CITY OF ST. AUGUSTA
COUNCIL MEETING
September 1, 2026
7:00 pm

AGENDA

1. **Call Meeting to Order – Mayor Schmitz**
2. **Pledge of Allegiance**
3. **Consent Agenda**
   Items on the consent agenda are generally procedural, non-controversial and/or have been previously discussed by the City Council. These items do not require further discussion at the meeting and are passed by one motion of the Council. Additional information is included for items within the agenda packet, and Council Members may move items to the regular agenda for further discussion as needed.
   a. **Approval of Agenda**
   b. **Minutes of the August 18, 2026 Council Work Session Meeting** *(3)*
   c. **Bills Payable, Receipts and Treasurer's Report. Echecks 25702-25705, checks 29209-29217** *(6)*
4. **Planning Commission Items:**
   a. **Ordinance 2026-07 – Approving Zoning Ordinance Amendments** *(13)*
   b. **Resolution 2026-09 – Approving Summary Publication** *(20)*
5. **Resolution 2026-08 – Approving 2027 Preliminary Levy and Budget** *(21)*
6. **Council Member Comments/Purview**
7. **Administrator's Report**
8. **Adjourn**

REMINDERS:
City Council Work Session Meeting, Tuesday, September 15, 2026
Regular Planning Commission Meeting, Monday, September 28, 2026
Regular Council Meeting, Tuesday, October 6, 2026
City Council Work Session Meeting, Tuesday, October 20, 2026
General Election Day, Tuesday, November 3, 2026
Regular Council Meeting, Tuesday, November 10, 2026
City Council Work Session Meeting, Tuesday, November 24, 2026

To: Mayor Jeff Schmitz and Members of the St. Augusta City Council
From: Jennifer Nash, City Administrator
Date: August 26, 2026
Re: Review of September 1, 2026 Agenda (Administrative Summary)

1. **Call Meeting to Order – Mayor Schmitz**
2. **Pledge of Allegiance**
3. **Consent Agenda**
   Items on the consent agenda are generally procedural, non-controversial and/or have been previously discussed by the City Council. These items do not require further discussion at the meeting and are passed by one motion of the Council. Additional information is included for items within the agenda packet, and Council Members may move items to the regular agenda for further discussion as needed.
   a. **Approval of Agenda**
   b. **Minutes of the August 18, 2026 Council Work Session Meeting** *(3)*
   c. **Bills Payable, Receipts and Treasurer's Report. Echecks 25702-25705, checks 29209-29217** *(6)*
4. **Planning Commission Items:**
   City Planner Robin Caufman will be present at the meeting to review proposed amendments to the zoning ordinance and summarize Planning Commission's unanimous recommendation for approval. The two actions listed below would be to adopt updates and approve publishing a summary rather than full text.
   a. **Ordinance 2026-07 – Approving Zoning Ordinance Amendments** *(13)*
   b. **Resolution 2026-09 – Approving Summary Publication** *(20)*
5. **Resolution 2026-08 – Approving 2027 Preliminary Levy and Budget** *(21)*
   Council has discussed the draft 2027 preliminary budget and levy at your work sessions in July and August as developed by the administrator under your direction. A full budget is included in the agenda packet with three options for levels of contribution into the City's Capital Improvement Program fund which differ by approximately $50,000 each. The three options result in a range of effect of tax rate from a reduction of 0.12% to an increase of 0.94%. At the August work session, Council Members present wanted to ensure opportunity for those absent to weigh in on the options. Preliminary budget and levy need to be adopted in September for notices to go out of remaining work before December Truth-in-Taxation hearing and final 2027 budget adoption.
6. **Council Member Comments/Purview**
7. **Administrator's Report**
8. **Adjourn**

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MINUTES OF THE CITY COUNCIL
ST. AUGUSTA, MINNESOTA
TUESDAY, AUGUST 18, 2026

CALL TO ORDER: The meeting was called to order by Mayor Schmitz at 7:00 PM at the St. Augusta Fire Station with the Pledge of Allegiance.

PRESENT: Mayor Jeff Schmitz, Council Members Mark Skaalerud and Justin Backes; City Administrator Jennifer Nash, Deputy Clerk Kim Claussen and Public Works Staff Mark Kiffmeyer.

OTHERS PRESENT: Chris Bunders.

CONSENT AGENDA: Administrator Nash noted addition of more bills paid.

The following items were approved with the consent agenda:

Approval of Agenda
City Council Minutes of August 4, 2026
Bills Payable, Receipts and Treasurer's Report for ePayments #25687-25701 and checks #29190-29208
Receive July 2026 Building Permit Report
Approve Gambling Permit for Central MN Chapter of MN Deer Hunters Association for a Raffle to be Held at Hayloft, 22779 Hwy 15, St. Augusta on September 20, 2026 (requested date change from prior approval)
Approve Gambling Permits and Temporary Liquor Licenses for St. Mary's Help of Christian Church Events at 24588 County Rd 7, St. Augusta:

- November 20, 2026 – Turkey Bingo – Temp Liquor and Bingo
- December 4 & 5, 2026 – Dinner Theater – Temp Liquor
- January 20, 2027 – 10k Winter Raffle – Temp Liquor and Raffle

A motion was made by Backes and seconded by Skaalerud to approve the Consent Agenda as amended. All in favor. Motion carried.

2027 PRELIMINARY BUDGET DRAFT:

Administrator Nash review the draft 2027 budget and levies as shown in the agenda packet. Included in the drafts as directed by Council in July budget discussion is a focus on maintenance of existing facilities and infrastructure through repair and maintenance in general fund operating budget as well as continued investment into capital improvement plan savings for road repairs. Three options were presented that would amount to a range from a slight tax rate reduction of 0.12% to a slight tax rate increase of either 0.48% to 0.94%.

Council members discussed options with the difference being additional investment into the City's capital improvement plan towards upcoming road repair projects. The City grew by about 8.7% with additional households added and value to existing homes.

The three council members presented noted they are interested in hearing from the other two members not present at this meeting prior to adopting the preliminary levy due to Stearns County by September for notices to go out ahead December truth-in-taxation hearing.

A motion was made by Backes and seconded by Skaalerud to table discussion to the September 1st Council meeting. All in favor. Motion carried.

(Council member Backes noted he will not be available for the September 15th work session meeting.)

2027-2031 Road Projects – Capital Planning Discussion:

Engineer Bunders reviewed his staff memo with updated estimated for projects possible in the next five years. He drove the City with public works staff and noted additional observations and information that came from the tour, including other streets not currently on the list that could use varying types of maintenance.

Two of the possible projects on the draft CIP list as possible mill and overlay projects should be evaluated for possibility they should instead be considered for full-depth reclamation – Gor-Ann Homesites and Starlight Acres. Costs for the larger-scope project would be significantly higher if needed, but road surface and subsurface conditions may warrant.

Public Works staff member Mark Kiffmeyer noted history of several paved roads in the community having been installed with thin layers over pavement over existing gravel when the community was still a township. Bunders noted this condition changes how maintenance projects need to be such as there not being enough asphalt in these areas to mill and overlay with the pavement being so thin.

Council members discussed the poor conditions of road surfaces on 200th from 13th to 20th and the very low traffic and few households served by these roads. Bunders provided 3 options for different projects in this area including an OTTA seal project, returning the road to gravel rather than paving, or full-depth reclamation.

Members discussed the trail connection project as a priority, but noted a desire to supplement limited funding with other possible trail funding being sought.

Bunders noted several other areas were discussed in his tour with public works where some smaller and less-expensive maintenance projects may be recommended. He will bring updated estimates for projects including some of these smaller ones back to Council for further discussions. Quick decisions will only be required this fall if a larger project requiring significant engineering prep work is planned for next year. If smaller projects are planned, then Council will have more time in the coming months to discuss and decide.

COUNCIL PURVIEW:

Schmitz– noted a resident expressed concerns to him about a group home they believe to be located near them. Nash noted state law protects many types of licensed group homes from City regulations, so the home may be one of these types of homes. Research could be done into State licensure for the address to try to identify the type of work being done there and if it is exempted from City zoning regulations.

CITY ADMINISTRATOR UPDATE:

- Additional administrative subdivisions have been processed in agricultural areas
- Staff is continuing to work with a resident in Terrace Hills who purchased a parcel out of tax forfeiture adjacent to his home. The parcel has significant wetlands and a storm pond easement serving the neighborhood on it. The resident is hoping to build a shed on the property and running into challenges finding a location on the parcel not in wetland or easement area.

ADJOURMENT: **A motion was made by Genereux and seconded by Backes to adjourn at 8:28 pm. All in favor. Motion carried.**

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Jeff Schmitz, Mayor

Attest:

____
Jennifer Nash, City Administrator

CITY OF ST AUGUSTA
*Budget YTD Rev-Exp©

Current Period: August 2026

			2026 YTD Budget	2026 YTD Amt	August MTD Amt	2026 YTD Balance	% of Budget
GENERAL FUND							
		Revenues	$1,323,500.00	$862,891.09	$35,186.01	$460,608.91	65.20%
		Expenditures	$1,306,706.00	$860,023.10	$69,980.66	$446,682.90	65.82%
		Gain/(Loss)	$16,794.00	$2,867.99	($34,794.65)	$13,926.01	17.08%
Revenue							
Active	R 101-41000-00700	Transfer In	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-00710	Trans Out	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-31000	General Proper	$1,000,000.00	$555,689.96	$0.00	$444,310.04	55.57%
Active	R 101-41000-31030	Sales Tax	$400.00	$638.28	$7.88	($238.28)	159.57%
Active	R 101-41000-31801	PERA Aid	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-31803	State Aid MV -	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-31804	Local Governm	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-31805	State Aid-Fire	$12,000.00	$0.00	$0.00	$12,000.00	0.00%
Active	R 101-41000-31807	State Fire Train	$0.00	$7,512.00	$1,154.00	($7,512.00)	0.00%
Active	R 101-41000-32100	Business Licen	$9,000.00	$9,360.00	$80.00	($360.00)	104.00%
Active	R 101-41000-32120	Dividends	$1,000.00	$0.00	$0.00	$1,000.00	0.00%
Active	R 101-41000-32180	Mailbox Posts/	$200.00	$425.00	$225.00	($225.00)	212.50%
Active	R 101-41000-32210	Building Permit	$172,000.00	$120,141.63	$9,725.51	$51,858.37	69.85%
Active	R 101-41000-32250	Park Shelter R	$10,000.00	$12,309.72	$150.00	($2,309.72)	123.10%
Active	R 101-41000-32251	Right of Way P	$2,500.00	$4,491.00	$600.00	($1,991.00)	179.64%
Active	R 101-41000-33100	Federal Grants	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-33405	Gas Franchise	$31,000.00	$18,800.67	$4,163.60	$12,199.33	60.65%
Active	R 101-41000-33406	Electric Franch	$60,000.00	$47,776.97	$10,989.97	$12,223.03	79.63%
Active	R 101-41000-33407	Electric Permit	$11,500.00	$18,881.00	$1,002.00	($7,381.00)	164.18%
Active	R 101-41000-34101	City Hall Rent	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-34103	Zoning and Su	$2,000.00	$2,000.00	$150.00	$0.00	100.00%
Active	R 101-41000-34107	Assessment S	$400.00	$360.00	$30.00	$40.00	90.00%
Active	R 101-41000-35000	Fines and Forf	$6,000.00	$2,192.00	$179.98	$3,808.00	36.53%
Active	R 101-41000-36200	Miscellaneous	$500.00	$60,529.35	$6,728.07	($60,029.35)	12105.87%
Active	R 101-41000-36210	Interest Earnin	$0.00	$1,192.88	$0.00	($1,192.88)	0.00%
Active	R 101-41000-39314	Election Assist	$0.00	$0.00	$0.00	$0.00	0.00%
Active	R 101-41000-39315	US Bank Rebat	$2,000.00	$590.63	$0.00	$1,409.37	29.53%
Active	R 101-47000-36210	Interest Earnin	$3,000.00	$0.00	$0.00	$3,000.00	0.00%
		Total Revenue	$1,323,500.00	$862,891.09	$35,186.01	$460,608.91	65.20%
Expenditure							
Active	E 101-41000-101	Full-Time Employ	$161,027.00	$93,259.25	$13,281.64	$67,767.75	57.92%
Active	E 101-41000-103	Part-Time Employ	$33,382.00	$2,735.37	$263.33	$30,646.63	8.19%
Active	E 101-41000-122	FICA	$12,053.00	$6,938.03	$842.25	$5,114.97	57.56%
Active	E 101-41000-123	Medicare	$2,819.00	$1,394.67	$196.97	$1,424.33	49.47%
Active	E 101-41000-126	Employer Paid P	$14,581.00	$7,209.52	$1,015.89	$7,371.48	49.44%
Active	E 101-41000-131	Employer Paid H	$20,631.00	$10,382.28	$1,544.46	$10,248.72	50.32%
Active	E 101-41000-143	MN Paid Leave In	$1,711.00	$1,296.08	$79.92	$414.92	75.75%
Active	E 101-41000-151	Worker s Comp I	$758.00	$577.91	$0.00	$180.09	76.24%
Active	E 101-41000-160	Insurance (bldgs/	$9,530.00	$9,297.84	$0.00	$232.16	97.56%
Active	E 101-41000-200	Office Supplies (	$4,000.00	$2,112.46	$135.88	$1,887.54	52.81%
Active	E 101-41000-202	Printing & Binding	$0.00	$1,725.19	$0.00	($1,725.19)	0.00%
Active	E 101-41000-203	Legal Notice Publ	$2,000.00	$828.40	$43.76	$1,171.60	41.42%
Active	E 101-41000-205	Ordinance Public	$2,000.00	$605.29	$0.00	$1,394.71	30.26%
Active	E 101-41000-206	Association Dues/	$17,000.00	$10,346.00	$0.00	$6,654.00	60.86%
Active	E 101-41000-207	Auditing Services	$25,000.00	$5,010.00	$0.00	$19,990.00	20.04%

CITY OF ST AUGUSTA
*Budget YTD Rev-Exp©

Current Period: August 2026

			2026 YTD Budget	2026 YTD Amt	August MTD Amt	2026 YTD Balance	% of Budget
Active	E 101-41000-208	Training, Inst., Tr	$8,000.00	$3,788.61	$250.00	$4,211.39	47.36%
Active	E 101-41000-211	Petty Cash	$0.00	$226.00	$0.00	($226.00)	0.00%
Active	E 101-41000-222	MS4 PERMIT	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41000-250	COVID	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41000-251	COVID GRANT	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41000-300	support services	$5,500.00	$4,533.00	$2,018.00	$967.00	82.42%
Active	E 101-41000-302	Assessor Contrac	$22,000.00	$20,023.39	$0.00	$1,976.61	91.02%
Active	E 101-41000-303	Engineering Fees	$15,000.00	$10,350.00	$1,199.00	$4,650.00	69.00%
Active	E 101-41000-304	Legal Fees	$10,000.00	$17,622.50	$0.00	($7,622.50)	176.23%
Active	E 101-41000-305	Attorney (prosecu	$17,000.00	$8,500.00	$0.00	$8,500.00	50.00%
Active	E 101-41000-306	Police/Sheriff (co	$31,200.00	$30,360.00	$15,240.00	$840.00	97.31%
Active	E 101-41000-307	Planning (GENER	$15,000.00	$25,496.00	$0.00	($10,496.00)	169.97%
Active	E 101-41000-309	Public Safety AE	$1,800.00	$1,125.00	$0.00	$675.00	62.50%
Active	E 101-41000-321	Telephone	$2,000.00	$1,908.32	$172.76	$91.68	95.42%
Active	E 101-41000-322	Postage	$4,100.00	$3,772.81	$104.00	$327.19	92.02%
Active	E 101-41000-323	Internet	$1,400.00	$1,026.18	$95.65	$373.82	73.30%
Active	E 101-41000-324	Internet mobile	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41000-332	Clean Up Day	$4,000.00	$2,653.74	$0.00	$1,346.26	66.34%
Active	E 101-41000-381	Electric Utilities	$6,500.00	$4,023.38	$580.88	$2,476.62	61.90%
Active	E 101-41000-383	Gas Utilities	$6,500.00	$5,077.86	$56.48	$1,422.14	78.12%
Active	E 101-41000-384	Refuse/Garbage	$2,400.00	$2,361.48	$252.78	$38.52	98.40%
Active	E 101-41000-413	Office Equipment/	$0.00	$1,040.56	$136.78	($1,040.56)	0.00%
Active	E 101-41000-430	Miscellaneous	$2,000.00	$19,124.43	$208.16	($17,124.43)	956.22%
Active	E 101-41000-500	Capital Outlay (G	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41000-520	Buildings and Str	$3,000.00	$207.75	$0.00	$2,792.25	6.93%
Active	E 101-41000-625	Animal Impound	$750.00	$1,400.00	$0.00	($650.00)	186.67%
Active	E 101-41000-650	Fiscal Charges	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41000-736	city halls sewer/w	$1,100.00	$643.37	$80.63	$456.63	58.49%
Active	E 101-41110-100	Wages and Salari	$30,026.00	$14,136.36	$0.00	$15,889.64	47.08%
Active	E 101-41110-121	PERA	$1,502.00	$0.00	$0.00	$1,502.00	0.00%
Active	E 101-41110-122	FICA	$1,769.00	$877.72	$0.00	$891.28	49.62%
Active	E 101-41110-123	Medicare	$528.00	$205.29	$0.00	$322.71	38.88%
Active	E 101-41110-126	Employer Paid P	$0.00	$498.96	$0.00	($498.96)	0.00%
Active	E 101-41110-143	MN Paid Leave In	$0.00	$83.41	$0.00	($83.41)	0.00%
Active	E 101-41110-331	Travel Expenses	$3,000.00	$0.00	$0.00	$3,000.00	0.00%
Active	E 101-41110-433	Dues and Subscri	$500.00	$430.00	$0.00	$70.00	86.00%
Active	E 101-41110-434	Awards and Inde	$500.00	$0.00	$0.00	$500.00	0.00%
Active	E 101-41110-490	Donations to Civi	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41120-106	Planning Commis	$1,500.00	$990.00	$0.00	$510.00	66.00%
Active	E 101-41120-107	Park Board Wage	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41120-108	EDA	$500.00	$0.00	$0.00	$500.00	0.00%
Active	E 101-41130-101	Full-Time Employ	$112,927.00	$74,910.52	$5,995.90	$38,016.48	66.34%
Active	E 101-41130-102	Full-Time Employ	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41130-103	Part-Time Employ	$3,500.00	$8,021.93	$0.00	($4,521.93)	229.20%
Active	E 101-41130-122	FICA	$7,218.00	$5,149.21	$372.85	$2,068.79	71.34%
Active	E 101-41130-123	Medicare	$1,687.00	$1,204.22	$87.19	$482.78	71.38%
Active	E 101-41130-126	Employer Paid P	$8,732.00	$6,205.12	$449.71	$2,526.88	71.06%
Active	E 101-41130-131	Employer Paid H	$25,469.00	$27,050.48	$3,381.31	($1,581.48)	106.21%
Active	E 101-41130-143	MN Paid Leave In	$1,025.00	$489.28	$35.40	$535.72	47.73%
Active	E 101-41130-150	Worker s Comp	$5,667.00	$4,045.34	$0.00	$1,621.66	71.38%
Active	E 101-41130-160	Insurance (bldgs/	$6,521.00	$5,811.15	$0.00	$709.85	89.11%
Active	E 101-41130-208	Training, Inst., Tr	$800.00	$204.75	$0.00	$595.25	25.59%

CITY OF ST AUGUSTA
*Budget YTD Rev-Exp©

Current Period: August 2026

			2026 YTD Budget	2026 YTD Amt	August MTD Amt	2026 YTD Balance	% of Budget
Active	E 101-41130-212	Motor Fuels	$12,500.00	$11,214.19	$1,010.86	$1,285.81	89.71%
Active	E 101-41130-220	Repair/Maint Sup	$85,000.00	$59,145.02	$3,511.79	$25,854.98	69.58%
Active	E 101-41130-226	Sign Repair Mater	$4,000.00	$1,527.31	$56.00	$2,472.69	38.18%
Active	E 101-41130-321	Telephone	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41130-342	Refunds	$1,500.00	$1,400.00	$0.00	$100.00	93.33%
Active	E 101-41130-430	Miscellaneous	$1,000.00	$548.46	$0.00	$451.54	54.85%
Active	E 101-41220-300	support services	$120,000.00	$106,039.73	$0.00	$13,960.27	88.37%
Active	E 101-41220-430	Miscellaneous	$0.00	$51.93	$51.93	($51.93)	0.00%
Active	E 101-41220-722	Bldg Permit Surc	$12,000.00	$0.00	$0.00	$12,000.00	0.00%
Active	E 101-41220-742	Electrical Insp	$10,000.00	$6,924.65	$0.00	$3,075.35	69.25%
Active	E 101-41410-104	Temporary Emplo	$6,500.00	$2,232.00	$2,232.00	$4,268.00	34.34%
Active	E 101-41410-122	FICA	$383.00	$138.51	$138.51	$244.49	36.16%
Active	E 101-41410-123	Medicare	$114.00	$32.38	$32.38	$81.62	28.40%
Active	E 101-41410-143	MN Paid Leave In	$0.00	$3.86	$3.86	($3.86)	0.00%
Active	E 101-41410-201	Mileage	$250.00	$50.75	$50.75	$199.25	20.30%
Active	E 101-41410-202	Printing & Binding	$250.00	$0.00	$0.00	$250.00	0.00%
Active	E 101-41410-203	Legal Notice Publ	$250.00	$0.00	$0.00	$250.00	0.00%
Active	E 101-41410-208	Training, Inst., Tr	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-41410-430	Miscellaneous	$1,000.00	$0.00	$0.00	$1,000.00	0.00%
Active	E 101-41410-534	Equipment	$2,100.00	$0.00	$0.00	$2,100.00	0.00%
Active	E 101-42270-115	Chief Salary	$3,000.00	$4,604.85	$0.00	($1,604.85)	153.50%
Active	E 101-42270-116	Officers Salary	$6,300.00	$0.00	$0.00	$6,300.00	0.00%
Active	E 101-42270-117	Call Salary	$28,000.00	$0.00	$0.00	$28,000.00	0.00%
Active	E 101-42270-118	Training Salary	$40,000.00	$0.00	$0.00	$40,000.00	0.00%
Active	E 101-42270-119	Officers Pay	$9,200.00	$1,253.41	$0.00	$7,946.59	13.62%
Active	E 101-42270-122	FICA	$5,095.00	$363.52	$0.00	$4,731.48	7.13%
Active	E 101-42270-123	Medicare	$1,522.00	$85.00	$0.00	$1,437.00	5.58%
Active	E 101-42270-125	Other Retirement	$3,000.00	$1,000.00	$0.00	$2,000.00	33.33%
Active	E 101-42270-143	MN Paid Leave In	$761.00	$32.13	$0.00	$728.87	4.22%
Active	E 101-42270-150	Worker s Comp	$6,276.00	$4,481.72	$0.00	$1,794.28	71.41%
Active	E 101-42270-160	Insurance (bldgs/	$9,038.00	$8,664.83	$0.00	$373.17	95.87%
Active	E 101-42270-200	Office Supplies (	$1,250.00	$690.36	$10.80	$559.64	55.23%
Active	E 101-42270-206	Association Dues/	$5,000.00	$555.00	$0.00	$4,445.00	11.10%
Active	E 101-42270-208	Training, Inst., Tr	$36,000.00	$11,743.62	$650.00	$24,256.38	32.62%
Active	E 101-42270-212	Motor Fuels	$4,500.00	$894.43	$0.00	$3,605.57	19.88%
Active	E 101-42270-220	Repair/Maint Sup	$30,000.00	$11,473.83	$36.09	$18,526.17	38.25%
Active	E 101-42270-223	Building Repair S	$8,000.00	$455.96	$0.00	$7,544.04	5.70%
Active	E 101-42270-232	EMS Supplies	$7,500.00	$4,228.50	$107.98	$3,271.50	56.38%
Active	E 101-42270-240	Small Tools and	$0.00	$58,099.32	$0.00	($58,099.32)	0.00%
Active	E 101-42270-260	Medical Exams	$7,000.00	$3,055.00	$0.00	$3,945.00	43.64%
Active	E 101-42270-300	support services	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-42270-304	Legal Fees	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-42270-320	Natl Night Out	$3,000.00	$1,673.94	$1,673.94	$1,326.06	55.80%
Active	E 101-42270-321	Telephone	$1,700.00	$1,237.71	$155.21	$462.29	72.81%
Active	E 101-42270-323	Internet	$1,320.00	$684.68	$85.65	$635.32	51.87%
Active	E 101-42270-325	IT Expenses	$4,500.00	$2,287.22	$277.20	$2,212.78	50.83%
Active	E 101-42270-364	Grant Writing	$4,000.00	$0.00	$0.00	$4,000.00	0.00%
Active	E 101-42270-384	Refuse/Garbage	$500.00	$646.30	$40.85	($146.30)	129.26%
Active	E 101-42270-387	Fire Dept Utilities	$8,500.00	$7,040.76	$771.73	$1,459.24	82.83%
Active	E 101-42270-389	uniforms	$5,000.00	$3,373.81	$0.00	$1,626.19	67.48%
Active	E 101-42270-410	Rentals	$1,000.00	$0.00	$0.00	$1,000.00	0.00%
Active	E 101-42270-430	Miscellaneous	$2,000.00	$1,078.30	$0.00	$921.70	53.92%

Current Period: August 2026

			2026 YTD Budget	2026 YTD Amt	August MTD Amt	2026 YTD Balance	% of Budget
Active	E 101-42270-534	Equipment	$7,000.00	$0.00	$0.00	$7,000.00	0.00%
Active	E 101-45200-101	Full-Time Employ	$20,879.00	$13,237.17	$697.49	$7,641.83	63.40%
Active	E 101-45200-103	Part-Time Employ	$45,676.00	$24,735.79	$7,027.04	$20,940.21	54.15%
Active	E 101-45200-113	State Sales Tax	$900.00	$930.00	$0.00	($30.00)	103.33%
Active	E 101-45200-121	PERA	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-45200-122	FICA	$3,920.00	$2,359.93	$480.34	$1,560.07	60.20%
Active	E 101-45200-123	Medicare	$1,171.00	$551.88	$112.33	$619.12	47.13%
Active	E 101-45200-126	Employer Paid P	$2,553.00	$1,334.49	$223.22	$1,218.51	52.27%
Active	E 101-45200-130	Employer Paid In	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-45200-143	MN Paid Leave In	$586.00	$182.68	$35.51	$403.32	31.17%
Active	E 101-45200-150	Worker s Comp	$958.00	$684.05	$0.00	$273.95	71.40%
Active	E 101-45200-160	Insurance (bldgs/	$11,291.00	$9,878.96	$0.00	$1,412.04	87.49%
Active	E 101-45200-212	Motor Fuels	$500.00	$780.18	$336.48	($280.18)	156.04%
Active	E 101-45200-220	Repair/Maint Sup	$20,000.00	$9,800.78	$628.04	$10,199.22	49.00%
Active	E 101-45200-228	Ballfield Maintena	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-45200-342	Refunds	$5,000.00	$3,007.88	$650.00	$1,992.12	60.16%
Active	E 101-45200-381	Electric Utilities	$1,750.00	$1,484.78	$223.50	$265.22	84.84%
Active	E 101-45200-384	Refuse/Garbage	$1,600.00	$1,159.87	$388.09	$440.13	72.49%
Active	E 101-45200-410	Rentals	$2,000.00	$683.00	$0.00	$1,317.00	34.15%
Active	E 101-45200-430	Miscellaneous	$2,000.00	$902.26	$159.51	$1,097.74	45.11%
Active	E 101-45200-500	Capital Outlay (G	$0.00	$0.00	$0.00	$0.00	0.00%
Active	E 101-49400-143	MN Paid Leave In	$0.00	$0.00	$0.00	$0.00	0.00%
		Total Expenditure	($1,306,706.00)	($860,023.10)	($69,980.66)	($446,682.90)	65.82%
		Total GENERAL FUND	$16,794.00	$2,867.99	($34,794.65)	$13,926.01	17.08%
		Report Total	$16,794.00	$2,867.99	($34,794.65)	$13,926.01	17.08%

CITY OF ST AUGUSTA

*Check Summary Register©

Checks 08/19/26-09/01/26

	Name	Check Date	Check Amt	
10100	**STATE BANK OF KIMBAL**			
90e	BLASHACK, CHAD C.	08/28/26	$1,889.57	
91e	CLAUSSEN, KIM M	08/28/26	$1,986.86	
92e	HILL, MARY M	08/28/26	$967.04	
93e	HOLLERMANN, PAUL A.	08/28/26	$182.53	
94e	KIFFMEYER, MARK G.	08/28/26	$1,726.73	
95e	O'BRIEN, JENNIFER	08/28/26	$3,193.92	
96e	ROTT, STEVEN	08/28/26	$568.17	
97e	SCHLUETER, STEVEN F.	08/28/26	$846.41	
98e	VOIGT, MASON M	08/28/26	$513.31	
99e	WOLTERS, KENNETH G	08/28/26	$902.09	
25702e	PERA	08/27/26	$2,316.74	emp pd pera
25703e	STATE BANK OF KIMBALL	08/27/26	$4,783.58	941 taxes
25704e	SHELTER POINT	08/27/26	$274.75	MN PAID LEAVE
25705e	JOHN HANCOCK	08/27/26	$150.00	G - MARK $100, Paul $50
29209	AIR MAXX	09/01/26	$568.00	FD - 2 BOUNCE HOUSES
29210	CENTRAL LANDSCAPE SUPPLY	09/01/26	$427.88	pw - class 2 road base
29211	COURI & RUPPE PLLP	09/01/26	$1,312.50	g - Include meeting, Terrace hills conversation, Blackberry Far
29212	CROTEAU PLUMBING	09/01/26	$200.00	fd - rpz test fee annual at fire hall
29213	Jennifer O'Brien	09/01/26	$44.23	g - mileage 44 miles
29214	LAND O AKES OIL & PROPANE	09/01/26	$754.50	fd - fuel
29215	MASON VOIGT	09/01/26	$77.58	parks- Aug miles 107
29216	MN DEPT OF HEALTH	09/01/26	$2,081.00	W - Connection fee 3rd qtr payment
29217	RMB ENVIRONMENTAL LABORATORIES	09/01/26	$148.39	sewer dept -
		Total Checks	$25,915.78	

10100 STATE BANK OF KIMBAL	
101 GENERAL FUND	$8,871.13
601 WATER FUND	$2,934.47
602 SEWER FUND	$1,001.89
607 STORMWATER UTILITY	$331.66
	$13,139.15

Jeffery J Schmitz

FILTER: [Check Date] between #08/19/26# and #09/01/26# and [Check Nbr]>0 and [Cash Act]='10100'

CITY OF ST AUGUSTA

*Check Detail Register©

Checks 08/19/26-09/01/26

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 STATE BANK OF KIMBAL					
25702 e	08/27/26	**PERA**			
G 101-21704		PERA	$369.61		KIFFMEYER, MARK G.
G 607-21704		PERA	$19.34		KIFFMEYER, MARK G.
G 101-21704		PERA	$159.52		SCHLUETER, STEVEN F.
G 101-21704		PERA	$58.02		BLASHACK, CHAD C.
G 601-21704		PERA	$155.79		BLASHACK, CHAD C.
G 602-21704		PERA	$155.80		BLASHACK, CHAD C.
G 607-21704		PERA	$19.34		BLASHACK, CHAD C.
G 101-21704		PERA	$81.81		HOLLERMANN, PAUL A.
G 601-21704		PERA	$10.14		HOLLERMANN, PAUL A.
G 602-21704		PERA	$10.14		HOLLERMANN, PAUL A.
G 101-21704		PERA	$18.38		HILL, MARY M
G 601-21704		PERA	$73.53		HILL, MARY M
G 602-21704		PERA	$73.53		HILL, MARY M
G 607-21704		PERA	$18.37		HILL, MARY M
G 101-21704		PERA	$341.77		CLAUSSEN, KIM M
G 601-21704		PERA	$20.10		CLAUSSEN, KIM M
G 602-21704		PERA	$20.10		CLAUSSEN, KIM M
G 607-21704		PERA	$20.11		CLAUSSEN, KIM M
G 101-21704		PERA	$587.96		O'BRIEN, JENNIFER
G 601-21704		PERA	$34.46		O'BRIEN, JENNIFER
G 602-21704		PERA	$34.46		O'BRIEN, JENNIFER
G 607-21704		PERA	$34.46		O'BRIEN, JENNIFER
		Total	$2,316.74		
25703 e	08/27/26	**STATE BANK OF KIMBALL**			
G 101-21701		Federal Withholding	$1,368.54		941 taxes
G 101-21703		FICA Tax Withholding	$1,745.02		941 taxes
G 101-21709		Medicare	$408.08		941 taxes
G 601-21701		Federal Withholding	$204.68		941 taxes
G 601-21703		FICA Tax Withholding	$261.20		941 taxes
G 601-21709		Medicare	$61.08		941 taxes
G 602-21701		Federal Withholding	$204.70		941 taxes
G 602-21703		FICA Tax Withholding	$261.20		941 taxes
G 602-21709		Medicare	$61.08		941 taxes
G 607-21701		Federal Withholding	$85.68		941 taxes
G 607-21703		FICA Tax Withholding	$99.14		941 taxes
G 607-21709		Medicare	$23.18		941 taxes
		Total	$4,783.58		
25704 e	08/27/26	**SHELTER POINT**			
G 101-21712		MN Paid Leave	$197.73		MN Paid Leave Benefit
G 601-21712		MN Paid Leave	$32.49		MN Paid Leave Benefit
G 602-21712		MN Paid Leave	$32.49		MN Paid Leave Benefit
G 607-21712		MN Paid Leave	$12.04		MN Paid Leave Benefit
		Total	$274.75		
25705 e	08/27/26	**JOHN HANCOCK**			

CITY OF ST AUGUSTA

*Check Detail Register©

Checks 08/19/26-09/01/26

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 101-21710		Other Deducations	$150.00		G - MARK $100, Paul $50
		Total	$150.00		
29209	09/01/26	**AIR MAXX**			
E 101-42270-320		Natl Night Out	$568.00	260804	FD - 2 BOUNCE HOUSES
		Total	$568.00		
29210	09/01/26	**CENTRAL LANDSCAPE SUPPLY**			
E 101-41130-220		Repair/Maint Supply	$183.38	340716	pw - class 2 road base
E 101-41130-220		Repair/Maint Supply	$244.50	340739	pw - class 2 road base
		Total	$427.88		
29211	09/01/26	**COURI & RUPPE PLLP**			
E 101-41000-304		Legal Fees	$1,312.50		g - Include meeting, Terrace hills conversation, Blackberry Farms PUD
		Total	$1,312.50		
29212	09/01/26	**CROTEAU PLUMBING**			
E 101-42270-220		Repair/Maint Supply	$200.00	99962	fd - rpz test fee annual at fire hall
		Total	$200.00		
29213	09/01/26	**Jennifer O'Brien**			
E 101-41000-430		Miscellaneous	$44.23		g - mileage 44 miles
		Total	$44.23		
29214	09/01/26	**LAND O AKES OIL & PROPANE**			
E 101-42270-212		Motor Fuels	$754.50		fd - fuel
		Total	$754.50		
29215	09/01/26	**MASON VOIGT**			
E 101-45200-430		Miscellaneous	$77.58		parks- Aug miles 107
		Total	$77.58		
29216	09/01/26	**MN DEPT OF HEALTH**			
E 601-49400-312		Water/Contract Services	$2,081.00	k	W - Connection fee 3rd qtr payment
		Total	$2,081.00		
29217	09/01/26	**RMB ENVIRONMENTAL LABORATORIES**			
E 602-49450-316		Sample Analysis	$148.39	D094323	sewer dept -
		Total	$148.39		
		10100	$13,139.15		

Fund Summary

10100 STATE BANK OF KIMBAL	
101 GENERAL FUND	$8,871.13
601 WATER FUND	$2,934.47
602 SEWER FUND	$1,001.89
607 STORMWATER UTILITY	$331.66
	$13,139.15

Jeffery J Schmitz

BOLTON & MENK
Real People. Real Solutions.

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St. Cloud, MN 56301
Phone: (320) 640-3393
Bolton-Menk.com

MEMORANDUM

Date: September 1, 2026

To: St. Augusta City Council

From: Robin Caufman, Community Planning Project Manager

Subject: Zoning Ordinance Amendments
City of St. Augusta, Minnesota

The following zoning ordinance amendments are being proposed for the City Council's review and consideration at their September 1, 2026, meeting. The proposed updates are intended to address recurring questions, provide consistent definitions, make zoning consistent with the 2024 Comprehensive Plan, and provide clearer standards for administration and enforcement. These amendments are intended to respond to frequent planning questions, improve day-to-day ordinance administration, and provide clearer enforcement tools for nuisance-related concerns.

Summary of proposed amendments

1. ~~**Section 44.03, Zoning Map:** The Future Zoning Map included in Section 4.6 of the 2024 St. Augusta Comprehensive Plan would become the City of St. Augusta's official zoning map.~~ **Tabled**
2. **Section 2.02, Definitions:** The amendment adds 32 definitions for terms used but not currently defined in Section 44.04, Table of Uses.
3. **Section 12.03, Administration:** The amendment incorporates existing City Code provisions related to the Zoning Administrator's role and enforcement authority by reference.
4. **Section 15.16 B.2.b,** Outside Storage, Residential, Commercial, and Industrial Uses: The amendment requires vehicles that are not stored on an established driveway to be stored on an improved surface within the accessory structure setback.
5. **Section 20.07 G, Off-Street Parking Requirement**s: The amendment requires recreational camping vehicles, certain recreational equipment, and recreational vehicles to be stored on an improved surface within the accessory structure setback.
6. **Section 24.04, Animals:** The amendment restores animal keeping standards that were removed during the 2024 zoning ordinance update and establishes the number of animals allowed per acre on qualifying parcels.

Planning Commission Recommendation

The Planning Commission held a public hearing on August 24, 2026, on the proposed. Approximately 20 residents attended the meeting and posed questions related to adopting the 2024 Comprehensive Plan's Future Zoning Map as the city's Zoning Map. The questions related to their ability to continue farming, splitting their land into smaller parcels for family, or operating a business. As a result, the zoning map discussion was tabled for further discussion.

However, the Planning Commission voted to recommend the rest of the proposed amendments to the city council for approval at their September 1, 2026 meeting. See attached resolution for specific changes.

Proposed Actions

- Presentation of the Planning Commission's recommendation
- Council discussion of the recommended amendments
- Formal vote by the city council on the amendments
- Review the summary for public notification and vote to approve

CITY OF ST. AUGUSTA

ORDINANCE NO. 2026-07

AN ORDINANCE AMENDING THE ST. AUGUSTA ZONING ORDINANCE SECTIONS 2.02, 12, 15.16, 20.07, AND, 24.04

THE CITY COUNCIL OF ST. AUGUSTA, STEARNS COUNTY, MINNESOTA, DOES ORDAIN AS FOLLOWS:

The following Sections of the St. Augusta Zoning Ordinance will be updated with underlined text being added or updated, and struck text being deleted.

Section 1. Amend Section. 2.02 Rules and Definitions, Definitions of the St. Augusta Zoning Ordinance to add the following definitions:

Banks, other financial institutions, including drive-up tellers. An establishment engaged in deposit banking, lending, credit, investment, fiduciary, or similar financial services, including services provided to occupants of motor vehicles through a drive-up window, automated teller, or similar facility.

Building supply sales within the principal structure. An establishment primarily engaged in the retail or wholesale sale of lumber, hardware, fixtures, construction materials, tools, or related building supplies, where sales, display, and storage occur within the principal building.

Cabinet and carpentry shops. An establishment where wood products, cabinets, furniture, millwork, or similar items are fabricated, assembled, repaired, or finished, provided that such activities are conducted within an enclosed building.

Funeral homes. An establishment used for conducting or arranging funerals, memorials, visitations, or related services, and which may include the preparation of deceased persons for burial, cremation, or other final disposition.

Game Farms. Land or facilities used for the propagation, raising, management, or controlled hunting of game birds or game animals, where permitted by applicable federal, state, and local regulations.

Garage. An accessory or principal building, or portion thereof, designed or used for the parking, storage, repair, or maintenance of motor vehicles, recreational vehicles, equipment, or similar items.

Heavy manufacturing and assembly. The manufacture, processing, assembly, fabrication, storage, or treatment of products from raw or extracted materials, or activities involving hazardous, explosive, flammable, or high-impact materials or processes, where operations may generate significant noise, odor, vibration, smoke, dust, traffic, or other external effects.

Light manufacturing and Assembly. The manufacture, processing, assembly, fabrication, packaging, or treatment of finished or semi-finished products from previously prepared materials, conducted primarily within an enclosed building and not producing significant noise, odor, vibration, smoke, dust, glare, or other external impacts beyond the property.

Liquor, off-sale. An establishment licensed to sell alcoholic beverages in original packaging for consumption off the premises, as authorized by applicable state law and local licensing requirements.

Liquor, on-sale. An establishment licensed to sell alcoholic beverages for consumption on the premises, as authorized by applicable state law and local licensing requirements.

Mortuaries. An establishment used primarily for the preparation, care, storage, or handling of deceased persons prior to burial, cremation, or other final disposition, and which may include related funeral or memorial services.

Motor vehicle, farm implements, and recreation equipment sales, services, and repair. An establishment primarily engaged in display, sale, rental, leasing, servicing, maintenance, or repair of motor vehicles, farm implements, recreational vehicles, trailers, boats, snowmobiles, all-terrain vehicles, or similar equipment, including incidental accessory parts sales.

Multi-family attached (5+ Units). A residential building or group of attached residential buildings containing five or more dwelling units, each designed or used as a separate housekeeping unit with independent living facilities.

Offices, commercial. A building, room, or portion thereof used for business, administrative, financial, real estate, sales, consulting, or similar commercial office services, where goods are not primarily manufactured, stored, or sold on the premises.

Offices, professional. A building, room, or portion thereof used for professional services such as medical, legal, planning, engineering, architectural, accounting, design, consulting, or similar services, where goods are not primarily manufactured, stored, or sold on the premises.

Outdoor service, sales, and rentals. The display, sale, rental, leasing, servicing, or customer pick-up of goods, vehicles, equipment, materials, or merchandise conducted wholly or partly outside of an enclosed building, including accessory outdoor display or storage areas.

Private accessory recreational facilities. Recreational facilities, areas, or improvements intended for the private use of residents, tenants, members, employees, or guests of the principal use, including private courts, pools, playgrounds, trails, athletic fields, clubhouses, or similar facilities, and not operated as a principal commercial recreation use.

Quadplex. A residential building containing four dwelling units, each designed or used as a separate housekeeping unit with independent living facilities.

Radio and television studios. An establishment used for the production, recording, editing, broadcasting, or transmission of radio, television, video, audio, or similar media programming, excluding freestanding communications towers unless otherwise permitted.

Recreational Equipment of limited size and weight: Small, portable items used for recreation during certain times of the year that can be easily moved, carried, or stored and do not create the visual or physical impacts associated with large recreational vehicles or equipment. Examples include but are not limited to kayaks, canoes, paddleboards, bicycles, portable nets or goals, lawn games, fish house, or kiddie pools.

Recreational Vehicle: A self-propelled vehicle that is used primarily for recreation and leisure time activities and purposes, including, but not limited to, classic cars, cars used for racing, bicycles, motor boats, sailboats, snowmobiles, ATVs, and recreational camping vehicles.

Refuges. Land or water areas managed or preserved primarily for the protection, conservation, restoration, or observation of wildlife, habitat, or natural resources.

Research and development laboratories. A building or group of buildings used for scientific, technical, medical, agricultural, engineering, product, or industrial research, experimentation, testing, analysis, or development, provided that any manufacturing, processing, or sales are incidental to the principal research and development use.

Shed. An accessory structure less than two hundred square feet in size, used primarily for the storage of tools, equipment, lawn and garden materials, recreational items, or similar personal property.

Social services. Services, programs, offices, classes, outreach, counseling, charitable activities, community assistance, or similar activities operated by a religious institution, nonprofit organization, or community organization that are accessory or related to, but not themselves principally used for, worship services.

Storage, utilization, or manufacture of materials that could decompose by detonation. The storage, handling, use, processing, or manufacture of explosives, blasting agents, highly reactive materials, or other substances that may rapidly decompose, ignite, explode, or detonate under certain conditions, subject to all applicable federal, state, and local safety regulations.

Temporary roadside stands. A temporary, removable structure or display area used for the seasonal sale of agricultural products, plants, flowers, food products, or similar goods, typically accessory to an agricultural, garden, or seasonal retail use and subject to applicable location, duration, access, and safety requirements.

Trade Schools. An educational institution or training facility that provides instruction in skilled trades, technical occupations, business, vocational programs, or similar employment-related training, but does not include primary or secondary schools unless otherwise specified.

Trailer: Any non-self-propelled vehicle or portable unit designed or intended to be towed, pulled, or transported by a motor vehicle, including but not limited to utility, cargo, enclosed, flatbed, boat, livestock, construction, recreational, and travel trailers. A trailer shall remain classified as a trailer whether or not it is currently attached to a motor vehicle, licensed, roadworthy, or in active use. A manufactured home or mobile home shall not be considered a trailer for purposes of this Ordinance.

Tree Farms. The use of land for the planting, cultivation, management, harvesting, and sale of trees, nursery stock, Christmas trees, or similar tree products.

Triplex. A residential building containing three dwelling units, each designed or used as a separate housekeeping unit with independent living facilities.

Wildlife Areas. Land or water areas set aside, managed, or preserved primarily for wildlife habitat, conservation, restoration, observation, education, or compatible passive recreation, including public or private refuges, preserves, and natural areas.

Section 2. Amend Section 12 Administration - Enforcement and Penalties of the St. Augusta Zoning Ordinance to add the following:

12.06 Administration and Enforcement

Except as otherwise specifically provided in this Chapter, all matters relating to the administration, enforcement, interpretation, violations, penalties, appeals, and other procedural requirements shall be governed by the applicable provisions of the City Code pertaining to zoning administration and enforcement, which are hereby incorporated by reference.

Section 3. Amend Section 15.16 B.2.b of the St. Augusta Zoning Ordinance to add the following:

Except on established driveways, such vehicles shall be stored to comply with accessory building setbacks of the residential district and on a surface to prevent weed and grass growth, such as asphalt, concrete, or pavers.

Section 4. Amend Section 20.07 G, Off-Street Parking Requirements, Location of the St. Augusta Zoning Ordinance to strike and then add the following:

~~Except seasonal recreational equipment of limited size and weight, the same parking standards for them shall apply as outlined herein. In cases of seasonal recreational equipment of limited size and weight, the surfacing required herein shall not apply and the equipment may be parked over what is traditionally grass. Seasonal recreational equipment of limited size and weight may include boats, campers designed to be mounted on automotive vehicles, snowmobiles, boat trailers, motorcycle trailers and tent or travel trailers.~~ Storage of Recreational Camping Vehicle, Recreational Equipment of limited size and weight, and Recreational Vehicles may be stored to comply with 15.16.

Section 5. Amend Section 24.04, Animals, Farm Animals of the St. Augusta Zoning Ordinance to add back B and renumber the list as follows:

B. The keeping and maintaining of farm animals, including livestock and horses shall be allowed by administrative permit in the A-1 and R-R Zoning Districts, provided:
   1. The provisions of Section 6 Administrative Permits of this Ordinance are considered and determined to be satisfied.
   2. The minimum lot size upon which animals are to be located shall be two and one-half (2.5) acres.
   3. Farm animals may not be confined in a pen, feedlot, or building within two hundred (200) feet of any residential structure not owned or leased by the operator.
   4. The keeping and care of animals is provided by City regulations.
   5. The density per acre of farm animals specifically allowed must not exceed the maximum densities, as specified below, unless permitted by conditional use permit:
      a. Cattle, horses, mules, donkeys = 1/acre
      b. Goats, sheep = 5/acre
      c. Swine = 10/acre
      d. Turkeys, ducks, geese = 25/acre
      e. Chickens, rabbits, guinea pigs, hamsters, pigeons = 50/acre
   6. A shelter or stabling facility shall provide a minimum of one hundred (100) square feet per acre of enclosed area per animal, or fractions thereof, as based upon the number of animals per acre listed above (example: 100 square feet divided by five goats/acre = 20 square feet of enclosed area per goat).

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

D. Codification. City Staff is directed to codify the revisions to the Zoning Ordinance as enacted in this ordinance.

Adopted by the City Council of the City of St. Augusta, this 1st day of September, 2026.

ATTEST: Mayor

City administrator

CITY OF ST. AUGUSTA
COUNTY OF STEARNS
STATE OF MINNESOTA

RESOLUTION 2026-09

A RESOLUTION APPROVING THE SUMMARY FOR THE CITY OF ST. AUGUSTA, AN ORDINANCE AMENDING THE ST. AUGUSTA ZONING ORDINANCE SECTIONS 2.02, 12, 15.16, 20.07, AND 24.04

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of St. Augusta, Minnesota, was held on the 1st day of September, 2026, at 7:00 p.m.

WHEREAS, Minnesota Statutes, Section 412.191, Subd. 4, permits the publication of summaries of ordinances provided that:

1. Four-fifths of the Council authorizes publication of the summary;
2. A printed copy of the ordinance is made available during regular office hours at the office of the City Clerk and on the city's website;
3. The Council approves the text of the summary in advance, determining that it clearly informs the public of the intent and effect of the ordinance;

WHEREAS, the City Council of the City of St. Augusta has adopted Ordinance No. 2026-07 which provides the detailed amendments to Sections 2.02, 12, 15.16, 20.07, and 24.04;

WHEREAS, the Council has reviewed the attached summary of amendments;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Augusta, Minnesota.

1. The Council finds and determines that the attached summary of amendments clearly informs the public of the intent and the effect of the regulations.

2. The Council authorizes the publication of the summary of Ordinance 2026-07 in accordance with Minnesota Statutes, Section 412.191, Subdivision 4.

Adopted by the City Council of the City of St. Augusta, this 1st day of September, 2026.

____
Mayor

ATTEST:

____
City Administrator

MEMORANDUM

To: Mayor Jeff Schmitz and Council Members
From: Jennifer Nash, City Administrator
Date: September 1, 2026
RE: 2027 Preliminary Budget and Levy Draft

Included with this memo is a draft preliminary 2027 budget for Council's review and discussion, along with modeling of how budget options would impact property owners. Council previously reviewed draft budget information at your work session meetings in July and August, and provided input to staff which has been incorporated into the attached. At the August work session meeting, remaining discussion focused on level of contribution to the City's CIP which impacts total levy by about 2% for each additional $45,000 saved for future road projects. Three options are provided in this agenda packet for Council consideration ranging from a slight tax rate reduction of 0.12% to a slight rate increase of 0.94%.

Below are some notes on revenue and expenditure items, budget assumptions and next steps:

Revenues

- Building permit and other revenues are shown with conservative estimates
- No major fee adjustments proposed at this time for general fund services.
- LGA reduced per approved State allocation amounts – down $37,470 from 2026 to 2027 (2027 LGA will be $18,833)
- Capital expenditure plan continues increased budget level established per plan in 2025 for catchup of deferred road maintenance/repair projects. This plan includes funding projects with cash on hand instead of taking out debt for the work. Within options for levy amounts before Council for review at tonight's meeting, additional funding could be set aside towards these project savings accounts depending on Council's direction.
- Enterprise funds such as water, sewer and stormwater utilities do not receive funding through City taxes. Those budgets will be reviewed in more detail in the coming months ahead of discussions to come on proposed user rates in December.

Expenditures

Staffing Assumptions in Draft

- Ahead of review of area market condition information which will be obtained later in the year, 5% increase shown for the wage scale for all positions for budget planning purposes including full-time, part-time and paid, on-call firefighting staff – to be reviewed for ongoing market appropriateness
- No new full-time staff positions shown
- Seasonal and temporary positions - draft budget shows continuation of the same level of seasonal employment as in recent years. Parks budget includes 4 part-time seasonal workers, and streets budget includes temporary assistance for winter plowing.

- Employee health insurance estimates shown with 20% increase which we hope will be higher than actual – actuals to be updated when renewal info is available
- Staff time allocations in budget for some positions have been adjusted to better match actual time spent. The biggest shift is in the part-time Utility Billing Clerk whose time has been moved from 15% utilities to 90% utilities. Administrator and Deputy Clerk budgeted time allocations have been adjusted to account for oversight and administrative support provided for department areas including streets and parks, along with administration (which includes building, planning, zoning, legal, etc) and utilities included in previous staff cost distribution. Additional Deputy Clerk time allocation was included for time spent processing building permits (estimated at 20%).

<u>Other Assumptions in Draft</u>

- The previous draft for July discussions had a low estimate of 5% community valuation growth, which has been adjusted with updated estimates from Stearns County officials now identifying an approximate 8.7% tax capacity growth in the community. Overall tax capacity effects the rate each individual taxpayer will pay as their portion of overall levy need. As requested by Council, staff has included 3 possible levy options with tonight's materials including projected impact of these levies on tax rates and corresponding household annual and monthly City taxes.
- City insurance rates for property, casualty, liability and workers' comp coverages are shown with 10% increase across the board as placeholder estimate
- Project Items – Staff recommends the following City Hall projects to be completed in 2027 to improve service delivery to the community and efficiency in providing services. Estimated costs shown in the budget:
    - Codification - $25,000
    - Website Update/New Platform - $15,000
- Staff has had additional discussions with both fire department and public works department staff with updates to those departmental budgets shown within this general fund budget draft and some updated capital planning for equipment impacting that levy line item.
- Additional refinement of equipment planning within the CIP will be ongoing, and more conversation is planned in the coming months for progressing road project prioritization for the next few years.
- Repair and maintenance supply budget line items in Public Works/Streets and Parks have some increased funding budgeted to allow for focus on maintaining the amenities the City currently has as a goal identified by Council in recent discussions.
- Adjusting Consultant Costs to Better Match Expenditures & Need – Planning, Legal and Engineering consultant costs were all under-budgeted versus need in 2026. The draft budget better reflects actual costs and additional activity prompted by resident and business owner projects and inquiries. For individually-benefiting applications needing this support, staff recommends consideration of increasing escrows collected from applicants to cover pass-through bills as part of fee schedule discussions later this year.
- Power costs for City facilities up per notice from Stearns Electric – budgeted 5% increase to cover this and other utilities
- Election costs from 2026 have been reduced for non-election year 2027.
- Budget preparation for the City's enterprise funds (utilities) is also underway, however the City does not levy for those business-like operations, so these are not a part of the tax levy discussion at this time.

Recommendation and Budget Development Process:
Council is asked to review the attached proposed budget information and options ahead of decisions on setting a preliminary budget and levy for 2027. Resolution 2026-08 included in your agenda packet includes levy amounts for the middle version of the budget resulting in a 0.48% projected tax rate increase for the City. If Council decides on one of the other options provided (or something different), the numbers in this resolution should be updated ahead of adoption to reflect those choices.

Cities are required to adopt a preliminary budget and levy in September for the following year which will then set the maximum levy included in tax notices distributed by the County in the subsequent months. Remaining additional budget refinement occurs in October and November ahead of Truth-in-Taxation hearing scheduled for December 1st, then final budget adoption.

Attachments
- Resolution 2026-08 – Adopting 2027 Preliminary Budget and Levy
- 2027 Draft Preliminary Budget Details
- 2027 Draft Preliminary Levy Options and Impact Comparisons

CITY OF ST. AUGUSTA
COUNTY OF STEARNS
RESOLUTION # 2026-08

RESOLUTION APPROVING PRELIMINARY 2027 TAX LEVY AND SCHEDULING TRUTH IN TAXATION PUBLIC HEARING

WHEREAS, the St. Augusta City Council intends to use sound budget and financial management practices, and adhere to Minnesota statute and rules regarding preparation and adoption of municipal budgets.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Augusta, Stearns County, Minnesota, that the following sums of money be levied for the current year, collectible in 2027, upon taxable property in the City of St. Augusta for the following purposes:

Purpose:	
General Fund	$1,230,655
Capital Improvement Fund	1,172,200
Total Regular Levy:	**$2,402,855**
Debt Service Levy	$ 40,000
Total City Levy	**$ 2,442,855**

NOW, THEREFORE, BE IT FURTHER RESOLVED that the St. Augusta City Council will hold an initial public hearing to hear comments from the public regarding the proposed budget and property tax levy at **7:00 pm Tuesday, December 1, 2026** at the City Council Chambers of St. Augusta City Hall, 1914 250th Street, St Augusta, Minnesota.

The City Clerk is hereby instructed to transmit a copy of this resolution to the County Auditor of Stearns County, Minnesota.

Adopted by the City Council of the City of St Augusta 1st Day of September, 2026.

____
Jeff Schmitz, Mayor

Attest:

____
Jennifer Nash, City Administrator

City of St. Augusta
2027 Preliminary Budget

	2024	2025	2026		% of Budget	2027	% Change
Revenues	**Budget**	**Budget**	**Budget**	**As of 07/02/26**	**Spent/Received**	**Budget**	**From 2026**
General Fund	$ 1,121,200	$ 1,273,500	$ 1,273,500	$ 862,891	67.76%	$ 1,581,655	24.20%
Capital Improvement Fund	$ 993,013	$ 1,089,833	$ 1,581,606	$ 1,015,455	64.20%	$ 1,478,608	-6.51%
Water Fund	$ 278,000	$ 331,500	$ 331,500	$ 347,499	104.83%	$ 406,940	22.76%
Sewer Fund	$ 275,000	$ 352,000	$ 352,000	$ 268,792	76.36%	$ 369,314	4.92%
Sewer Debt Fund	$ 12,500	$ 12,000	$ 12,000	$ 13,644	113.70%	$ 12,000	0.00%
WAC/SAC Improvement Fund	$ 35,759	$ 41,759	$ 41,759	$ 75,495	180.79%	$ 24,000	-42.53%
Debt Service	$ 41,000	$ 41,000	$ 41,000	$ 22,837	55.70%	$ 41,000	0.00%
Street Light Utility	$ 4,500	$ 5,600	$ 5,600	$ 5,973	106.66%	$ 5,600	0.00%
Storm Water Utility	$ 55,000	$ 50,000	$ 50,000	$ 39,339	78.68%	$ 50,000	0.00%
Total Revenues	$ 2,815,972	$ 3,197,192	$ 3,688,965	$ 2,651,925	71.89%	$ 3,969,117	7.59%
Expenditures							
General Fund	$ 1,132,763	$ 1,234,185	$ 1,234,185	$ 645,167	52.27%	$ 1,581,655	28.15%
Capital Improvement Fund	$ 945,800	$ 995,800	$ 1,631,600	$ 1,115,245	68.35%	$ 1,436,500	-11.96%
Water Fund	$ 243,864	$ 297,681	$ 299,980	$ 339,520	113.18%	$ 405,928	35.32%
Sewer Fund	$ 271,667	$ 306,004	$ 306,005	$ 287,612	93.99%	$ 368,221	20.33%
WAC/SAC Improvement Fund	$ -	$ -	$ -	$ -		$ -	
Debt Service	$ 36,000	$ 36,000	$ 36,000	$ 34,621	96.17%	$ 36,000	0.00%
Street Light Utility	$ 4,380	$ 4,380	$ 4,380	$ 3,556	81.18%	$ 4,380	0.00%
Storm Water Utility	$ 36,154	$ 42,073	$ 42,073	$ 55,312	131.47%	$ 65,661	56.06%
Total Expenditures	$ 2,670,628	$ 2,916,123	$ 3,554,222	$ 2,481,034	69.81%	$ 3,898,345	9.68%

Acct Code	General Fund Revenues							
		2024	2025	2026	Received	% of Budget	2027	% Change
		Budget	Budget	Budget	As of 08/27/26	Spent	Budget	From 2026
R 101-41000-31000	General Property Tax	$ 879,000	$ 950,000	$ 1,000,000	$ 555,690	55.57%	$ 1,230,655	23.07%
R 101-41000-32100	Business Licenses	$ 9,000	$ 9,000	$ 9,000	$ 9,360	104.00%	$ 9,000	0.00%
R 101-41000-33405	Franchise Fees - Gas	$ 31,000	$ 31,000	$ 31,000	$ 18,801	60.65%	$ 31,000	0.00%
R 101-41000-33406	Franchise Fees - Electric	$ 60,000	$ 60,000	$ 60,000	$ 47,777	79.63%	$ 70,000	16.67%
R 101-41000-35000	Fines and Forfeits	$ 6,000	$ 6,000	$ 6,000	$ 2,192	36.53%	$ 6,000	0.00%
R 101-41000-32210	Building Permits	$ 93,000	$ 172,000	$ 172,000	$ 120,142	69.85%	$ 180,000	4.65%
R 101-41000-33407	Electric Permits	$ 9,000	$ 11,500	$ 11,500	$ 18,881	164.18%	$ 11,500	0.00%
R 101-41000-32251	Right of Way Permits	$ 2,500	$ 2,500	$ 2,500	$ 4,491	179.64%	$ 3,000	20.00%
R 101-41000-34107	Assessment Searches	$ 600	$ 400	$ 400	$ 360	90.00%	$ 400	0.00%
R 101-41000-32180	Mailbox Posts	$ 200	$ 200	$ 200	$ 425	212.50%	$ 200	0.00%
R 101-41000-34103	Zoning Applications	$ 2,000	$ 2,000	$ 2,000	$ 2,000	100.00%	$ 2,000	0.00%
R 101-41000-32120	Dividends/Refunds	$ 1,000	$ 1,000	$ 1,000	$ -	0.00%	$ 1,000	0.00%
R 101-41000-32250	Park Shelter Rental	$ 10,000	$ 10,000	$ 10,000	$ 12,310	123.10%	$ 12,000	20.00%
R 101-41000-36200	Miscellaneous	$ 500	$ 500	$ 500	$ 60,529	12105.87%	$ 500	0.00%
R 101-41000-36210	Interest Earnings	$ 3,000	$ 3,000	$ 3,000	$ 1,193	39.76%	$ 3,000	0.00%
R 101-41000-31030	Sales Tax	$ 400	$ 400	$ 400	$ 638	159.57%	$ 400	0.00%
R 101-41000-31805	State Fire Aid	$ 12,000	$ 12,000	$ 12,000	$ -	0.00%	$ 20,000	66.67%
R 101-41000-31807	Fire Training Reimbursement			$ -	$ 7,512	#DIV/0!	$ -	
R 101-41000-39314	Election Payroll Assistance	$ -	$ -	$ -			$ -	
R 101-41000-33100	Other Grants	$ -	$ -	$ -			$ -	
R 101-41000-39315	US Bank Rebate	$ 2,000	$ 2,000	$ 2,000	$ 591	29.53%	$ 1,000	-50.00%
	Total General Fund Revenues	$ 1,121,200	$ 1,273,500	$ 1,323,500	$ 862,891	65.20%	$ 1,581,655	19.51%

FINAL GF REVENUE SHOULD MATCH EXPENDITURES

Acct Code	General Fund	2024 Budget	2025 Budget	2026 Budget	Spent As of 07/02/26	% of Budget Spent	2027 Budget	% Change From 2026
41000	Administration	$ 410,487.70	$ 441,531.30	$ 466,305.24	$ 242,248	51.95%	$ 533,018	14.31%
41110	Council	$ 35,531.00	$ 36,323.32	$ 37,825.00	$ 15,968	42.22%	$ 59,575	57.50%
41120	Boards and Commissions	$ 1,500.00	$ 3,500.00	$ 1,500.00	$ 540	36.00%	$ 1,500	0.00%
41220	Building Inspection	$ 89,500.00	$ 142,000.00	$ 142,000.00	$ 70,899	49.93%	$ 170,517	20.08%
41410	Elections	$ 12,350.00	$ 2,100.00	$ 10,847.25	$ -	0.00%	$ 2,100	-80.64%
42270	Fire	$ 237,043.45	$ 236,069.00	$ 249,962.20	$ 117,004	46.81%	$ 321,176	28.49%
41130	Streets	$ 251,431.27	$ 268,256.11	$ 281,118.10	$ 154,517	54.97%	$ 353,079	25.60%
45200	Parks	$ 94,919.39	$ 104,404.98	$ 117,971.45	$ 43,992	37.29%	$ 140,690	19.26%
	Total Expenditures	$ 1,132,762.81	$ 1,234,184.71	$ 1,307,529.24	$ 645,167	49.34%	$ 1,581,655	20.97%

Acct Code	Capital Improvement Fund	2024 Budget	2025 Budget	2026 Budget	Spent/Received As of Nov. 2025	% of Budget Spent	2027 Budget	% Change From 2026	
	Revenues								
R 450-41000-31000	General Property Tax	$ 465,000	$ 601,600	$ 1,175,000	$ 337,245.53	28.70%	$ 1,122,200	-4.49%	
R 450-41000-31300	Sales Tax	$ 280,000	$ 280,000	$ 280,000	$ 298,726.18	106.69%	$ 280,000	0.00%	
R 450-41000-32211	Park Dedication Fees	$ 1,050	$ 1,050	$ 1,050	$ 2,875.00	273.81%	$ 1,575	50.00%	
R 450-41000-31800	Local Government Aid	$ 128,963	$ 92,633	$ 54,556	$ 50,821.69	93.16%	$ 18,833	-65.48%	
R 450-41000-31806	State Small Cities Highway Aid	$ 95,000	$ 92,350	$ 50,000	$ 22,371.00	44.74%	$ 50,000	0.00%	
R 450-41130-31032	Aggregate Tax			$ -	$ 348.78	#DIV/0!	$ -	#DIV/0!	
R 450-41000-33404	Cable Franchise Fees	$ 8,000	$ 7,200	$ 6,000	$ 3,477.93	57.97%	$ 3,000	-50.00%	
R 450-41000-33161	Bond Proceeds/Loans			$ -		#DIV/0!	$ -	#DIV/0!	
R 450-42270-33100	Grants			$ -	$ 269,000.00	#DIV/0!	$ -	#DIV/0!	
R 450-41000-36200	Miscellaneous			$ -	$ 20,500.00	#DIV/0!	$ -	#DIV/0!	
R 450-41000-36210	Interest Earned	$ 15,000	$ 15,000	$ 15,000	$ 88.61	0.59%	$ 3,000	-80.00%	
R 450-42270-33100	Fire Department Donations			$ -	$ 10,000.00	#DIV/0!	$ -	#DIV/0!	
	Total Revenues	$ 993,013	$ 1,089,833	$ 1,581,606	$ 1,015,454.72	64.20%	$ 1,478,608	-6.51%	
	Capital Improvement Fund								
	Expenditures								
E 351-49400-616	Transfer to Water								
E 351-49450-617	Transfer to Sewer								
	General								
E 450-41000-430	Misc. Equipment/Fiscal Charges								
E 450-41000-223	City Hall				$ 55,975.74	#DIV/0!	$ 5,000		
	Council Chairs								
E 450-41000-327	Computer Equipment		$ 5,000	$ 5,000	$ 2,582.99	51.66%	$ 7,500	0.5	
E 450-41000-744	Warning Siren								
	Park								
E 450-45200-745	SRTS Trail Project								
	HLP Shed								
	HLP 230th Street Entrance								
E 450-45200-738	Playground Equipment						$ 2,000		
E 450-45200-530	Ballfields						$ 2,000		
	Picnic Tables								
E 450-45200-430	Misc. Equipment				$ 20,248.27	#DIV/0!	$ 20,000	#DIV/0!	
	Streets								
E 450-41130-230	Overlay	$ 575,000	$ 600,000	$ 1,000,000	$ 355,082.22	35.51%	$ 1,000,000	0.00%	
E 450-41130-233	Seal Coating	$ 75,000	$ 75,000	$ 100,000	$ 150,802.72	150.80%	$ 100,000	0.00%	
	Curb and Gutter							#DIV/0!	
	Lawn Tractor							#DIV/0!	
	Pickup							#DIV/0!	
E 450-41130-537	Plow Truck/Picku-up/Skid/Backho	$ 100,000	$ 100,000	$ 120,000		0.00%	$ 120,000	0.00%	
E 450-41130-430	Miscellaneous	$ 15,000	$ 15,000	$ 5,000	$ 5,193.50	103.87%	$ 15,000	200.00%	
	Fire								
R 450-42270-431	Fire Hall/Exhaust System	$ 30,000	$ 30,000	$ 30,000		0.00%	$ -	-100.00%	
E 450-42270-421	Vehicles	$ 80,000	$ 100,000	$ 100,000	$ 216,205.10	216.21%	$ 125,000	25.00%	Saving toward Tender & Pumper
E 450-42270-419	Turnout Gear	$ 20,000	$ 20,000	$ 20,000	$ 9,240.00	46.20%	$ 25,000	25.00%	
E 450-42270-737	Radios	$ 25,000	$ 25,000	$ 25,000	$ 39,670.18	158.68%	$ -	-100.00%	
E 450-42270-430	Misc. Equipment	$ 15,000	$ 15,000	$ 15,000	$ 260,244.00	1734.96%	$ 15,000	0.00%	(SCBA)
E 450-42270-723	Computer Equipment	$ 10,800	$ 10,800	$ 10,800		0.00%		-100.00%	
				$ 200,800					
	Land Acquisition								
	Total Expenditures	$ 945,800	$ 995,800	$ 1,631,600	$ 1,115,244.72	117.92%	$ 1,436,500	-11.96%	

Acct Code	Debt Service							
		2024	**2025**	**2026**	**Spent/Received**	**% of Budget**	**2027**	**% Change**
		Budget	**Budget**	**Budget**	**As of Nov. 2025**	**Spent**	**Budget**	**from 2026**
	Revenues							
	Property Tax	$ 40,000	$ 40,000	$ 40,000	$ 22,571	56.43%	$ 40,000	0.00%
	Interest Earning	$ 1,000	$ 1,000	$ 1,000	$ 267	26.68%	$ 1,000	0.00%
	Misc.					#DIV/0!		#DIV/0!
	Total Revenues	$ 41,000	$ 41,000	$ 41,000	$ 22,837	55.70%	$ 41,000	0.00%
	Debt Service							
	Exenditures							
	Fire Truck Debt Service	$ 36,000	$ 36,000	$ 36,000	$ 34,621	96.17%	$ 36,000	0.00%
	Miscellaneous	$ -	$ -			#DIV/0!		#DIV/0!
	Transfer to Water	$ -	$ -			#DIV/0!		#DIV/0!
	Transfer to Sewer	$ -	$ -			#DIV/0!		#DIV/0!
	Total Expenditures	$ 36,000	$ 36,000	$ 36,000	$ 34,621	96.17%	$ 36,000	0.00%

Acct Code	Administration	2024 Budget	2025 Budget	2026 Budget	Spent As of 07/02/26	% of Budget Spent	2027 Budget	% Change From 2026	
	Personnel Costs								
E 101-41000-101	Salaries	$ 106,377	$ 142,452	$ 161,027	$ 58,678	36.44%	$ 150,286	-6.67%	Kim 60%, Jennifer 75%
E 101-41000-103	Part Time Salaries	$ 56,758	$ 42,382	$ 33,382	$ 2,064	6.18%	$ 2,082	-93.76%	Mary 5%
E 101-41000-122	FICA	$ 10,114	$ 11,460	$ 12,053	$ 4,055	33.64%	$ 9,447	-21.62%	
E 101-41000-123	Medicare	$ 2,365	$ 2,680	$ 2,819	$ 882	31.29%	$ 2,209	-21.62%	
E 101-41000-126	Employer Paid PERA	$ 11,827	$ 13,863	$ 14,581	$ 4,566	31.31%	$ 11,428	-21.62%	
E 101-41000-131	Employer Paid Health	$ 20,286	$ 22,315	$ 20,631	$ 7,293	35.35%	$ 26,688	29.36%	Kim & Jennifer
E 101-41000-143	MN Family Medical Leave			$ 1,711	$ 358	20.94%	$ 1,341	-21.62%	
E 101-41000-151	Worker's Comp	$ 2,827	$ 1,032	$ 1,135	$ 558	49.15%	$ 1,249	10.00%	
	Total Personnel Costs	$ 210,555	$ 236,183	$ 247,339	$ 78,454	31.72%	$ 204,730	-17.23%	
	Operations								
E 101-41000-160	Insurance (Buildings and Equip.)	$ 8,833	$ 9,248	$ 9,716	$ 9,298	95.69%	$ 10,688	10.00%	
E 101-41000-200	Office Supplies	$ 2,500	$ 3,000	$ 4,000	$ 1,907	47.67%	$ 4,000	0.00%	
E 101-41000-203	Legal Notice Publication	$ 1,000	$ 2,000	$ 2,000	$ 698	34.90%	$ 2,000	0.00%	
E 101-41000-205	Ordinance Publication	$ 500	$ 2,000	$ 2,000	$ 538	26.90%	$ 2,000	0.00%	
E 101-41000-206	Association Dues - LMC,	$ 16,500	$ 17,000	$ 17,000	$ 10,216	60.09%	$ 19,000	11.76%	
E 101-41000-208	Training and Instruction	$ 6,500	$ 6,500	$ 8,000	$ 3,088	38.60%	$ 9,000	12.50%	Kim & Jennifer
E 101-41000-207	Auditing and Accounting	$ 23,000	$ 25,000	$ 25,000	$ 5,010	20.04%	$ 30,000	20.00%	
E 101-41000-302	Assessor Contract	$ 22,000	$ 22,000	$ 22,000	$ 20,023	91.02%	$ 24,000	9.09%	
E 101-41000-303	Engineering Fees	$ 15,000	$ 15,000	$ 15,000	$ 9,151	61.01%	$ 30,000	100.00%	Correct for underbudgeting
E 101-41000-304	Legal Fees	$ 10,000	$ 10,000	$ 10,000	$ 16,435	164.35%	$ 30,000	200.00%	Correct for underbudgeting
E 101-41000-305	Attorney (Prosecution)	$ 15,300	$ 15,300	$ 17,000	$ 8,500	50.00%	$ 17,000	0.00%	
E 101-41000-307	Planning	$ 15,000	$ 15,000	$ 15,000	$ 22,774	151.83%	$ 30,000	100.00%	Correct for underbudgeting
E 101-41000-321	Telephone	$ 2,000	$ 2,000	$ 2,000	$ 1,562	78.08%	$ 2,000	0.00%	
E 101-41000-322	Postage	$ 1,000	$ 1,250	$ 4,100	$ 2,569	62.65%	$ 4,100	0.00%	
E 101-41000-323	Internet	$ 1,200	$ 1,200	$ 1,400	$ 835	59.63%	$ 4,000	185.71%	
E 101-41000-381	Electric Utilities	$ 6,500	$ 6,500	$ 6,500	$ 2,935	45.15%	$ 6,500	0.00%	
E 101-41000-383	Gas Utilities	$ 6,500	$ 6,500	$ 6,500	$ 4,965	76.38%	$ 7,000	7.69%	
E 101-41000-384	Garbage	$ 2,000	$ 2,000	$ 2,400	$ 1,691	70.44%	$ 3,000	25.00%	
E 101-41000-430	Miscellaneous	$ 2,000	$ 2,000	$ 2,000	$ 18,698	934.90%	$ 43,000	2050.00%	Codification & Website Update ($40k Budget)
E 101-41000-300	Support Services	$ 5,500	$ 5,500	$ 5,500	$ 2,515	45.73%	$ 10,000	81.82%	IT Support
E 101-41000-520	Buildings and Structures	$ 1,500	$ 1,500	$ 3,000	$ 208	6.93%	$ 5,000	66.67%	
E 101-41000-625	Animal Impound	$ 500	$ 750	$ 750	$ 925	123.33%	$ 1,500	100.00%	
E 101-41000-306	Stearns County Sheriff Contract	$ 30,000	$ 31,200	$ 31,200	$ 15,120	48.46%	$ 31,200	0.00%	
E 101-41000-309	AED Monitoring/Support		$ 1,800	$ 1,800	$ 1,125	62.50%	$ 1,800	0.00%	
E 101-41000-736	Water and Sewer Utilities	$ 1,100	$ 1,100	$ 1,100	$ 482	43.81%	$ 1,500	36.36%	
E 101-41000-332	Clean Up Day	$ 4,000	$ -	$ 4,000	$ 2,527	63.17%		-100.00%	Every Other Year
	Operations Total	$ 199,933	$ 205,348	$ 218,966	$ 163,794	74.80%	$ 328,288	49.93%	
	Total Admin Ex.	$ 410,488	$ 441,531	$ 466,305	$ 242,248.00	51.95%	$ 533,018	14.31%	

Acct Code	Council								
		2024	2025	2026	Spent	% of	2027	% Change	
		Budget	**Budget**	**Budget**	**As of 07/02/26**	**Budget Spent**	**Budget**	**From 2025**	
E 101-41110-100	Salaries	$ 28,434	$ 30,026	$ 30,026	$ 14,136	47.08%	$ 30,026	0.00%	
E 101-41110-126	Employer Contribution PERA	$ 1,422	$ 1,502	$ 1,502	$ 499	33.22%	$ 2,252	49.93%	
E 101-41110-122/123	FICA/Medicare	$ 2,175	$ 2,297	$ 2,297	$ 1,083	47.15%	$ 2,297	0.00%	
E 101-41110-331	Travel Expense	$ 2,500	$ 3,000	$ 3,000	$ -	0.00%	$ 4,000	33.33%	
E 101-41110-433	Dues and Subscriptions	$ 500	$ 500	$ 500	$ 250	50.00%	$ 500	0.00%	
E 101-41110-434	Awards and Indemnities	$ 500	$ 500	$ 500	$ -	0.00%	$ 500	0.00%	
E 101-41110-430	Miscellaneous				$ -		$ 20,000		Council-Driven Project Availabillity
	Total	$ 35,531	$ 37,825	$ 37,825	$ 15,968	42.22%	$ 59,575	57.50%	
	Boards and Commissions								
E 101-41120-106	Salaries Planning Commission	$ 1,500	$ 1,500	$ 1,500	$ 540	36.00%	$ 1,500	0.00%	
	Total	$ 1,500	$ 1,500	$ 1,500	$ 540	36.00%	$ 1,500	0.00%	

Acct Code	Street Expenditures	2024 Budget	2025 Budget	2026 Budget	Spent As of 07/02/26	% of Budget Spent	2027 Budget	% Change From 2026	
	Personnel Costs								
E 101-41130-101	Salaries	$ 103,804	$ 106,517	$ 112,927	$ 56,592	50.11%	$ 126,556	12.07%	Mark 90%, Paul 60%, Chad 10%, Jennifer 5%
E 101-41130-103	Part Time Salaries	$ 3,500	$ 3,500	$ 3,500	$ 6,882	196.64%	$ 5,000	42.86%	Snowplowing
E 101-41130-122	FICA	$ 6,653	$ 6,821	$ 7,218	$ 3,939	54.57%	$ 8,156	12.99%	
E 101-41130-123	Medicare	$ 1,556	$ 1,595	$ 1,688	$ 921	54.57%	$ 1,908	12.99%	
E 101-41130-126	Employer Paid PERA	$ 7,526	$ 8,251	$ 8,732	$ 4,746	54.35%	$ 9,867	12.99%	
E 101-41130-131	Employer Paid Health	$ 20,859	$ 22,945	$ 25,469	$ 20,288	79.66%	$ 41,100	61.37%	Mark & Paul
E 101-41130-143	MN Family Medical Leave			$ 1,025	$ 374	36.55%	$ 1,158	12.99%	
E 101-41130-150	Worker's Comp	$ 12,669	$ 8,856	$ 9,742	$ 4,045	41.53%	$ 10,716	10.00%	
	Total Personnel Costs	$ 156,567	$ 158,485	$ 170,301	$ 97,788	57.42%	$ 204,460	20.06%	
	Operations								
E 101-41130-160	Insurance	$ 5,564	$ 5,470	$ 6,017	$ 5,811	96.58%	$ 6,619	21.00%	
E 101-41130-208	Training and Instruction	$ 800	$ 800	$ 800	$ 205	25.59%	$ 1,000	25.00%	
E 101-41130-212	Fuel	$ 12,500	$ 12,500	$ 12,500	$ 9,272	74.17%	$ 12,500	0.00%	
E 101-41130-220	Repairs and Maintenance Supplies	$ 70,000	$ 85,000	$ 85,000	$ 38,043	44.76%	$ 120,000	41.18%	Contracts & Supplies for cracksealing, potholes, gravel, etc.
E 101-41130-226	Sign Repair Materials	$ 4,000	$ 4,000	$ 4,000	$ 1,471	36.78%	$ 5,000	25.00%	Replace more signs
E 101-41130-342	ROW Refunds	$ 1,000	$ 1,000	$ 1,500	$ 1,400	93.33%	$ 1,500	50.00%	
E 101-41130-430	Miscellaneous	$ 1,000	$ 1,000	$ 1,000	$ 527	52.68%	$ 2,000	100.00%	
	Operations Totals	$ 94,864	$ 109,770	$ 110,817	$ 56,728	51.19%	$ 148,619	34.11%	
	Total Street Expenditures	$ 251,431	$ 268,255	$ 281,118	$ 154,516.58	54.97%	$ 353,079	25.60%	

Acct Code	Park Expenditures	2024 Budget	2025 Budget	2026 Budget	Spent As of 07/02/26	% of Budget Spent	2027 Budget	% Change From 2026		
	Personnel Costs									
E 101-45200-101	Full Time Salaries	$ 19,192	$ 19,693	$ 20,879	$ 10,394	49.78%	$ 22,132	6.00%	Chad 5%, Paul 20%, Mark 5%	
E 101-45200-102	Part Time Salaries	$ 31,988	$ 34,928	$ 45,676	$ 8,362	18.31%	$ 48,408	5.98%	4 Seasonals = 1924 hrs	Ken - 22 hours x 26 weeks x 25.16/hour =14392
E 101-45200-122/123	FICA/Medicare	$ 3,915	$ 4,179	$ 5,091	$ 1,437	28.23%	$ 5,396	5.99%		Steve S.- 22 hours x 26 weeks x $25.16/hour =14392
E 101-45200-126	Employer Paid PERA	$ 1,995	$ 1,813	$ 2,553	$ 779	30.53%	$ 5,291	107.26%		Steve R. - 15hours x 26 weeks x $25.16/hour=9812
E 101-45200-143	MN Family Medical Leave			$ 586	$ 94	16.06%	$ 621	5.99%		
E 101-45200-150	Worker's Comp	$ 2,928	$ 2,496	$ 3,221	$ 684	21.24%	$ 3,543	10.00%		Mason - 15 hours x 26 weeks x $25.16/hour =9812
	Total Personnel Costs	$ 60,018	$ 63,109	$ 78,005	$ 21,750	27.88%	$ 85,390	9.47%		
										Park Part-Time Seasonals = $48,408
	Operations									
E 101-45200-160	Insurance	$ 5,651	$ 6,046	$ 6,216	$ 9,879	158.93%	$ 13,200	112.35%		
E 101-45200-220	Repair Maintenance	$ 15,000	$ 20,000	$ 20,000	$ 8,164	40.82%	$ 25,000	25.00%		
E 101-45200-342	Refunds	$ 5,000	$ 5,000	$ 5,000	$ 983	19.66%	$ 5,000	0.00%		
E 101-45200-381	Utilities	$ 1,750	$ 1,750	$ 1,750	$ 1,033	59.01%	$ 2,200	25.71%		
E 101-45200-384	Garbage	$ 1,600	$ 1,600	$ 1,600	$ 518	32.37%	$ 2,500	56.25%		
E 101-45200-410	Rentals	$ 2,000	$ 2,000	$ 2,000	$ 527	26.35%	$ 2,000	0.00%		
E 101-45200-430	Miscellaneous	$ 1,000	$ 2,000	$ 2,000	$ 121	6.03%	$ 3,000	50.00%		
E 101-45200-212	Fuel	$ 2,000	$ 2,000	$ 500	$ 237	47.49%	$ 1,500	200.00%		
E 101-45200-113	State Sales Tax	$ 900	$ 900	$ 900	$ 780	86.67%	$ 900	0.00%		
	Operations Total	$ 34,901	$ 41,296	$ 39,966	$ 22,242	55.65%	$ 55,300	38.37%		
	Total Park Expenditures	$ 94,919	$ 104,405	$ 117,971	$ 43,992	37.29%	$ 140,690	19.26%		

Acct Code	Fire Expenditures	2024 Budget	2025 Budget	2026 Budget	Spent As of 07/02/26	% of Budget Spent	2027 Budget	% Change From 2026	
	Personnel Costs								
	Full-Time Salaries						$ 3,958.00		Kim 5% - New 2027
E 101-42270-115	Chief Salary	$ 3,000	$ 3,000	$ 3,000	$ 3,925	130.83%	$ 3,000	0.00%	
E 101-42270-116	Officer's Salary	$ 6,300	$ 6,300	$ 6,300	$ -	0.00%	$ 6,900	9.52%	
E 101-42270-119	Administrative Duties (Officer's Pay)	$ 9,200	$ 9,200	$ 9,200	$ 1,082	11.76%	$ 20,000	117.39%	Officers Performing Administrative Tasks
E 101-42270-117	Call Salaries	$ 22,000	$ 22,000	$ 28,000	$ -	0.00%	$ 55,000	96.43%	
E 101-42270-118	Training Salaries	$ 48,000	$ 48,000	$ 40,000	$ -	0.00%	$ 50,000	25.00%	
E 101-42270-122/123	FICA/Medicare	$ 6,066	$ 6,066	$ 6,617	$ 383	5.79%	$ 10,623	60.54%	
E 101-42270-143	MN Family Medical Leave			$ 761	$ 27	3.56%	$ 1,222	60.53%	
E 101-42270-150	Worker's Comp	$ 8,135	$ 6,500	$ 6,276	$ 4,482	71.41%	$ 7,531	20.00%	
	Total Personnel Costs	$ 102,701	$ 101,066	$ 100,154	$ 9,899	9.88%	$ 158,234	57.99%	
	Operations								
E 101-42270-160	Insurance	$ 8,192	$ 8,852	$ 9,038	$ 8,252	91.30%	$ 9,942	10.00%	
E 101-42270-200	Office Supplies	$ 1,250	$ 1,250	$ 1,250	$ 680	54.36%	$ 2,000	60.00%	
E 101-42270-232	EMS Supplies	$ 5,000	$ 5,000	$ 7,500	$ 4,071	54.28%	$ 8,500	13.33%	
E 101-42270-208	Training and Instruction	$ 36,000	$ 36,000	$ 36,000	$ 10,394	28.87%	$ 36,000	0.00%	
E 101-42270-220	Repair Maintenance (Include radio mainte	$ 30,000	$ 30,000	$ 20,000	$ 10,959	54.79%	$ 34,000	70.00%	Ladder/Hose/Hydro Testing + other repairs
E 101-42270-223	Building Maintenance	$ 8,000	$ 8,000	$ 8,000	$ 121	1.52%	$ 15,000	87.50%	2027 Furnace & AC possible
E 101-42270-387	Utilities	$ 8,500	$ 8,500	$ 8,500	$ 5,680	66.82%	$ 10,000	17.65%	
E 101-42270-212	Fuel	$ 4,500	$ 4,500	$ 4,500	$ 851	18.92%	$ 4,500	0.00%	
E 101-42270-323	Internet	$ 1,200	$ 1,200	$ 1,320	$ 513	38.89%	$ 2,500	89.39%	
E 101-42270-321	Telephone	$ 1,200	$ 1,200	$ 1,700	$ 927	54.55%	$ 2,000	17.65%	
E 101-42270-384	Garbage	$ 500	$ 500	$ 500	$ 565	112.91%	$ 2,000	300.00%	
E 101-42270-410	Rentals	$ 1,000	$ 1,000	$ 1,000		0.00%	$ 1,000	0.00%	
E 101-42270-240	Minor Equipment	$ 7,000	$ 7,000	$ 7,000	$ 58,099	829.99%	$ 10,000	42.86%	
E 101-42270-325	IT Expenses	$ 1,000	$ 1,000	$ 4,500	$ 1,728	38.40%	$ 1,500	-66.67%	
E 101-42270-389	Uniforms	$ 5,000	$ 5,000	$ 5,000	$ 2,914	58.28%	$ 8,000	60.00%	
E 101-42270-206	Dues and Subscriptions	$ 2,000	$ 2,000	$ 5,000	$ 555	11.10%	$ 1,000	-80.00%	
E 101-42270-430	Miscellaneous	$ 2,000	$ 2,000	$ 2,000	$ 796	39.81%		-100.00%	
E 101-42270-260	Physicals	$ 2,000	$ 2,000	$ 7,000	$ -	0.00%	$ 5,000	-28.57%	
	Relief Assoc. Contrtibution & 2% Funds	$ 3,000	$ 3,000	$ 3,000	$ -	0.00%	$ 3,000	0.00%	
E 101-42270-320	National Night Out	$ 3,000	$ 3,000	$ 3,000	$ -	0.00%	$ 3,000	0.00%	
E 101-42270-364	Grant Writing	$ 4,000	$ 4,000	$ 4,000	$ -	0.00%	$ 4,000	0.00%	
	Ladder Testing			$ 2,000		0.00%		-100.00%	Include in Repair/Maint Line Item
	Hydro Testing			$ 5,000		0.00%		-100.00%	
	Hose Testing			$ 3,000		0.00%		-100.00%	
	Operations Total	$ 134,342	$ 135,002	$ 149,808	$ 107,105	71.49%	$ 162,942	8.77%	
	Total Fire Expenditures	$ 237,043	$ 236,068	$ 249,962	$ 117,003.59	46.81%	$ 321,176	28.49%	

Acct Code	Building Inspection	2024 Budget	2025 Budget	2026 Budget	Spent As of 07/02/26	% of Budget Spent	2027 Budget	% Change From 2026	
	Full Time Salaries						$ 24,765		Kim 20%, Mary 5%, Jennifer 5%
	FICA						$ 1,535.43		(New 2027)
	Medicare						$ 359.09		
	Employer Paid PERA						$ 1,857.38		
E 101-41220-300	Professional Services	$ 76,500	$ 120,000	$ 120,000	$ 64,908.86	54.09%	$ 120,000	0%	
E 101-41220-742	Electrical Inspections	$ 8,000	$ 10,000	$ 10,000	$ 5,989.65	59.90%	$ 10,000	0%	
E 101-41220-772	Building Surcharge	$ 5,000	$ 12,000	$ 12,000	$ -	0.00%	$ 12,000	0%	
E 101-41220-430	Miscellaneous				$ -		0		
	Total	$ 89,500	$ 142,000	$ 142,000	$ 70,898.51	49.93%	$ 170,517	20%	
	Elections								
E 101-41410-104	Temporary Salaries	$ 8,000	$ -	$ 6,500	$ -	0.00%		#DIV/0!	
E 101-41410-122/123	FICA/Medicare	$ -	$ -	$ 497	$ -	#DIV/0!		#DIV/0!	
E 101-41410-201	Mileage	$ 250	$ -	$ 250	$ -	#DIV/0!		#DIV/0!	
E 101-41410-202	Printing and Binding	$ 250	$ -	$ 250	$ -	#DIV/0!		#DIV/0!	
E 101-41410-203	Legal Notice Publication	$ 250	$ -	$ 250	$ -	#DIV/0!		#DIV/0!	
E 101-41410-208	Training and Instruction	$ 500	$ -	$ -	$ -	#DIV/0!		#DIV/0!	
E 101-41410-430	Misc.	$ 1,000	$ -	$ 1,000	$ -	#DIV/0!		#DIV/0!	
E 101-41410-534	Equipment	$ 2,100	$ 2,100	$ 2,100	$ -	0.00%	$ 2,100	0%	
	Total	$ 12,350	$ 2,100	$ 10,847	$ -	0.00%	$ 2,100	0%	
							$ 172,617		

2027 DRAFT PRELIMINARY LEVY IMPACT COMPARISONS

Current 2026 St. Augusta Tax Rate = 28.7358%

- The City of St. Augusta has grown in both number of households to be served and overall valuation since last year's budget cycle amounting to a projected tax capacity increase of 8.77% due to that growth in the community (information provided by Stearns County). At your July budget workshop discussion, Council requested staff model a few possible options for levy for your review of impacts on rates and individual property owners. Included in the following pages are 3 possible options for total levy impacts for Council's review:
    - 8% overall levy resulting in property tax rate reduction of 0.12%
    - 10% overall levy resulting in property tax rate increase of 0.48%
    - 12% overall levy resulting in property tax rate increase of 0.94%

8% Overall Levy = 0.12% Estimated City Tax Rate Reduction

Estimated Tax Rate Calculation and Tax Impact

Tax Rate Calculation		*Tax Impact - City tax only (assumes no value change from year to year)*				
Enter 2027 Proposed Levy in the Green Box			2026 Taxes	Est. 2027 Taxes	Difference	Monthly
	2,392,855	Homestead				
Tax Rate based on 2027 Proposed Levy:		200,000	$ 494.16	$ 490.67	($3.49)	($0.29)
	28.618854	300,000	$ 808.33	$ 802.62	($5.71)	($0.48)
		400,000	$ 1,122.49	$ 1,114.56	($7.93)	($0.66)
The tax rate calculation is based on ***preliminary*** values, which will change prior to final tax calculation. This is an estimate.		500,000	$ 1,436.66	$ 1,426.51	($10.15)	($0.85)
		Commercial				
		500,000	$ 2,666.08	$ 2,647.24	($18.84)	($1.57)
		1,000,000	$ 5,548.33	$ 5,509.13	($39.20)	($3.27)
		2,000,000	$ 11,312.82	$ 11,232.90	($79.92)	($6.66)
		3,000,000	$ 17,077.32	$ 16,956.67	($120.65)	($10.05)

STEARNS COUNTY MINNESOTA

2027 Proposed Levy

Select Authority ---> ST AUGUSTA CITY

Use the green cells to enter the data

Fund Name	2026 Certified	2027 Proposed	% Change
NTC			
CAPITAL IMPROVEMENT	1,175,600	1,122,200	-4.54%
DEBT SERVICE	40,000	40,000	0.00%
REVENUE	1,000,000	1,230,655	23.07%

Enter any new levy funds in the spaces below

	0		
	0		
	0		

OPTIONAL - check this box if this is your final levy. ☐

GRAND TOTALS	**2,215,600**	**2,392,855**	**8.00%**

TNT Meeting Information - REQUIRED for Cities with a population greater than 500

Location:	St. Augusta City Hall, 1914 250th St, St. Augusta
Date and Time:	December 1, 2026 - 7:00 PM
Contact phone number:	320-654-0387 (Administrator Jennifer Nash)
Website address	www.staugustamn.gov

Signature:

Date:

<u>10% Overall Levy = 0.48% Estimated City Tax Rate Increase</u>

Estimated Tax Rate Calculation and Tax Impact						
Tax Rate Calculation		*Tax Impact - City tax only (assumes no value change from year to year)*				
Enter 2027 Proposed Levy in the Green Box			2026 Taxes	Estimated 2027 Taxes	Difference	Monthly
	2,442,855	Homestead				
Tax Rate based on 2027 Proposed Levy:		200,000	$ 494.16	$ 500.92	$6.76	$0.56
	29.216860	300,000	$ 808.33	$ 819.39	$11.06	$0.92
		400,000	$ 1,122.49	$ 1,137.85	$15.36	$1.28
The tax rate calculation is based on ***preliminary*** values, which will change prior to final tax calculation. This is an estimate.		500,000	$ 1,436.66	$ 1,456.31	$19.66	$1.64
		Commercial				
		500,000	$ 2,666.08	$ 2,702.56	$36.48	$3.04
		1,000,000	$ 5,548.33	$ 5,624.25	$75.92	$6.33
		2,000,000	$ 11,312.82	$ 11,467.62	$154.79	$12.90
		3,000,000	$ 17,077.32	$ 17,310.99	$233.67	$19.47

STEARNS COUNTY
MINNESOTA

2027 Proposed Levy

Select Authority ---> ST AUGUSTA CITY

Use the green cells to enter the data

Fund Name	2026 Certified	2027 Proposed	% Change
NTC			
CAPITAL IMPROVEMENT	1,175,600	1,172,200	-0.29%
DEBT SERVICE	40,000	40,000	0.00%
REVENUE	1,000,000	1,230,655	23.07%

Enter any new levy funds in the spaces below

	0		
	0		
	0		

OPTIONAL - check this box if this is your final levy. ☐

GRAND TOTALS	**2,215,600**	**2,442,855**	**10.26%**

TNT Meeting Information - REQUIRED for Cities with a population greater than 500

Location:	St. Augusta City Hall, 1914 250th St, St. Augusta
Date and Time:	December 1, 2026 - 7:00 PM
Contact phone number:	320-654-0387 (Administrator Jennifer Nash)
Website address	www.staugustamn.gov

Signature:

Date:

12% Overall Levy = 0.94% Estimate City Tax Rate Increase

Estimated Tax Rate Calculation and Tax Impact						
Tax Rate Calculation		*Tax Impact - City tax only (assumes no value change from year to year)*				
Enter 2027 Proposed Levy in the Green Box			2026 Taxes	Estimated 2027 Taxes	Difference	Monthly
	2,481,472	Homestead				
Tax Rate based on 2027 Proposed Levy:		200,000	$ 494.16	$ 508.84	$14.68	$1.22
	29.678725	300,000	$ 808.33	$ 832.34	$24.01	$2.00
		400,000	$ 1,122.49	$ 1,155.84	$33.35	$2.78
The tax rate calculation is based on ***preliminary*** values, which will change prior to final tax calculation. This is an estimate.		500,000	$ 1,436.66	$ 1,479.34	$42.68	$3.56
		Commercial				
		500,000	$ 2,666.08	$ 2,745.28	$79.20	$6.60
		1,000,000	$ 5,548.33	$ 5,713.15	$164.83	$13.74
		2,000,000	$ 11,312.82	$ 11,648.90	$336.08	$28.01
		3,000,000	$ 17,077.32	$ 17,584.64	$507.32	$42.28

STEARNS COUNTY
MINNESOTA

2027 Proposed Levy

Select Authority --->	ST AUGUSTA CITY		

Use the green cells to enter the data

Fund Name	2026 Certified	2027 Proposed	% Change
NTC			
CAPITAL IMPROVEMENT	1,175,600	1,210,817	3.00%
DEBT SERVICE	40,000	40,000	0.00%
REVENUE	1,000,000	1,230,655	23.07%

Enter any new levy funds in the spaces below

	0		
	0		
	0		

OPTIONAL - check this box if this is your final levy. ☐

GRAND TOTALS	**2,215,600**	**2,481,472**	**12.00%**

TNT Meeting Information - REQUIRED for Cities with a population greater than 500

Location:	St. Augusta City Hall, 1914 250th St, St. Augusta
Date and Time:	December 1, 2026 - 7:00 PM
Contact phone number:	320-654-0387 (Administrator Jennifer Nash)
Website address	www.staugustamn.gov

Signature:

Date: