

School Board Special Meeting
Monday, September 23, 2024 4:00 PM

District Office Conference Room, Room 164
Austin High School
401 3rd Ave. NW
Austin, MN 55912

Agenda

1. Call to order/roll call
Speaker(s): Chairperson Dube
2. Request approval of agenda (Action)
Speaker(s): Chairperson Dube
3. PUBLIC HEARING
 - 3.A. Tax abatement request from Hteet La Powl for new construction at 1305 18th St NE, Austin - PIN 34.468.0170 (Action)
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
 - 3.B. Tax abatement request from New Horizon Homes for new construction at 1801 13th Pl NE, Austin - PIN 34.468.0040 (Action)
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
4. Request approval to certify 2024 payable 2025 proposed tax levy (Action)
Speaker(s): Executive Director of Finance and Operations Todd Lechtenberg
5. Board goal discussion
Speaker(s): Superintendent Dr. Joey Page
6. Adjournment (Action)

HOUSING TAX ABATEMENT APPLICATION

(Application Period 1-1-2023 through 12-31-2025)

Property Owner / Applicant: Hteet La Powl

Current Address: 1306 4th ST SW, Austin, MN 55912

Telephone: 507 396 3848 E-Mail: hteetlpowldag@gmail.com

Has applicant ever defaulted on property taxes? Yes No *If Yes, provide details on separate page(s).*

Are property taxes current? Yes No

PROJECT		(check all that apply)
Single-Family		Multi-family Complex
<input checked="" type="checkbox"/> New Construction ("stick build")	<input type="checkbox"/> Modular	<input type="checkbox"/> Duplex <input type="checkbox"/> Townhomes
<input type="checkbox"/> Manufactured on permanent foundation	<input type="checkbox"/> Shouse	<input type="checkbox"/> Apartment Building
		<input type="checkbox"/> Other:
Is this an application for a replacement of an existing housing unit on the same parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is this application for an existing housing unit you intend to move to this parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If YES, where is the unit being relocated from?</i> <input type="checkbox"/> Outside Mower County OR <input type="checkbox"/> Within Mower County but currently unlivable		
Project Address: <u>1305 18th ST NE, Austin, MN 55912</u>		
Project Legal Description: <u>Block 1 lot 17 Nature Ridge Third subd. Subd.</u>		
Parcel Number: <u>34,468-0170</u>	Estimated Project Valuation: <u>\$ 363,000.00</u>	

Attach building plans, site plan, certification from zoning entity that housing project complies with zoning regulations and there are no outstanding land use issues. (Include letter of consent from property owner if subject to purchase agreement or include a copy of the purchase agreement.)

I / We as applicant(s) for the Housing Tax Abatement submit this application having read the policy and understand the provisions as outlined including, but not limited to, the potential of a partial abatement in year one, due to % of completion on January 2nd, there are not any non-compliance or non-conformity outstanding land use issues on the parcel, construction must commence within one year of the approval, assessors cannot be refused access to the property for assessment purposes and the abatement is awarded annually following full payment of real estate taxes due.

Hteet La Powl 8/29/24
Signature of Applicant(s) Date

FOR OFFICE USE ONLY: ELIGIBLE / APPLICABLE APPROVALS

Mower County Date: _____

City or Township of _____ Date: _____

School District of _____ Date: _____

Disclaimer: Each taxing entity makes its own decision on approval or denial of application for tax abatement. Applications must comply with all requirements of the policy/program as outlined in the policy/program guidelines and build within allotted timeframe or tax abatement offer will be automatically terminated.

Please submit completed application with attachments to: Mower County Administration
201 1st Street NE, Suite 9, Austin MN 55912
507-437-9549
Office Hours: M-F 8 a.m. – 4:30 p.m.
deniseb@co.mower.mn.us

Notice – City of Austin Housing Projects
This application must be approved prior to the building permit being issued by the City of Austin.

NATURE RIDGE THIRI

IN OUTLOT D & OUTLOT E, NATURE RIDGE
AND NE1/4 SE1/4 SECTION 35-T103N-R18W
AUSTIN, MOWER COUNTY, MINNESOTA
CERTIFICATE C

KNOW ALL MEN BY Authority, a Minnes the City of Austin, C

All that part of Out Recorder of Mowe

Commencing at th assumed bearing i Outlot D, Nature R

thence South 00°15'00"E of said NE1/4 SE1

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thence South 02°4

thence North 89°1 Ridge;

thence North 00°5 southwester corner

thence North 89°0 of the northwest

thence northerly at said Nature Ridge,

North 00°43'59"

North 08°28'08"

North 22°41'03"

North 36°23'15"

thence North 39°2

thence North 53°1

thence North 40°5

thence North 57°5

thence North 00°1

thence South 89°0

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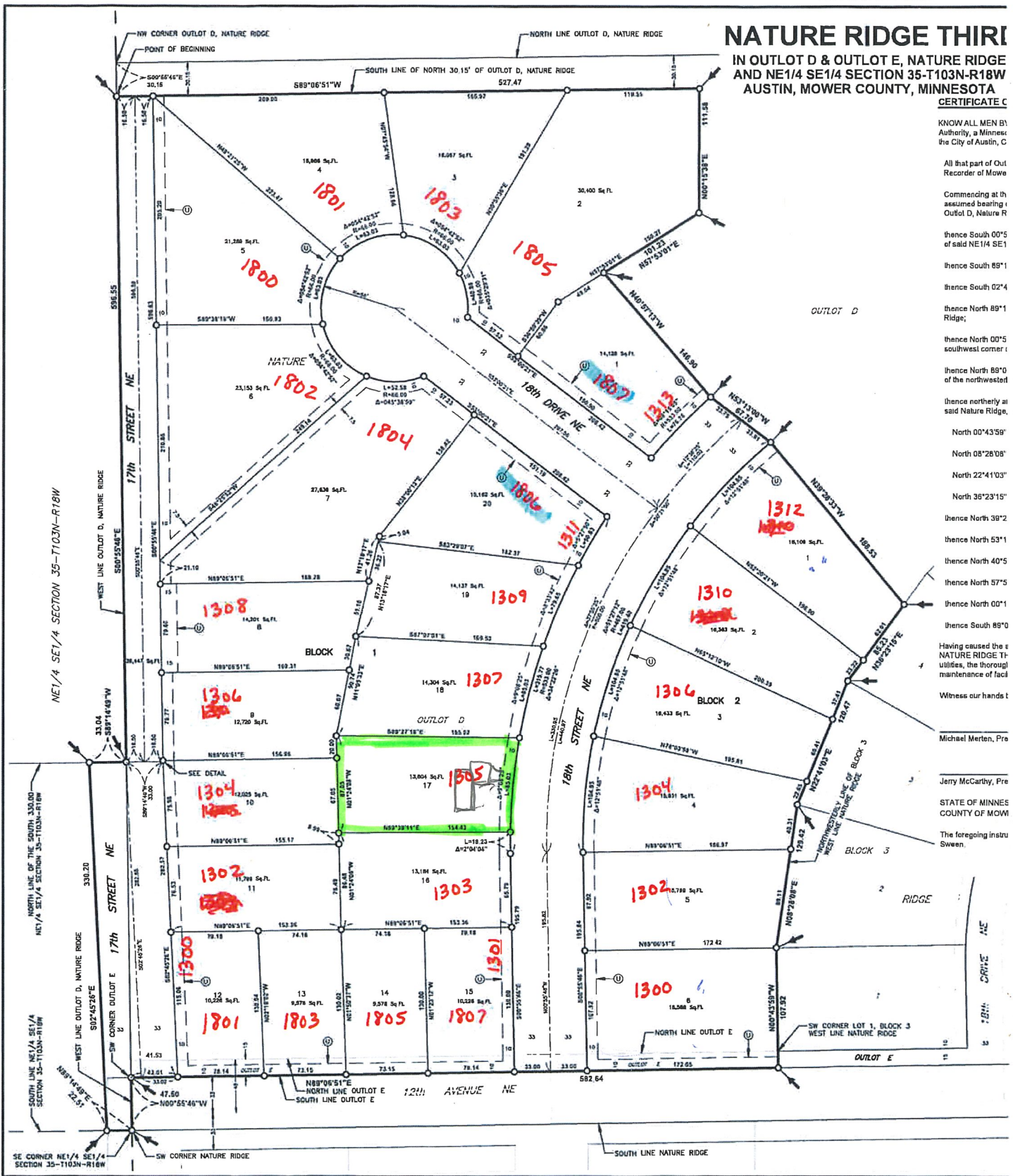
Witness our hands t

Michael Merten, Pro

Jerry McCarthy, Pro

STATE OF MINNES COUNTY OF MOW

The foregoing instru Sween.



NE1/4 SE1/4 SECTION 35-T103N-R18W

NORTH LINE OF THE SOUTH 33.00 NE1/4 SE1/4 SECTION 35-T103N-R18W

SE CORNER NE1/4 SE1/4 SECTION 35-T103N-R18W

OUTLOT D

OUTLOT E

RIDGE

18th DRIVE NE

12th AVENUE NE

17th STREET NE

18th STREET NE

NW CORNER OUTLOT D, NATURE RIDGE

NORTH LINE OUTLOT D, NATURE RIDGE

WEST LINE OUTLOT D, NATURE RIDGE

SW CORNER OUTLOT E

SW CORNER OUTLOT E

SW CORNER NATURE RIDGE

SOUTH LINE NATURE RIDGE

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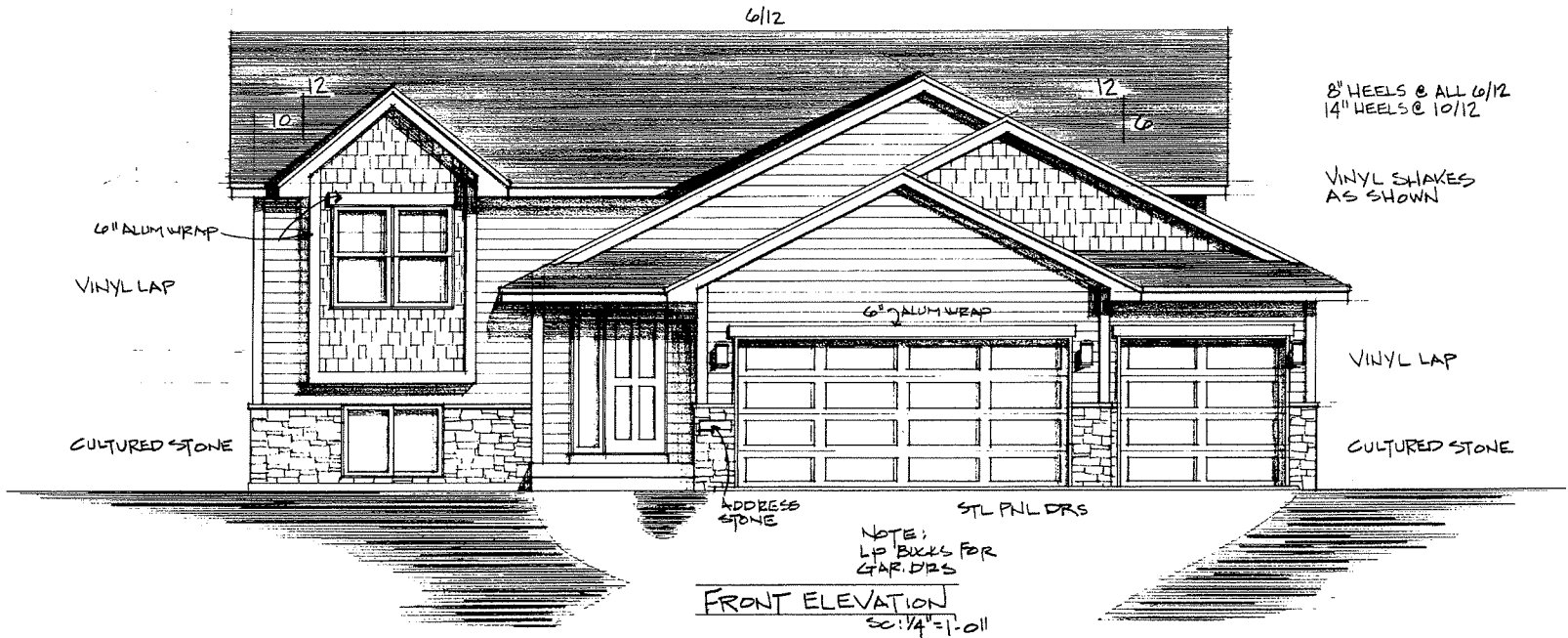
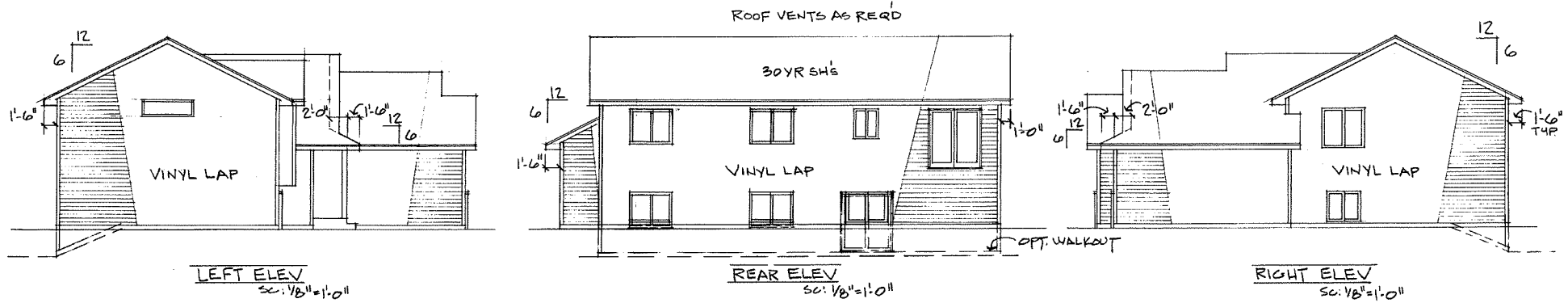
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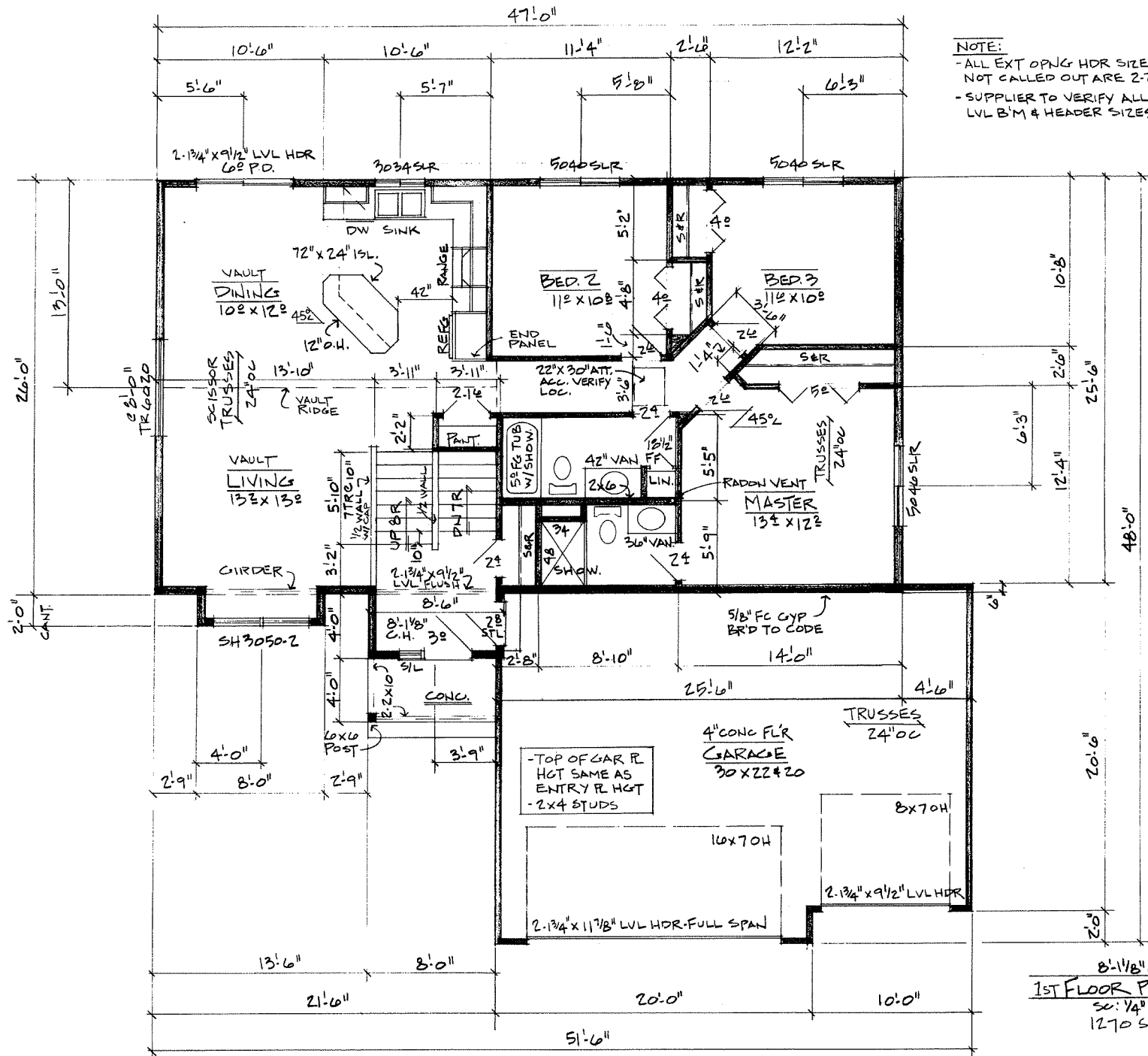
NORTHWEST DESIGN INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE CONTRACTOR MUST VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME DURING CONSTRUCTION. NO GUARANTEE EXPRESS OR IMPLIED IN COMPLIANCE OF THIS PLAN WITH OWNER/CONTRACTOR ARE MADE.



8525 EDINBROOK CROSSING
SUITE 102C
BROOKLYN PARK, MN 55443

763-424-2525

PLAN: 219-038R
DATE: 9-21-19
SQ FT: 1270
REVISED: 10-3-19



NOTE:
 - ALL EXT OPNG HDR SIZES NOT CALLED OUT ARE 2-2x10'S
 - SUPPLIER TO VERIFY ALL LVL B'M & HEADER SIZES

- TOP OF GAR R HGT SAME AS ENTRY R HGT
 - 2x4 STUDS

8'-1/8" C.H.
1ST FLOOR PLAN
 SC: 1/4" = 1'-0"
 1270 SQ FT

PID(s)
34.468.0170
NO DELINQUENT TAXES
TRANSFER ENTERED
EXEMPT: N/A
User: SM



A679670

Office of the County Recorder
Mower County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 1/26/2024 12:51 PM

PACKAGE: 102225

REC FEE \$46.00

State Deed Tax: \$156.75

Sara Madison, Mower County Recorder

^{M/D}₁₈₉₄ Miller/Davis Company - millerdavis.com

(Top 3 inches reserved for recording data)

WARRANTY DEED

Minnesota Uniform Conveyancing Blanks
Form 10.1.7 (2016)

Business Entity to Individual(s)

eCRV number: 1618939

DEED TAX DUE: \$ 156.75

DATE: January 26, 2024

FOR VALUABLE CONSIDERATION, Nature Ridge Properties of Austin Co.

a corporation under the laws of Minnesota

("Grantor"), hereby conveys and warrants to Hteet L. Powl and Htwe H. Than, husband and wife

"Grantee", as

(Check only one box) Tenants in Common Joint Tenants (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Mower County, Minnesota, legally described as follows:

Lot 17, Block 1, Nature Ridge Third in Outlot D & Outlot E, Nature Ridge and NE1/4 SE1/4 Section 35-T103N-R18W Austin, Mower County, Minnesota.

See Building and Use Restrictions as attached.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

All valid and existing covenants, restrictions, reservations, easements, conditions and rights appearing of record, if any.

Check applicable box:

The Seller certifies that the Seller does not know of any wells on the described real property.

A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)

I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

NATURE RIDGE PROPERTIES OF
AUSTIN CO.

By: Michael Merten
Michael Merten

Its: President

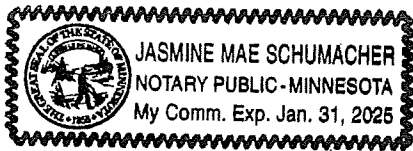
By: _____

Its: _____

State of Minnesota, County of Mower

This instrument was acknowledged before me on November 28, 2023, by Michael Merten
as President

and by _____
as _____ of Nature Ridge Properties of Austin, Co.



Jasmine M Schumacher

Title (and Rank): _____

My commission expires: Jan 31, 2025

THIS INSTRUMENT WAS DRAFTED BY:
Adams, Rizzi & Sween, P.A.
300 First Street N.W.,
Austin, MN 55912
Telephone: (507) 433-7394
File No.

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD
BE SENT TO: (insert legal name and residential or
business address of Grantee)
Hteet L. Powl
Htwe H. Than
1306 4th St. SW
Austin, MN 55912

BUILDING AND USE RESTRICTIONS

Nature Ridge Properties of Austin, Co.

NATURE RIDGE PROPERTIES OF AUSTIN, CO., a Minnesota corporation, the owners of Lot 17, Block 1, Nature Ridge Third in Outlot D & Outlot E, Nature Ridge and NE1/4 SE1/4 Section 35-T103N-R18W, Austin, Mower County, Minnesota, hereby establishes Building and Use Restrictions relative to said Lot(s). The property shall be subject to residential uses only.

Any residence constructed or to be constructed on the premises must be completed within six (6) months of commencement of the construction and shall have at least fourteen hundred (1,400) square feet on one level if it is a ranch-type residence, and at least eighteen hundred (1,800) square feet finished if it is a two-story residence.

There shall be no asphalt driveways and all driveways and sidewalks shall be cement.

There shall be a minimum two-car garage as a part of any residence or attached thereto.

There shall be a minimum set-back of twenty-five (25) feet from the front sidewalk.

No campers or other vehicles are to be kept on the street or in a driveway for more than 48 hours at one time.

There shall not be constructed on the Lot any geodesic-type home or any log home. There shall be no hardboard or Masonite siding except that cedar siding or other such wood siding is acceptable.

There shall be no prefabricated homes building on said Lot, whether compartmentalized or otherwise, and any residence constructed shall be constructed on the site.

THESE RESTRICTIONS SHALL RUN WITH AND ADHERE TO THE LAND.

HOUSING TAX ABATEMENT APPLICATION

(Application Period 1-1-2023 through 12-31-2025)

Property Owner / Applicant: New Horizon Homes, LLC.

Current Address: 25388 670th Street Kasson, MN. 55944

Telephone: 507-250-3069

E-Mail: NewHorizonHomes.Jon@gmail.com

Has applicant ever defaulted on property taxes? Yes No *If Yes, provide details on separate page(s).*

Are property taxes current? Yes No

PROJECT		<i>(check all that apply)</i>	
Single-Family		Multi-family Complex	
<input checked="" type="checkbox"/> New Construction ("stick build")	<input type="checkbox"/> Modular	<input type="checkbox"/> Duplex	<input type="checkbox"/> Townhomes
<input type="checkbox"/> Manufactured on permanent foundation	<input type="checkbox"/> Shouse	<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Other:
Is this an application for a replacement of an existing housing unit on the same parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is this application for an existing housing unit you intend to move to this parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If YES, where is the unit being relocated from?</i> <input type="checkbox"/> Outside Mower County OR <input type="checkbox"/> Within Mower County but currently unlivable			
Project Address: <u>1801 13th Place NE</u>			
Project Legal Description: <u>Lot 4 Block 1 Nature Ridge Third</u>			
Parcel Number: <u>34.468.0040</u>		Estimated Project Valuation: <u>\$ 460,000</u>	

Attach building plans, site plan, certification from zoning entity that housing project complies with zoning regulations and there are no outstanding land use issues. (Include letter of consent from property owner if subject to purchase agreement or include a copy of the purchase agreement.)

I / We as applicant(s) for the Housing Tax Abatement submit this application having read the policy and understand the provisions as outlined including, but not limited to, the potential of a partial abatement in year one, due to % of completion on January 2nd, there are not any non-compliance or non-conformity outstanding land use issues on the parcel, construction must commence within one year of the approval, assessors cannot be refused access to the property for assessment purposes and the abatement is awarded annually following full payment of real estate taxes due.

Jon Blaine
Signature of Applicant(s)

9/9/24
Date

FOR OFFICE USE ONLY: ELIGIBLE / APPLICABLE APPROVALS

Mower County

Date: 9/9/24

City or Township of _____

Date: _____

School District of _____

Date: _____

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Mower County Administration
201 1st Street NE, Suite 9, Austin MN 55912
507-437-9549
Office Hours: M-F 8 a.m. – 4:30 p.m.
deniseb@co.mower.mn.us

Notice – City of Austin Housing Projects
This application must be approved prior to the building permit being issued by the City of Austin.

Housing Tax Abatement Application – New Horizon Homes
PIN: 34.468.0040
Site Plan



PROGRESSIVE PLAN DESIGN LLP

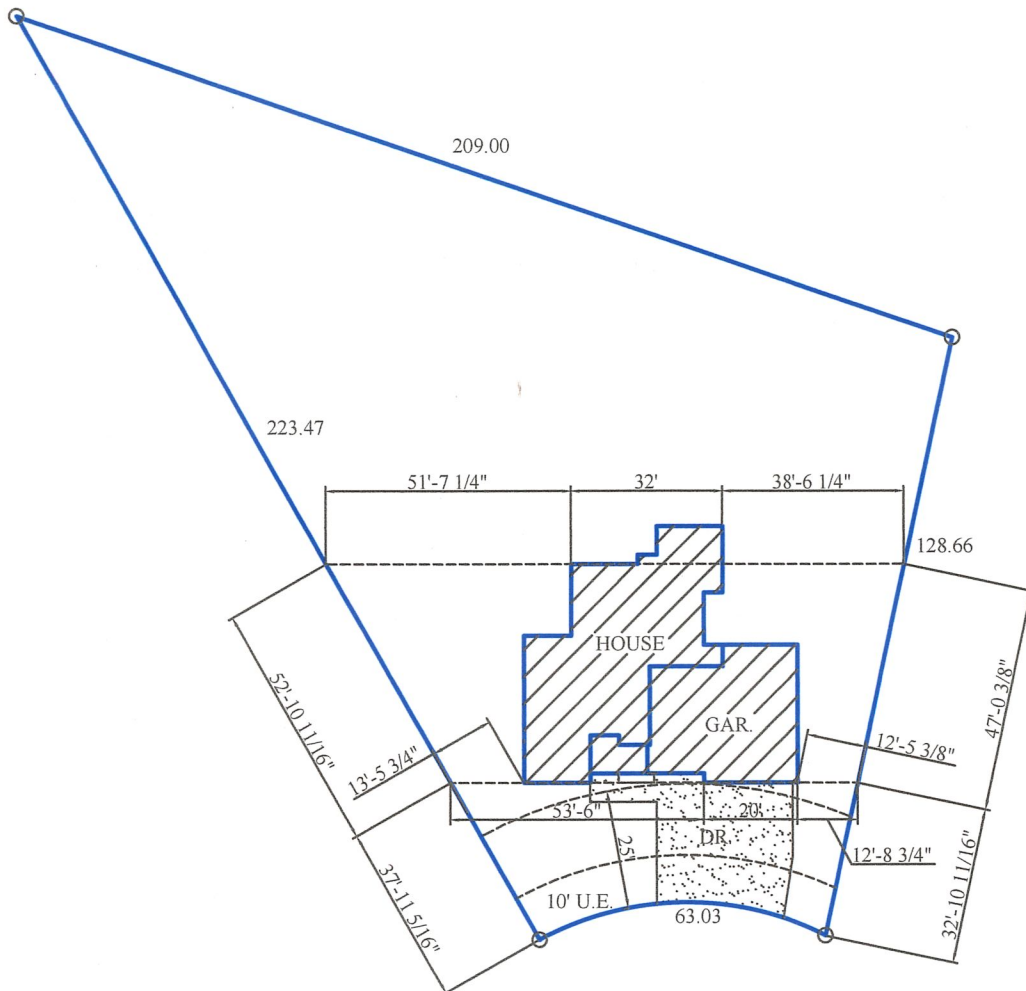
RESIDENTIAL ARCHITECTURE
714 County Rd 3 NW Byron MN 55920
(507)775-6877 progressiveplandesign@gmail.com

LOT,4 BLK.
SUBDIVISION:
CITY:AUSTIN STATE: MN

CONTRACTOR: NEW HORIZON HOMES
CUSTOMER: BAUMAN

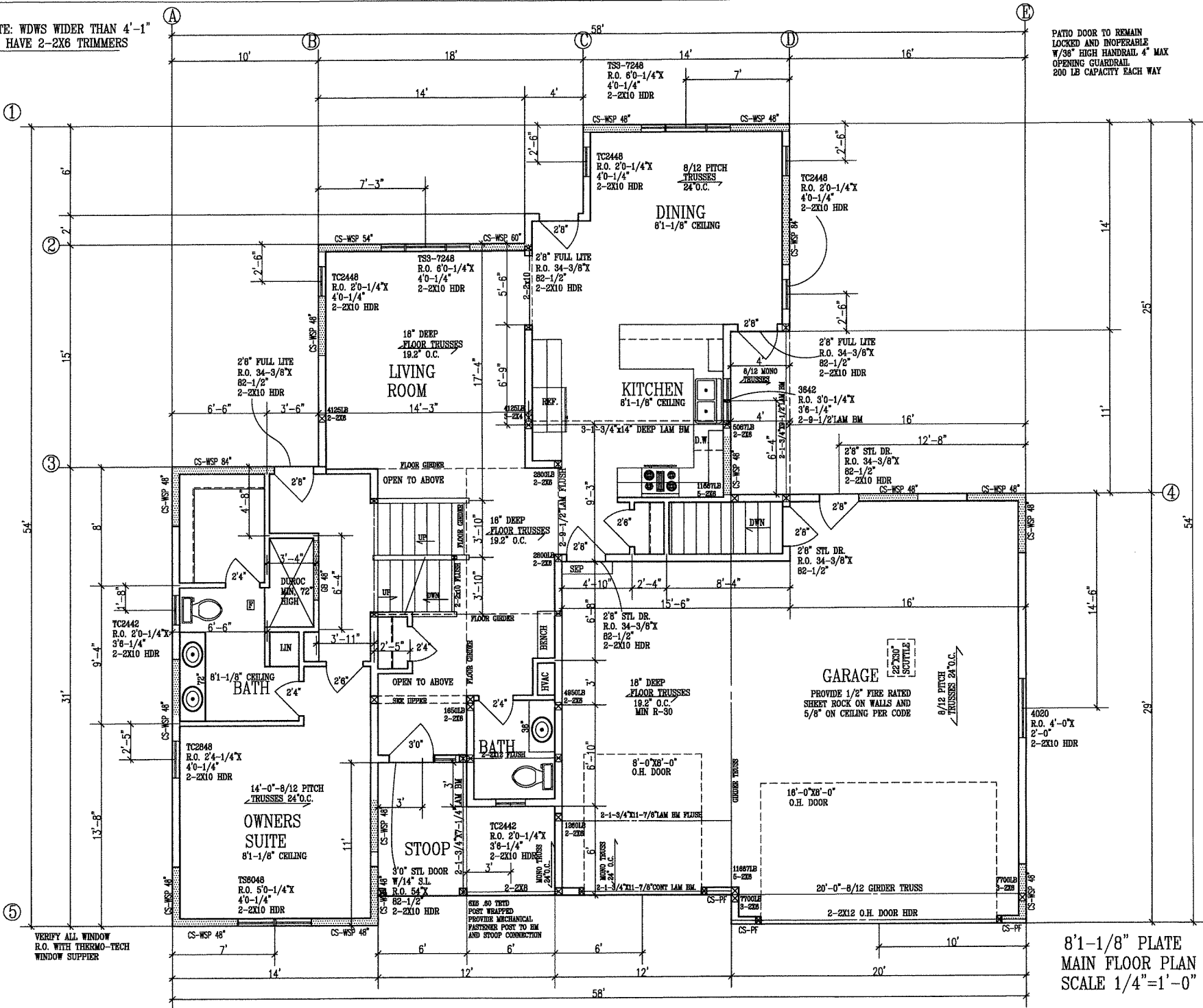


SCALE: 1" = 40'



NOTE: WDS WIDER THAN 4'-1" TO HAVE 2-2X6 TRIMMERS

PATIO DOOR TO REMAIN LOCKED AND INOPERABLE W/36" HIGH HANDRAIL 4" MAX OPENING GUARDRAIL 200 LB CAPACITY EACH WAY



VERIFY ALL WINDOW R.O. WITH THERMO-TECH WINDOW SUPPLIER

8'1-1/8" PLATE
MAIN FLOOR PLAN
SCALE 1/4"=1'-0"

**PROGRESSIVE PLAN
DESIGN LLP**
RESIDENTIAL ARCHITECTURE
714 County RD 3 RT Byron MN, 56860
(607-796-6877) progressiveplansdesign@gmail.com

These drawings have been prepared using information provided by the customer/contractor. It is the responsibility of the customer/contractor to verify the accuracy of the information provided and to ensure that the drawings are in accordance with the applicable building codes and regulations. The customer/contractor is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the construction of the building or for any damage to the building or its contents. The architect is not responsible for the safety of the building or its occupants. The architect is not responsible for the accuracy of the information provided by the customer/contractor. The architect is not responsible for the construction of the building or for any damage to the building or its contents. The architect is not responsible for the safety of the building or its occupants. The architect is not responsible for the accuracy of the information provided by the customer/contractor.

CONTRACTOR:
NEW HORIZON HOMES
OWNER:
EDWARD BAUMAN

DATE:	R.H.
NO.:	1366
REV. NO.:	2313710
REVISION:	NOTED
DATE:	

ROOF SYSTEM:

- TRUSSES 24" O.C. SPECS BY MFC.
- 1/2" OSB ROOF SHEATHING P.I.J. 32/16
- 2 LAYERS 15# FELT APPLIED SHINGLE FASHION AND SOLD MOUNTED AT PILES FROM EAVES TO A POINT 24" INSIDE EXTERIOR WALL.
- 1 LAYER ON HEMMING.
- 25 YEAR 5 TAB ASPHALT SHINGLES
- PROMOTE STEEL SUPPLEMENTAL UPRIPT BRACKETS FOR ALL TRUSSES.
- PROMOTE CAPS AS REQUIRED FOR ROOF SHEATHING

- NEW ROOF COVERINGS SHALL NOT BE INSTALLED WITHOUT FIRST REMOVING EXISTING ROOF COVERINGS WHEN THE EXISTING ROOF HAS TWO OR MORE APPLICATIONS OF ANY TYPE OF ROOF COVERING.

EAVE SYSTEM:

- Z66 SUBFASCIA
- ALUMINUM FASCIA
- Z24 LOOKOUTS 24" O.C.
- ALUMINUM SOFFIT W/CAVITY VENT
- AIR CHUTES 48" O.C.

GUARDRAILS

- GUARDS REQUIRED FOR PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GROUND. REAR GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE MOUNTING OF THE TREADS.
- GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" IN DIA.

- EXCEPTION: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.

GENERAL NOTES:

- 80 MPH WIND LOAD
- F.L.R. 40b LL-10b DL= 50 TL
- ROOF S5b LL-17b DL= 52 TL
- IRC R502.11.3 TRUSSES AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- FOUNDATION- MIN 3000 P.S.I. AIR EXTRUSION CONC.
- FOOTINGS- MIN 3000 P.S.I.
- PLAN CONCRETE- 2000 P.S.I.
- REBAR- MIN GRADE 60
- FOOTINGS TO BEAR ON ORIGINAL SOIL.
- WOOD FRAMING 2X4, 2X6 STD #2 GRADE OR BETTER
- BRIDGING AT CENTERLINE OF SPANS.
- PROMOTE SOLID BLOCKING AT FLOOR JOISTS BEARING POINTS, INTERIOR BEARING WALLS AND CANTILEVERED FLOOR JOISTS AS REQUIRED.
- PROMOTE ADD AIR BARRIER AT ALL FLASHING AND MECHANICAL PENETRATIONS OF EXTERIOR WALLS, CEILING, AND FLOORS.
- 16"x16" PLUMBING ACCESS PANEL.
- PROMOTE A M.R. AIR BARRIER AT THE INSIDE SURFACE OF EXTERIOR ENVELOPE BEHIND TUB AND SHOWER UNITS. (1/2" AMM PLYNG.)
- DURCO OR 5/8" W.R. GYP. TO 72" WHEN & WHERE REQ.
- SHEATHING JOINTS WHICH ARE NOT SUPPORTED BY FRAMING MEMBERS MUST BE CALKED.
- ALL PENETRATIONS INSTALLED THROUGH THE INTERIOR AIR BARRIER MUST BE SEALED PRIOR TO THE FRAMING INSPECTION.
- ADD 1/2" TO ALL WINDOW ROUGH OPENINGS FOR INSUL.
- WINDOW AND DOORS ARE TO BE SEALED TO PREVENT THE ENTRY OF OUTSIDE AIR. SEE MFC'S INSTALLATION.

FOUND. DRAINAGE

- EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

FIREBLOCKING AND DRAFTSTOPS:

- PROMOTE IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FLURRED SPACES AT CEILING AND FLOOR LEVELS AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

RADON REDUCTION SYSTEM:

- HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASONRY GRADED SOLID OR SOLID CONC. BM. AT OR ABOVE FINISHED GRADE TO PREVENT PASSAGE OF AIR FROM INTERIOR OF THE WALL INTO LIVING SPACE. WHERE BRICK LEDGE IS INSTALLED, THE CRS IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS CRACKS, OR OTHER OPENINGS AROUND PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY WALL. WOOD FOUNDATION WALLS BELOW GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK. MIN 3" ABS./PC OR EQUIVALENT OASTIGHT PIPE W/R-4 INSUL. IN ALL UN-CONDITIONED AREAS WHERE THE VENT PIPE IS, SHALL BE ENCASED VERTICALLY INTO SUB SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL. A "T" FITTING WITH ONE 10" SECTION OF PERFORATED PIPE CONNECTED TO EACH SIDE OF THE 3" PIPE SHALL BE INSERTED INTO INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP COVER, WHERE THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE. RADON VENTS SHALL CONNECT TO SINGLE PIPE THAT TERMINATES AT LEAST 12" ABOVE ROOF.
- RADON PIPES SHALL PROVIDE EXHAUST SPACE AROUND PIPE FOR FAN. MIN 24" DIA. CENTERED ON AXIS OF VENT STACK A MIN VERTICAL DISTANCE OF 36".
- RADON PIPES SHALL BE IDENTIFIED WITH ONE LABEL ON EACH FLOOR, LABEL SHALL READ(RADON REDUCTION SYSTEM)

TEMPERED GLASS

- GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR AND IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEM 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- 7.1 EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQ. FT.
- 7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
- 7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
- 7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.

ENG. PRODUCTS

- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED REGISTERED DESIGN PROFESSIONAL.

HANDRAILS

- PROVIDE TYPE 1 OR TYPE 2 HANDRAIL HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE MOUNTING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.
- ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH FOUR OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
- ENDS SHALL BE RETURNED OR TERMINATE IN NEHEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL.

- EXCEPTIONS. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEHEL POST AT A TURN.
- THE USE OF A VOLUTE, TURNOUT OR STAIRING EXCISE SHALL BE ALLOWED OVER THE LOWEST TREAD.

EXTERIOR WALL:

- SIDING NOTED ON ELEVATIONS
- TYMEX OR TYPAR HOUSE WRAP TO UNDERSIDE OF TOP CHORD OF TRUSS OR RAFTER.
- 7/16" OSB W/ SHEATHING
- 2X6 STUDS 16" O.C.
- 5-1/2" F.F. INSULATION
- 4 MIL POLY PERM VAPOR BARRIER TAPED @ JOINTS
- 1/2" SHEET ROCK
- 2-2X12 HORS ON ALL OPENINGS UNLESS OTHERWISE NOTED.

R. 54	19/32" TRTD PLY (R. 9.44)	2x6 STUDS @ 16" O.C.
R. 19.00	5-1/2" F.F. INSUL.	R. .06 6 MIL POLY V.B.
R. 45	1/2" GYP. BD.	R. .85 AIR FLMS.
R. 21.57	TOTAL FOUNDATION	
R. 54	19/32" TRTD PLY (R. 9.44)	2x6 STUDS @ 16" O.C.
R. 25.00	6" F.G. INSUL.	R. .06 6 MIL POLY V.B.
R. 45	1/2" GYP. BD.	R. .85 AIR FLMS.
R. 27.57	TOTAL FOUNDATION	

FOAM PLASTIC

- SILL PLATES & HEADERS. FOAM PLASTIC SHALL BE PERMITTED TO BE SPRAY APPLIED (WITHOUT THERMAL BARRIERS) TO A SILL PLATE AND HEADER (W/IN) SUBJECT TO ALL OF THE FOLLOWING:
- THE MAXIMUM THICKNESS OF THE FOAM PLASTIC SHALL BE 3-1/4"
- THE DENSITY OF THE FOAM SHALL BE BETWEEN 1.5 TO 2.0 PCF.
- FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84

FOAM PROTECTION

- IF FOUNDATION WALL INSULATION IS ON THE EXTERIOR, THE PORTION FROM THE TOP OF THE FOUNDATION WALL TO SIX INCHES BELOW GRADE MUST BE COVERED BY AN APPROVED PROTECTIVE COATING.

RADON VENT:

- HOLLOW BLK FOUNDATION WALLS SHALL BE CONSTRUCTED WITH EITHER A CONT. CRS OF SOLID MASONRY, OR 1 CRS MASONRY GRADED SOLID OR SOLID CONC. BM. AT OR ABOVE FINISHED GRADE TO PREVENT PASSAGE OF AIR FROM INTERIOR OF THE WALL INTO LIVING SPACE. WHERE BRICK LEDGE IS INSTALLED, THE CRS IMMEDIATELY BELOW THAT LEDGE SHALL BE SEALED. JOINTS CRACKS, OR OTHER OPENINGS AROUND PENETRATIONS OF BOTH EXTERIOR AND INTERIOR SURFACES OF MASONRY WALL. WOOD FOUNDATION WALLS BELOW GRADE SURFACE SHALL BE FILLED WITH POLYURETHANE CAULK. MIN 3" ABS./PC OR EQUIVALENT OASTIGHT PIPE SHALL BE ENCASED VERTICALLY INTO SUB SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL. A "T" FITTING WITH ONE 10" SECTION OF PERFORATED PIPE CONNECTED TO EACH SIDE OF THE 3" PIPE SHALL BE INSERTED INTO INTERIOR PERIMETER DRAIN TILE LOOP OR THROUGH A SEALED SUMP COVER, WHERE THE SUMP IS EXPOSED TO THE SUB-SLAB AGGREGATE. RADON VENTS SHALL CONNECT TO SINGLE PIPE THAT TERMINATES AT LEAST 12" ABOVE ROOF.
- RADON PIPES SHALL PROVIDE EXHAUST SPACE AROUND PIPE FOR FAN. MIN 24" DIA. CENTERED ON AXIS OF VENT STACK A MIN VERTICAL DISTANCE OF 36".
- RADON PIPES SHALL BE IDENTIFIED WITH ONE LABEL ON EACH FLOOR, LABEL SHALL READ(RADON REDUCTION SYSTEM)

EMERGENCY ESCAPE WINDOWS: AND WINDOW WELL SPECS.

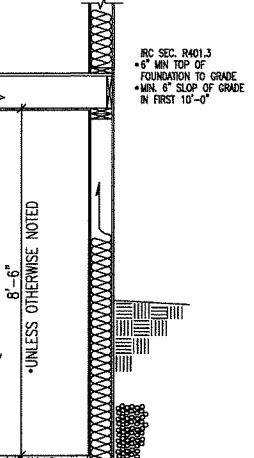
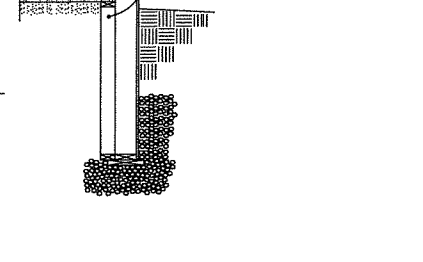
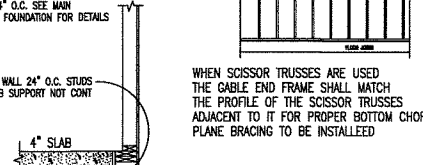
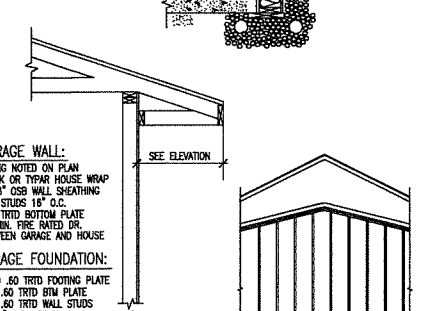
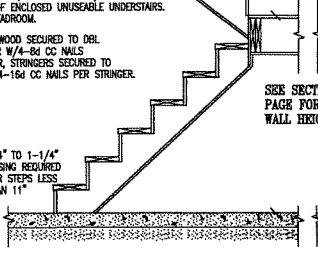
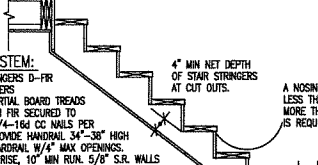
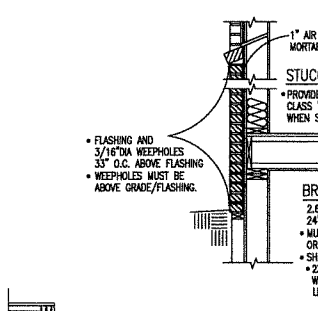
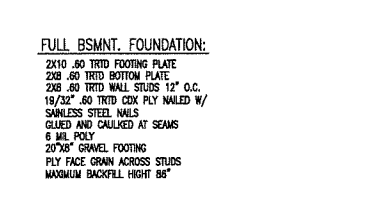
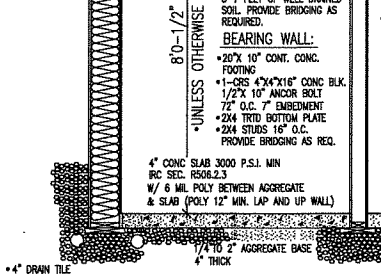
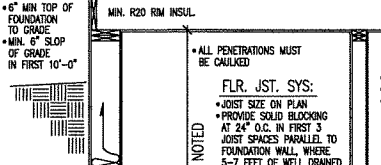
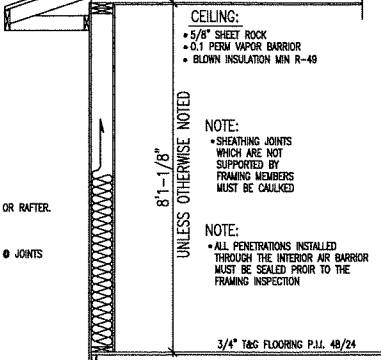
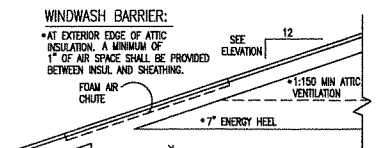
- 5 SQ. FT. MIN. 20" WIDE, MIN. 24" HIGH CLEAR OPENING.
- WINDOWS PERMITTED AT GRADE LEVEL. GRADE LEVEL IS DEFINED AS THE WINDOW HAVING A SILL HGT. OF NOT MORE THAN 44" ABOVE OR BELOW GROUND LEVEL.
- MINNESOTA RULES, 1309.0310, SEC. R310.1 MIN. CEILING HGT. 36" MAINTAINED ABOVE EXTERIOR GRADE FROM EXTERIOR WALL TO PUBLIC WAY (I.E. UNDER DECKS OR CAVTY).
- MIN 36" CLEAR SPACE IN FRONT OF WINDOW.
- WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY ATTACHED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
- THE LADDER OR STEPS SHALL BE PERMITTED TO ENDOCRACH A MAXIMUM OF 6 INCHES.
- LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

FLASHING & COUNTERFLASHING IRC SEC. R703.8

- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE.
- FLASHING SHALL BE INSTALLED CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS.
- EXTERIOR DRIP CAPS PAST THE END OF THE BRICK MOLD AND BEND OVER.
- INSTALL KICK OUT FLASHING WHERE STEP FLASHING BEGINS.

KNEE WALL:

- 2X10 60 TRTD FTG PLATE
- 2X6 60 TRTD BOTTOM PLATE
- 2X6 60 TRTD WALL 16" O.C. STUDS
- 19/32" 60 TRTD COX PLY NAILED W/ SHAWLESS STEEL NAILS
- GLEUED AND CALKED AT SEAMS
- 8 MIL POLY
- 2070# CRANEL FOOTING
- FLY FACE GRAN ACROSS STUDS MAXIMUM BACKFILL HEIGHT 45"



PROGRESSIVE PLAN DESIGN LLP
RESIDENTIAL ARCHITECTURE
714 County Rd #11 Byron MN, 56006
(651-766-9977) progressiveplan@progressiveplan.com

These drawings have been prepared using information provided by the customer/contractor. The customer/contractor is responsible for providing accurate information and for obtaining all necessary permits. The customer/contractor is responsible for obtaining all necessary permits. The customer/contractor is responsible for obtaining all necessary permits. The customer/contractor is responsible for obtaining all necessary permits.

Customer/Contractor Signature _____ Date _____

CONTRACTOR: NEW HORIZON HOMES
OWNER: EDWARD BAUMAN

DATE: R.H.
REV:
NO.:
DATE:
NO.: 2313710
REVISION: NOTED
DATE: 1/11/14

PURCHASE AGREEMENT

RECEIVED OF New Horizon Homes, LLC the sum of \$500.00 as earnest money in part payment for the purchase of property in Mower County, Minnesota, described as:

Lot 4, Block 1, Nature Ridge Third in Outlot D and Outlot 3, Nature Ridge and Northeast Quarter of the Southeast Quarter of Section 35, Township 103 North, Range 18 West, Austin, Mower County, Minnesota.

LEGAL TO GOVERN, all of which property the undersigned has this day sold to the buyer for the sum of \$60,000.00, which the buyer agrees to pay as follows: Earnest money \$500.00 and \$59,500.00 cash when the buyer obtains the construction loan but not later than September 1, 2022. Seller will defer \$10,000.00 of the purchase price until the spec home is sold by buyer herein and buyer will sign a Promissory Note for 10,000.00 with no interest to accrue.

The real estate taxes due and payable in the year 2022 shall be prorated as of the date of closing. The real estate taxes due and payable in the year 2023 and thereafter shall be paid by the buyer.

Any special terms, conditions or representations, not readily determined by actual inspection are to appear on the reverse side of this contract.

Subject to performance by the buyer, the seller agrees to execute and deliver a Warranty Deed conveying a marketable title to said premises subject only to the following exceptions: (a) Building regulations, zoning laws, ordinances, state and federal regulations, (b) Restrictions relating to use or improvement of premises not subject to unreleased forfeiture, (c) Reservation of any minerals or mineral rights to the State of Minnesota. Utility Easements. Subject to rights of tenants, if any.

Seller certifies that there are no wells or septic system on said property.

To the best of Seller's knowledge, there are no hazardous substances or underground storage tanks except herein noted: NONE.

Seller is not aware of any methamphetamine production that has occurred on the property.

The seller further agrees to deliver possession not later than September 1, 2022 PROVIDED THAT ALL THE CONDITIONS OF THIS AGREEMENT HAVE BEEN COMPLIED WITH. Closing date shall be on or before September 1, 2022.

The Seller shall at its sole cost and expense provide Buyer with a current Commitment from a title insurer acceptable to Buyer for issuance of an Owner's Title Insurance Policy (the "Title Commitment"). Buyer shall be allowed twenty (20) days after receipt of the Title Commitment for examination and the making of any objections thereto, such objections (exclusive of any of the Permitted Title Exceptions) to be made in writing or deemed to be waived. If any objections are so made, Seller shall be allowed sixty (60) days after receipt of such objections to

this Agreement, Buyer may either (i) waive the uncured title defect and proceed with this transaction; (ii) terminate this Agreement by written notice to Seller, whereupon the Earnest Money shall be returned to Buyer and the parties shall be relieved of all further liability under this Agreement; (iii) exclude from this Agreement in writing the portions of the Property affected by the uncured title defect and proceed with this Agreement as to the remainder of the Property, with appropriate adjustment in the Purchase Price. If the title to the Property is found marketable or is made so within said time, and this Agreement is terminated by Seller in accordance with Minnesota Statutes Section 559.21, all Earnest Money shall be retained by Seller as liquidated damages.

- (1) The following shall be Permitted Title Exceptions:
 - (a) Easements of record which do not interfere with the Buyer's intended use of the Property.
 - (b) Reservations of minerals or mineral rights by the State of Minnesota.
 - (c) Building, zoning and subdivision laws and regulations provided the Property and its current use are in compliance with the same.
 - (d) The lien of real estate taxes which are payable by Buyer pursuant to the terms and conditions of this Agreement.

- (2) The following shall not be Permitted Encumbrances:
 - (a) Any mortgage now of record against the Property.
 - (b) Judgments or liens not satisfied at or before Closing.
 - (c) Real estate taxes and special assessments which are the responsibility of Seller pursuant to the terms and conditions of this Agreement.

Buyer has a general willingness to take title subject to the listed Permitted Title Exceptions subject to the other provisions of this Agreement and to an examination of title based upon the Minnesota Title Standards and upon Minnesota law.

Buyer also reserves the right to evaluate the Permitted Title Exceptions in the light of Buyer's intended uses and enjoyment of the Property. Buyer shall have until the end of the period for stating Title Objections under subparagraph B above to make the evaluation and determine if these title issues will affect Buyer's intended use and enjoyment of the Property. If Buyer, in Buyer's sole discretion, determines that these title issues will adversely affect Buyer's intended use and enjoyment of the Property, Buyer may declare this Purchase Agreement void by timely notice to Seller, neither party shall be liable for damages hereunder to the other, and earnest money shall be refunded to Buyer. If the period for stating Title Objections passes without Buyer's declaring that these title issues will adversely affect Buyer's intended use and enjoyment of the Property, then, subject to Seller's covenant to deliver a good and marketable title of record, Buyer shall take title subject to all Permitted Title Exceptions.

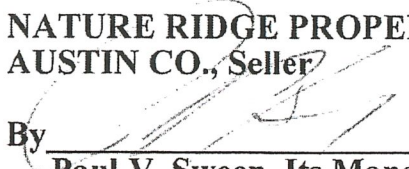
By delivery of the foregoing documents to Purchaser, Seller shall be deemed to have represented that all such documents and information are to Seller's Knowledge true, correct and complete.

Buyer shall pay for the cost of an Owner's Title Insurance Policy.


I hereby agree to sell/purchase the said property for the price and upon the terms above mentioned, and subject to all conditions herein expressed.

Dated this 4th day of August, 2021.

**NATURE RIDGE PROPERTIES OF
AUSTIN CO., Seller**

By 
Paul V. Sween, Its Manager

**NEW HORIZON HOMES, LLC,
Buyer**

By 
Jon Blaine, Its President

**THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER AND
SELLER. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN
APPROPRIATE PROFESSIONAL.**

F:\SFMSFM PYS DICTATION\91226 PURCHASE AGREEMENT Lot 4, Block 1, Nature Ridge 3rd - 8-5-21.docx

DATE: September 23, 2024

TITLE: Certification of Property Tax Levy 2024 Payable 2025

TYPE: Action

PRESENTER: Todd Lechtenberg, Executive Director of Finance & Operations

Background:

By September 30, 2024, the School Board must certify the proposed levy for property taxes payable in 2025. The levy limit is determined by the Minnesota Department of Education (MDE) and is based on Minnesota Statutes as well as information supplied by each district relating to referendum authority, enrollment, and intent to participate in various programs. The levy limit indicated in the recommendation is based on information provided by MDE.

Rationale:

The 2024 Pay 2025 Proposed Property Tax levy reflects an increase of 6.77% as of Friday, September 20, 2024. The specific dollar amount of the Levy will be approved by the School Board at the December 9, 2024 meeting.

The Truth in Taxation hearing will be held at 6:00pm on December 9, 2024 in the Austin High School Annex Recital Hall. This hearing includes a presentation walking through the levy and changes that resulted in the final levy to be certified. The School Board will approve the final levy through official action following the hearing.

Recommendation:

It is recommended that the School Board certify the 2024 Pay 2025 Proposed Property Tax Levy at the "Maximum."