps.arcgis.com](https://www.esri.com/arcgis/storymaps/)

Vergas include Otter Tail County Roads 4, 17, 35 and 60. The closest State Highways are MN TH10 to the east and MN TH59 to the west. The City of Vergas comprises 991 acres, 351 parcels of land, and three parcels of lake. It thrives off the reach it has beyond the city's limit, to the surrounding lake residents, such as Long Lake and Lawrence Lake, as well as the seasonal fluctuations of those residents--often homeowners in the Twin Cities and Fargo-Moorhead.

Vergas is well-known for the community's high level of civic engagement, hosting public events throughout the year for residents (year-round and seasonal) to contribute to the lively spirit of the seasons. As the COVID-19 pandemic continues to drive the out-migration of urban dwellers to rural places across the state of Minnesota,

the demand for development in and around Vergas will likely continue, given that certain basic services, such as broadband, are made available. This makes Vergas well-positioned to capitalize on this trend and increase its tax-base, number of local business owners, and civically-engaged residents.

The comprehensive plan is intended to guide the City of Vergas as it continues to make decisions regarding the future of growth and development and will be the first in the city's history. The time taken to ground the vision in the needs and interests of the community will not only allow the City to access funding and grants for development projects but serve as a key foundation and roadmap to help decisionmakers keep the community's values front and center.

A comprehensive plan is an expression of the community's vision for the future and a strategic map to reach that vision. Comprehensive planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities.

A comprehensive plan sets forth a vision and goals for a city's future and provides the overall foundation for all land use regulation in the city. State law encourages all cities to prepare and implement a comprehensive municipal plan. Under state law, a city planning commission or department is tasked with creating the city's comprehensive plan.

The planning process generally follows three key steps:

- 1. *A community takes stock of where it is today.*
- 2. *The community generates a shared vision and goals for what the city will be like in the future.*
- 3. *The city develops a set of specific strategies to achieve that vision over time.*

This plan offers a roadmap for the City of Vergas to prioritize future development decisions and identifies a set of specific goals and strategies to address these issues that align with the community's vision for the future. The comprehensive plan should be considered a living document that the city can amend and update as needed. These amendments may occur following regular reviews or can occur as changes are identified. To amend the plan, changes should be identified and then presented to the Planning Commission for approval.

The Process



Process

Steering Committee

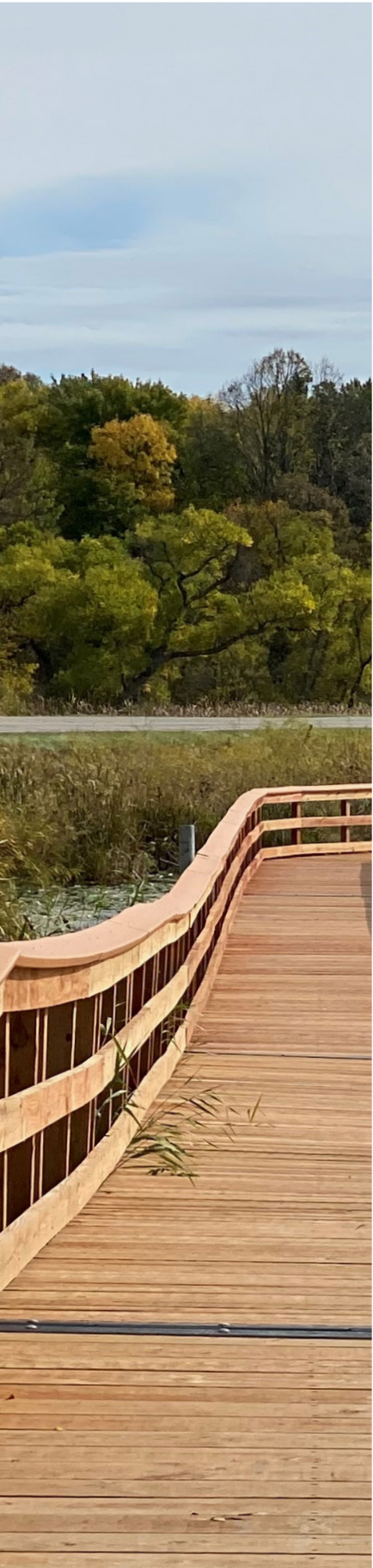
In August 2021, the City of Vergas began the planning process by nominating members of the community to participate in a Comprehensive Planning Steering Committee. The role of the steering committee was to build consensus and support regarding the topics, approaches, and policies outlined in the comprehensive plan project. The steering committee worked with West Central Initiative, city staff, and other local leaders while engaging the public for input throughout the duration of the project. The steering committee also provided recommendations to the Planning Commission and City Council on the drafting and adopting the Comprehensive Plan.

The steering committee, City staff, and West Central Initiative facilitated two public meetings and six focus groups from October 2021 to February 2022. They also distributed a community survey for 30 days in January and February.

Focus Groups

From January to February 2022, the Steering Committee hosted 7 focus groups, taking place in a variety of formats and focusing on both narrow target audiences and the broader public. Approximately 87 people were engaged through this process.

 Youth	Conversations and cocoa at the ice rink on Long Lake
 Land Use and Built Form	Facilitated conversation at Planning Commission Meeting
 Housing	Facilitated Conversation at Vergas Housing Redevelopment Authority
 Economic and Business Development, Broadband, Tourism, Parks and Open Spaces	Rotating table activity with Community Club and Public at Vergas Event Center
 Transportation	Facilitated conversation and mapping activity at Vergas Lions Club Meeting
 Seasonal residents and retired residents	Virtual Meeting via Zoom
 Assisted living residents	Informal conversation at Vergas Assisted Living





Community Survey

From January 7th-February 28th, 2022, residents, visitors, and surrounding township residents were invited to participate in the comprehensive plan community survey, asking questions across all areas of the community to seek input on specific challenges, opportunities, and priorities for the City. Both paper and online surveys were available and promoted in the local paper, on the social media pages of local businesses, and in the City's newsletter. 98 people participated in the survey (52 online and 25 print). A summary of the survey results can be found on the City's Comprehensive Plan webpage, and salient findings are integrated into the plan where appropriate.

Public and Open House Style Meetings

October Open House

In October 2021, the Comprehensive Plan Steering Committee hosted its first public engagement activity as an open house-style meeting at Billy's Bar downtown. The Vergas HRA sponsored a meal from Billy's, and large boards were placed throughout the restaurant to collect feedback on the following questions:

- What do you like?
- What do you not like?
- What do you want more of?
- What do you want less of?
- What are your big ideas for the future of Vergas?
- How do you want to be engaged in the Comprehensive Plan?



June Public Meeting

On June 16th, the Steering Committee hosted its final informal public engagement activity, which was held in conjunction with Otter Coffee's live music and food trucks on Main Street. Draft goals and strategies were printed on large paper and shared with the community for feedback to 1) Illustrate to residents and visitors how feedback from the public meetings were incorporated into the plan and 2) Solicit feedback on the goals and strategies for improvements or changes that could then be incorporated into the final draft.



Final Draft

The Comprehensive plan was approved and adopted by the City of Vergas on August 2, 2022, during the regular meeting. A copy of the signed resolution can be viewed at right.

CITY OF VERGAS
COUNTY OF OTTER TAIL
STATE OF MINNESOTA
RESOLUTION 2022-006

RESOLUTION ADOPTING THE VERGAS 2022 COMPREHENSIVE PLAN

WHEREAS, the City Council has designated as one of the duties of the Planning Commission to write and revise its Comprehensive Plan when it finds need to do so; and

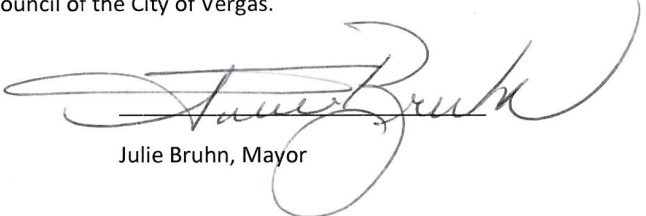
WHEREAS, the Planning Commission determined that it would be in the interest of the City and its residents to invest in developing the City's first Comprehensive Plan; and

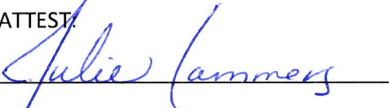
WHEREAS, the Planning Commission, with the assistance from Staff, and West Central Initiative began the process of creating the Comprehensive Plan in 2021; and

WHEREAS, after reviewing the proposed document and taking public testimony, the Planning Commission recommended approval of the adoption of the Comprehensive Plan.

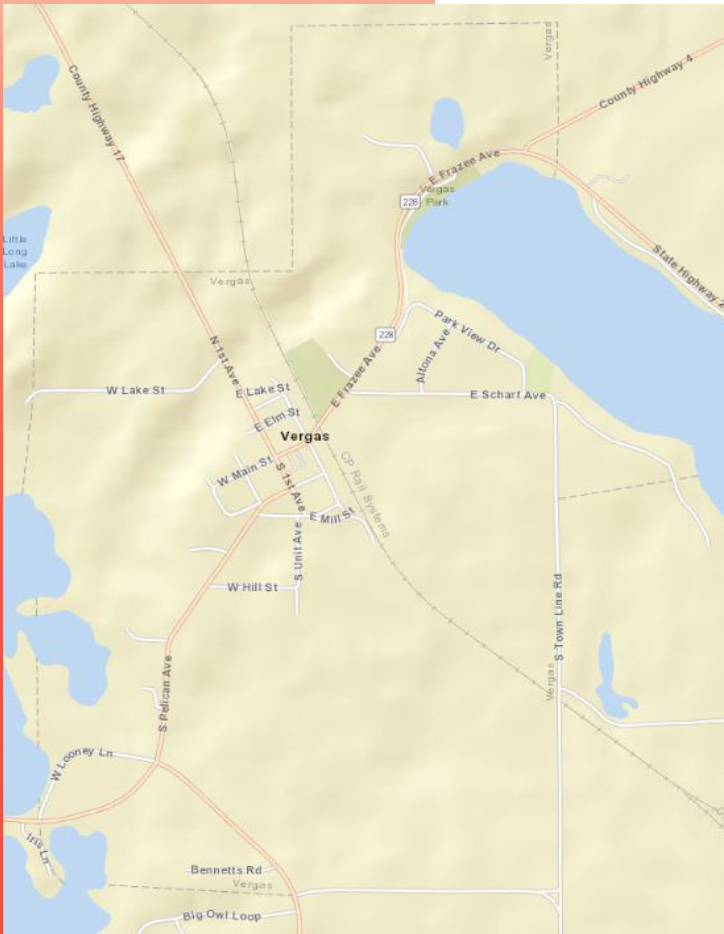
NOW THEREFORE, BE IT RESOLVED, that the Vergas City Council has reviewed the proposed 2022 Comprehensive Plan on August 2nd and does hereby adopt the Comprehensive Plan.

Adopted this 2nd day of August 2022 by the City Council of the City of Vergas.


Julie Bruhn, Mayor

ATTEST:

Julie Lammers, City Clerk/Treasurer

Community Profile



Street map of the City of Vergas with municipal borders outlined, courtesy of Esri: wcif.maps.arcgis.com

While Vergas is the home of “The World’s Largest Loon”, just over 350 individuals also call the town home. A quarter of the population is over 65 years of age and 20 percent is age 18 or younger. This close-knit community includes 155 households with a median household income of \$45,625 annually (ACS, 2019).

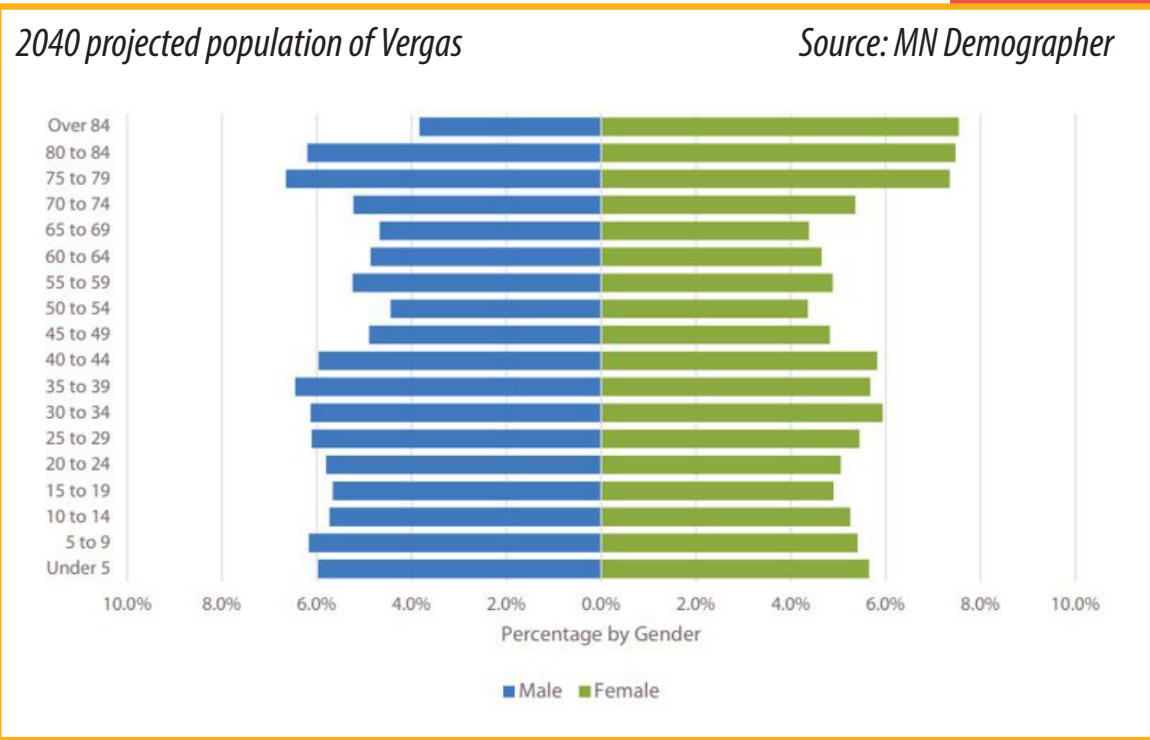
Locals note, “It’s a great place to visit, and an even better place to live!” This rings true, as many residents choose to live in Vergas and commute to surrounding cities for work. Vergas is also a regional and statewide destination for its many lakes, its public swimming beach, the giant loon in Long Lake Park, and the many unique events that take place over the course of the year: Looney Days, the Hairyman Run, Maple Syrup Festival, Small Town Christmas, and Vergas Day of Play, just to name a few. In fact, these events were cited many times by residents and visitors at the public meetings and focus groups held to gather more input on the topic of tourism and seasonal residency.

The cost of living in Otter Tail County is \$47,196. The county’s unemployment rate is lower than the state average and hovers slightly above 5%. When considering the workforce, 91% of individuals in the area hold a high school diploma and 61% are college educated (MN DEED, 2020).

Health Care and Social Assistance (20.75%), Manufacturing (18.1%), and Retail Trade (11.7%) are the largest industries. Health Care and Social Assistance, Accommodation and Food Services, and Retail Trade are the industries with the highest number of vacancies. (MN DEED, 2020).



Otter Tail County is no stranger to the age-wave affecting Greater Minnesota, with more deaths than births regarding natural population. There is a slight increase in growth coming from immigration. (MN DEED 2020). The population pyramid (below) projected for Otter Tail County in 2040 illustrates that the largest age segments of the population are expected to fall at age 75 and above, representing a significant demand for services supporting these age groups.





Goals, Strategies, & Actions

The following goals, strategies, and actions draw from a combination of the survey, feedback from two public meetings and eight focus groups held from October 2021-May 2022, a public comment period and public hearing, and feedback solicited from regional stakeholders.

Goals

The goals for the comprehensive plan were developed using public input and comment. The steering committee reviewed and revised the goals to ensure that they were appropriate for the City of Vergas. The purpose of the goals is to serve as guidelines for the comprehensive plan and were intentionally designed to be broad and encompassing of the community’s vision for the future.

Strategies

The strategies, which are nested under each of the goals, describe a plan of action toward the goals. They take into consideration the underlying values, principles, and/or context for each goal.

Actions

The actions, nested under each of the strategies, are designed to provide more specific guidance for project-related items, personnel needs, and defining specific department’s responsibilities, more clearly articulating how to achieve each goal

Vision Statement

The community vision statement is based on comments and suggestions received during the public outreach process. The Vergas Comprehensive Plan Steering Committee adopted the following vision:

Vision Statement

The City of Vergas is a thriving community that we are proud to call home. We are committed to taking charge of our future and proud of our commitment to retaining its small-town charm while continually improving our employment, housing, and technology. Our quality of life, friendly atmosphere, and sense of community help us retain residents as well as draw in visitors and new residents. Our community flourishes because engaged community members, business owners, and leaders work together to advance and communicate common values, goals, and priorities of the Vergas Comprehensive Plan.

Land Use & Built Form

Overview

This section describes where new housing, workplaces, and retail establishments may locate in the city to achieve the plan goals. The city may utilize a combination of policies and maps to guide development decisions. The land use maps included in this section allow developers and city personnel to make decisions regarding proposals for new construction or developments and will be a useful tool as Vergas explores the ideal locations for additional housing units and retail establishments. These maps take into consideration public engagement activities related to housing to ensure that Vergas has options throughout the city. Furthermore, these recommendations outline ways to support employment growth and ensure that land is available for living-wage jobs close to where people live. Land use maps related to parks and open space are included in a separate section, with the understanding that there may be overlap in these respective areas.

Community Input

Since land use is the physical development of the city, it overlaps with most sections of the plan. Thus, the physical aspects were noted in the following sections that will provide for improvements to take place in their respective domain. Maintaining the rural aesthetic and feel, however, was an overarching theme informing land use, aesthetics, and the physical domain. In focus group discussions, community members understood change as something inevitable and the planning commission specifically noted land-use strategies as a way for change to happen, “in a meaningful and organized way.”

Housing

Survey and focus group results indicate a strong need for single-family, detached housing and affordable (not subsidized) rental housing. Most focus group respondents also see a need for single-level housing for seniors looking to transition from a larger family home.

Parks & Recreation

As a town known for its residential offerings, seasonal living, and tourism, the physical parks and community spaces of Vergas are of the utmost importance. Residents expressed support for expanding the park on Long Lake and developing sports fields for activities intended for all ages.

Economic & Business Development

Focus group respondents communicated a need for retail and commercial spaces for owners to rent. They noted the lack of opportunity in the downtown area for start-ups that do not have the ability to own and build their own property. This, in return, discourages potential businesses that respondents also indicated a need for within the community. Land use as it pertains to parking also presents a challenge to several topics within the plan and poses a barrier for businesses specifically when centered around the downtown area. Residents expressed that the lack of parking discourages business activity, limits residents with limited mobility, and poses a safety issue when the town hosts some of its largest festivals and events.

Land Use & Built Form

Current State

The input from public engagement demonstrates that zoning restrictions are not the barrier to further development of the city. Rather, when viewing the zoning map with focus group discussions in mind, there is a clear need to extend city limits and expand to make way for the future developments expressed above. The physical geography limits expansion in the downtown area to some extent as water poses a barrier while also adding to the attractiveness of the area. Development, then, will need to come in the form of negotiating with landowners while also working with legal counsel to broaden the city’s geographical base.

Any outward expansion, of course, would be a slow process and rely on the capacity of sewer and water systems to accommodate more households and businesses. The City is currently exploring how to update these systems while keeping the cost of public utilities affordable (See Appendix A).

Trends

Several nearby towns were built between lakes, like Vergas, and have focused on annexing shoreline properties over the course of decades to expand their limits. They slowly increased their city’s footprint by providing city services, creating a mutually beneficial arrangement. This strategy allowed for the cities to expand and develop gradually while not overloading its systems.

Notably, the relationship between built structures and the natural environment has gone through a transformation in the past four decades. Society is evolving to appreciate the integration between natural features and man-made structures—a sentiment that many rural residents have valued over time. For example, cities look towards the installation of natural playgrounds, and seek power technology through the environment in the form of solar panels and windmills. Zoning, traditionally a clear-cut practice known for black and white decisions, needs to respond to this shift in thinking to accommodate the contemporary needs of cities.

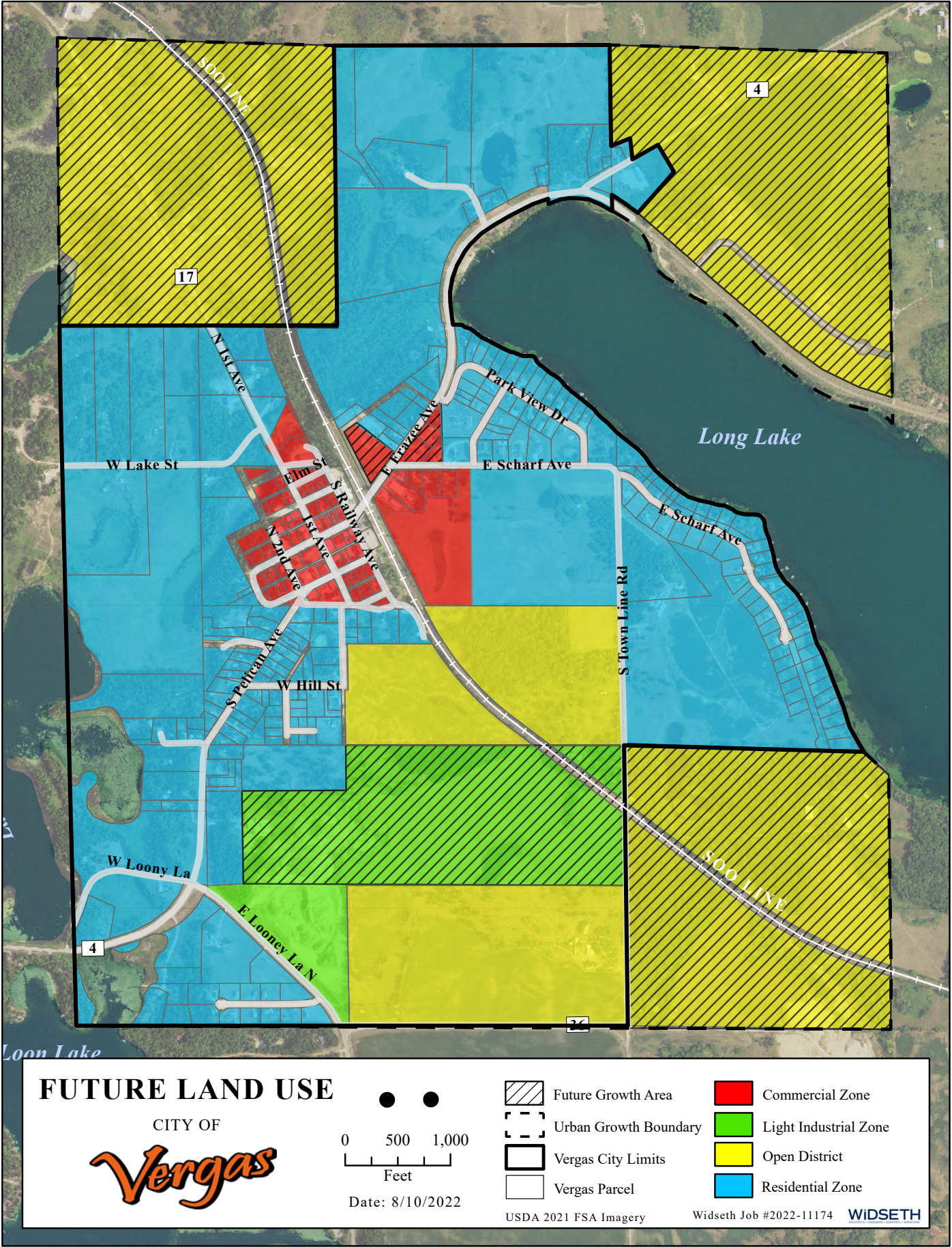
GOAL: Capitalize on in-fill opportunities and direct growth to new areas where infrastructure is planned to be cost-effective and sustainable

Strategies

- When considering expansion options, prioritize expansion that follows a set of guidance developed through a growth and management plan
- Investigate annexing shorelines across bodies of water when landowners are favorable to the request

Action

- Develop tiered system for expansion based on Vergas’ sewer and water capacity, EMS services, and other public services and facilities.
- Identify possible annexation areas and contact owners
- Pay close attention to and abide by the shoreline regulations governed by the state
- Participate in preserving the health of lakes and surrounding wildlife



GOAL: Land use and built form decisions support and celebrate the existing character of the town.

Strategies

- Encourage land uses that strengthen Vergas’ reputation as a family-friendly, safe place with a small-town charm
- Limit land uses that allow for big box stores, chains, large processing plants, or other developments that have short-term gains and long-term losses of community character and environmental protection
- Ensure that any land use involving light industrial developments has a plan for maintenance and accessibility
- Encourage or offer tax incentives for parking for new construction

Action

- EDA/HRA to develop incentives to encourage uses identified above
- Planning and zoning committee to develop policies regarding used identified above
- EDA to identify areas appropriate for light industrial developments
- Explore above- and underground parking.



Housing

Overview

In a community that prides itself on being an exceptional place to live, whether residents work there or not, safe and affordable housing is a foundational element for the well-being of Vergas’ residents. The topic of housing aims to investigate the availability of housing within a community alongside the needs of current and future residents. Housing--whether it be apartments, condos, single homes, etc.--provides a foundation for stability and the opportunity to become rooted in community. This section strives to assess the type and amount of housing available, measured against what residents need.

Current State

In 2020, the City of Vergas contracted with KLJ engineering to develop a housing plan, outlining the projections for housing needs in the coming 15 years. Findings of this plan’s community survey indicated that residents felt high taxes, utilities, or housing prices were a barrier to moving to Vergas. The study recommended a comparison between Vergas housing, tax, and utility costs in other nearby cities to rank Vergas’ competitiveness. The comprehensive plan sought to create this comparison, the full results of which can be found in Appendix A. It includes Vergas’ utility rates (water, sewer), waste collection and recycling, storm water fees, and property taxes for homes with a value of \$250,000 and \$400,000 against 11 other communities: Candor, Dora, and Hobart Townships, Pelican Rapids, Perham, Audubon, Callaway, Frazee, Underwood, Ottertail, and Battle Lake.

The key finding from this evaluation is that the property taxes in both brackets (homes valued at 250K and 400K) are most closely aligned with the property taxes in Perham, Pelican Rapids, and Battle Lake--communities significantly larger, and additional community amenities. For example, both Perham and Pelican Rapids have a swimming pool. Perham is home to a large community center with an indoor walking track, several gyms for open play, and space for large sports competitions. Vergas’ largest comparable asset is Long Lake and the public swimming beach, which is a destination for residents across the area due to the limited number of public access areas on the lakes. It is worth considering what has made these communities attractive places to live aside from recreational opportunities. For example, Battle Lake prides itself on being a strong arts community, and Perham and Pelican Rapids both have a strong industry base in food processing. Similarly, Vergas can capitalize on existing assets to develop its own regional reputation, distinct from surrounding communities.



Trends

The following goals and strategies take into account the significant increase in demand for housing in the region as a result of the COVID-19 pandemic. Described as the Rural Rebound Movement, or the Great American Migration of 2020, people have been moving from urban areas to rural places across the country. In fact, in an article published by Greater Fergus Falls in early 2021, it states “Bankrate reported that the number of mortgages obtained for homes in non-urban areas increased by 36% in 2020” (Greater Fergus Falls, 2021). This represents a significant uptick in the demand for rural homes and potential for Vergas to shift the trends that were predicted as part of the housing study completed in 2020.

The rate of inflation and housing market behavior coming out of the first year of the pandemic created an increasingly competitive environment for buying and selling houses. Property taxes in Otter Tail County rose 10%-30% in the year 2021 alone while the price of housing and home improvement projects continues to rise.

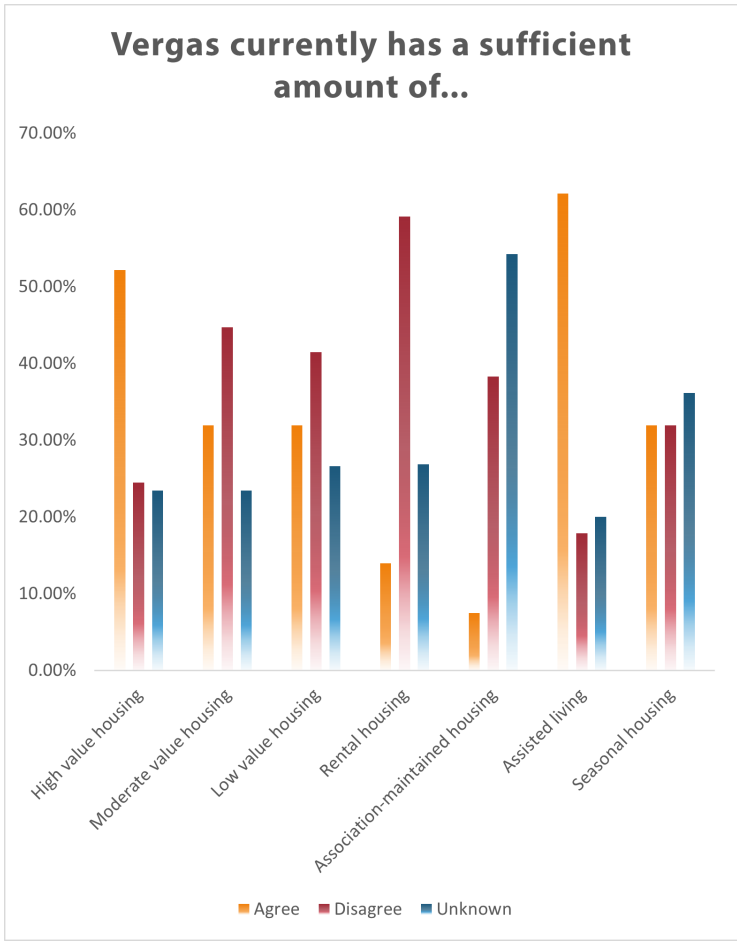
Overall, the following goals related to housing seek to address the concerns and needs highlighted by the housing study and public engagement to serve as a framework for future development decisions and ensure that both housing supply and choice are increased.

Community Input

The 2019 Housing Study found that many respondents indicated they intend to live in Vergas for the rest of their lives, or at least until a major life event instigates a move. This may mean that there will be very little turnover in the existing housing stock. However, at some point in time, between ten and fifteen years from now, there will likely be a major turnover in existing housing stock ownership.

Additionally, 81% of those survey indicated that the City of Vergas should be working with developers to create additional residential options.

The graph below demonstrates respondents’ impression that Vergas is lacking in rental housing. It will be important for Vergas in the next fifteen years to use existing and future land use plans to identify the ideal locations for future apartment developments.



Housing

GOAL: Identify affordable housing lots that can be developed within the next five years.

- Strategies**
- Develop partnerships with Otter Tail County to share county-level resources with local developers and future residents via existing incentives and initiatives
 - Conduct and inventory and promote lots available

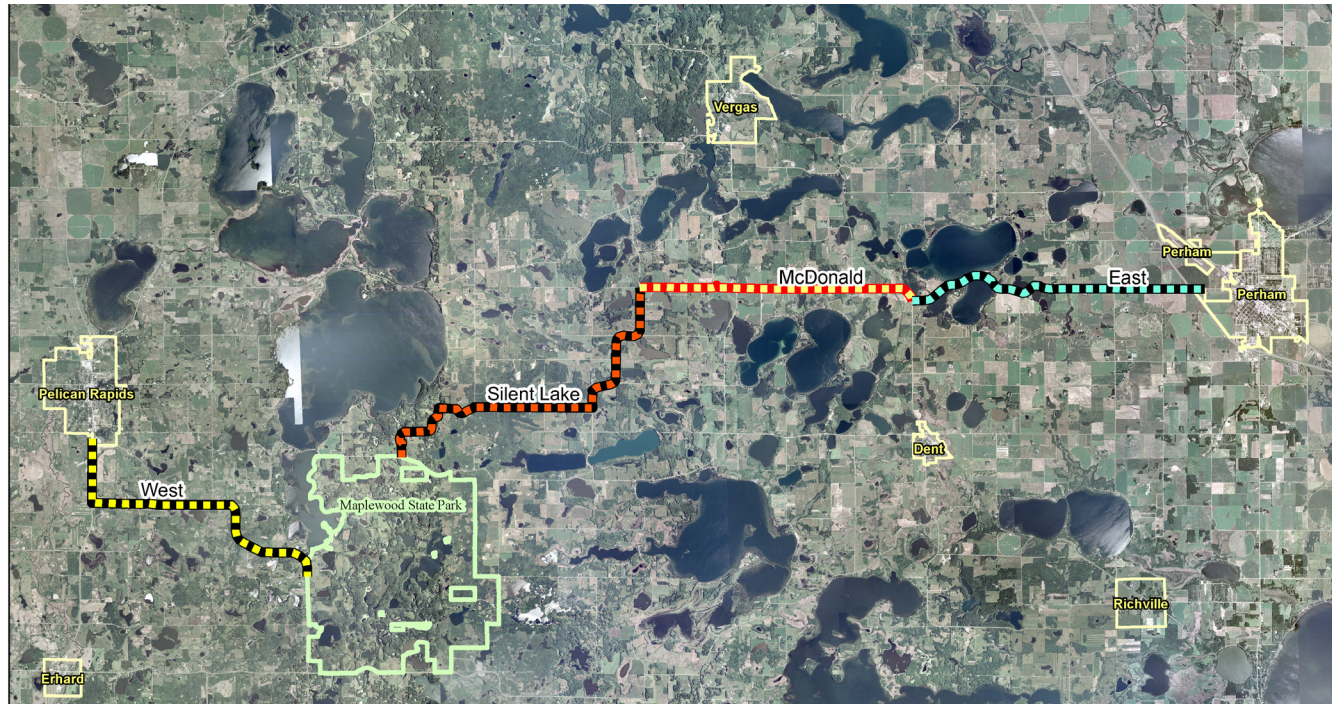
- Action**
- EDA to develop fact sheet regarding available assistance programs
 - Utilize city website by adding housing resources comparable to neighboring cities

GOAL: Provide high efficiency, low-cost water, sewer, and energy

- Strategies**
- Improve education available for residents related to water and energy conservation
 - Encourage a culture that celebrates and normalizes responsible landscaping
 - Explore renewable energy sources
 - Communicate local and regional existing resources available to residents (ex. compost, recycling)
 - Streets, sidewalks, and yard waste committee to develop a promotional program

- Action**
- Add Clean Energy Resource Teams to the city website
 - Increase awareness of environmentally friendly and sustainable home improvement options
 - Consider sponsoring a local garden tour, highlighting residents using native plants and grasses
 - Conduct a solar site assessment to identify solar capacity for downtown businesses

Transportation



Overview

The goals, strategies, and actions included in this section work to support a more walkable, bikeable, and transit-friendly community. They are intended to achieve outcomes that increase equity in Vergas' transportation system, address climate change and reduce carbon emissions, improve human health through improved air quality and increases in active travel, and enabling the movement of people, goods, and services across the community.

Current State

Vergas' main transportation network is comprised of its municipal street system, the two highways that bisect the community, and the railroad line. Highway 4 cuts diagonally north-south through Vergas, Highway 17 intersects Highway 4 from the northwest, and the railroad runs parallel to Highway 17 to the north. The highways serve as two primary thoroughfares through the community, not only for residents and visitors, but also significant industrial traffic.

In recent years, the approval of regional trail expansions is likely to increase the attractiveness of Vergas as both a destination for recreation and a place to live. This includes both the Pelican Rapids to Perham Trail in Otter Tail County and the Heartland Trail in Becker County. The map above depicts the planned route of the Perham to Pelican Rapids trail, planned for the coming years in Otter Tail County. Connections from this trail to Vergas could increase visitor traffic and make the city a more desirable place to live for recreational purposes, as residents currently only have county highways to use to exit town via bicycles.

See Appendix C for an outline of resources available for expanding trail connections.

Transportation

Community Input

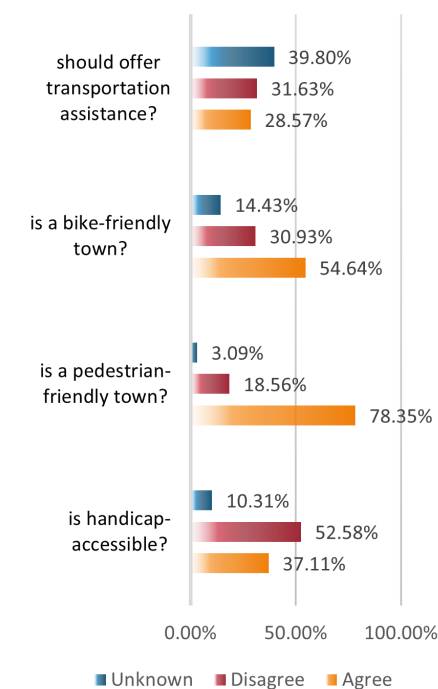
Two major concerns the community survey revealed include limited downtown parking and the train blocking traffic. Given existing parking limitations, the survey asked participants to indicate how far they would be willing to walk from their downtown destination. 58% of respondents indicated 2 blocks, and 42% indicated 1 block.

Other survey results (see graph at right):

- There is ***no clear consensus*** on whether the city should offer transportation assistance
- More than half of respondents ***agreed*** that Vergas is bike-friendly
- More than half of respondents ***disagreed*** that Vergas is handicap-accessible

Focus group participants highlighted two areas of interest: Increasing safety through sidewalks and trails, and using trails to support recreational activities and active transportation. In discussions, participants stressed the lack of sidewalks within city limits and how this poses a challenge for pedestrians around town. Support for investing in trail systems in and around the City of Vergas found support from the motivations of increasing the safety of bicyclists, and maintaining and attracting the biking community to boost recreational activity and tourism. Ultimately, focus group participants were in favor of keeping bikers away from highways and on designated trails.

Do you believe Vergas...



Trends

The Minnesota Department of Transportation (MnDOT) is taking a holistic approach to developing the state's means of transportation in both urban and rural areas. Its "Complete Streets" program seeks to encourage the health and well-being of not only Minnesotans, but also their economy and environment. To do so, MnDOT factors in the following:

- Community context
- Topography
- Road function
- Traffic speed
- Freight volumes
- Pedestrian and bicyclist demand

Options that may or may not be selected, depending on each project's unique situation, could include:

1. Paved shoulders
2. Sidewalks
3. Bicycle lanes
4. Pedestrian refuge medians
5. Truck mountable curbs in roundabouts
6. Signal retiming
7. Updated striping
8. Bus stop access

Given Vergas' small existing city footprint and lack of transit service, future land use maps will be most helpful when determining expanded, multimodal transportation options. Vergas is served by regional transportation providers and Lyft drivers from Detroit Lakes.

GOAL: Make Vergas accessible for all modes of transportation and for people of all abilities

- Strategies**
- Identify key places across the city that can improve handicap-accessibility
 - Communicate and market existing transportation services (Ex. Neighbor to Neighbor)
 - Identify additional locations for downtown parking
 - Construct handicapped parking spots and sidewalks along County Road 4
 - Explore the advantages and disadvantages of rerouting Highway 4 through downtown to reduce through-traffic on Main Street
 - Explore options for reducing stopped trains and subsequent stopped traffic
 - Promote programs for ridesharing networks and services

- Action**
- Conduct an ADA audit or other type of evaluation to identify the key areas for improvement across the city.
 - Create short reference guide for residents and visitors describing local and regional transportation options (example: veteran services transportation)
 - Work with the Planning Commission to determine if vacant or undeveloped property could serve as space for new parking lots, and potential for diagonal parking
 - Contact Canada Pacific to explore moving the exchange back
 - Streets, sidewalks, and yard waste committee review possibilities in collaboration with Otter Tail County highway department

GOAL: Increase connectivity between Vergas and regional trails

- Strategies**
- Connect Vergas to the Pelican Rapids-to-Perham Trail.
 - Connect Vergas to the Heartland Trail.
 - Construct a multi-use path from downtown Billy’s Corner Bar & Grill to the Veterans Memorial.

- Action**
- Consult with entities like MnDOT, the DNR, WCI, and PartnerSHIP 4 Health about pursuing grants for planning and infrastructure for a trail connection
 - Work with Otter Tail County to pursue grant funding to connect the Heartland Trail along County Road 4.
 - Add multi-use path to the update of the 2019 Capital Improvement Plan to ensure that it is included in a future city budget

Business & Economic Development

Overview

Economic and Business Development refers to the growth of resources within a community through more business activity, increasing job opportunities and workforce development. Historically, conversations surrounding economics and businesses begin and end with money. This section takes into account the increasing awareness of diversity, equity, inclusion, and healthy communities, and the impact that investing in these target areas has on sustainable development.

The character of Vergas as a bedroom community, in which many residents commute to surrounding towns for work, creates a unique foundation for economic and business development in the city. The service industry is key in terms of providing and creating jobs for residents, and seasonal tourism elevates the importance of these businesses.

Current State

Based on the plan’s community survey results, only a quarter of Vergas residents work in the city. Therefore, to fully assess the economic viability of the community it is helpful to step back and look towards the county-level indicators on the state of economic development.

In Spring of 2022, Otter Tail County (OTC) tracked 1,000+ current job openings, projecting an additional 320 jobs added in the next 3 years by the leading industries. They also predicted a 1,300-person reduction in available workers in the next decade due to an aging population and skill gap. OTC Works Workforce Strategy addresses these economic challenges, informing goals and strategies in this comprehensive plan.



GOAL: Maintain the small business atmosphere

- Strategies**
- Advertise local businesses regionally
 - Review and update city laws and ordinances that support small business owners

- Action**
- Work with neighboring Chambers of Commerce to advertise and access resources
 - Collaborate with the Community Club to identify opportunities and resources to market regionally
 - Submit stories, ads and updates to surrounding local papers
 - Invest in enhancing the City’s website
 - Preserve existing protections within city laws and ordinances
 - Explore state and federal incentives for small businesses, especially those making positive impact in nearby communities

Trends

The Minnesota Association of Development Organizations (MADO) has identified four cornerstones for strong and healthy communities: Human Capital, Economic Competitiveness, Community Resources, and Foundational Assests. By investing in the four cornerstones, Vergas can create the conditions necessary for a successful economy resilient enough to withstand future challenges.

Opportunities for Human Capital:

- Population and workforce expansion through immigration
- Investment in talent retention and attraction
- Utilizing retirees’ knowledge and experience
- Marketing quality of life and economic opportunity
- Entrepreneur training
- Develop and implement college and career awareness programs

Opportunities in Economic Competitiveness:

- Support societally and environmentally aware entrepreneurs/businesses
- Challenge the business perception of state government by eliminating the unnecessary (e.g. delays, regulations, taxes) and providing assistance to offset business costs
- Increase awareness of the benefits of business in Vergas
- Broaden access to start-up capital to encourage innovation and investment
- Explore cost sharing and collaborative opportunities with surrounding small cities (e.g. marketing)
- Capitalize on bio-energy to expand and create businesses
- Utilize workforce centers and technology/business incubators

Opportunities in Community Resources:

- Empowering and encouraging new and emerging leadership
- Place-making through arts and culture
- Expand on tourism opportunities
- Promote livability, public spaces, and identity
- Community preservation and enhancement
- Healthy communities

Opportunities in Foundational Assets:

- Expand broadband/fiber footprint in Greater MN
- Identify partnerships and resources to maximize infrastructure investment
- Develop public/private partnerships to identify solutions for housing challenges
- Shared services/resources and intergovernmental cooperation

GOAL: Invest in human capital

Strategies

- Invest in local childcare options
- Create opportunities for socializing, connecting, and creative placemaking year-round
- Provide opportunities for retirees to utilize their knowledge and experience and increase social connection

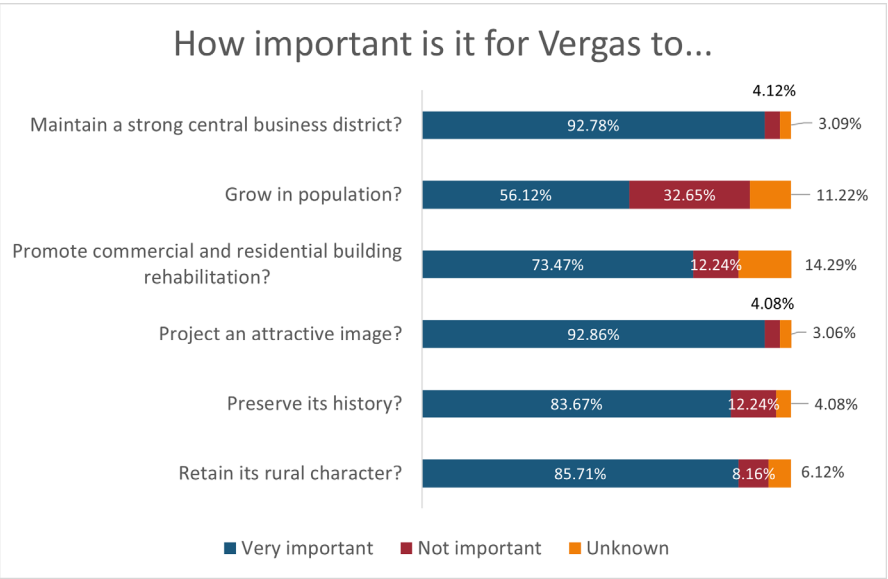
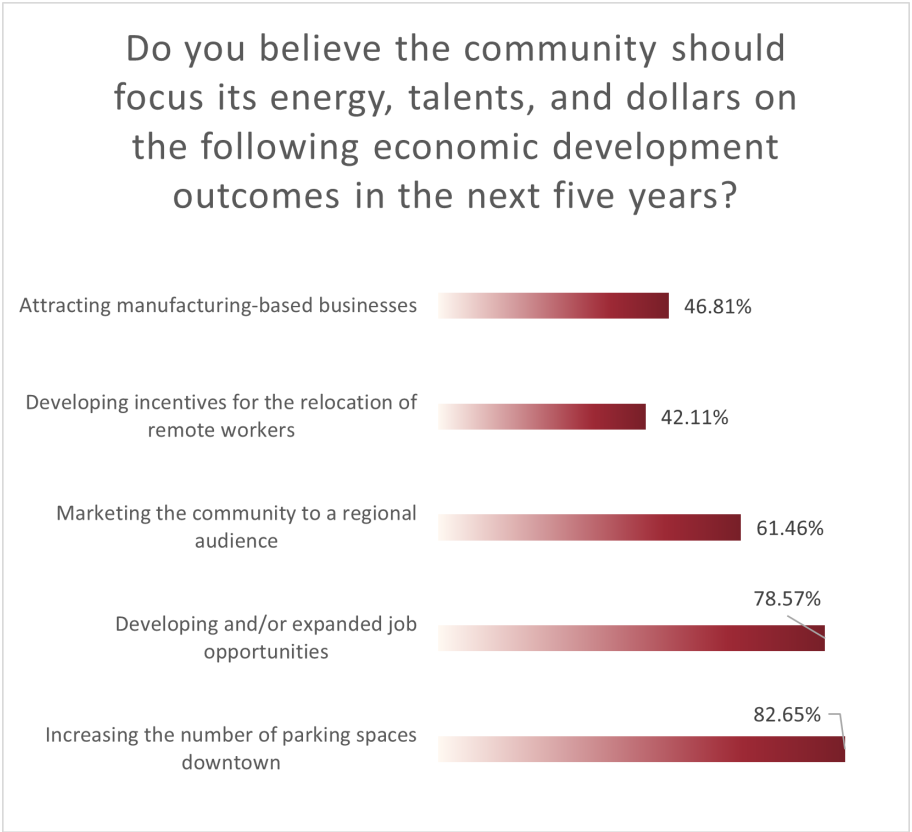
Action

- Connect with Otter Tail County Early Childhood Coordinator to identify needs and resources
- Improve marketing of existing community activities, from small socializing opportunities to large events
- Identify gaps in existing community programming and recruit volunteers to host one-off and recurring events
- Explore development of spaces for families to recreate and youth-specific activities
- Identify and invite volunteers to join planning and implementation projects

Community Input

When asked about economic and business development, residents almost exclusively focused on expanding opportunities in the service industry and retail, alongside exploring the sector of light manufacturing. Above all, residents prioritize maintaining the rural character of Vergas, and at the same time see a need to make the city more attractive and family friendly by adding services such as a car wash and more restaurants, and possibly more job opportunities through light manufacturing. To bring these new businesses to town, most focus group participants agreed that the city should focus on developing new spaces in which businesses could operate.

Vergas residents understand the need to grow population to boost the city’s economy. Like many cities in west central Minnesota, the community is concerned about suitable options for housing and childcare to create new jobs and attract new residents.



Economic activity typically triples in the summer for Vergas, largely due to the influx of seasonal residents and visitors from the surrounding townships. Survey data from the 2020 housing study supports this claim, finding that out of 115 respondents, 103 said they live in their residence year-round, and 12 said they use it seasonally. This creates economic challenges, as it can be difficult to sustain certain employment opportunities year-round, retain seasonal employees from year-to-year, and ensure that businesses are generating enough revenue during peak seasons to sustain themselves financially year-round.

GOAL: Prioritize business development that provides daytime and evening activities for residents

- Strategies**
- Create more opportunities to recruit local businesses, especially where gaps in existing services exist
 - Increase awareness of state and regional resources for small business owners and entrepreneurs

- Action**
- Work in partnership with Vergas EDA to integrate public feedback into business development and expansion strategies
 - Host a business & entrepreneurship fair in partnership with Otter Tail County with targeted outreach based on survey results and public input
 - Leverage partnerships with existing programs, such as SCORE business mentors, MN DEED, West Central Initiative, the Vergas Community Club, the West Central Small Business Development Center, Women Venture, and Otter Tail County Small Business Coaching.

GOAL: Develop and expand job opportunities

- Strategies**
- Maintain and increase the number of visitors
 - Pursue opportunities for light manufacturing
 - Support digital entrepreneurs and remote workers

- Action**
- Advertise businesses and recreational opportunities, and events regionally
 - Pursue and invest in trail development
 - Cultivate more year-round attractions and events
 - Identify land available for development and purchase
 - Offer the Event Center as coworking space by appointment
 - Maintain and develop broadband capabilities
 - Connect with neighboring communities to participate in county-wide networking opportunities (host pre-existing groups for a meeting)

Public Services & Facilities

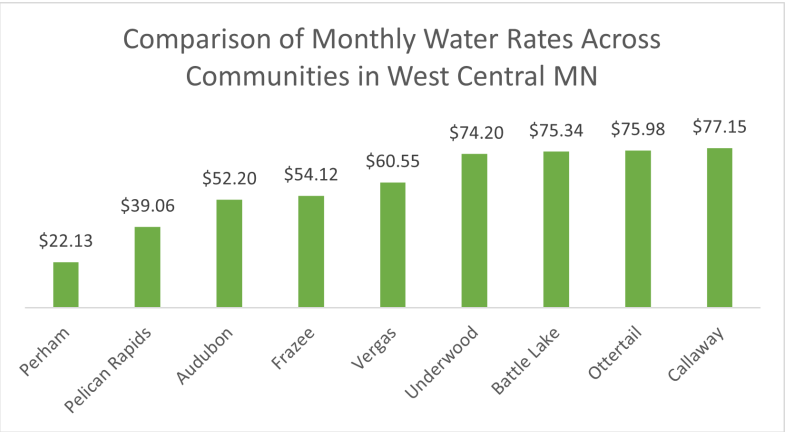


Overview

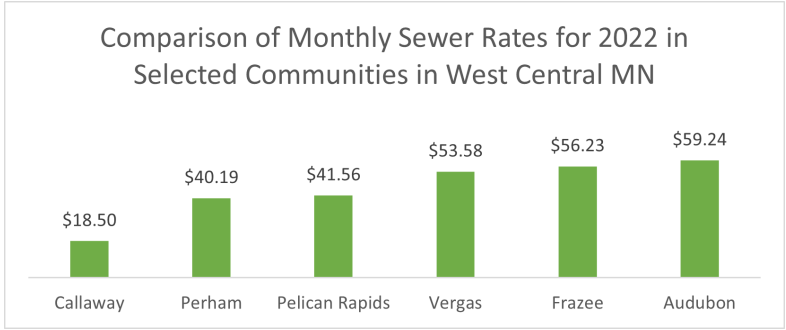
Public services and facilities refer to the infrastructure – both hardware and capital assets, such as broadband, street maintenance, stormwater management, that supports the community. For the purposes of this plan, we include both local and regional services such as the bookmobile through the regional library system, transportation assistance, cellular service, and other public utilities. Effective planning around public services and facilities not only considers current demand for services, but also anticipates changes driven by development, consumer demand, demographic changes, and other factors.

Current State

As described in the Housing Section, this plan undertook a comparison of the three surrounding townships around Vergas and several cities across the region that represent Vergas’ competitors for future residents. The water and sewer rates comparison is discussed in this section. Due to the nature of water and sewer rates in townships, creating an equal comparison of residents in city limits versus out of city limits is fraught with challenges. Therefore, townships were described as ‘variable’ in the original calculations and are not reflected in the graph below.



Looking at all of the communities included in this comparison, Vergas falls in the mid-range of monthly water rates, with the lowest monthly rate at \$22.13 in Perham and the highest at \$77.15 in Callaway.

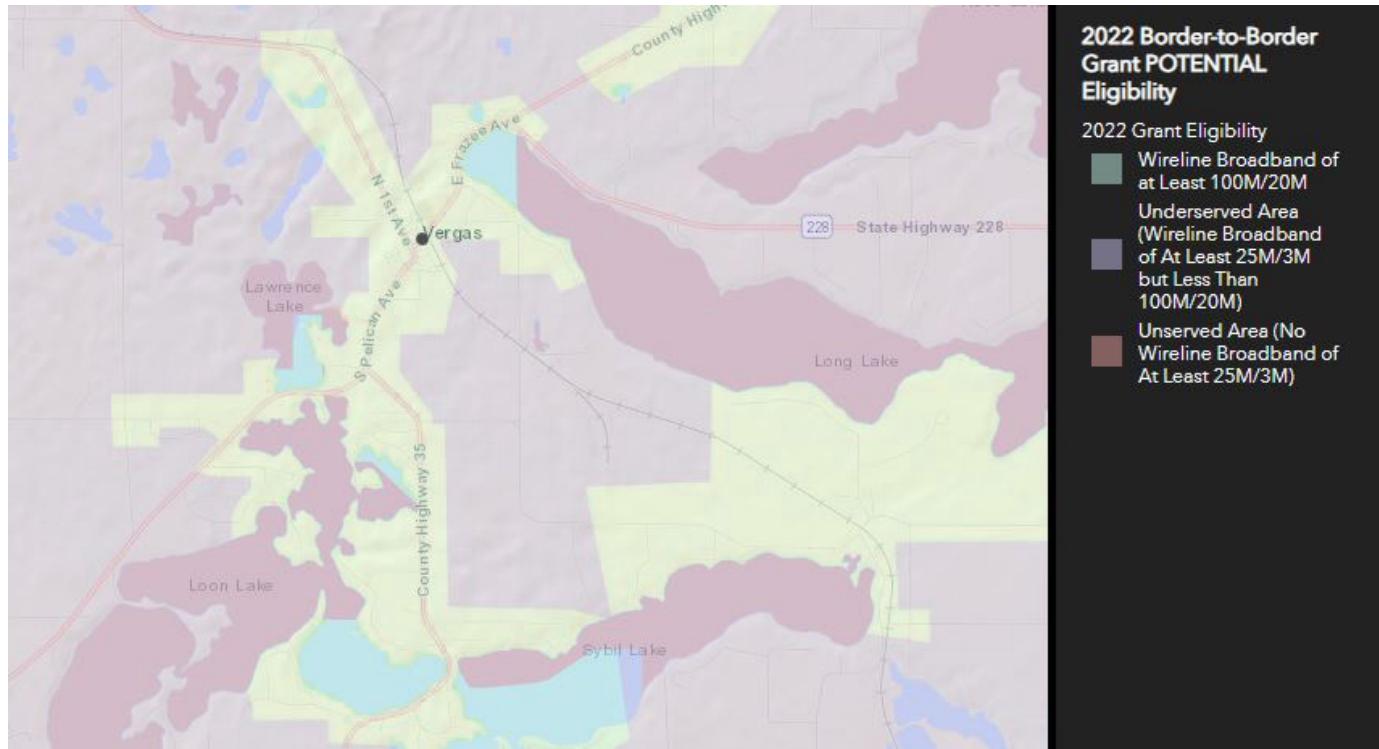


Note: Dora, Candor, and Hobart Townships have such variable septic tank annual costs that they were excluded from this comparison, as well as Ottertail, because it does not have a central sewer system and requires residents to use septic tanks.

Current State - Broadband

Internet connectivity is a major barrier to economic growth. Vergas is served by Arvig, a regional broadband provider, which currently has a monopoly on the market. At the county level, Otter Tail County continues to make investments in broadband access. Vergas is one of 10 locations in the county that recently installed a Smart Room for the public to access wi-fi and virtual meeting technology, located at the Event Center. The Viking Regional library system also has hotspots available for the public to check out for temporary use, which can be accessed via the Bookmobile, which visits the community on a regular basis. The Viking Library System’s bookmobile stops at the Vergas Municipal Building every other Thursday from 1:15 pm - 2:15 pm.

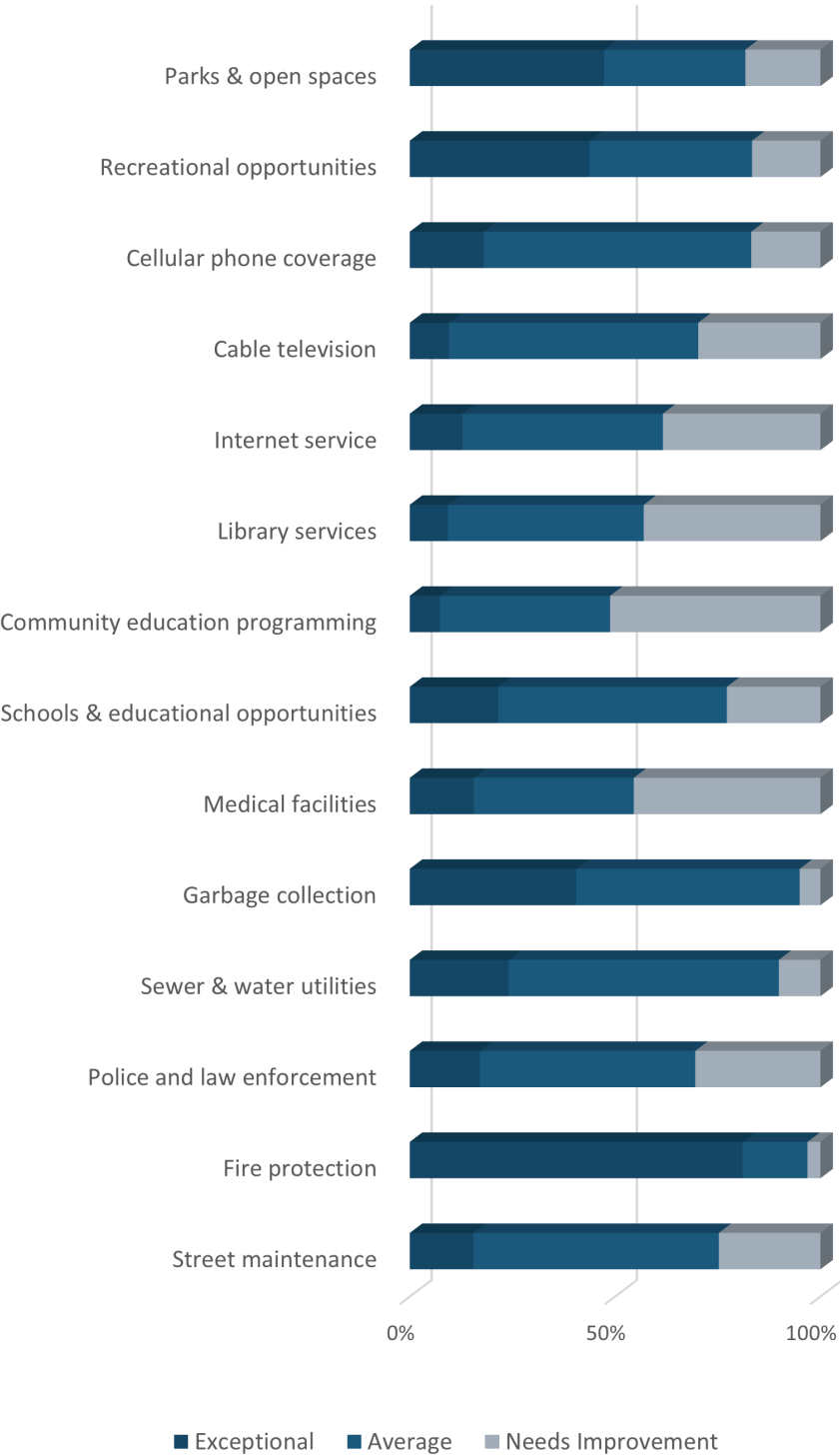
The Minnesota Office of Broadband created an interactive GIS mapping tool that outlines broadband availability, (see map below). While most of the city limits are covered by Cable, Vergas represents a dead zone with regards to fiber optic cable. These areas, represented in purple below, are deemed “underserved” and are potentially eligible for the Minnesota Border-to-Border Grant.



Community Input

One question in the community survey covered both local and regional services, asking participants to rate them as average, exceptional, or needs improvement. These findings are highlighted below. It is important to note that the City of Vergas staff and its residents, unless actively engaged in regional and state-level planning efforts, may not have much control over regional services. During the writing process, these survey results were shared with respective stakeholders to ensure transparency and offer an opportunity for them to engage with Vergas residents directly, should they choose to do so.

Rate the following regional & local services:



Trends

The Otter Tail County Long Range Strategic Plan 2040 points to significant efforts underway to address public infrastructure for its residents with the forecasted population and economic growth in mind. At the county level, planners work to increase quality infrastructure access for all with a commitment to fiscal responsibility.

Specifically, transportation and solid waste have their own master plans to ensure resilient and efficient systems within the county. Solid waste management is exploring the “Towards a Zero Landfill” initiative. Otter Tail County also follows their Local Wastewater Management Plan (2014) with efforts to increase wellhead protection and the capacity of septic systems.

GOAL: Maintain adequate public facilities and services to meet the health, safety, education, and leisure needs of all Vergas residents

Strategies

- Prioritize infrastructure investment based on existing facilities with deficiencies first, replacement and retrofitting of facilities second, and future facility needs third
- Engage in strategic partnerships to ensure that Vergas is identified as a community for investment in fiber optic cable to increase broadband access
- Conduct a needs assessment to understand more about the barriers and opportunities to improve residents’ access to medical facilities (transportation access, awareness, etc.)

Action

- Encourage various committees to complete prioritization exercise
- Explore expanded services, particularly the MN DEED Border-to-Border Broadband opportunity
- Collaborate with EDA/HRA to oversee a needs assessment

GOAL: Ensure highest quality standards and services for public safety given Vergas’ existing resources and staff capacity

Strategies

- Ensure safety of navigation throughout city streets and sidewalks
- Make Long Lake Park a desirable location for recreation year-round

Action

- Review, update, and publicize the city’s planning and zoning maps to accurately indicate which city sidewalks are to be maintained by the city vs. residents
- Conduct a parking study
- Explore the possibility of a MNDOT Complete Streets project for Vergas
- Renovate and upgrade the public restroom facilities at Long Lake Park
- Explore opportunities to work with rental company for non-motorized watercraft
- Consider snowshoe rental companies

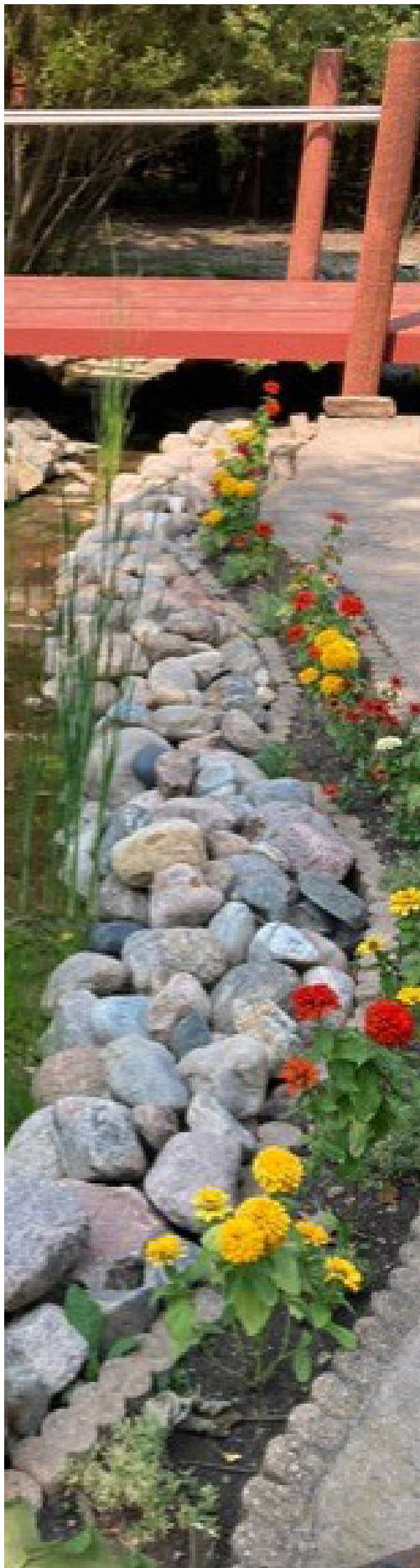
GOAL: Ensure that services and facilities allow residents and visitors of 55 years or older to age in place.

Strategies

- Ensure safety of navigation throughout City’s streets and sidewalks
- Work to develop a full spectrum of transitions in senior housing needs, from accessibility options to access to services and skilled nursing

Action

- Develop handicap parking spots
- Work with EDA/HRA to conduct a needs assessment and feasibility study for expanded senior housing options



Parks & Open Spaces

Overview

The parks & open spaces section of the comprehensive plan focuses on improving opportunities for residents to increase their physical and social well-being within the community. This encompasses parks, state- and federally-owned land, and other open spaces along with community-wide events and activities.

Current State

Several stakeholders are collaborating to design and recreate Long Lake Park, one of the most popular outside spaces in the town. The city’s 2019 Capital Improvement Plan outlined this project, and the Parks and Rec Board is currently overseeing the design process with students from North Dakota State University.

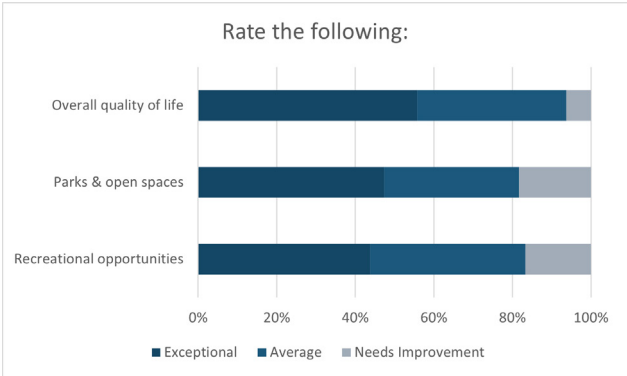
Trends

Minnesota’s park usage has increased, in line with national trends of park usage as a result of the COVID-19 pandemic. Sales of annual state park permits hit 125,281 through the first half of 2021, according to DNR data, which is significantly higher than in 2020 (100,673 annual permit sales) and 2019 (78,246). As outdoor recreation becomes a ‘safer alternative’ to indoor gatherings and spending time in large crowds, Vergas’ parks and open spaces are likely to remain in high demand. The way in which that public space is used, however, could evolve as the demand for hosting more gatherings outside continues to increase.

A more recent trend at the state-level for parks is a move to increase their cultural and physical accessibility. Strategy 4.1 in the MN Department of Natural Resources Strategic Plan from 2011-2022 is to “Develop and promote outdoor recreational opportunities for women and members of racially and ethnically diverse cultures who have not traditionally used DNR facilities and resources.” This follows trends of shifting demographics statewide. Given the demographic shifts anticipated in Vergas, with the largest age brackets shifting heavily towards residents in their mid-seventies and eighties, Vergas would benefit from considering investments that allow for intergenerational use of facilities (ex. ADA compliant, caters to both younger and older users) that are accessible for those with mobility challenges while also drawing in younger visitors to encourage an active lifestyle. Part of these efforts can rely on the leadership of Otter Tail County, whose staff are already working to expand the regional trail network to connect existing facilities with destinations throughout the county.

Community Input

Focus group respondents expressed a desire for outdoor theatre spaces to host cultural events and live music. They also encouraged plans for a pickleball court and frisbee golf course. Increasing parking spaces, updates to restrooms, and making parks and open spaces handicap accessible proved to be a common theme in responses for both old and new spaces and events.



From public engagement at the Maple Syrup Fest on April 9th, 2022, participants indicated an interest in a wide range of community programming and activities that they would like to see at the parks and in open spaces. We asked the following questions and received 70 responses: What would improve your experience with community education programming? What kind of programming would you like to see?

Highlights of the responses include:

- Card/social party
- One-act or short community play/dinner
- Free kittens
- Knitting classes
- Fly-tying class
- Fly fishing class and fly tying
- Broadening use of smart rooms for education

The suggestions are reflected in the following goals (next page) and where they did not fit in this section, are included in Appendix B: Aspirational Projects & Programs.



GOAL: Support community art and arts programming

Strategies

- Increase number of displays of interactive art around town, in parks, and open spaces
- Increase community education arts programming

Action

- Create directory of local artists
- Continue offering summer youth art camp with display in front of City Hall
- Provide a listing of events on the city website



GOAL: Upgrade public facilities at Long Lake City Park

- Strategies
- Continue working with North Dakota State University to develop concept designs of Long Lake City Park
 - Communicate with county and regional stakeholders in parks and recreation the desire to pursue state and federal funding

- Action
- Follow guidelines and budget in 2019 Capital Improvement Plan for restroom facilities specifications and budget
 - Park board to present ideas to planning and zoning committee and the city council for implementation

GOAL: Leverage existing amenities to create a culture that celebrates physical activity and community-based sports that are complementary to school sports schedules

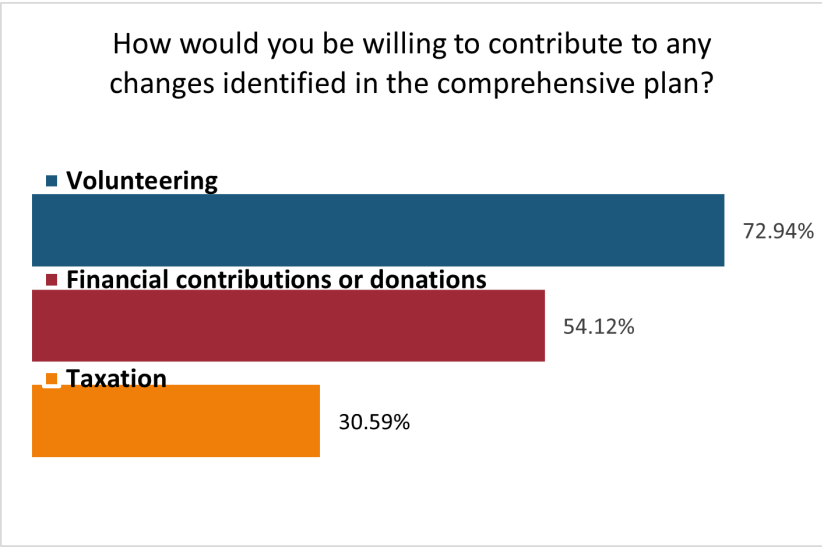
- Strategies
- Create opportunities for sports and physical activity education
 - Begin offering adult leagues for baseball/softball
 - Explore opportunities for additional recreational space development

- Action
- Examples: Offering lessons for pickleball, classes with local fitness trainers, dance classes
 - Coordinate with community education for implementation
 - Conduct a feasibility study for soccer fields and/or frisbee golf
 - Planning and zoning to identify sustainable areas



Resources for Implementation

While it does not make sense to include an exhaustive list of resources that may be available to implement the goals outlined in this plan, one part of the community survey worth noting are the responses to question 17, which asked in what ways residents might be willing to contribute to any changes identified in the comprehensive plan.



The chart above indicates that almost 73% of survey respondents are willing to volunteer to support community changes, 54% are willing to make financial contributions or donations, and about 30% would be willing to contribute via taxation. This is reflective of the strong culture of volunteerism and ‘everyday philanthropists’ that populate both Vergas the surrounding townships and should be taken into account for ‘in-kind’ contributions and financial support that may be available outside of traditional funding sources.

Appendix A. Tax Comparisons Across Communities

The following graphs were generated from data gathered from Otter Tail and Becker County auditors. The request put in to both auditors was to estimate the property taxes in each community for two different values of homes - \$250K and \$400K. These values were chosen based on the Steering Committee's desire to learn more about the impact of housing affordability across a range that is financially accessible for households of different income levels.

For context, property taxes are calculated based on a combination of fees from the county, the city, the school district, and special taxing districts, such as economic development districts and watershed protection areas. Not all communities included in the comparison area are part of special taxing districts, and recent changes in school district fees will greatly affect this comparison, likely putting these numbers out of date soon after this plan's publication. For example, in 2021, the Frazee school district voted on a referendum to increase the taxes by 50% for the next school year.

Estimated Annual Property Taxes for Homes
Valued at 250K in Selected Communities in
West Central MN

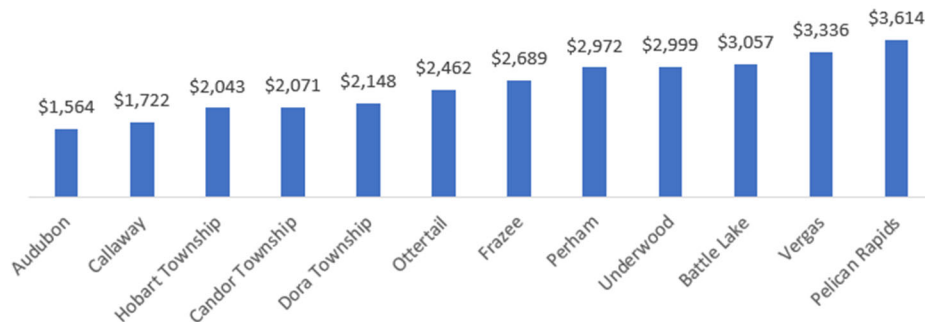


Figure 2. Estimated annual property taxes for homes valued at 250K in selected communities in West Central MN

Note: Several communities included in this comparison had a range of property tax values (Ex. Dora Township has 6 different district codes, which leads to 6 different values when calculating the net tax capacity, and ultimately the property tax). These included Hobart, Candor, and Dora Townships, Ottertail, and Perham.

Figure X above indicates that for a town of its size, Vergas is on par with communities of a much larger population - Battle Lake and Pelican Rapids with regards to the property tax values for a home valued at \$250,000.

Estimated Annual Property Taxes for Homes Valued at 400K in Selected Communities in West Central MN



Figure 3. Estimated annual property taxes for homes valued at \$400,000 in selected communities in West Central Minnesota

With the exception the lower end of the spectrum (Audubon, Hobart Township, Callaway, and Candor Township), the rest of the comparison at the \$400,000-level are consistent with the findings of the previous graph.

City-provided utilities and services

The graphs below describe the differences in the utility costs for residents in Hobart, Dora, and Candor Township, as well as Pelican Rapids, Audubon, Callaway, Frazee, Underwood, Ottertail, and Battle Lake. These communities were chosen for their geographic location as well as from recommendations from the steering committee as communities that are seen as Vergas' competitors for attracting new residents. Reasons for this include population size, lake access, recreational opportunities, and proximity to other regional destinations, such as the state parks.

Note: It was nearly impossible to compare the Townships against the utility costs of the other cities due to the nature of private wells and septic systems having such variability in their cost for initial installation/drilling, as well as maintenance over time. The geography of each property dictates how deep a well must be built, and the water quality of the area dictates how much filtration and water softening is needed. As such, determining a blanket estimate would be flawed on many levels; therefore, for the purposes of this comparison, they are described as 'variable' in the following graphs and tables.

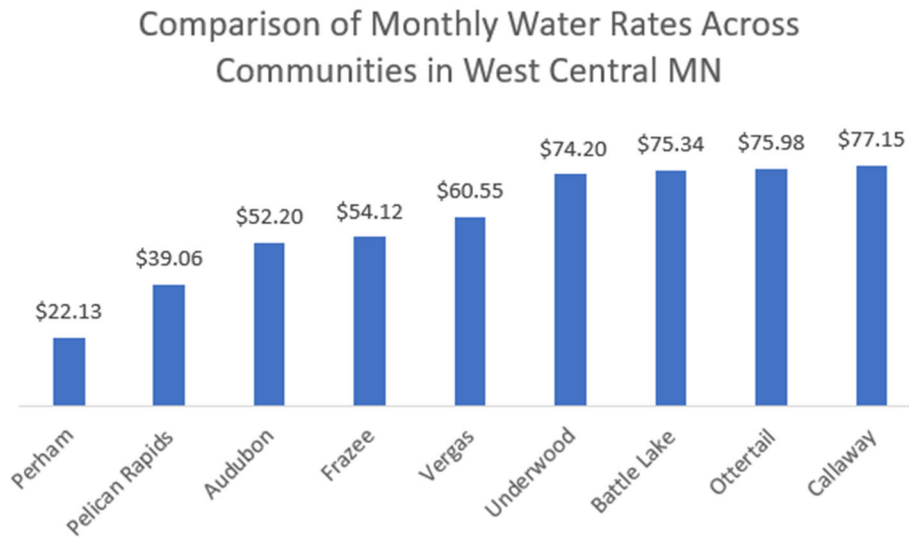


Figure 4.

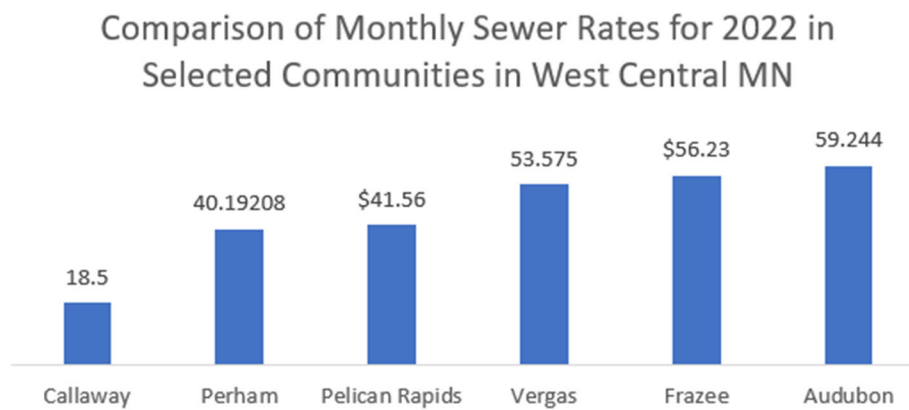


Figure 5. Comparison of Monthly Sewer Rates for 2022 in Selected Communities in West Central MN.

Note: Dora, Candor, and Hobart Townships have such variable septic tank annual costs that they were excluded from this comparison, as well as Ottertail, because it does not have a central sewer system and requires residents to use septic tanks.

Monthly Waste Collection & Recycling Rates for 2022 in Selected Communities in West Central MN



Figure 6. Monthly Waste Collection & Recycling Rates for 2022 in Selected Communities in West Central MN

Note: Vergas offers both composting and recycling bins for residents but does not charge for this service. Pelican Rapids also offers recycling drop off bins through Otter Tail County but does not charge an additional recycling fee. Estimates for waste collection fees were based on a 65-gallon bin per household, with pricing estimates for townships and communities without a city-led service coming from providers servicing these communities: Steve's Sanitation and Ballard's Sanitation.

A note on stormwater fees

Of all the communities in this comparison, only two charge a specific storm water fee to residents – Perham, at \$1.75/month and Frazee at \$1.25/month. In other communities, these fees often show up in property taxes through the calculation of net tax capacity rate. Because there were so few communities that charge this fee, and due to how nominal of a month charge it is, specific comparison charts were not generated for this element of 'fixed costs'.

[illegible]

- Disc golf course
- Walking trail to Trowbridge Zoo
- Fishing pier
- Waterslide
- Pickleball
- Bad mitten
- Public bikes in summer
- Snow shoeing in winter
- Yoga
- Baseball games
- Club sports for young adults in evening
- Monthly clubs (writing, knitting, crafts)
- Splash pad
- Farmers market
- Theatre group
- Outdoor exercise stations along trail
- Yoga studio and climbing/bouldering wall
- Community garden
- Edible landscaping around town
- Indoor fitness opportunities

- Grocery store
- Carwash
- Laundromat

- Small storage rental units
- Toy store
- Bakery
- Pharmacy/Drug store
- Farmers market
- History museum
- Pop-up shop style retail
- Rooftop entertainment areas
- Brewery and/or distillery
- Pizza place
- Sports equipment rental & outdoor recreation clothing
- Dog day care
- Fishing & tackle/bait shop
- Marina rental space
- Seasonal menus

Appendix C. Resources for Trail Connections

The following resources are available to support trail development efforts connecting Vergas to regional trails in the area. Stakeholders involved in trail planning in the future may find these useful as they explore funding opportunities for trail planning and funding.

[Safe Streets and Roads for All \(SS4A\) Grant Program](#) - U.S. Department of Transportation | The Bipartisan Infrastructure Law (BIL) established the new Safe Streets and Roads for All (SS4A) discretionary program with \$5 billion in appropriated funds over the next 5 years. In fiscal year 2022 (FY22), up to \$1 billion is available. The SS4A program funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries.

[Greater Minnesota Transportation Alternatives Solicitation](#) | Mn DOT | The Transportation Alternatives Solicitation is a competitive grant opportunity for local communities and regional agencies to fund projects for pedestrian and bicycle facilities, historic preservation, Safe Routes to School and more. Minnesota will be soliciting projects for approximately \$6.2 million in available grant funding across the state where the total is sub-targeted to the seven area transportation partnerships.

[Recreation Grants](#) | Mn DNR | The Minnesota Department of Natural Resources offers several grant opportunities that might support trail planning and funding. Three 2022 examples: Federal Recreational Trail Program, the Local Trail Connections Program, and the Parks and Trails Legacy Grant Program.

Planning Commission
2022 Planning Commission Meeting & Public Hearing
Vergas Event Center and Zoom - Meeting ID 2670942170 password: 56587
6:00 PM on Thursday, September 8, 2022

4. Construction Permits

Permits approved by City Clerk-Treasurer

1. Veterans Memorial Park - Install Sign

Files Attached

- 2022-038 Construction Permit Vet Memorial.pdf
- 2022-037 Construction Permit Vet Memorial.pdf
- 2022-39 Construction Permit 1156 Frazee Avenue.pdf

Fee: \$25.00

Owner: City of Vergas

Applicant: JH Signs

General Contractor: JH Signs

No. 2022-038
City of Vergas

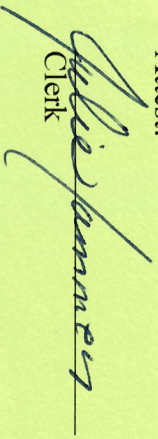
Construction Permit

IN CONSIDERATION OF The statements and representations made by JH Signs, whose address is 230 Frazee Ave., Vergas, MN in the application therefore duly filed in this office, which application is hereby made a part hereof, PERMISSION IS HEREBY GRANTED TO said City of Vergas as owner to Install sign for Veterans Memorial Park as described in construction permit application with following zoning rules: Plat or addition 82-000-99-0164-000 which tract is of the size and area specified in said application.

This permit is granted upon the express conditions that said owner or the person to whom it is granted, and his contractors, agents, workmen and employees, shall comply in all respects with the ordinances of the City of Vergas; that it does not cover the use of public property, such as streets, sidewalks, alleys, etc., for which special permits must be secured; and that it does not cover the following: -not applicable- for which special permits must be secured. (Electrical work, plumbing, heating, plastering, ect. if such there be).

Given under the hand of the Mayor of said City of Vergas and its corporate seal and attested by its Clerk this 30th day of August 2022.

Attest:


Clerk

Permit Expires in one year

Mayor



Receipt of Construction Permit from the City of Vergas does not relieve the applicant of any Local, County or State permits.

Permit Number: 2502-038 Date Received: 8/30/22 Parcel Number: 82000990164000
Any questions regarding construction permit please contact City Clerk-Treasurer by calling 218-302-5996 or stopping by the city office at 111 Main Street Vergas MN.

Construction Permit Application

To the City Council of the City of Vergas in the County of Otter Tail, State of Minnesota:
Application is hereby made by the undersigned for a Construction Permit as provided by City Ordinance as adopted by the City of Vergas.

- GOPHER STATE ONE CALL MUST BE NOTIFIED 48 HOURS PRIOR TO ANY DIGGING. CALL 1-800-252-1166 AS REQUIRED BY MINNESOTA STATE LAW.
- THE CITY OF VERGAS WILL CHECK ALL SETBACKS ON ANY NEW CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO HAVE ALL PROPERTY LINES LOCATED. ALL NEW CONSTRUCTION REQUIRES THE APPLICANT TO MARK THE PROPOSED BUILDING SITE AND PROPERTY LINES BEFORE THE CONSTRUCTION PERMIT WILL BE APPROVED.
- All Electrical work **MUST** have an electrical permit. That must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.

Property Description: (NEW CONSTRUCTION ONLY)

Lot 8-15, Block 1, Addition Vergas Schauf + Nesbitts 2ND
Property: Width 200 feet, Length 300 feet

Must supply City with a \$1,000 deposit for tar break up. City will reimburse \$1,000 when project complete and street is approved by Utilities Superintendent.

PLEASE NOTE: WITH ANY NEWLY CONSTRUCTED HOME, THERE ARE FEES FOR START UP OF UTILITIES. WATER HOOK-UP ASSESSMENT IS \$750.00, SEWER IS \$750.00.

Name of Applicant: JH Signs

Address of Construction Project: 230 E Frazee Ave

Mailing Address: 41357 460th Ave Perham Phone: 218-346-7446

1. Permit to (CIRCLE ONE)

<input checked="" type="radio"/> Build	<input type="radio"/> Install	<input type="radio"/> Addition	<input type="radio"/> Alter
<input type="radio"/> Move	<input type="radio"/> Demolish	<input type="radio"/> Repair	<input type="radio"/> Remodel

Description of work to be done:

Install Sign for Veteran's Memorial

2. Proposed use of building: (CIRCLE ONE) Residential Commercial

3. **VALUATION** (not just your cost) of work being completed: \$ 5,000 (Donated)

Building Contractor:

Name: JH Signs License Number: 5B751172 Phone: 218-346-7446

Plumber: (must have MN License)

Name: _____ License Number: _____ Phone: _____

Electrician:

Name: _____ License Number: _____ Phone: _____

Form approved by City of Vergas Council 09 12 2017
Updated 5 10 2022

4. Attached a "Site Plan," showing the proposed location of any new construction in reference to the property including existing buildings. If you have a copy of a professionally prepared site plan, attach a copy for review by the City's Site Zoning Inspector. Blueprint or Design Drawings must be submitted for any new construction, addition or remodel.
5. Certification: I hereby certify that I am the applicant herein and that the information given above and or any exhibits submitted herewith is in all respects true and accurate to the best of my knowledge and belief, and further, if this permit is granted, said construction will comply with plans and specifications herewith submitted and applicable requirements of the City of Vegas.

6. I am the (CIRCLE ONE) OWNER LESSEE PURCHASER AGENT-Contractor

7. APPLICANT'S SIGNATURE: [Signature] DATE: 8-30-22
 Permit expires in one year if project is not complete, please reapply for permit.

CONSTRUCTION APPLICATION SITE PLAN DESIGN
Provided on separate sheet must include the following.

1. Identify and describe the work to be covered by the permit for which application is being made
- A. Sketch of the proposed project including current and proposed structures.
 B. Note the lot size and dimensions and locations of proposed project.

I do hereby say that the facts stated by me in the site application are true to the best of my knowledge and belief. Please be aware that **no construction** shall begin until the Zoning official has approved the plans and revisions the site plan if necessary and has indicated approval to begin.

[Signature] 8-30-22 [Signature] 8-30-22
 Signature of Applicant Date Zoning Official Date

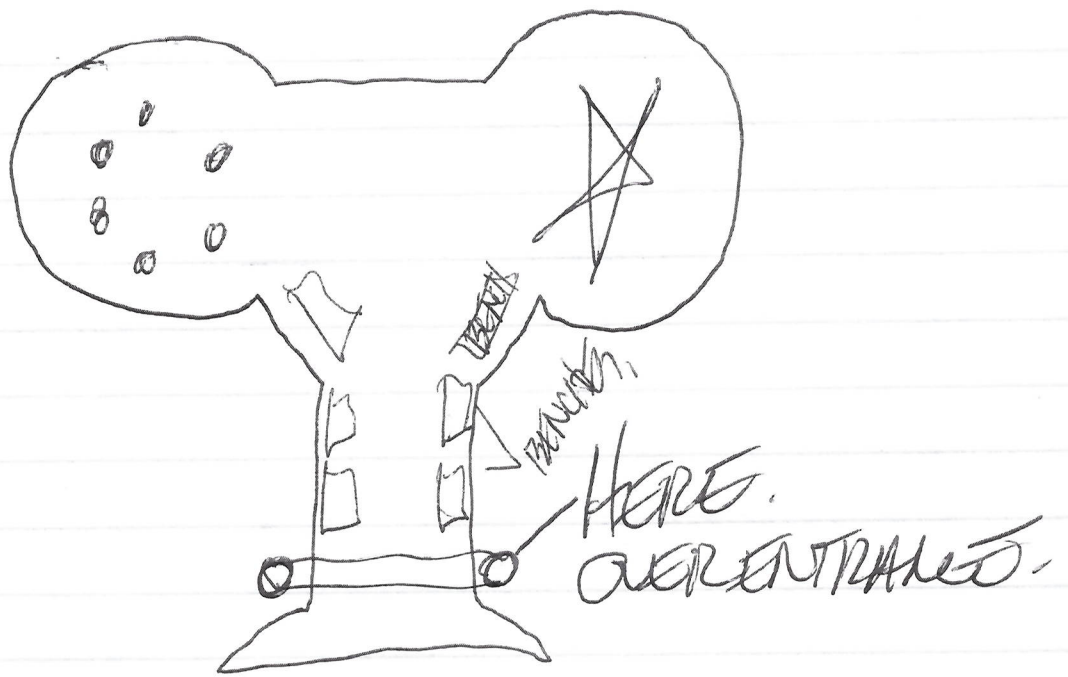
FOR OFFICE USE ONLY

S _____ Water Hook-up S _____ Sewer Hook-up
 S _____ Permit Fee S _____ Tar Break Up Deposit
 S 2500 Total Fees

Receipt = 25 Date Paid _____, 20__

Signature: [Signature] Date: 8-30, 2022
 (Permitting Authority)

Date Approved by Planning Commission or Clerk-Treasurer: _____, 20__



125.63 in

VETERANS MEMORIAL PARK

157.22 in
101.22 in

8/30/22

Permit Number: 2022-039 Date Received: 8/24/22 Parcel Number: 8280990164000
Any questions regarding construction permit please contact City Clerk-Treasurer by calling 218-302-5996 or stopping by the city office at 111 Main Street Vergas MN.

Construction Permit Application

To the City Council of the City of Vergas in the County of Otter Tail, State of Minnesota:
Application is hereby made by the undersigned for a Construction Permit as provided by City Ordinance as adopted by the City of Vergas.

- GOPHER STATE ONE CALL MUST BE NOTIFIED 48 HOURS PRIOR TO ANY DIGGING, CALL 1-800-252-1166 AS REQUIRED BY MINNESOTA STATE LAW.
- THE CITY OF VERGAS WILL CHECK ALL SETBACKS ON ANY NEW CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO HAVE ALL PROPERTY LINES LOCATED. ALL NEW CONSTRUCTION REQUIRES THE APPLICANT TO MARK THE PROPOSED BUILDING SITE AND PROPERTY LINES BEFORE THE CONSTRUCTION PERMIT WILL BE APPROVED.
- All Electrical work MUST have an electrical permit. That must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.

Property Description: (NEW CONSTRUCTION ONLY)

Lot _____, Block _____, Addition _____
Property: Width _____ feet, Length _____ feet
Must supply City with a \$1,000 deposit for tar break up. City will reimburse \$1,000 when project complete and street is approved by Utilities Superintendent.

PLEASE NOTE: WITH ANY NEWLY CONSTRUCTED HOME, THERE ARE FEES FOR START UP OF UTILITIES. WATER HOOK-UP ASSESSMENT IS \$750.00, SEWER IS \$750.00.

Name of Applicant: Veterans Memorial Park % John Lotzer

Address of Construction Project: 230 Frazee Ave.

Mailing Address: 34883 Freedom Flyer Rd
Vergas, MN Phone: 701-680-9189

1. Permit to (CIRCLE ONE)

Build	Install	Addition	Alter
Move	Demolish	Repair	Remodel

Description of work to be done:

pour concrete for all of parking area,
currently all gravel / install sprinkler system

2. Proposed use of building: (CIRCLE ONE) Residential Commercial

3. VALUATION (not just your cost) of work being completed: \$ 26,000.00 / cost of sprinkler system

Building Contractor:

Classic Concrete
Name: Dan Baker License Number: _____ Phone: 218-849-4744

Plumber: (must have MN License)

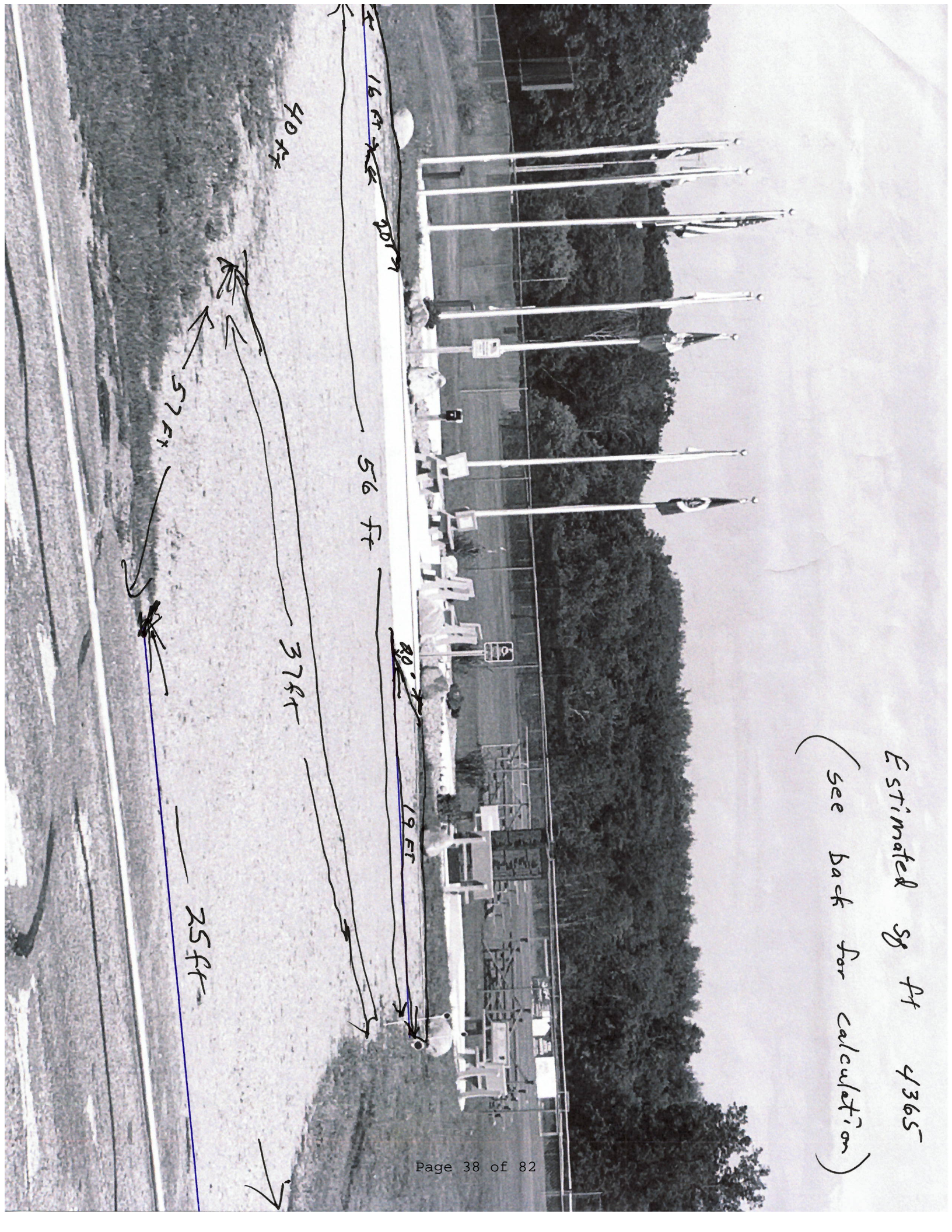
Name: _____ License Number: _____ Phone: _____

Electrician:

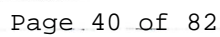
Name: _____ License Number: _____ Phone: _____

Form approved by City of Vergas Council 09/12/2017
Updated 5/10/2022

Estimated sg ft 4365
(see back for calculation)







Permit Number: 3072039 Date Received: 9/11/22 Parcel Number: 82000500188000
Any questions regarding construction permit please contact City Clerk-Treasurer by calling 218-302-5996 or stopping by the city office at 111 Main Street Vergas MN.

Construction Permit Application

To the City Council of the City of Vergas in the County of Otter Tail, State of Minnesota:
Application is hereby made by the undersigned for a Construction Permit as provided by City Ordinance as adopted by the City of Vergas.

- GOPHER STATE ONE CALL MUST BE NOTIFIED 48 HOURS PRIOR TO ANY DIGGING, CALL 1-800-252-1166 AS REQUIRED BY MINNESOTA STATE LAW.
- THE CITY OF VERGAS WILL CHECK ALL SETBACKS ON ANY NEW CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO HAVE ALL PROPERTY LINES LOCATED. ALL NEW CONSTRUCTION REQUIRES THE APPLICANT TO MARK THE PROPOSED BUILDING SITE AND PROPERTY LINES BEFORE THE CONSTRUCTION PERMIT WILL BE APPROVED.
- All Electrical work **MUST** have an electrical permit. That must be obtained separately from a MN State Contract Electrical Inspector (218)342-3345 or (218)849-6059.

Property Description: (NEW CONSTRUCTION ONLY)

Lot _____, Block _____, Addition _____

Property: Width _____ feet, Length _____ feet

Must supply City with a \$1,000 deposit for tar break up. City will reimburse \$1,000 when project complete and street is approved by Utilities Superintendent.

PLEASE NOTE: WITH ANY NEWLY CONSTRUCTED HOME, THERE ARE FEES FOR START UP OF UTILITIES. WATER HOOK-UP ASSESSMENT IS \$750.00, SEWER IS \$750.00.

Name of Applicant: Wesley Wiese

Address of Construction Project: 1156 Frazee Ave

Mailing Address: 9708 Robin Road Phone: 201-219-6059

1. Permit to (CIRCLE ONE) Home NO 58047
- | | | | |
|-------|----------------|----------|---------|
| Build | <u>Install</u> | Addition | Alter |
| Move | Demolish | Repair | Remodel |

Description of work to be done:

add patio and hot tub concrete

2. Proposed use of building: (CIRCLE ONE) Residential Commercial

3. **VALUATION** (not just your cost) of work being completed: \$ 6000.00

Building Contractor:

Name: _____ License Number: _____ Phone: _____

Plumber: (must have MN License)

Name: _____ License Number: _____ Phone: _____

Electrician:

Name: _____ License Number: _____ Phone: _____

Form approved by City of Vergas Council 09/12/2017
Updated 5/10/2022

4. Attached a "Site Plan," showing the proposed location of any new construction in reference to the property including existing buildings. If you have a copy of a professionally prepared site plan, attach a copy for review by the City's Site/Zoning Inspector. Blueprint or Design Drawings must be submitted for any new construction, addition or remodel.
5. Certification: I hereby certify that I am the applicant herein and that the information given above and/or any exhibits submitted herewith is in all respects true and accurate to the best of my knowledge and belief, and further, if this permit is granted, said construction will comply with plans and specifications herewith submitted and applicable requirements of the City of Vergas.
6. I am the (CIRCLE ONE) OWNER LESSEE PURCHASER AGENT

7. APPLICANT'S

SIGNATURE: Ryan W. S.

DATE: Sept 1 2022

Permit expires in one year if project is not complete, please reapply for permit.

CONSTRUCTION APPLICATION SITE PLAN DESIGN

Provided on separate sheet must include the following.

1. Identify and describe the work to be covered by the permit for which application is being made

- A. Sketch of the proposed project including current and proposed structures.
B. Note the lot size and dimensions and locations of proposed project.

I do hereby say that the facts stated by me in the site application are true to the best of my knowledge and belief. Please be aware that **no construction** shall begin until the Zoning official has approved the plans and revisions the site plan if necessary and has indicated approval to begin.

Ryan W. S. Sept 1 2022
Signature of Applicant Date Zoning Official Date

FOR OFFICE USE ONLY

\$ _____ Water Hook-up

\$ _____ Sewer Hook-up

\$ 25.- Permit Fee

\$ _____ Tar Break Up Deposit

\$ 25.- Total Fees

Receipt # 149353 Date Paid Sept. 1, 20 22

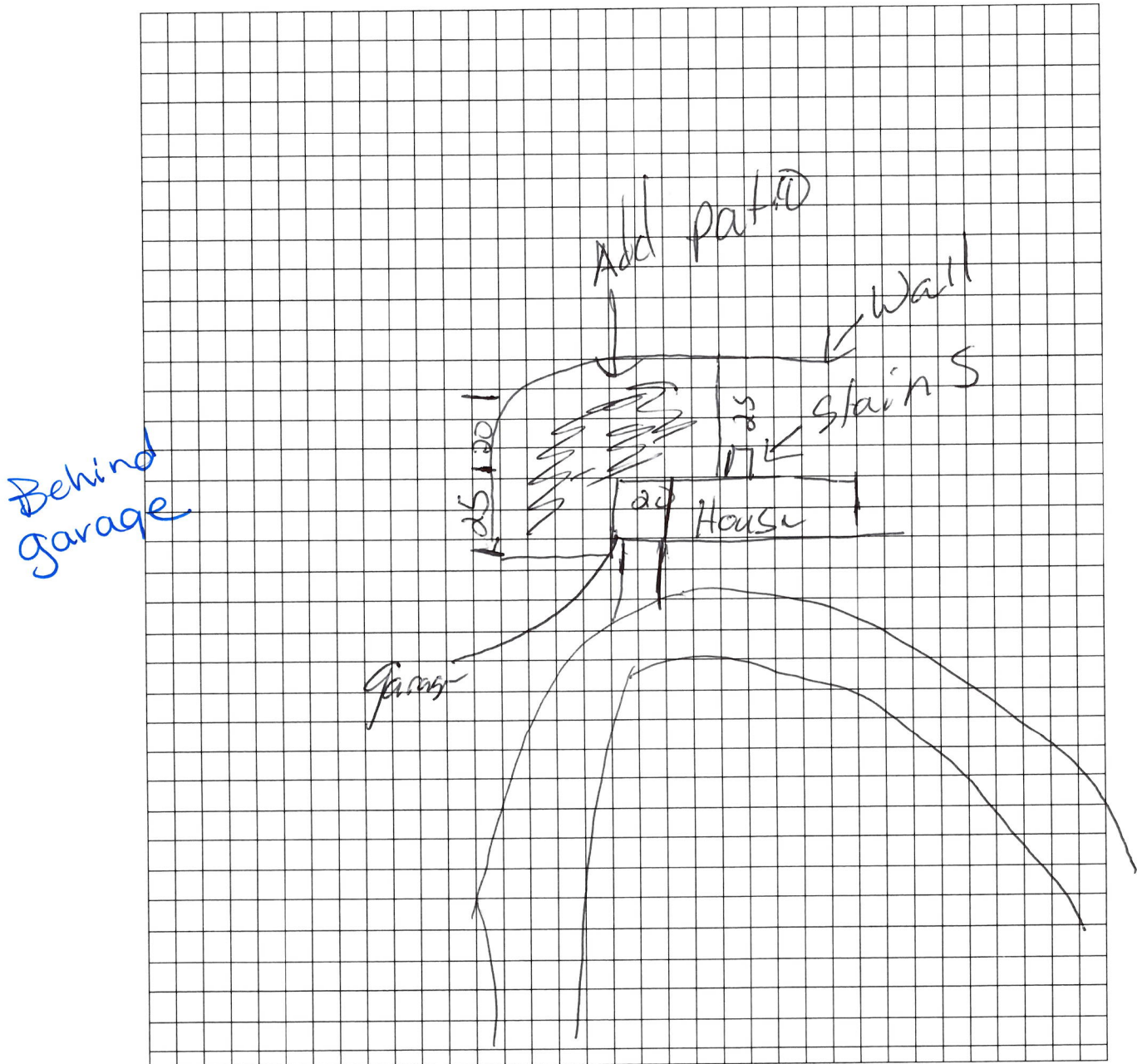
Signature: _____ Date: _____, 20____
(Permitting Authority)

Date Approved by Planning Commission or Clerk-Treasurer: _____, 20____

CONSTRUCTION APPLICATION SITE PLAN DESIGN

1. Please identify and describe the work to be covered by the permit for which application is being made on the line provided below:

2. Please sketch the proposed project on the graph below. Describe the land on which the Proposed work is to be done (note the lot size and dimensions and locations of proposed project).



I do hereby say that the facts stated by me in the above site application are true to the best of my knowledge and belief. Please be aware that no construction shall begin until the Zoning official has approved the plans and revisions the site plan if necessary and has indicated approval to begin.

[Signature] Sept 1 2012
 Signature of Applicant Date

 Zoning Official Date

Planning Commission
2022 Planning Commission Meeting & Public Hearing
Vergas Event Center and Zoom - Meeting ID 2670942170 password: 56587
6:00 PM on Thursday, September 8, 2022

5. Zoning Map

Files Attached

- 09-08-22 PUBLIC HEARING NOTICE Zoning Map Change.pdf

**VERGAS PLANNING COMMISSION
PUBLIC HEARING NOTICE**

Notice is hereby given that the Vergas City Planning Commission will conduct a Public Hearing regarding a updating the Vergas Zoning Map regarding the following parcels 82-000-50-0027-009 (located on the corner of Hwy 4 and 35) Section 25,Township 137, Range 41; 82-000-50-0189-000 and 82000500188003 (1149 E Frazee Avenue) Section 19,Township 137, Range 40; and 82-000-99-0170-001 (325 E Frazee Avenue) Section 24,Township 137, Range 41. This will change the current residential zoned properties to commercial zoning.

All interested parties are invited to attend and will be given the opportunity to ask questions and to provide public input and/or comments. If you are unable to attend the hearing, you are invited to submit your comments in writing to the City Clerk-Treasurer, drop off at City Office 111 Main St Vergas Mn, mail to PO Box 32 Vergas MN 56587-0032 or email jammers@cityofvergas.com, prior to the scheduled hearing. Written comments and questions will be addressed at the hearing and a written response will be provided by the City. Non-English-speaking residents and other persons with special needs who plan to attend the hearing are asked to contact City Hall (218) 302-5996 Ext. 1 prior to the hearing so arrangements can be made to address any specific requirements.

The Public Hearing on this request will be held by the Vergas Planning Commission at 6:00 p.m. on Thursday, September 8, 2022, attend the meeting via Zoom, meeting id: 267-094-2170 password 56587 or at the Vergas Event Center Council Chambers.

Julie Lammers
City Clerk-Treasurer

Please Publish Frazee-Vergas Forum August 30 and September 6, 2022

AFFIDAVIT REQUIRED: Please send to – City of Vergas
Attn: Julie Lammers
City Clerk-Treasurer
P O Box 32
Vergas MN 56587

Planning Commission
2022 Planning Commission Meeting & Public Hearing
Vergas Event Center and Zoom - Meeting ID 2670942170 password: 56587
6:00 PM on Thursday, September 8, 2022

6. Variance for Mark Sand and Gravel

Files Attached

- 08-22-22 PUBLIC HEARING NOTICE Mark Sand and Gravel Variance.pdf
- 2022 Mark Sand and Gravel permit.pdf

VERGAS PLANNING COMMISSION

PUBLIC HEARING NOTICE

Notice is hereby given that the Vergas City Planning Commission will conduct a Public Hearing regarding a Variance for Mark Sand and Gravel on parcel 82-000-50-0022-000 Section 25, Township 137, Range 41. This will allow the gravel pit to be in compliance for the aggregate mining area (giving Mark Sand and Gravel time to reclaim the area of the pit which was dug before ordinance was intact) as is it is addressed annually with their Interim Use Permit.

All interested parties are invited to attend and will be given the opportunity to ask questions and to provide public input and/or comments. If you are unable to attend the hearing, you are invited to submit your comments in writing to the City Clerk-Treasurer prior to the scheduled hearing. Written comments and questions will be addressed at the hearing and a written response will be provided by the City. Non-English-speaking residents and other persons with special needs who plan to attend the hearing are asked to contact City Hall (218) 302-5996 Ext. 1 prior to the hearing so arrangements can be made to address any specific requirements.

The Public Hearing on this request will be held by the Vergas Planning Commission at 6:00 p.m. on Monday, August 22, 2022, attend the meeting via Zoom, meeting id: 267-094-2170 password 56587 or at the Vergas Event Center Council Chambers.

Julie Lammers
City Clerk-Treasurer

.....
Please Publish Frazee-Vergas Forum August 9 and 16, 2022

AFFIDAVIT REQUIRED: Please send to – City of Vergas
Attn: Julie Lammers
City Clerk-Treasurer
P O Box 32
Vergas MN 56587

APPLICATION FOR INTERIM USE PERMIT

CITY OF VERGAS
111 Main Street
Vergas, Minnesota 56587
218-342-2091

City of Vergas

FEB 24 2022

Received

APPLICATION FOR INTERIM USE PERMIT

Application is hereby made for an Interim Use Permit for (description of Interim Use Permit)_____

Continued use of the existing gravel pit for extraction, stock piling and portable hot mix plant

Address of Property: 560 Pelican Ave S, Vergas, MN 56587

Owner: Mark Sand & Gravel Co.

Address: 525 Kennedy Park Rd, Fergus Falls, MN 56537

Phone: 218-736-7523

Applicant: Mark Sand & Gravel Co.

Address: 525 Kennedy Park Rd, Fergus Falls, MN 56537

Phone: 218-736-7523

The following information is submitted in support of this application.

- ☒ 1) Completed application for Interim Use Permit.
- ☒ 2) Cash fee \$300.00
- ☒ 3) Legal description of the property. See affirmation of sufficient interest form.
- ☒ 4) Acknowledgement of Responsibility form completed. See attachment
- ☒ 5) Affirmation of Sufficient Interest form completed. See attachment
- ☒ 6) A narrative explaining the purpose of the request, the exact nature of the Interim use, and the justification for the request. See attachment
- ☒ 7) Copies of all MPCA permits. See attachments
- ☒ 8) Other See attachments as required by the Sand & Gravel ordinance

APPLICATION FOR INTERIM USE PERMIT

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I **am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

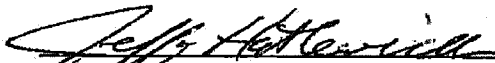
Name of Applicant: Mark Sand & Gravel Co.

Phone: 218-736-7523

Street address/legal description of subject project: _____

560 Pelican Ave S, Vergas, MN 56587

N1/2 SE1/4 EX 5 AC TR IN NE COR & NELY 1/2 SE1/4 SW1/4 & NE1/4 SW1/4


Signature

02/02/2022
Date

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

APPLICATION FOR INTERIM USE PERMIT

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I **am responsible for complying with all City requirements** with regard to this request. This application should be processed in my name and I **am the party whom the City should contact** regarding any matter pertaining to this application.

I **have read and understand the instructions** supplies for processing this application. The documents and/or information I have submitted are true and **correct** to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

If this is an application for **underground tank installation**, I understand that I must notify the Fire Marshall immediately in writing upon any change in required resident agent information.

I further understand that additional information, such as a traffic analysis or expert testimony, may be required for analysis of this request, and that upon my authorization the fees for such will be my responsibility.

I **agree to allow access by City authorized persons** in, on, or to the property for purposes of review of this application and any necessary inspections.


Applicant's Signature

02/02/2022

Date

Name of Applicant: Mark Sand & Gravel Co.

Address: 525 Kennedy Park Rd., Fergus Falls, MN 56537

Phone: 218-736-7523

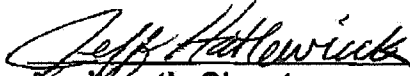
Name and Address of Additional Contract(s): Jeff Hatlewick, Vice President of Administration

PO Box 458, Fergus Falls, MN 56538

Phone: 218-766-6977

APPLICATION FOR INTERIM USE PERMIT

I fully understand that all of the above required information must be submitted at least **28** days prior to a Planning Commission meeting to ensure review by that date.



Applicant's Signature

02/02/2022

Date

Comments/Revisions.

Received by:

City Clerk's Signature

Date

MINUTES OF MEETING OF DIRECTORS

The meeting of the Board of Directors of MARK SAND & GRAVEL CO. was held at the offices of Mark Sand & Gravel Co., Fergus Falls, MN on February 15, 2022 at 11:30 am.

Present were Mark Thorson, the sole director, Justin Rodeman Vice President and Jeffrey Hatlewick, Vice President/Secretary.

The director and officers, discussed the business of the corporation as it relates to the Bunkowski Pit Conditional Use Permit thereafter, upon motion duly made, seconded and carried, adopted the following resolutions:

RESOLVED, That Mark Thorson as sole director did direct the following:

Mark Sand & Gravel Co. continues to have interest in mining and material production for aggregate supply and bituminous asphalt production. The company shall again apply for a conditional use permit as required on an annual basis to continue this production.

There being no further business to come before the meeting, the meeting adjourned.

A handwritten signature in cursive script, reading "Jeff Hatlewick", written over a horizontal line.

Secretary, Mark Sand & Gravel Co.

Application for Interim Use Permit

Date: February 22, 2022

Application Fee: \$300.00

1. Applicant's Name: Mark Sand & Gravel Co. Phone: 218-736-7523
 525 Kennedy Park Road
 Fergus Falls, MN 56537 Fax: 218-736-2647

2. Owner of premises on which Mining and Reclamation is to take place:
 Mark Sand & Gravel Co. Phone: 218-736-7523
 525 Kennedy Park Rd
 Fergus Falls, MN 56537 Fax: 218-736-2647

3. Legal description or other description of land:
 - Bunkowski Pit
 - - **N1/2 SE1/4 Ex 5 AC TR in NE corner & NELY1/2 SE1/4 SW1/4 & NE1/4 SW1/4**



OTTER TAIL COUNTY ASSESSOR

Parcel Number: 82-000-50-0022-000
Deed Holder: MARK SAND & GRAVEL COMPANY
Property Address: 560 PELICAN AVE S
VERGAS, MN 56587-0000 [MAP THIS ADDRESS](#)
Mailing Address: PO BOX 458
FERGUS FALLS, MN 56538-0458 USA
PDF Name: VERGAS VILLAGE
Subdivision: N/A
Sec-Twp-Rng: 25-137-041
Legal Description: N1/2 SE1/4 EX 5 AC TR IN NE COR & NELY 1/2 SE1/4 SW1/4 & NE1/4 SW1/4 EX TRS

**No image
to display**

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value
2022	\$312,100	\$150,300	\$35,100
2021	\$307,000	\$0	\$174,000
2020	\$292,290	\$0	\$168,853

Land Information

Lot Type	Square Feet	Acres
Acres x Rate	43,560	1.000
Acres x Rate	130,680	3.000
Total	174,240	4.000

Agricultural Land Information

Description	Acres
000118 - TILL-CE PROD	58.000
001210 - HIGH PAST PROD	11.660
001100 - HIGH WOODS PROD	30.000
001301 - WASTELAND IMPRACT	5.000
001203 - GRAVEL	20.000
003000 - ROAD - 2A	3.680

Residential Building Information

Occupancy	Style	Year Built
Single-Family / Owner Occupied	1 Story Frame	1919

Appendix I

Plan of Operation

Purpose

To continue the extraction of non-metallic minerals from this existing non-conforming use mine that was established in the late 1960's during the installation of the sewer system in the City of Vergas. Mark Sand & Gravel Co., under current ownership, has actively leased, mined aggregate materials and operated portable hot mix plants at this location since 1998. The aggregates from this mine are used for various road construction projects throughout the region. This particular mine has an extremely large aggregate deposit with hundreds of thousands of tons of aggregate materials still remaining to be mined. The rate of mining will depend on the local road construction projects offered for bid letting and the number of those projects awarded to Mark Sand & Gravel Co. At the current rate of mining there may be up to 20 years or more of aggregate materials remaining in this deposit.

Plan of Operation

Mining will continue in the southern area of the existing pit until resources are exhausted. Approximate depth of material to be mined is 25 to 40 feet. All entrances and exits will occur off of Otter Tail County Highway 35 from the existing approach. All materials will be transported by trucks on Otter Tail County Highway 35, Otter Tail County Highway 4 and/or Otter Tail County Highway 17. Any material that is hauled by Mark Sand & Gravel Co. authorized trucks and is spilled on these roadways will be removed as soon as reasonably possible.

The open portion of this aggregate resource has had the topsoil stripped and piled in berms at the edge of the excavation. This top soil will be spread over the areas that have been completely mined as they are reclaimed. If there is not sufficient top soil to cover the entire mined area to the desired depth it may be feasible to borrow topsoil from the eastern most lowland pasture area during the final reclamation process.

We will move in portable crushing/screening machines with several conveyors to stockpile the materials. These machines will be located in the area necessary to complete the mining of each phase. Stockpiles of aggregate materials will be located in each area of the mining phase. These stockpiles will be hauled to the end user as needed or used in the reclamation process. Our primary source of power will be a self-contained generator. Water during heavy rainfalls may be pooled in an approximate 1 acre area located at the lowest elevation. We will utilize front-end loaders, track excavators, skid steers, and dozers on this site to mine the land. Dump trucks and semi-trucks will be used to haul the equipment in as well as truck the finished product to the end-users. Dust control will be applied to ensure minimal disturbance for the neighbors near the pit.

Water resources are used for dust control as needed. In the past the water has been acquired through purchasing from the City of Vergas or by an approved Department of Natural Resources water appropriation permit for the pumping of water from nearby lakes. All of the water that is used for the mining operation, including dust control is allowed to pool and absorb into the soil at the lowest elevation of the pit. Dust control at the crusher is mainly attained by spraying water at the point of rock crushing. Dust control for the gravel roads within the pit area is attained by spraying a mixture of

calcium chloride and water onto the roadway. The pit entrance driveway has been paved to reduce the amount of fugitive dust created by vehicles entering and exiting.

The trees on this property are considered a valuable resource. It is our intention to avoid removing any trees if possible and especially those that are located near the property boundaries. Please see the phase maps for additional information on tree locations. The proposed phasing map impacts an extremely limited number of trees.

The on-site buildings will remain intact and are currently used for storage of personal belongings as related to the farming operation of Tom Bunkowski. Terry Bunkowski has agreed to rent the current farmstead. The hobby farm has great potential value and will remain as it is now and into the future as a rental property. Adjacent properties consist of seasonal storage garages, residential homes, vacant lots and agricultural land.

Phasing Plan – Currently there are 29 acres that have been mined or have been stripped to prepare for mining or stockpiling. While it is not feasible to reclaim land that has not been completely mined there can be a phasing plan implemented to eventually work towards the goal of having only 10 acres being openly mined at one time. The included phase map will outline the areas to be mined and the estimated time frames involved with each area. Once the sections of these phase areas are completely mined the sloping and backfilling will begin as the mining continues in that area. The sloped area will be leveled again to fix any possible area of erosion before the land is seeded into grassland. It is important that this sloped area be brought to finish grade before spreading the topsoil.

Hot Mix Asphalt Plant – This existing site includes approximately 7 acres of level ground. Included in this 7 acre area will be at least two stockpiles of aggregate materials. The hot mix plant is portable and temporary. It will be placed only as long as is needed to complete the local road construction projects and removed promptly when completed. The existing paved approach will be the entrance and exit to the hot mix asphalt production area. Semi-trucks will be utilized to haul the equipment into the pit area and to truck the finished product to the construction sites.

Reclamation

Sloping of the boundaries of the mined area will occur at a ratio of four to one as the mining progresses. Reclamation of the mined site will continue to occur during the mining process. Sloped areas are considered to be reclaimed. Topsoil will be spread at a depth of up to 6 inches and it will be seeded with MNDOT 330, Dry Prairie General 35-221. This mix is a general dry prairie mix for native roadsides, ecological restoration, or conservation program plantings. Our goal will be to leave the land mostly level with gently rolling hills and sloped borders near the mine boundaries. Any on-site water will be minimized into a temporary pond. 250 trees will be maintained and/or replaced as needed along the County Highway 35 property border for privacy and security until future development occurs.

Hot Mix Asphalt Plant – A seven-acre level stockpile area may be utilized throughout the permit period. The Hot Mix Asphalt Plant will be set upon the current stock pile site. This area will be mined in the phasing plan to help limit the line of sight and sound exposure to the Hot Mix Asphalt Plant. The Plant would then be placed at the pit bottom. Reclamation of this hot mix site will be completed last after all other pit materials have been depleted.

Appendix II

151.72 PERMIT APPLICATION REQUIREMENTS.

An application for a permit required by this article shall contain the following:

- A. The legal description of the lands from which it is proposed to excavate, remove, process, store or handle minerals. **See affirmation of sufficient interest form.**
- B. The name and address of the applicant and the name and address of the owner of the land. **See application for interim use permit**
- C. Names and addresses of all adjacent landowners within one-half mile radius.
See attached list of property owners.
- D. Copies of any agreements pertaining to the operation including the duration of any lease, if applicable. **Not applicable**
- E. The purpose of the removal. **See attachment Appendix I**
- F. The estimated time required to complete removal. **See attachment Appendix I**
- G. The highways, streets or other public ways within the city upon and along which the material removed shall be transported. **See attachment Appendix I**
- H. The plan of operation, including, but not limited to:
 - 1. Soil processing (any operation other than direct mining and removal),
 - 2. Nature of the processing and equipment, **See attachment Appendix I**
 - 3. The area to be included in the operation, **See attached Phase maps**
 - 4. Depth of topsoil and soil type, **See attached Soils Map and legend**
 - 5. The depth and grade of excavation, **See attachment Appendix I**
 - 6. The estimated quantity of material to be added to or removed from the premises, **See attachment Appendix I**
 - 7. Location of the plant, **all plants are portable, See attached Phase maps**
 - 8. Location of stock piles, **See attached Phase maps**
 - 9. Source of water, disposal of water and reuse of water. In the event that water is used in the operation of a pit, approval from the state department of natural resources and other appropriate state or federal agencies shall be obtained as to the type, location and depth of such well and contained with such application. **See attachment Appendix I**
 - 10. The number and location of trees prior to excavation, **See attachment Appendix I and several maps**
 - 11. Adjacent and on-site buildings and land uses **See attachment Appendix I**

12. Map or plat of the proposed pit or excavation showing the confines or limits thereof, together with the proposed finished elevations based on sea level readings. See attached maps
13. Elevations and percent slope within 100 feet beyond the perimeter of the excavation and other such information necessary to analyze the site shall be provided by the applicant. United States Geological Survey datum shall be used for all topographic mapping where feasible. See attached maps
14. Phasing plan which provides no more than ten (10) acres of the site to be open to active mining at any one time. Before any additional land may be mined, the applicant must reclaim the site to the condition that is indicated on the approved reclamation plan. See attached maps
- I. The operation plan must also identify actions to be taken during operation to mitigate adverse environmental impacts, particularly erosion and rising dust out of any sand or gravel pit. **See attachment Appendix I**
- J. A reclamation plan including, but not limited to:
 1. Final grade of the property; **See attachment Appendix I**
 2. Depth of topsoil reclaimed; **See attachment Appendix I**
 3. Type of vegetation replanted; **See attachment Appendix I**
 4. Number of trees to be replanted, replacing the trees removed during excavation. **See attachment Appendix I and attached maps**

151.73 Bond

A. A cost bond of \$10,000.00 as determined by the city council will be placed in escrow once this permit application is approved.

B. A performance bond of \$50,000.00 will be provided for upon approval of this permit. This property is owned by Mark Sand & Gravel Co. and will be maintained at a high level during the future of this operation. We want this property to maintain the high value that it has for future sales and development once the area has been completely mined.

151.74 Agreement to hold city harmless

Mark Sand & Gravel Co. will provide the city with a certificate of current insurance upon approval of this permit which will name the city as an additional insured. We will hold the city harmless as required.

151.75.002 Inspection and Review Permit Fee

Upon approval of this permit application Mark Sand & Gravel Co. agrees to provide the City of Vergas with the established inspection and review permit fee. This fee is to be held in escrow account and used strictly for the engineering fees that are required due to the ordinance. An accounting for all expenses charged to the escrow account will be provided to the applicant annually by February 15th of each year.

151.76 Inspections

Mark Sand & Gravel Co. wishes to be notified of each inspection by the city engineer so that we may accompany him on site during the inspection.

151.77.03 Screening

Mark Sand & Gravel Co. will continue to maintain and or upgrade the trees as necessary during the 2022 season.



Nonmetallic Mining Permit NOC

National Pollutant Discharge Elimination System/State Disposal System

MNG490125

Permittee: Mark Sand & Gravel Co
Facility name: Mark Sand & Gravel Acquisition Co
City or Township: Fergus Falls, **County:** Otter Tail
Issuance date: November 1, 2017
Expiration date: May 31, 2022

The state of Minnesota, on behalf of its citizens through the Minnesota Pollution Control Agency (MPCA), authorizes the Permittee to operate a disposal system at the facility named above and in accordance with the requirements of this permit.

The goal of this permit is to reduce pollutant levels in point source discharges and protect water quality in accordance with the U.S. Clean Water Act, Minnesota statutes and rules, and federal laws and regulations.

This permit is effective on the issuance date identified above. This permit expires at midnight on the expiration date identified above.

Signature: *Jeff Udd*

This document has been electronically signed.

for the Minnesota Pollution Control Agency

Jeff Udd, P.E.
Supervisor, Water Quality Permits Unit
Water Section
Industrial Division

Submit eDMRs

Submit via the MPCA Online Services Portal at
<https://netweb.pca.state.mn.us/private/>

Submit other WQ reports to:

Attention: WQ Submittals Center
Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Questions on this permit?

For eDMR and other permit reporting issues, contact:
Sheri Woitalewicz, (507) 476-4271

For specific permit requirements please refer to:

Joe Braun, (218) 846-8126

Wastewater Permit Program general questions, contact:

MPCA, 651-282-6143 or 1-800-657-3938.



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, MN 55155-4194 | 651-296-6300 | 800-657-3864 | 651-282-5332 TTY | www.pca.state.mn.us

June 9, 2009

Mr. Jeff Hatlewick
Director of Safety and Compliance
525 Kennedy Park Road
Fergus Falls, MN 56537

RE: Air Emission Permit No. 11100082-001 and Voiding Air Emission Registration Permit
Nos. 99000305-001, 99000234-002, 99000264-001, 99000263-001, and 99000306-001

Dear Mr. Hatlewick:

The enclosed permit, Air Emission Permit No. 11100082-001, authorizes operation of your nonmetallic mineral processing facilities.

Please read through the permit and review its conditions and requirements. Distribute the permit to staff members responsible for ensuring compliance with the conditions and limitations in the permit.

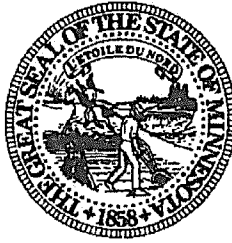
Minn. R. 7007.1110, subp. 2b requires facilities that hold a registration permit and are eligible for a nonmetallic mineral processing general permit to apply for the general permit. This letter also serves as your notice that the MPCA has voided, effective the date of this letter, the following Air Emission Permits in accordance with Minn. R. 7007.1110, subp. 17 (see below):

<u>Permit No.</u>	<u>Name of Facility</u>	<u>Date Permit Issued</u>
99000305-001	Mark Sand & Gravel Acquisition – Plant 2	April 25, 2002
99000234-002	Mark Sand & Gravel Acquisition – Plant 3	January 17, 2003
99000264-001	Mark Sand & Gravel Acquisition – Plant 4	August 8, 1997
99000263-001	Mark Sand & Gravel Acquisition – Plant 5	August 8, 1997
99000306-001	Mark Sand & Gravel Acquisition – Plant 6	April 25, 2002

Minn. R. 7007.1110

Subp. 17. Voiding an existing permit. The commissioner shall void a part 70, capped, or state permit for a stationary source which is issued a registration permit. A stationary source which is covered under the terms of a general permit is no longer covered by the general permit when it is issued a registration permit. The commissioner shall void a registration permit issued under one registration permit option for a stationary source that is issued a registration permit for a different registration permit option. The commissioner shall void a registration permit for a stationary source that is issued a part 70, state, capped, or general permit.

The reason to void the registration permits is the issuance of Air Emission Permit No. 11100082-001.



AIR EMISSION PERMIT NO. 99000150 - 002

'OPTION D' REGISTRATION PERMIT

FOR A

HOT MIX ASPHALT FACILITY

According to Minnesota Statutes Chapter 115 and 116, Minnesota Rules Chapters 7001 and 7007, and 40 CFR part 52, subp. Y:

Mark Sand & Gravel Acquisition Co
PO Box 458
Fergus Falls, MN 565380458

(hereinafter Permittee) is issued an Air Emission Registration Permit by the Minnesota Pollution Control Agency for its Mark Sand & Gravel Acquisition - Plant 9 facility located at various locations throughout the state of Minnesota.

The permit authorizes modification, construction, reconstruction, and operation of the stationary source under the conditions set forth below.

Issue Date: 09/26/2002

Expiration: Pursuant to Minn. Rules pt. 7007.1050, subp. 3a, the permit shall be considered not to expire until a new permit is issued.

Compliance Requirements: The Permittee shall comply with Minn. Rules pts. 7007.1110 (Registration Permit General Requirements) and 7007.1130 (Option D Requirements) and all applicable requirements.

A handwritten signature in black ink, appearing to read "Karen A. Studders", is written over a horizontal line.

for Karen A. Studders
Commissioner
Minnesota Pollution Control Agency

LICENSE AND PERMIT BOND**KNOW ALL MEN BY THESE PRESENTS:**

THAT WE, Mark Sand & Gravel Co., PO Box 458, Fergus Falls, MN 56538 as Principal, and Liberty Mutual Insurance Company, a Massachusetts Corporation, as Surety, are held and firmly bound unto City of Vergas, PO Box 32, 111 Main St., Vergas, MN 56587 in the sum of Fifty Thousand and 00/100 DOLLARS (\$50,000.00) for the payment of which sum, well and truly to be made, we bind ourselves, our personal representatives, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION of this bond is such that the Principal has applied for an Interim Use Permit for Reclamation of Aggregate Mining at 560 Pelican Ave S, Vergas, MN 56587, Vergas, Minnesota; Plat or Addition 82000500022000 in accordance with the requirements of ordinances of said Obligee, and has agreed to hold said Obligee harmless from suffering and loss or damage occasioned by said Principal's failing to comply with any provisions of any ordinances applicable to the work performed by said Principal.

NOW, THEREFORE, if the Principal shall, during the period commencing on the aforesaid date, faithfully perform all the duties according to the requirement of the Ordinances regulating said license, and protect said Obligee from and damage as hereinbefore stated, then this obligation shall become void and of no effect, otherwise to be and remain in full force and virtue.

This bond may be terminated as to future acts of the Principal upon thirty (30) days written notice by the Surety. Otherwise, this bond expires at midnight May 19, 2022. All claims must be made before the expiration date.

Dated this 19th day of March, 2021.

Mark Sand & Gravel Co.

Principal

Liberty Mutual Insurance Company

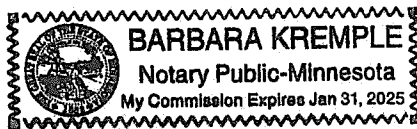
Surety

Joshua R. Loftis, Attorney-in-Fact

CORPORATE ACKNOWLEDGMENT

State of Minnesota)
) ss
County of Otter Tail)

On this 19th day of March 2021, before me appeared Mark Thorson,
to me personally known, who, being by me duly sworn, did say that he/she is the President
of Mark Sand & Gravel Co., a corporation, that the seal affixed to the
foregoing instrument is the corporate seal of said corporation, and that said instrument was executed in
behalf of said corporation by authority of its Board of Directors, and that said Mark Thorson
acknowledged said instrument to be the free act and deed of said corporation.

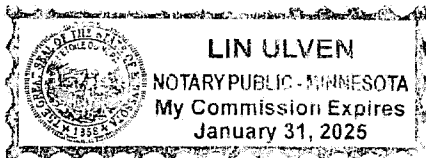


Barbara Krempfle
Notary Public Otter Tail County, MN
My commission expires 1-31-2025

SURETY ACKNOWLEDGMENT

State of Minnesota)
) ss
County of Hennepin)

On this 19th day of March 2021, before me appeared Joshua R. Loftis,
to me personally know, who being by me duly sworn, did say that (s)he is the Attorney-in-Fact of _____
Liberty Mutual Insurance Company, a corporation, that the seal
affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was
executed in behalf of said corporation by authority of its Board of Directors; and that said _____
Joshua R. Loftis acknowledged said instrument to be the free act and deed of said corporation.



[Signature]
Notary Public Ramsey County, MN
My commission expires 1/31/2025



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8204780 - 190054**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brian J. Oestreich, Colby D. White, Emily White, Jerome T. Ouimet, Joshua R. Loftis, Kurt C. Lundblad, Lin Ulven, Melinda C. Blodgett, Nathan Weaver, Nicole Stillings, R. C. Bowman, R. W. Frank, Rachel Thomas, Ross S. Squires, Sandra M. Engstrom, Ted Jorgensen, Tina L. Domask

all of the city of Minneapolis state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 28th day of January, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 28th day of January, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 19th day of March, 2021.

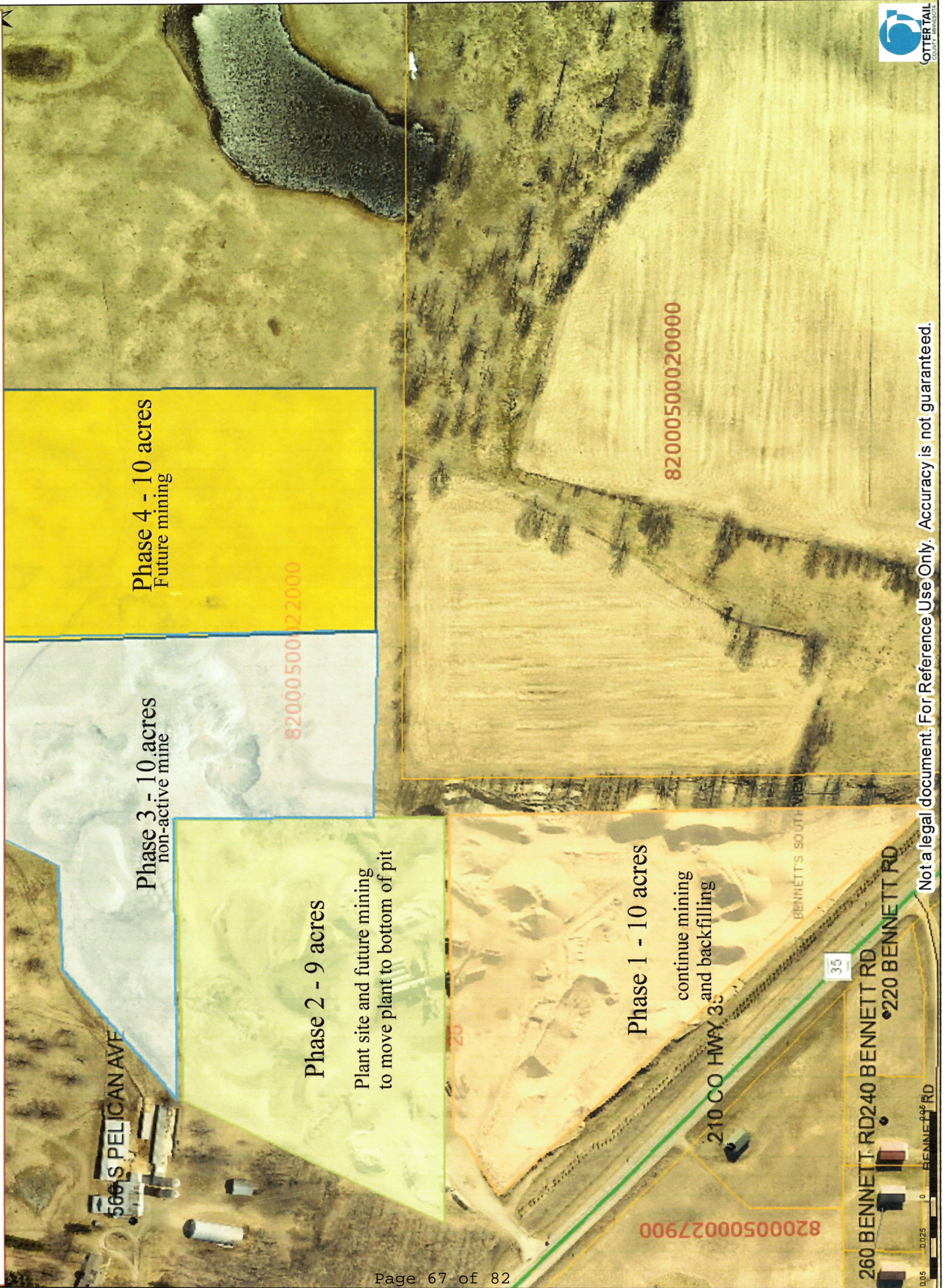


By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



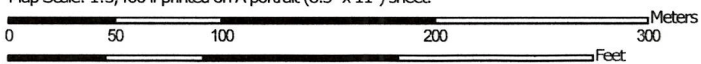




Soil Map—Otter Tail County, Minnesota
(Bunkowski Pit Vergas MN)



Map Scale: 1:3,460 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey
Page 69 of 82

2/19/2021
Page 1 of 3

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Otter Tail County, Minnesota
Survey Area Data: Version 16, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2014—Oct 23, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
441B	Almora loam, 2 to 6 percent slopes	4.9	13.8%
1196B	Lida-Two Inlets complex, 1 to 8 percent slopes	26.8	76.2%
1196C	Lida-Two Inlets complex, 8 to 15 percent slopes	3.5	10.0%
Totals for Area of Interest		35.2	100.0%

2022 Property owners within 1/2 mile of the Mark Sand & Gravel Co. - Bunkowski Pit

Property Owner	Address 1	Address 2	City	State	Zip	Zip +4
AMANDA GRONHOVD & T TUMBERG	220 9TH AVE S		SOUTH SAINT PAUL	MN	55075	2212
AMBER DAHLGREN & ADAM BRISTLIN		PO BOX 67	VERGAS	MN	56587	67
ANDERSON,DENNIS D & JANICE A		PO BOX 171	VERGAS	MN	56587	171
BAUMGART,MICHAEL J	520 PELICAN AVE S		VERGAS	MN	56587	4109
BELLEFEUILLE,DARCY L & BONNIE	221 BENNETT RD		VERGAS	MN	56587	4121
BENNETT,DONALD	32257 CO HWY 4		VERGAS	MN	56587	9400
BERVEN,DWIGHT & STACY A	450 PELICAN AVE S		VERGAS	MN	56587	4107
BJ'S REAL ESTATE INC	3200 11TH ST S UNIT 113		FARGO	ND	58104	4609
BLACK,MICHAEL D & PAULA J	10169 141ST AVE		VERNDALE	MN	56481	3014
BLIXT,SANDRA K	225 CHAFFEE AVE		AMENIA	ND	58004	4018
BOBBIE SCHRUPP JORGENSEN ET AL	380 PELICAN AVE S		VERGAS	MN	56587	4105
BOSCH,KELLY & MICKIE	822 246TH ST S		HAWLEY	MN	56549	9601
BOYD,ANTHONY E	601 4TH ST W		PARK RAPIDS	MN	56470	1333
BREMER,DENNIS C & CYNTHIA A	1030 TONKAWA RD		LONG LAKE	MN	55356	9238
BROWN,SHARI & CHRISTOPHER	1130 TOWN LINE RD S		VERGAS	MN	56587	
BRUHN,PAUL E & CARMEN I	955 GABRIEL CIR		DETROIT LAKES	MN	56501	4835
BRUHN,VAN A & KARMEN K	330 PELICAN AVE S		VERGAS	MN	56587	4105
BUEIDE,DANIEL A & MICHELLE M	3214 45TH AVE S		FARGO	ND	58104	6650
BUGBEE FAM TST	843 12 1/2 AVE W		WEST FARGO	ND	58078	2435
BUNKOWSKE,KEITH & SHELLEY	202 TOWN LINE RD S		VERGAS	MN	56587	4223
BURG,RONALD J	46851 BIG OWL LOOP		VERGAS	MN	56587	9500
BURLINGTON NORTHERN RR CO		PO BOX 961089	FORT WORTH	TX	76161	89
CHRISTOPHER G EIDEN ET AL	281 BENNETT RD		VERGAS	MN	56587	4121
CITY OF VERGAS		PO BOX 32	VERGAS	MN	56587	32
CLIFFORD MOE & CATHLEEN SIMMON		PO BOX 242	VERGAS	MN	56587	242
CONTRACTORS LEASING		PO BOX 10325	FARGO	ND	58106	325
COUNTY OF OTTER TAIL	510 FIR AVE W		FERGUS FALLS	MN	56537	1364
COURNEYA,HEATH GERALD	34257 DUSTY TRL		FRAZEE	MN	56544	8966
COURNEYA,JAMES T & JAYNE A	301 LOONEY LN W		VERGAS	MN	56587	4119
CRAIG FRISCHMAN & C SILLERUD	5645 ST CROIX AVE N		MINNEAPOLIS	MN	55422	4417
DAHL,RICKEY L & KAREN	611 TOWNLINE RD		VERGAS	MN	56587	4226
DAHLGREN,GARRETT	410 SUNSET STRIP	PO BOX 67	VERGAS	MN	56587	67
DAHLGREN,GORDON J & MARION K		PO BOX 67	VERGAS	MN	56587	67
DAHLGREN,LOGAN M		PO BOX 67	VERGAS	MN	56587	67
DAHLGREN,MARION KATHRYN		PO BOX 67	VERGAS	MN	56587	67
DANIEL G ZITZOW ET AL	3021 14TH AVE S		MOORHEAD	MN	56560	3907
DAVIS,SHELBY L & BLAINE V	131 MILL ST E		VERGAS	MN	56587	4113

DAY,SHAWN P	251 1ST AVE N		VERGAS	MN	56587	4026
DAY,SHELLY A	404 SUNSET STRIP W		VERGAS	MN	56587	4102
DAY,VERLA A	320 PELICAN AVE S		VERGAS	MN	56587	4105
DITTERICH,HENRY & MARY LYNN	46963 CO HWY 35		VERGAS	MN	56587	9520
DOYLE,CARSON I	141 LINDEN ST E		VERGAS	MN	56587	4013
DOYLE,DANIEL J & KIMBERLY I		PO BOX 234	VERGAS	MN	56587	234
EAST OTTER TAIL TEL CO	160 2ND AVE SW		PERHAM	MN	56573	1409
EHLKE,SCOTT J		PO BOX 111	VERGAS	MN	56587	111
EHLKE,SCOTT JENNINGS		PO BOX 111	VERGAS	MN	56587	111
EILEEN M CARLISLE REV TST	1040 SCHARF AVE		VERGAS	MN	56587	4214
ENDERSBY,JAMES M		PO BOX 65	VERGAS	MN	56587	65
ENGEBRETSON,MATTHEW W		PO BOX 285	VERGAS	MN	56587	285
ENGEL, TERRY	31172 ACORN LAKE RD		FRAZEE	MN	56544	9152
ERICKSON,DEREK & SHARI	9338 PEONY LN N		MAPLE GROVE	MN	55311	4451
ERIN N GOTELAERE & B SCHREURS	241 BENNETT RD		VERGAS	MN	56587	4121
FICK,MICHAEL W	26324 485TH ST		VERGAS	MN	56587	9419
FLATELAND,MYLES A & BEVERLY L	812 SCHARF AVE E		VERGAS	MN	56587	4219
FLEMMING,RONALD L & LINDA J	1130 5TH AVE W		WEST FARGO	ND	58078	1450
FRANKLIN,PAMELA	260 1ST AVE S	PO BOX 205	VERGAS	MN	56587	205
GEORGE & JUDITH JACOBS TST	11983 JENKINS ST NE		BLAINE	MN	55449	5471
GERALD L BELOW TST ET AL	46965 BIG OWL LOOP		VERGAS	MN	56587	9500
GETZSCHMAN,RICHARD S & JOANN		PO BOX 392	LEESBURG	TX	75451	391
GIERDE,JOSEPH JEROME	46933 BIG OWL LOOP		VERGAS	MN	56587	9500
GOEDDERTZ,DAVID E & MARY A	46956 BIG OWL TRL		VERGAS	MN	56587	9570
GOLKOWSKI,LARRY F	12288 353RD AVE		FRAZEE	MN	56544	8507
HAARSTICK,DEAN W		PO BOX 160	VERGAS	MN	56587	160
HAARSTICK,DEAN W & KAREN JO		PO BOX 160	VERGAS	MN	56587	160
HALVERSON,JOHN D & SUE K	2809 10TH ST N		FARGO	ND	58102	1329
HANSON,JEFFREY R & TERRIE L	451 PELICAN AVE S		VERGAS	MN	56587	4108
HANSON,JEFFRY R & ROBIN D		PO BOX 301	PERHAM	MN	56573	301
HANSON,JOHN E & MARY L	19532 232ND ST		AUDUBON	MN	56511	9511
HANSON,ROBIN D & JEFFRY R	646 3RD AVE SE		PERHAM	MN	56573	1744
HARILUK,LOGAN L	281 HILL ST W		VERGAS	MN	56587	4117
HASSE,REBECCA & SHANE	231 HILL ST W		VERGAS	MN	56587	4117
HEEMSTRA,DELBERT G	15872 RIDGEVIEW LN E		DETROIT LAKES	MN	56501	7152
HERSCH LAMMLE PROP GROUP LLC	1112 2ND AVE N		WHEATON	MN	56296	1212
HILL, KAREN LEE	3514 HUNTERS DEW		SAN ANTONIO	TX	78230	2860
HILLIARD,JORDAN GEORGE & KARA	225 MAIN ST W		VERGAS	MN	56587	
HILLSTROM,CHARLES W & KATHRYN	32267 CO HWY 4	PO BOX 88	VERGAS	MN	56587	9400

HOARD,DANIEL	390 PELICAN AVE S		VERGAS	MN	56587	4105
HODNEFIELD,PATRICK E	441 PELICAN AVE S		VERGAS	MN	56587	4108
HOFFMAN,JILL		PO BOX 7	VERGAS	MN	56587	7
HOFFMANN,CARL W & CONNIE L	106 ELM ST E		VERGAS	MN	56587	4017
HOFFMANN,JAMES & MELAINE JOYCE	440 PELICAN AVE S		VERGAS	MN	56587	4107
HOLT,KYLE	381 PELICAN AVE S		VERGAS	MN	56587	4106
HOWE,JEREMIAH	370 PELICAN AVE S	PO BOX 191	VERGAS	MN	56587	4105
HUCK,JASON A & BERET E	5509 15TH ST S		FARGO	ND	58104	6395
HUDDLESTON HARDWARE INC	34226 SYBIL LAKE RD		VERGAS	MN	56587	9550
INGBERG,CHERYL L		PO BOX 42	VERGAS	MN	56587	42
INGBERG,DAVID & KERRY SEIFERT	110 ELM ST W	PO BOX 16	VERGAS	MN	56587	16
INGBERG,JULIE		PO BOX 101	VERGAS	MN	56587	101
JACK CHIVERS REALTY	816 WASHINGTON AVE		DETROIT LAKES	MN	56501	3014
JACOBY,ROBERT & DEBRA	1030 SCHARF AVE E		VERGAS	MN	56587	4214
JACQUELINE L BUERMANN ET AL	220 HILL ST W		VERGAS	MN	56587	4116
JAMES A BONHAM REV TST	1306 BAY VIEW DR		DEVILS LAKE	ND	58301	8628
JEANETTE C BRUHN TST		PO BOX 116	VERGAS	MN	56587	116
JEFFREY DOSTAL ET AL	5070 PROSPERITY WAY S		FARGO	ND	58104	7567
JOHNSON,KIRK E & DANIELLE M	24647 E 1500 N RD		FAIRBURY	IL	61739	9250
JRMH HOLDINGS LLC		PO BOX 9	VERGAS	MN	56587	9
KADING,WALTER L	31243 440TH ST		VERGAS	MN	56587	9351
KADING,WALTER L & ELIZABETH I	215 FRAZEE AVE E	PO BOX 97	VERGAS	MN	56587	97
KEITH E SANDAU REV TST	361 PELICAN AVE S		VERGAS	MN	56587	4106
KEITH M BUNKOWSKE ET AL	202 TOWN LINE RD S		VERGAS	MN	56587	4223
KEY STONE STOR & RENTALS LLC	49186 CO HWY 31		VERGAS	MN	56587	9421
KING,BRADLEY L & REBECCA R	7613 UNIVERSITY DR S		FARGO	ND	58104	8016
KINNEBERG,ANDREW J & RACHEL L	949 PARKWAY DR		WEST FARGO	ND	58078	8118
KLATT,JERRY D & PATRICIA S	32125 CO HWY 4		VERGAS	MN	56587	9400
KOLLE,SHARON L	321 SCHARF AVE E		VERGAS	MN	56587	4202
KUBSCH,JEFFERY & SHERRY	8799 QUEENSLAND LN N		MAPLE GROVE	MN	55311	5501
KUEHNE,KEITH	306 FRAZEE AVE E		VERGAS	MN	56587	4206
KVAM,MEREL A & JUDY M	1936 BONITA WAY S		ST PETERSBURG	FL	33712	4214
LAKES AREA WORD FELLOWSHIP		PO BOX 218	VERGAS	MN	56587	218
LAMMLE,JUSTIN A	10 MEGHANS WAY		BOZEMAN	MT	59718	1859
LARSON,DUANE A		PO BOX 143	VERGAS	MN	56587	143
LEMON,BRANDON J	213 MAIN ST W		VERGAS	MN	56587	
LENDE,BRIAN S	201 HILL ST W		VERGAS	MN	56587	
LEROY & MARGARET LINDSAY TST	14829 CO HWY 24		ROTHSAY	MN	56579	9348
LEWIS,TRISTYN LEE	430 PELICAN AVE S		VERGAS	MN	56587	4107

LICENCE, ANTHONY M			PO BOX 82	VERGAS	MN	56587	82
LONGTIN, TRISHA M			PO BOX 22	VERGAS	MN	56587	22
LUNDGREN, DWIGHT & KARIN		420 PELICAN AVE S		VERGAS	MN	56587	4107
LUTHI, BRUCE A & LINDA R		46792 BIG OWL LOOP		VERGAS	MN	56587	9500
MACNEILL, ANABELLE L		210 MAIN ST W		VERGAS	MN	56587	4002
MANEVAL, MICHAEL F			PO BOX 37	VERGAS	MN	56587	37
MANEVAL, ROBIN & BARBARA			PO BOX 93	VERGAS	MN	56587	93
MARIE E SCHULTZ REV TST		640 TOWN LINE RD S		VERGAS	MN	56587	4225
MARING, TERRANCE JR & NICOLE		500 PELICAN AVE S		VERGAS	MN	56587	4109
MARK SAND & GRAVEL COMPANY			PO BOX 458	FERGUS FALLS	MN	56538	458
MARTY & NANCY HANSON REV TST		41750 BAGLEY BAY LN		PELICAN RAPIDS	MN	56572	7751
MCCORQUODALE, KATIE M			PO BOX 50	VERGAS	MN	56587	50
MCINTYRE, DOUGLAS J & VICKI E		6912 81ST AVE S		HORACE	ND	58047	9799
MENZ, LOREN K & DIANE K			PO BOX 17	VERGAS	MN	56587	17
METHODIST CHURCH OF VERGAS			PO BOX 243	VERGAS	MN	56587	243
METZGER, GLENN M & PAT A		46859 BIG OWL TRL		VERGAS	MN	56587	9509
MITCHELL B & B J GOLDSTEIN TST		1000 SCHARF AVE E		VERGAS	MN	56587	4214
MITCHELL, GERALD S & AUDREY D			PO BOX 294	FRAZEE	MN	56544	294
MOE, CATHY & CLIFFORD			PO BOX 242	VERGAS	MN	56587	242
MOE, CLIFFORD D			PO BOX 242	VERGAS	MN	56587	242
MOE, JANE ESTHER			PO BOX 44	VERGAS	MN	56587	44
MOLTZAN, RICKY A & MELISSA A			PO BOX 148	VERGAS	MN	56587	148
NASH, DUSTIN		351 PELICAN AVE S		VERGAS	MN	56587	4106
NATALIES SERENDIPITY LLC			PO BOX 85	VERGAS	MN	56587	85
NEIL J & D STRAWHORN REV TSTS		32328 CO HWY 4		VERGAS	MN	56587	
NELSON, RICHARD A & MARGARET J		2551 66TH AVE S		FARGO	ND	58102	7960
NERESON, BRUCE A & JANICE K		4132 ARTHUR DR		FARGO	ND	58104	4574
NESEMEIER, AMY			PO BOX 10723	FARGO	ND	58103	723
NIEMANN, KEVIN LEE		1232 LINCOLN AVE		DETROIT LAKES	MN	56501	4015
NUSTAD, RACHEL K		151 LINDEN ST E		VERGAS	MN	56587	4013
OLSON OIL CO INC		1425 LINCOLN AVE W		FERGUS FALLS	MN	56537	1005
OSBORN, LAURA		110 ELM ST		VERGAS	MN	56587	4016
PALMER, RODGER E & ELAINE E		1025 SCHARF AVE E		VERGAS	MN	56587	4230
PATRICK T SKELLY ET AL		4279 HAWKSBURY CIR		EAGAN	MN	55123	3062
PEIL, TIMOTHY S & KATHRYN A		46949 BIG OWL TRL	PO BOX 252	VERGAS	MN	56587	252
PENNEY, JOYCE A			PO BOX 161	VERGAS	MN	56587	161
PERHAM COOP CREAMERY ASSOC			PO BOX 247	PERHAM	MN	56573	247
PETER FANKHANEL ET AL		45311 316TH AVE		VERGAS	MN	56587	9356
PETERSON, GALE N & ANDREW F		80343 ERICSON SCOTIA AVE		SCOTIA	NE	68875	5126

PETERSON,RICHARD L & MICHELE J	1827 26TH AVE NW		NEW BRIGHTON	MN	55112	1744
PINKE,PAUL A & CORAL L		PO BOX 159	VERGAS	MN	56587	159
PIXLEY,DARYL L		PO BOX 21	MAHNMEN	MN	56557	21
PRIEM,JORDAN T & JESSICA A	210 HILL ST W		VERGAS	MN	56587	4116
PRIEM,TIMOTHY J	46919 BIG OWL LOOP		VERGAS	MN	56587	9500
PUETZ,MAGDALENA PEARL		PO BOX 207	VERGAS	MN	56587	207
REFSLAND,MARVOLYN J	311 SCHARF AVE E		VERGAS	MN	56587	4202
RICHARD BLAIR & CONNIE LEE		PO BOX 19	VERGAS	MN	56587	19
RICHARDS,RONOLA F	241 HILL ST W		VERGAS	MN	56587	4117
RONALD W PINKEPANK ET AL	N109W17035 AVA CIR		GERMANTOWN	WI	53022	5667
ROSWICK,ROBERT & JULIE	4315 ENGLAND ST		BISMARCK	ND	58504	8970
S & Z PROPERTIES LLC	49605 CO HWY 17		VERGAS	MN	56587	9447
SAFAR,MATTHEW L	291 BENNETT RD		VERGAS	MN	56587	4121
SALVESON,LYNNAE	340 PELICAN AVE S		VERGAS	MN	56587	4105
SANDAU,JERRY		PO BOX 585	ORION	IL	61273	585
SANDY PROPERTIES LLC	420 HARWOOD DR		FARGO	ND	58104	6229
SAZAMA,STEPHANIE & TYLER J	401 PELICAN AVE S		VERGAS	MN	56587	4108
SCHLAUDERAFF,BRUCE M	301 UNIT AVE S		VERGAS	MN	56587	
SCHMID,ROBERT A	109 1ST AVE S		VERGAS	MN	56587	4023
SCHOENEGER, WILLIAM & LYNN		PO BOX 183	VERGAS	MN	56587	183
SCHRUPP,KYLE	110 CO HWY 35		VERGAS	MN	56587	4100
SCHRUPP,LARRY G	375 RAILWAY AVE S		VERGAS	MN	56587	
SCHRUPP,THOMAS & SUSAN		PO BOX 91	VERGAS	MN	56587	91
SHARP,CAROL	817 SCHARF AVE E		VERGAS	MN	56587	4209
SHEILA L BENNETT & SHANE POSS	290 BENNETT RD		VERGAS	MN	56587	4121
SHIPMAN,JILL		PO BOX 147	VERGAS	MN	56587	147
SILBERNAGEL,BRUCE A & ELAINE	24738 DERBY DR		SORRENTO	FL	32776	8403
SLEEN,KURT G	25849 485TH ST		VERGAS	MN	56587	9419
SMITH,KAYLA M	46943 CO HWY 35		VERGAS	MN	56587	9520
SONNENBERG,BRUCE L & GAIL	461 PELICAN AVE S		VERGAS	MN	56587	4108
SOO LINE RAILROAD CO	7TH FLOOR TAX DEPT	120 6TH ST S	MINNEAPOLIS	MN	55402	1803
STATE OF MINNESOTA		PO BOX 45	SAINT PAUL	MN	55155	4045
STEPHEN & CARMEN MOORE FAM TST	815 SCHARF AVE E		VERGAS	MN	56587	4209
STONE,SUSAN R	551 PELICAN AVE S		VERGAS	MN	56587	4110
STRAND,KERRY & MICHELLE	100 TOWNLINE RD S		VERGAS	MN	56587	4218
STRAND,PATRICIA A		PO BOX 71	VERGAS	MN	56587	71
STROM,TIMOTHY W & CHERYL L		PO BOX 208	VERGAS	MN	56587	208
STYLEMARK BUILDERS INC	3713 HIDDEN CIR		WEST FARGO	ND	58078	7929
SUMMER HOLDINGS LLC	300 OLD DETROIT RD		VERGAS	MN	56587	4032

TANGEN,BRIAN A & BRENDA K	604 2ND ST SW		FRAZEE	MN	56544	4318
TEGTMEIER,AUSTIN C		PO BOX 171	VERGAS	MN	56587	171
TEIGEN BROTHERS HOLDINGS LLC	43645 INLET BEACH RD		PELICAN RAPIDS	MN	56572	7559
THEISEN,KYLE	275 RAILWAY AVE S		VERGAS	MN	56587	4006
THOMAS J & PATRICIA HENG TST	46821 BIG OWL LOOP		VERGAS	MN	56587	9500
THOMAS,HELEN M	47885 315TH AVE		VERGAS	MN	56587	9464
TINA EISCHEMS & CAROLYN HARRIS	221 HILL ST W		VERGAS	MN	56587	4117
UEKE,DONALD R & RHONDA D	371 PELICAN AVE S		VERGAS	MN	56587	4106
VANESSA PERRY & JORDAN SLEEN	49186 CO HWY 31		VERGAS	MN	56587	9421
VERGAS STATE BANK		PO BOX 67	VERGAS	MN	56587	67
WALLACE FAMILY LIVING TST	1040 PASTURE CANYON DR E		SAN TAN VALLEY	AZ	85143	5846
WALLACE,LEIGHTON & BRYCE	530 PELICAN AVE S		VERGAS	MN	56587	
WATSON,DARREN & MICHELLE	813 UNIVERSITY DR N		FARGO	ND	58102	3544
WELDON,BENJAMIN J & NICOLE		PO BOX 215	VERGAS	MN	56587	215
WIEBEN,TIMOTHY E & MARY A	2627 ITHICA DR		BISMARCK	ND	58503	945
WILLIAM ESSER TST	810 WOODCREEK RANCH RD		WIMBERLEY	TX	78676	5524
WOODS,CORY D & CASSANDRA	304 PELICAN AVE S		VERGAS	MN	56587	4105
WOUTERS,KATHLEEN	180 3RD AVE S	PO BOX 124	VERGAS	MN	56587	124
YGGDRASIL LLC	219 FRAZEE AVE E		VERGAS	MN	56587	
YOKOM,RICHARD & ROSE	1514 9TH ST N		FARGO	ND	58102	2208
ZITZOW,BYRON P & CONNIE S	46828 BIG OWL LOOP		VERGAS	MN	56587	9500
ZITZOW,KEVIN R		PO BOX 73	VERGAS	MN	56587	73

LICENSE AND PERMIT BOND**KNOW ALL MEN BY THESE PRESENTS:**

THAT WE, Mark Sand & Gravel Co., PO Box 458, Fergus Falls, MN 56538 as Principal, and Liberty Mutual Insurance Company, a Massachusetts Corporation, as Surety, are held and firmly bound unto City of Vergas, PO Box 32, 111 Main St., Vergas, MN 56587 in the sum of Fifty Thousand and 00/100 DOLLARS (\$50,000.00) for the payment of which sum, well and truly to be made, we bind ourselves, our personal representatives, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION of this bond is such that the Principal has applied for an Interim Use Permit for Reclamation of Aggregate Mining at 560 Pelican Ave S, Vergas, MN 56587, Vergas, Minnesota; Plat or Addition 82000500022000 in accordance with the requirements of ordinances of said Obligee, and has agreed to hold said Obligee harmless from suffering and loss or damage occasioned by said Principal's failing to comply with any provisions of any ordinances applicable to the work performed by said Principal.

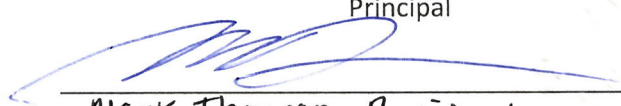
NOW, THEREFORE, if the Principal shall, during the period commencing on the aforesaid date, faithfully perform all the duties according to the requirement of the Ordinances regulating said license, and protect said Obligee from and damage as hereinbefore stated, then this obligation shall become void and of no effect, otherwise to be and remain in full force and virtue.

This bond may be terminated as to future acts of the Principal upon thirty (30) days written notice by the Surety. Otherwise, this bond expires at midnight May 19, 2023. All claims must be made before the expiration date.

Dated this 17th day of March, 2022.

Mark Sand & Gravel Co.

Principal



Mark Thorson, President

Liberty Mutual Insurance Company

Surety


Joshua R. Loftis, Attorney-in-Fact

City of Vergas

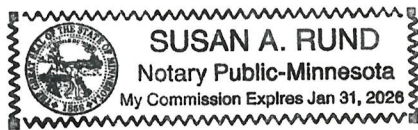
MAR 24 2022 

Received

CORPORATE ACKNOWLEDGMENT

State of Minnesota)
) ss
County of Otter Tail)

On this 17 day of March 2022, before me appeared Mark Thorson,
to me personally known, who, being by me duly sworn, did say that he/she is the President
of Mark Sand & Gravel Co., a corporation, that the seal affixed to the
foregoing instrument is the corporate seal of said corporation, and that said instrument was executed in
behalf of said corporation by authority of its Board of Directors, and that said Mark Thorson
acknowledged said instrument to be the free act and deed of said corporation.

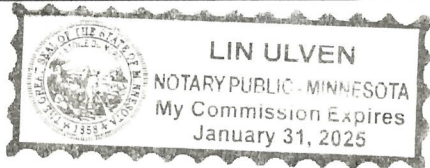


Susan Rund
Notary Public Grant County, MN
My commission expires 01/31/2026

SURETY ACKNOWLEDGMENT

State of Minnesota)
) ss
County of Hennepin)

On this 17th day of March 2022, before me appeared Joshua R. Loftis,
to me personally know, who being by me duly sworn, did say that (s)he is the Attorney-in-Fact of _____
Liberty Mutual Insurance Company, a corporation, that the seal
affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was
executed in behalf of said corporation by authority of its Board of Directors; and that said _____
Joshua R. Loftis acknowledged said instrument to be the free act and deed of said corporation.



[Signature]
Notary Public Ramsey County, MN
My commission expires 1/31/2025



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8207173 - 190054**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brian J. Oestreich; C. White; Emily White; Joshua R. Loftis; Lin Ulven; Melinda C. Blodgett; Nathan Weaver; Nicole Stillings; R. C. Bowman; R. W. Frank; Rachel Thomas; Ross S. Squires; Sandra M. Engstrum; Ted Jorgensen; Tina L. Domask

all of the city of Minneapolis state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 24th day of January, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 24th day of January, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1128044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 17th day of March, 2022.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

SURETY RIDER

To be attached to and form a part of Bond No. 190044481
executed by Mark Sand & Gravel Co., as
principal and by Liberty Mutual Insurance Company as Surety,
in favor of City of Vergas, and effective
as of May 19th, 2022

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing
the bond amount

From: \$50,000.00


To: \$100,000.00

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein
expressly stated. This rider is effective on the **19th** day of **May, 2022**

Signed and sealed this **14th** day of **April, 2022**

Mark Sand & Gravel Co.

Principal

By 
Mark Tharson, President Title

Liberty Mutual Insurance Company

Surety

By 
Joshua R. Loftis, Attorney-in-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8207173 - 190054**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Brian J. Ocstreich; C. White; Emily White; Joshua R. Loftis; Lin Ulven; Melinda C. Blodgett; Nathan Weaver; Nicole Stillings; R. C. Bowman; R. W. Frank; Rachel Thomas; Ross S. Squires; Sandra M. Engstrum; Ted Jorgensen; Tina L. Domask

all of the city of Minneapolis state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 24th day of January, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 24th day of January, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 14th day of April, 2022.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary