

Agenda
Regular City of Hoyt Lakes Council Meeting
City Hall Council Chambers

Monday, November 24, 2025
5:30 pm

1. ROLL CALL

Councilors in attendance: ☐ Grams ☐ Jarvela ☐ Eckman ☐ Mathison ☐ Mayor Scott
ALSO PRESENT: City Administrator Weiberg, Directors:

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

*Consent Agenda: asterisked items are routine, non-controversial, and/or have been discussed at a previous Council meeting. These items will be approved in one motion unless discussion is requested in which case the item will be considered in its normal sequence on the agenda.

4. APPROVAL OF CITY COUNCIL MINUTES *

4.1 November 10th Regular Council Meeting Minutes

5. CORRESPONDENCE *

- 5.1 Construction Manager at Risk Presentation
- 5.2 Arrowhead Region Development Commission
- 5.3 Ranger Snowmobile Club Hoyt Lakes Letter of Support
- 5.4 East Range Volunteer Fair
- 5.5 Hoyt Lakes Public Library October Meeting Minutes
- 5.6 Max Grey Change Order #4 – Approved Prior
- 5.7 East Range Strategic Marketing Plan
- 5.8 Hoyt Lakes Poundmaster Year to Date Report

6. FINANCIALS *

- 11.1 Reconciliation Report
- 11.2 Fund Summary Report

7. GUESTS/CITIZEN FORUM

- 7.1 Paul Peltier – Range Association of Municipalities and Schools

8. REPORTS FROM STAFF

City Administrator Weiberg
Recreation Director Peterson
Library Director Lammi
Public Works Director Snetsinger
Public Utilities Director Benda
EMS Director Olmstead
ERPD Chief Klovstad
Fire Chief House

Mesabi East Youth Sports Coordinator Mark Goerd
City Attorney Joel Lewicki

9. REPORTS FROM ELECTED OFFICIALS

Councilor Grams
Councilor Jarvela
Councilor Eckman
Councilor Mathison
Mayor Scott

10. OLD BUSINESS

11. NEW BUSINESS

11.1 American Tower 50-Year Lease Agreement Offer

ADJOURNMENT

Next Council Meetings:

Monday December 8th Regular Council Meeting @ 5:30 pm
Monday December 8th Truth in Taxation Meeting @ **6:30 pm**

4.1

Minutes
Regular City of Hoyt Lakes Council Meeting
City Hall Council Chambers

Monday, November 10, 2025
5:30 pm

1. ROLL CALL

Councilors in attendance: ☒ Grams ☒ Jarvela ☒ Eckman ☒ Mathison ☒ Mayor Scott

ALSO PRESENT: City Administrator Weiberg, Library Director Lammi, Blight Officer Defoe, City Attorney Lewicki.

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

Moved by Jarvela; Supported by Grams to approve the consent agenda. Motion carried unanimously.

*Consent Agenda: asterisked items are routine, non-controversial, and/or have been discussed at a previous Council meeting. These items will be approved in one motion unless discussion is requested in which case the item will be considered in its normal sequence on the agenda.

4. APPROVAL OF CITY COUNCIL MINUTES *

4.1 October 27th Public Forum Minutes

4.2 October 27th Regular Council Meeting

5. CORRESPONDENCE *

5.1 Rams Annual Dinner

5.2 ERJWB Meeting Notes

5.3 HLFDD October Meeting Minutes

5.4 Blight Status Report

6. FINANCIALS *

Approval for Payment – Claims

6.1 Disbursements – \$571,954.92

6.2 Payroll - \$84,406.77

6.2.1 Payroll - \$74,013.92

6.2.2 Benefits - \$10,392.85

6.2.3 Insurance - \$33,269.01

7. GUESTS/CITIZEN FORUM

7.1 Jacob Crispo Joint Water Project Presentation and Update

8. REPORTS FROM STAFF

City Administrator Weiberg – No Report

Library Director Lammi gave an update on the upcoming library activities.

City Attorney Joel Lewicki – No Report

9. REPORTS FROM ELECTED OFFICIALS

Councilor Grams gave an update on the Joint Powers Board and the housing program which assists people get their houses ready to put on the market and will be closing on their first one this month. Also, they provided a low interest loan to a local business for renovations.

Councilor Jarvela provided clarification on the arena change orders in the ammonia room emergency shut off. Councilor Jarvela also attended the East Range safety meeting and would like to see activity report provided by the ERPD like some neighboring cities.

Councilor Eckman was contacted by AEOA to see if there was a demand from them to expand this way and reminded people not to put canned goods in the public pantry during the winter months.

Councilor Mathison – No Report

Mayor Scott – No Report

10. OLD BUSINESS

10.1 Verizon Land Lease Agreement

Motioned by Jarvela; Supported by Mathison to set a preliminary monthly lease payment at \$850.00 per month and in addition directed City Administrator Weiberg and City Attorney Lewicki to review the land lease agreement language and continue negotiations with Verizon's representative. All in favor, motion carried unanimously.

10.2 MEYHA Hockey Hut Contract

Motioned by Eckman; Supported by Jarvela to approve the MEYHA Hockey Hut contract for the 2025 - 2026 season. All in favor, motion carried unanimously.

11. NEW BUSINESS

11.1 Hoyt Lakes Wellness Center Project Max Grey Pay Application #14 in the amount of \$208,936.16.

Motioned by Grams; Supported by Mathison to approve Max Greys' pay application #14 in the amount of \$208,936.16. All in favor, motion carried unanimously.

11.2 2026 Council Meeting Monthly Schedule 2nd and 4th Tuesdays 5:30 pm.

Motion by Mathison; Supported by Jarvela to schedule the Regular City Council Meetings and Public Forums on the 2nd and 4th Tuesdays starting in January 2026. All in favor, motion carried unanimously.

11.3 Joint Power Agreement – Information Only

11.4 2026 Liquor License Applications, pending receipt of all documents:

- a. JayWay LLC d/b/a Haven Bar and Grill
- b. SKF Friendly Liquors Inc. d/b/a Friendly Liquor
- c. VFW 8144 d/b/a Timothy Robinson Post

Motion by Eckman; Supported by Grams to approve the 2026 liquor license applications. All in favor, motion carried unanimously.

11.5 Bolten and Menk Permission to Develop Marketing Materials for Joint Water Project
Motion by Jarvela; Supported by Mathison approving Bolten and Menk to develop marketing materials for the Joint Water Project. All in favor, motion carried unanimously.

11.6 Budget & Final Levy Future Meeting Schedule
A special budget planning meeting will be held directly following the Regular Council Meeting on November 24th.

12. ADJOURNMENT

Motion by Grams; Supported by Jarvela to adjourn the meeting. All in favor, motion carried unanimously. Meeting adjourned at 6:33 pm.

Next Council Meetings:

Monday, November 24th Public Forum @ 5:00 pm

Monday, November 24th Regular Council Meeting @ 5:30 pm

Monday, November 24th Special Council Meeting – Budget planning following Regular meeting.

Monday, December 8th Regular Council Meeting @ 5:30 pm

Monday, December 8th Truth in Taxation Meeting @ **6:30 pm**

Brennan Scott, Mayor

ATTEST:

Dean Weiberg, City Administrator

51

CMAR Project Delivery

East Range Water Board

Bolton-Menk.com



1

What is CMAR?

- Construction Manager At Risk
- Alternate Bid delivery method
- MN Statute for CMAR on municipal projects as of 2023
- Allows municipalities to use a best value selection process
- City/Board contracts with construction manager to perform preconstruction services and construction services
 - Costs: Preconstruction Services



2

CMAR Selection Process

- Request for Proposals (RFP) is issued for CMAR
- CMAR Proposals Received (2 required)
 - City/Board scores proposals
 - Select 2-5 proposers for interviews
- Schedule & Conduct CMAR Interviews
 - City/Board scores interviews
 - CMARs give cost of pre-construction fee
- City selects a CMAR and signs contract for preconstruction services
- The selection process generally takes 6-8 weeks



3

Preconstruction Phase

- CMAR roles during preconstruction:
 - Gives a preliminary cost estimate based on plans and specifications
 - Works with the client and engineer to finalize scope
 - Makes recommendations on cost saving options for design
 - Works with subcontractors and suppliers on pricing and schedule
 - Presents real-time costs as design develops
 - Provides updated cost estimates
 - Can identify equipment or other items with long lead times
 - CMAR develops specific, manageable work scopes for bidders
- Through preconstruction phase, engineer develops 90% plan and spec set



4

CMAR Bidding Process

- Prequalification (required to bid on a CMAR project)
 - CMAR/Engineer develop RFQ for subcontractors
 - Proposals are scored and
- CMAR develops Guaranteed Maximum Price (GMP) from 90% plans and specs
- City/Board approves GMP
 - GMP is split into bid packages for bidders (i.e. electrical, mechanical, site work, process, concrete, etc)
 - Option to reject GMP and bid project regularly if not satisfied
- CMAR issues bid plans & specs to prequalified bidders
- Competitive bidding between prequalified bidders for each bid package
 - CMAR can bid on packages if prequalified



5

Construction Phase

- Engineer and CMAR evaluate bids for completeness
- Engineer and City/Board authorize bid packages
- CMAR and subcontractors start construction on authorized work
- CMAR acts similarly to general contractor for remainder of project
- CMAR continues to coordinate with engineer and owner as a team to offer suggestions as construction progresses



6

CMAR Benefits

- Know pricing as design develops
 - Helps evaluate alternatives
 - No surprises on bid day
- Work with selected 'best-value' contractor (not just lowest bidder)
- Guarantees bid participation
- Less risk for CMAR contractor results in cost savings
- Fewer change orders during construction phase
- CMAR, engineer, and city operate more as a team



7

Thank You
Questions?



8

To: Mayor and Council Members – St. Louis County

From: Renee Alexandra, Board Coordinator

Date: 11/06/25

Re: Nomination for St. Louis County Communities Under 10,000 ARDC Commission Representative



5.2

The Arrowhead Regional Development Commission has in its membership, as specified by Article III, Section 3.1 (e) of its By-Laws, *one mayor or councilperson from each municipality of under 10,000 population in each county*. Laurence Cuffee Jr.'s term for the representative for Communities under 10,000 for St. Louis County is expiring at the end of January 2026. This memo is a request to nominate a St. Louis County representative, either a mayor or a councilperson, to the Arrowhead Regional Development Commission. Cuffee Jr. is eligible for another term.

There is no limit to terms a representative may serve. A nomination form and return envelope are enclosed for your convenience. **Please return the form with the appointment** of a representative to fill the term for January 2026 – January 2029 via mail, or e-mail at ralexandra@ardc.org by **December 12, 2025**. **Please also include a brief bio about the Representative.**

The full commission will ratify appointments of representatives at ARDC's Annual Meeting on Thursday, January 15th, 2026. The Commission meets four times a year on the 3rd Thursday of January, April, July and October, at Hermantown's Public Safety Building (Fire & Police), in the Training Center, located at 5111 Maple Grove Road, Hermantown, MN 55811, but it could be moved to various locations in the Region. These positions are unpaid, volunteer positions; however, members are reimbursed for their mileage to and from meetings and reasonable expenses.

ARDC is a multi-purpose planning organization serving the Arrowhead counties of Aitkin, Carlton, Cook, Itasca, Lake, Koochiching and St. Louis by providing local unites of government and citizen groups a means to work cooperatively to identify regional needs, solve problems and foster local leadership. The Commission is a policy-making body comprised of representatives that include counties, municipalities, townships, school boards, and At-Large interests.

In the event of multiple candidates, the decision will be made by the ARDC Commission. Selection of an individual shall be by majority vote of the quorum present at the Annual Meeting to be held on Thursday, January 15th, 2026. The Commission must ratify the member proposed through the meeting before the person may serve on the Commission.

Thank you for your continued interest and support of ARDC's work in the Arrowhead Region. Please contact Renee Alexandra at 218-529-7501 if you have any questions about this process.

Sincerely,

Renee Alexandra

Renee Alexandra
Executive Assistant and Board/Commission Coordinator

Enclosure

ARROWHEAD REGIONAL DEVELOPMENT COMMISSION

221 W. 1st Street - Duluth, Minnesota 55812

Phone: 218-529-7501 / E-Mail: ralexandra@ardc.org

COMMUNITIES UNDER 10,000 REPRESENTATIVE NOMINATION FORM

COUNTY OF: _____

I hereby nominate the following person as the Communities Under 10,000 representative on the Arrowhead Regional Development Commission:

Candidate's Name/Title: _____

City of: _____

Address: _____

Street

City

Zip Code

County

Phone: _____ Email: _____

Brief Bio (*Resume could be used with this application*):

Civic, Professional, & Community Activities

Nominated By: _____

Street Address: _____

City, State, Zip _____

Phone: _____ Email: _____

DEADLINE FOR NOMINATIONS TO BE RECEIVED VIA MAIL OR EMAIL (LISTED ABOVE):

December 12th, 2025.



5.3

Municipal Building
206 Kennedy Memorial Drive
Hoyt Lakes, Minnesota 55750-1140

www.hoytlakes.com
e-mail: info@hoytlakes.com

Phone: (218) 225-2344
FAX: (218) 225-2485

November 19, 2025

To Whom It May Concern,

On behalf of the City of Hoyt Lakes, I am pleased to offer this formal letter of support for the Ranger Snowmobile/ATV Club as they seek financial assistance for the planning, engineering, and construction of a multi-use trailhead at the historic 1940 Civilian Conservation Corps (CCC) Pavilion on Colby Lake.

Hoyt Lakes, located in St. Louis County in the heart of the Superior National Forest, is a community deeply rooted in outdoor recreation. Our region is home to an extensive network of multi-use trails that support biking, ATV riding, skiing, snowmobiling, horseback riding, and hiking. The City has been a hands-on partner in trail development from the beginning, working closely with the Ranger Snowmobile/ATV Club, which has led the effort for the past decade to plan, engineer, build, and maintain more than 50 miles of trail in and around our community.

Looking ahead, the St. Louis & Lake Counties Regional Railroad Authority, which owns and develops the 165-mile Mesabi Trail from Grand Rapids to Ely, plans to begin construction of a spur between Aurora and Hoyt Lakes in the spring of 2026. These plans would include a trail kiosk at the historic CCC site on Colby Lake, an area currently being restored through the collaboration of multiple stakeholders including the Rangers Snowmobile/ATV Club.

The 1940 CCC Swimming Pavilion is a treasured landmark in our community and a natural hub where several trail systems converge, including the East Range Multi-Use Trail, the Mesabi Trail, and the Lake Superior Scenic Byway. Establishing a trailhead at this location will enhance recreational connectivity, support economic vitality, and strengthen visitors' access to the region's exceptional outdoor opportunities.

The City of Hoyt Lakes is proud to continue our partnership with the Ranger Snowmobile/ATV Club and fully supports their efforts to secure funding for the development of the CCC Trailhead. This project represents a meaningful investment in our community's recreational infrastructure and long-term regional growth.

Thank you for your consideration of this important initiative.

Sincerely,

Brennan Scott, Mayor
City of Hoyt Lakes



5.4

November 18, 2025

Greetings Volunteer Organization!

Hello, Range! and the East Range Marketing Committee invite you to participate in the **East Range Volunteer Fair** on **Wednesday, February 11, 2026** from **3:00 PM to 7:00 PM** at the Aurora Community Center.

The goals of the event are to:

- Get all our organizations together in one room and build synergy!
- Learn from each other and see opportunities for collaboration.
- Provide opportunities for volunteers to learn about and sign-up for your opportunity.

The event is **free** for tabling as well as attendance. You can choose to do either. But we ask that you please register by completing our form:

<https://www.surveymonkey.com/r/RegistrationERVolunteerFair2026>

As you prepare for the event, please consider:

- Who are you looking for (what types of volunteers)?
- What do you need volunteers to do for your organization?
 - Event support (if so, when? Doing what?)
 - Administrative and clerical
 - Fundraising and outreach
 - Direct service (i.e., Meals on Wheels)
 - Leadership and supervision
 - Communication (creating materials; social media)
 - Board service (board members)
- When and where do you need volunteers?

Please come to the event with flyers sharing that information as well as information on your organization. We also recommend you create sign up lists for volunteers' names, email, phone and volunteer interests.

If you have any questions, please call Lindsey 218-248-6370. We are excited to bring our groups together! We hope to see you there!

Warmly,

Miriam Kero, Coordinator, Hello, Range!
Councilor Ashley Berquist
Lindsey Luke, Deputy Clerk, City of Aurora
And the East Range Marketing Committee



HOYT LAKES PUBLIC LIBRARY

Oct 20, 2025

The meeting was called to order at 5:00 p.m. by Secretary Sarah Royseth. Present: Sheri Zins, Shelly Leffel, Sarah Royseth, Michele Lammi and Council Liaison Jill Eckman. Sharon Nelson and Holly Gross were absent for cause.

MINUTES from Sept 16 were read and approved. A motion was made by Shelly and seconded by Sheri to approve the minutes. Unanimously carried.

TREASURER'S REPORT AND NEW INVOICES: The Treasurer's Report and new invoices were read and approved. A motion was made by Sheri and seconded by Shelly to approve the Treasurer's Report and new invoices. Unanimously carried.

LIBRARIAN REPORT: There were 16 new registrations in Sept. Local usage was 82%. TalkBox had 2 uses, Cricut had 1 and lockers had 0. Downloadable items and Hoopla total 517. Hoopla usage was 151. ILL's sent out were 156. ILL's received were 96. The total circulation for Sept was 1347. Computer usage was 92. A motion was made by Sarah and seconded by Sheri to approve the Librarian's Report. Unanimously carried.

OLD BUSINESS:

1. Low turnout for Read-in, trash/recycling program and Sit & Stitch. We will end S&S at year end if low turnout continues.
2. Michele attended ALS for a Tech meeting and a Children's librarian meeting focusing on Social Media. Familiarized herself with the City of HL social media policy. Decided to post less with more impactful posts on FB, YouTube, and Instagram.
3. Update and adopt policies:
 - a. Harassment and Lewd Behavior Policy motion to withdraw as that is covered by our Respectful Workplace Policy. Motion: Sarah with second by Shelly. Unanimously carried.
 - b. Posted Information and Displays Policy motion to approve as revised by Sheri with second by Shelly. Unanimously carried.
 - c. Fines and Recovery of Overdue Materials Policy motion to approve as revised by Sarah with second by Sheri. Unanimously carried.

NEW BUSINESS:

1. Upcoming programs:
 - a. Exercise, Mon & Wed at 9:30am
 - b. 321 Art Studio acrylic painting for 5 Wednesdays starting Oct 22 from 11am-2pm.
 - c. LEGOs at the Library, Oct 22, Nov 5, Nov 19 at 3:30pm
 - d. Sit and Stitch, Oct 25 at 10:30am
 - e. Estate and Preplanning, Oct 29 at 6pm with Joey and Joel (Library will be open to 7pm)
 - f. Trick or Treat at the Library, Oct 31, all day
 - g. Coffeehouse Music Hour, Nov 4 at 11:30am
 - h. 10 Pigs story time, Nov 7 at 10:30am
 - i. Veterans Day, Nov 11, closed
 - j. Theater Thursdays, Nov 13 at 1pm, "October Sky"
 - k. Songs of the Mesabi, Nov 14 at 10:30am (a Legacy project)
 - l. Tuesday Creations, Nov 18 at 11am (farmhouse Christmas tree ornament)
2. Update and adopt policies:
 - a. Library Programs Policy motion to approve as revised by Sarah with second by Shelly. Unanimously carried.
 - b. Request for Reconsideration of Materials Policy motion to approve as revised by Sarah with second by Shelly. Unanimously approved.

The next Library Board meeting will be Tuesday Nov 18, 2025 at 5:00pm.

A motion was made by Sarah and seconded by Shelly to adjourn at 5:53pm. Unanimously carried.

Respectfully submitted,

Sarah Royseth



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
Hoyt Lakes Arena Improvements

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07-02-2024

CHANGE ORDER INFORMATION:
Change Order Number: 004
Date: 10-27-2025

OWNER: (Name and address)
City of Hoyt Lakes
206 Kennedy Memorial Drive
Hoyt Lakes, MN 55750

ARCHITECT: (Name and address)
Short Elliott Hendrickson Inc. (SEH)
3535 Vadnais Center Dr.
St. Paul, MN 55110

CONTRACTOR: (Name and address)
Max Gray Construction
2501 5th Ave W.
Hibbing, MN 55746

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

1. Construction of two 3" deep recessed concrete slab/ pits beneath each of the wheelchair platform lifts adjacent to the fixed bleacher sets; per PCI change event #EXT014
Total added cost for labor and materials: \$6,063.83
2. Credit for bleacher design changes per shop submittal review, and additional cost for platform lift equipment due to final costs rec'd from supplier; per PCI change event #EXT015.
Total deduct cost for materials: (-)\$7,140.22
3. Water line run to the condenser remote sump tank for fill, small electric heater in the mechanical building vestibule, and two emergency stops for the electric water heater in mechanical building per life/safety inspection (issued as PR #02 dated 9.29.25); per PCI change event #EXT016
Total added cost for labor and materials: \$13,750.44
4. Reduced scope of exterior wall panel cladding work adjacent to main entrance & new patio area on North & West elevations; per PCI change event #EXT017
Total deduct cost for labor and materials: (-)\$1,688.00

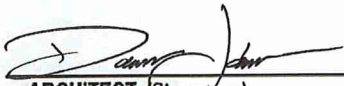
The original Contract Sum was
The net change by previously authorized Change Orders
The Contract Sum prior to this Change Order was
The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$	3,929,866.00
\$	94,848.95
\$	4,024,714.95
\$	10,986.05
\$	4,035,701.00

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be 09-30-2025

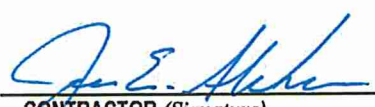
NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.


ARCHITECT (Signature)

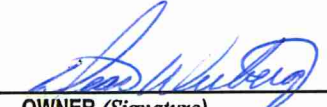
Daren Johnson | Project Manager
(Printed name, title, and
license number if required)

11/18/2025
Date


CONTRACTOR (Signature)

James E. Abrahamson
(Printed name and title)
President

11/17/2025
Date


OWNER (Signature)

Dean Weiberg, Administrator
(Printed name and title)

11.20.25
Date

EAST RANGE STRATEGIC MARKETING PLAN

Building Regional Engagement & Growth

EAST RANGE JOINT POWERS BOARD (ERJPB)

Vision: The region to live, work, and play.

Mission: To improve the lives of our residents by fostering collaboration among East Range communities.

Core Values:

We are...

Collaborative. We build bridges across the four East Range communities and with local and regional partners to promote comprehensive solutions for us all.

Supportive. We share resources across our communities and acknowledge the success of one community brings benefits to the entire area.

Trusting. We build deep relationships with one another and believe our tight-knit networks are the foundations for the future of the East Range.

Responsive. We recognize the voices of community members and adapt our efforts to address our most urgent needs and challenges.

EAST RANGE MARKETING COMMITTEE

Proposed Vision: A regional identity that inspires pride.

Proposed Mission: To connect and amplify marketing efforts that showcase local events, engage the community, and drive economic vitality.

FOUR MARKETING STRATEGY CATEGORIES

Category 1: Strengthening Community & Visitor Engagement

Category 2: Mobilizing Volunteer Engagement

Category 3: Establishing an East Range Chamber of Commerce

Category 4: Enhancing Year-Round Tourism Events

EAST RANGE STRATEGIC MARKETING PLAN

Building Regional Engagement & Growth

Category 1: Strengthening Community & Visitor Engagement

Focuses on creating a connected and welcoming region by improving communication, sharing resources, and elevating hospitality standards. This includes unified event calendars, centralized information hubs, social media expansion, and training Certified Tourism Ambassadors.

Goal: Build a connected, welcoming region through streamlined communication, shared resources, and enhanced hospitality standards.

Action Steps:

1. **Launch Unified Events Calendar Coordination**
(Integrate with the Discover the Range (DTR) calendar for comprehensive event visibility.)
2. **Drive Adoption of the Discover the Range (DTR) Calendar**
(Encourage organizations and partners to consistently use the platform.)
3. **Expand Social Media Presence of DTR**
(Leverage East Range social platforms to amplify reach and engagement.)
4. **Create a Centralized Information Hub on the EastRange.com website**
(Provide one-stop access for community resources, events, and updates.)
5. **Increase the Number of Certified Tourism Ambassadors (CTAs)**
(Train more local representatives to deliver exceptional visitor experiences.)
6. **Promote CTA Certification as Professional Development**
(Position CTA training as a valuable skill for hospitality and service workers.)

EAST RANGE STRATEGIC MARKETING PLAN

Building Regional Engagement & Growth

Category 2: Mobilizing Volunteer Engagement

Aims to boost volunteer participation across all age groups and sectors through structured programs, corporate partnerships, youth networks, incentives, and streamlined sign-up systems. It also leverages outdoor recreation trends to attract diverse volunteers.

Goal: Increase volunteer participation across all demographics and sectors.

Action Steps:

1. **Develop a Comprehensive Volunteer Program**
(Includes corporate partnerships, youth engagement, and tiered opportunities.)
2. **Engage Corporations with Customized Volunteer Initiatives**
(Combine “corporate lean-in” and bespoke programs into one action.)
3. **Build and Expand Youth Volunteer Networks**
(Covers high school involvement, recruiting younger volunteers, and promoting youth/community volunteerism.)
4. **Create Incentives and Recognition Programs**
(Includes “Gold Card” and scholarship opportunities for youth.)
5. **Design Tiered Volunteer Opportunities**
(Offer flexible levels of involvement for different demographics.)
6. **Implement Centralized Volunteer Sign-Up and Coordination System**
(Streamline registration and management across all programs.)
7. **Leverage Outdoor Recreation Trends to Increase Volunteerism Across Sectors**
(Capitalize on and partner with ATV/OHV organizations.)

EAST RANGE STRATEGIC MARKETING PLAN

Building Regional Engagement & Growth

Category 3: Establishing an East Range Chamber of Commerce

Centers on building a unified regional business network to strengthen collaboration and economic development. Key actions include assessing existing chambers, creating governance structures, securing founding members, and launching programs for advocacy and growth.

Goal: Strengthen regional business collaboration and economic development.

Action Steps:

1. **Conduct a Regional Chamber Assessment**
(Review current organizations: Hoyt Lakes Chamber, Aurora Chamber, and Biwabik Area Civic Association to identify strengths and gaps.)
2. **Engage Existing Chambers and Associations**
(Host joint meetings to explore collaboration opportunities and shared priorities.)
3. **Develop a Consolidation or Partnership Benefit Framework**
(Outline options for merging, affiliating, or creating a unified East Range Chamber model.)
4. **Create a Governance and Membership Structure**
(Define leadership roles, membership tiers, and decision-making processes for the new chamber.)
5. **Secure Founding Members and Funding Commitments**
(Recruit at least 20 businesses and secure initial financial support.)
6. **Launch the East Range Chamber of Commerce**
(Establish branding, website, and communication channels for the new entity.)
7. **Promote Regional Business Collaboration Initiatives**
(Develop programs for networking, advocacy, and economic development under the new chamber, e.g. Shop Small.)

EAST RANGE STRATEGIC MARKETING PLAN

Building Regional Engagement & Growth

Category 4: Enhancing Year-Round Tourism Events

Seeks to develop a sustainable tourism calendar that attracts visitors throughout the year. This involves consolidating signature events, filling seasonal gaps, coordinating marketing, fostering business partnerships, and reviving the East Range Summit for regional innovation.

Goal: Create a sustainable tourism calendar that attracts visitors year-round and maximizes regional visibility.

Action Steps:

1. **Audit and Consolidate Existing Signature Events**
(Review current events like Laskiainen, Pepsi Challenge, Water Carnival, and others to ensure they are listed on the Discover the Range (DTR) calendar.)
2. **Create a Comprehensive Year-Round Events Calendar and post on DTR**
(Include all signature events with confirmed dates, locations, and seasonal distribution to minimize gaps.)
3. **Develop Seasonal Gap-Filling Experiences**
(Identify months with fewer events—such as April and November—and introduce new attractions like winter trails, fall festivals, or cultural workshops.)
4. **Coordinate Marketing and Promotion Schedule**
(Implement a social media marketing timeline: posts two weeks and four days before each event, using the provided schedule for consistency.)
5. **Strengthen Partnerships with Local Businesses and Chambers**
(Encourage sponsorships, cross-promotions, and bundled experiences to increase attendance and economic impact.)
6. **Revive and Relaunch the East Range Summit**
(Position the Summit as a premier annual event for regional collaboration, innovation, and economic development.)
7. **Measure Impact and Engagement**
(Track attendance, social media reach, and visitor feedback to refine future event planning.)

EAST RANGE STRATEGIC MARKETING PLAN

Building Regional Engagement & Growth

SIGNATURE EVENTS

Event	Place	Month	Schedule
<u>Laskiainen</u>	Town of White	2-Feb	1st weekend in February
<u>Pepsi Challenge</u>	Biwabik	3-Mar	1st Saturday in March
<u>Community Egg Hunts</u>	ER	3-Mar	1st Sunday after the last full moon of March
<u>East Range Rummage Sale</u>	ER	5-May	Third weekend of May
<u>Water Carnival</u>	Hoyt Lakes	7-Jul	4th Weekend of July
<u>Patriotic Days</u>	Aurora	7-Jul	3rd of July
<u>Calithumpian</u>	Biwabik	7-Jul	4th of July
<u>Embarrass Fair</u>	Embarrass	8-Aug	Last full weekend of August, but not Labor Day weekend
<u>Camping Under the Stars</u>	Town of White	8-Aug	August / September
<u>Honktober Fest</u>	Biwabik	9-Sep	last weekend of September
<u>Pumpkin Fest</u>	Aurora	10-Oct	2nd Saturday of October
<u>Weihnachtsfest</u>	Biwabik	12-Dec	2nd Saturday of December

East Range Marketing Plan 2026-27 | Created 11.11.2025

Proposed Vision: A regional identity that inspires pride.

Proposed Mission: To connect and amplify marketing efforts that showcase local events, engage the community, and drive economic vitality.

FOUR MARKETING STRATEGY CATEGORIES

Category 1: Strengthening Community & Visitor Engagement

Category 2: Mobilizing Volunteer Engagement

Category 3: Establishing an East Range Chamber of Commerce

Category 4: Enhancing Year-Round Tourism Events

Complete or Completed & Ongoing
In Process
Not Yet Started

Category 1: Strengthening Community & Visitor Engagement						
	Action	Start	Due	On Track	Responsible	Measures of Success
A1.	Launch Unified Events Calendar Coordination (Integrate with the Discover the Range (DTR) calendar for comprehensive event visibility.)	Q1 2026	Q2 2026			Launch a unified events calendar and onboard organizations Expand social media presence Increase CTA certifications 80% of local orgs using calendar +30% followers across platforms +50% certified ambassadors
A2.	Drive Adoption of the Discover the Range (DTR) Calendar (Encourage organizations and partners to consistently use the platform.)					
A3.	Expand Social Media Presence of DTR (Leverage East Range social platforms to amplify reach and engagement.)					
A4.	Create a Centralized Information Hub on the EastRange.com website (Provide one-stop access for community resources, events, and updates.)					
A5.	Increase the Number of Certified Tourism Ambassadors (CTAs) (Train more local representatives to deliver exceptional visitor experiences.)					
A6.	Promote CTA Certification as Professional Development (Position CTA training as a valuable skill for hospitality and service workers.)					
Category 2: Mobilizing Volunteer Engagement						
	Action	Start	Due	On Track	Responsible	Measures of Success
A1.	Develop a Comprehensive Volunteer Program (Includes corporate partnerships, youth engagement, and tiered opportunities.)					Increase volunteer participation Build high school volunteer network Launch volunteer incentive program Secure ATV/OHV partnerships +25% volunteers 1 schools participating 200 volunteers enrolled 2 organizations partnered
A2.	Engage Corporations with Customized Volunteer Initiatives (Combine "corporate lean-in" and bespoke programs into one action.)					
A3.	Build and Expand Youth Volunteer Networks (Covers high school involvement, recruiting younger volunteers, and promoting youth/community volunteerism.)					
A4.	Create Incentives and Recognition Programs (Includes "Gold Card" and scholarship opportunities for youth.)					
A5.	Design Tiered Volunteer Opportunities (Offer flexible levels of involvement for different demographics.)					
A6.	Implement Centralized Volunteer Sign-Up and Coordination System (Streamline registration and management across all programs.)					
A7.	Leverage Outdoor Recreation Trends to Increase Volunteerism Across Sectors (Capitalize on and partner with ATV/OHV organizations.)					
Category 3: Establishing an East Range Chamber of Commerce						
	Action	Start	Due	On Track	Responsible	Measures of Success
A1.	Conduct a Regional Chamber Assessment (Review current organizations: Hoyt Lakes Chamber, Aurora Chamber, and Biwabik Area Civic Association to identify strengths and gaps.)					Form East Range Chamber of Commerce 20 founding members
A2.	Engage Existing Chambers and Associations (Host joint meetings to explore collaboration opportunities and shared priorities.)					
A3.	Develop a Consolidation or Partnership Benefit Framework (Outline options for merging, affiliating, or creating a unified East Range Chamber model.)					
A4.	Create a Governance and Membership Structure (Define leadership roles, membership tiers, and decision-making processes for the new chamber.)					
A5.	Secure Founding Members and Funding Commitments (Recruit at least 20 businesses and secure initial financial support.)					
A6.	Launch the East Range Chamber of Commerce (Establish branding, website, and communication channels for the new entity.)		Q4 2027			
A7.	Promote Regional Business Collaboration Initiatives (Develop programs for networking, advocacy, and economic development under the new chamber, e.g. Shop Small.)					
Category 4: Enhancing Year-Round Tourism Events						
	Action	Start	Due	On Track	Responsible	Measures of Success
A1.	Audit and Consolidate Existing Signature Events (Review current events like Laskialinen, Pepsi Challenge, Water Carnival, and others to ensure they are listed on the Discover the Range (DTR) calendar.)					Introduce new tourism experiences Relaunch East Range Summit 2 new events launched 70 attendees, 3 partners
A2.	Create a Comprehensive Year-Round Events Calendar and post on DTR (Include all signature events with confirmed dates, locations, and seasonal distribution to minimize gaps.)					
A3.	Develop Seasonal Gap-Filling Experiences (Identify months with fewer events—such as April and November—and introduce new attractions like winter trails, fall festivals, or cultural workshops.)					
A4.	Coordinate Marketing and Promotion Schedule (Implement a social media marketing timeline: posts two weeks and four days before each event, using the provided schedule for consistency.)					
A5.	Strengthen Partnerships with Local Businesses and Chambers (Encourage sponsorships, cross-promotions, and bundled experiences to increase attendance and economic impact.)					
A6.	Revive and Relaunch the East Range Summit (Position the Summit as a premier annual event for regional collaboration, innovation, and economic development.)					
A7.	Measure Impact and Engagement (Track attendance, social media reach, and visitor feedback to refine future event planning.)					

First Name	Last Name	Organization	Email
Jeff	Jacobson	Aurora Administrator	jeff@ci.aurora.mn.us
Ashley	Berquist	Aurora City Council	aberquist@ci.aurora.mn.us
Lindsey	Luke	Aurora Deputy Clerk	<u>lindsey@ci.aurora.mn.us</u>
Doug	Gregor	Aurora Mayor	gregor@ci.aurora.mn.us
Michael	Schultz	Biwabik City Administrator	administrator@cityofbiwabik.com
Steven	Biondich	Biwabik Mayor	sbiondich@cityofbiwabik.com
Chasica	Rasmusson	Community Member	chasicaann@gmail.com
Erik	Holmstrom	Community Member	<u>erikh@spectrumchealth.com</u>
Peter	Senarighi	Community Member	<u>peter@itandweb.net</u>
Emma	Thornbloom	Giants Ridge	Emma.thornbloom@giantsridge.com
Josh	Woolery	Giants Ridge	joshua.woolery@giantsridge.com
Hillary	Hartleben	Giants Ridge, volunteer on Celebrate Aurora, b	hillary.hartleben@giantsridge.com
Miriam	Kero	Hello, Range!	miriam@ironrange.org
Dean	Weiberg	Hoyt Lakes City Administrator	dweiberg@hoytlakes.com
Beth	Pierce	Iron Range Tourism Bureau	beth@ironrange.org
Steve	Rahkola	NorthRidge Community Credit Union	stever@nrccu.org
Elissa	Hansen	Northspan	ehansen@northspan.org
Jonathan	Wittenberg	The Lodge at Giant's Ridge	jonathan.wittenberg@lodgeatgiantsridge.com
Amanda	Gross	Town of White Office Assistance/Treasurer	amanda.gross@townofwhite.com
Jodi	Knaus	Town of White Town Manager/Clerk	Jodi.Knaus@townofwhite.com

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF OCTOBER 2025

5.8

DOGS:

RECEIVED 5

COMPLAINTS

3 Stray Dog WENT LOOKING FOR A BLACK STANDARD POODLE RUNNING AROUND TOWN, COULDN'T LOCATE IT! WARNE ONE DOG OWNER OF BARKING, NEED TO BRING YOUR DOG IN AFTER IT STARTS BARKING FOR A WHILE.
1 Barking
0 Leash Law
0 License
1 Other

WARNED 0

DOG OWNERS OF LEASH LAWS

IMPOUNDED 0

DOGS. DISPOSED OF _____ AT OWNERS REQUEST
 AND _____ STRAYS

TRAVELED 0

MILES TO AND FROM POUND

CATS:

RECEIVED 6

COMPLAINTS

4 Stray Cat HAD A COUPLE OF CALLS OF FERREL CATS RUNNING AROUND AND CALLS ABOUT CATS GETTING OUT OF THE HOUSE.
1 Meowing/Caterwaul
0 Leash Law
0 License
1 Other

WARNED 0

CAT OWNERS OF LEASH LAWS

IMPOUNDED 1

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 80

HAD ONE CAT OUT AT THE POUND FOR 4 DAYS. RETURNED TO OWNER
 MILES TO AND FROM POUND

OTHER CHECKED TRAPS ON WYANDOTTE AND KENT FOR SKUNKS AND RACCOON. (40 MILES)

CITY OF HOYT LAKES, MN

Pound Master Mileage

(Month)

DOGS

Miles to and from Pound 0

Miles answering complaints and patrolling 50

TOTAL 50

CATS

Miles to and from Pound 80

Miles answering complaints and patrolling, MISC. 140

TOTAL _____

TOTAL Combined Miles 270 at .70 per mile = \$ 189.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 11/2/25

Signed: _____

Jeremiah Olmstead
 Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF SEPT. 2025

DOGS:

RECEIVED 5

COMPLAINTS

3 Stray Dog *COUPLE OF CALLS ABOUT DOGS*
0 Barking *RUNNING AROUND HOYT LAKES*
1 Leash Law *TOOK 1 IN FOR ABOUT 3 HRS*
0 License *AND RELEASED IT BACK TO ITS*
1 Other *OWNER. KIND OF A QUIET MONTH*
FOR DOGS!!

WARNED 1

DOG OWNERS OF LEASH LAWS

IMPOUNDED 1

DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 30

MILES TO AND FROM POUND

CATS:

RECEIVED 4

COMPLAINTS

2 Stray Cat
1 Meowing/Caterwaul
0 Leash Law
0 License
1 Other

WARNED 0

CAT OWNERS OF LEASH LAWS

IMPOUNDED 4

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 3 STRAYS *SEEN HAVE THE KITTENS FOUND*
A FOSTER HOME ON SEPT. 5TH.
 MILES TO AND FROM POUND

1 CAT ESCAPED THE RUN, PRETTY SURE ITS SOMEWHERE IN THE POUND.
 TRAVELED 80

OTHER *HAD SOMEONE CALL ME BECAUSE HE TRAPPED A SKUNK IN HIS GARAGE*
AND WANTED ME TO COME AND RELEASE IT! I POLITELY DECLINED! I PUT OUT 1 TRAP
FOR A SKUNK ON WYANDOTTE

CITY OF HOYT LAKES, MN

Pound Master Mileage

(Month)

DOGS

Miles to and from Pound 30

CATS

Miles to and from Pound 80

Miles answering complaints
 and patrolling 50

Miles answering complaints
 and patrolling + misc 60

TOTAL 80

TOTAL 140

TOTAL Combined Miles ²²⁰ 270 at ⁷⁰ .585 per mile = \$ 189.00 154.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 10/1/25

Signed: Jeremiah Olmstead
 Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF August. 2025

DOGS:
 RECEIVED

8

COMPLAINTS

3 Stray Dog NUMEROUS CALLS ABOUT WANDERING DOGS, GETTING OFF THEIR LEASHES AND SNEAKING OUT THE DOOR.
1 Barking
1 Leash Law IMPOUNDED 2 DOGS, OWNER WENT TO JAIL. HAD THE DOGS IN THE POUND FOR 3 DAYS. OWNERS BUDDY CAME AND GOT THEM SO I DIDNT TICKET HIM.
1 License
2 Other DOG OWNERS OF LEASH LAWS AND LICENSE

WARNED

1

IMPOUNDED

2

DOGS. DISPOSED OF 0 AT OWNERS REQUEST AND 0 STRAYS

SPENT ABOUT 3 HRS CLEANING UP THE POUND, LOOKS PRETTY GOOD IN MILES TO AND FROM POUND THERE NOW!

TRAVELED

90

CATS:

RECEIVED

8

COMPLAINTS

5 Stray Cat I HAD MULTIPLE CALLS OF CATS (OR CAT RAN AWAY) GETTING OUT OF THEIR OWNERS HOMES AND MEOWING/CATERWAILING RUNNING OFF. I SET ONE TRAP BY OWNERS RESIDENCE - NO LUCK YET!
1 Meowing/Caterwail
0 Leash Law
0 License
2 Other WE BEEN TRYING TO TRAP A SMALL LITTER OF KITTENS OUT AT THE POUND, GOT 3 SO FAR.

WARNED

0

IMPOUNDED

3 kittens

CATS. DISPOSED OF 0 AT OWNERS REQUEST AND 0 STRAYS

TRYING TO FIND FOSTER HOMES FOR THE KITTENS.
 MILES TO AND FROM POUND

TRAVELED

110

OTHER

SET TRAPS FOR A COUPLE OF PEOPLE OUT ON COLBY LAKE, THEY HAVE A WOODCHUCK CAUSING HAVOC, I TRAPPED IT AND DROVE IT OUT IN THE WOODS. ALSO SET A TRAP FOR ANOTHER WOODCHUCK AT THE WASTEWATER PLANT I CAUGHT THAT ONE ALSO!
I TRAPPED ANOTHER WOODCHUCK OUT AT THE POUND FOR SOMEONE WHO HAS A GARAGE OUT THERE AND I ALSO CAUGHT A RACCOON FOR HIM IN THE PROCESS!! WE BEEN VERY BUSY, ITS THE SUMMER OF THE WOODCHUCK!! HAHA

DOGS

Miles to and from Pound

90

Miles answering complaints and patrolling

50

TOTAL

140

TOTAL Combined Miles

600

at .70
~~585~~

CATS

Miles to and from Pound

110

MISC. MILES (TRAPPED ANIMALS)

260

Miles answering complaints and patrolling

150

TOTAL

420.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 9/3/25

Signed:

Jeremiah Olmstead

Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF July 2025

DOGS:
 RECEIVED 9

COMPLAINTS TWO DOGS RUNNING UP AROUND
6 Stray Dog CATHOLIC CHURCH, COULDN'T CATCH
1 Barking THEM.
0 Leash Law 1 DOG RUNNING ON GUILFORDS
0 License SAME OWNER. WROTE HER A
2 Other WARNING (LIKE IT MATTERS!)

WARNED 0

DOG OWNERS OF LEASH LAWS

IMPOUNDED 2

DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 60

MILES TO AND FROM POUND

CATS:
 RECEIVED 8

COMPLAINTS TOOK A CALL ABOUT A DECEASED CAT
4 Stray Cat BEHIND SOMEONE'S HOUSE ON COVENTRY. I REMOVED
2 Meowing/Caterwaul THE CAT AND FOUND THE CAT OWNER
0 Leash Law HAD A MAN CALL ME ABOUT
0 License TAKING CATS OUT OF HIS BROTHERS
2 Other HOUSE BECAUSE HE DIED. I EXPLAINED
TO HIM THAT I'M NOT AN ANIMAL
SHELTER AND HE WOULD HAVE TO MAKE OTHER
 CAT OWNERS OF LEASH LAWS ARRANGEMENTS

WARNED 0

IMPOUNDED 2

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 70

MILES TO AND FROM POUND

OTHER TRAPPED ONE WOODCHUCK ON ANDOVER, DROVE IT OUT
OF TOWN AND RELEASED IT INTO THE WOODS (50 MILES)

CITY OF HOYT LAKES, MN

Pound Master Mileage

July 2025

(Month)

DOGS

Miles to and from Pound

60

CATS

Miles to and from Pound

70

Miles answering complaints
 and patrolling

220

Miles answering complaints
 and patrolling

100 + 50 FOR
WOODCHUCK

TOTAL

280

TOTAL

220

TOTAL Combined Miles

500

at .70
.585

per mile = \$ 350.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 8/4/25

Signed:

Jeremiah Olmstead

Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF June 2025

DOGS:
 RECEIVED 5

COMPLAINTS
3 Stray Dog
1 Barking
0 Leash Law
0 License
1 Other

WARNED 0

DOG OWNERS OF LEASH LAWS

IMPOUNDED 1

DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 25

MILES TO AND FROM POUND

CATS:
 RECEIVED 9

COMPLAINTS *TOOK A COMPLAINT ABOUT SOMEONE HAVING CHICKENS ON HAMPSHIRE, I WENT TO THE HOUSE AND DIDNT FIND ANY EVIDENCE OF CHICKENS.*
7 Stray Cat
2 Meowing/Caterwaul
0 Leash Law
0 License
0 Other

WARNED 0

CAT OWNERS OF LEASH LAWS

IMPOUNDED 2

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS *ADOPTED 1 CAT OUT, NEED TO FIND A HOME FOR 1 MORE.*

TRAVELED 60

MILES TO AND FROM POUND

OTHER HAD A LADY CALL ME ABOUT PUTTING TRAPS OUT AT HER HOUSE FOR CHIPMUNKS. I TOLD HER I DIDNT HAVE TRAPS SMALL ENOUGH FOR THEM! HAHHA

CITY OF HOYT LAKES, MN
 Pound Master Mileage
June 2025
 (Month)

DOGS
 Miles to and from Pound 25

CATS
 Miles to and from Pound 60

Miles answering complaints
 and patrolling 100
TOTAL 125

Miles answering complaints
 and patrolling *+ misc.* 115
TOTAL 175

TOTAL Combined Miles 300 at .70 per mile = \$ 210.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 7/2/25

Signed: *Jeremiah Olmstead*
 Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF MAY 2025

DOGS:

RECEIVED 8

COMPLAINTS

5 Stray Dog
1 Barking
1 Leash Law
1 License
0 Other

WARNED 1

IMPOUNDED 2

TRAVELED 50

DOG OWNERS OF LEASH LAWS DOG KEEPS GETTING OUT. I TOLD HER I WAS GOING TO WRITE HER A TICKET
 DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS AND SHE TOLD ME TO GO AHEAD BECAUSE SHE WONT PAY IT!! AWESOME
 MILES TO AND FROM POUND

CATS:

RECEIVED 8

COMPLAINTS

5 Stray Cat — SOMEONE CALLED ABOUT THERE MISSING CAT. I TOOK A DRIVE BUT COULD NOT LOCATE CAT. ILL KEEP AN EYE OUT! SET ONE TRAP ON FAIRFAX.
2 Meowing/Caterwaul
0 Leash Law
0 License
1 Other

WARNED 0

IMPOUNDED 1

TRAVELED 40

CAT OWNERS OF LEASH LAWS

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

MILES TO AND FROM POUND

OTHER _____

CITY OF HOYT LAKES, MN

Pound Master Mileage

MAY 2025
 (Month)

DOGS

Miles to and from Pound 50

Miles answering complaints
 and patrolling 130
TOTAL 180

TOTAL Combined Miles

290 at .70 per mile = \$ 203.00

CATS

Miles to and from Pound 40

Miles answering complaints
 and patrolling 70
TOTAL 110

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 6/1/25

Signed: [Signature]
 Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF APRIL 2025

DOGS:

RECEIVED 12

COMPLAINTS

6 Stray Dog DOG BARKING ON ANDOVER
2 Barking YELLOW LAB KEEPS ESCAPING
2 Leash Law HOUSE AND RUNNING AROUND
1 License GUILFORD, TRIED TO TALK TO HOME
1 Other OWNER BUT SHE WASNT HOME. I
TOLD THE KIDS TO KEEP DOG IN HOUSE

WARNED 2

IMPOUNDED 2

DOG OWNERS OF LEASH LAWS 1 DOG ATTACKED THE
MAIL LADY, DIDNT BITE HER BUT TORE A PACKAGE UP!
 DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 65

MILES TO AND FROM POUND

CATS:

RECEIVED 10

COMPLAINTS

7 Stray Cat SET TRAPS ON WYANDOTE
2 Meowing/Caterwaul AND ~~SEVERAL~~ KENT. CAUGHT
0 Leash Law 1 FERREL CAT, DISPOSED OF
0 License IT OUT IN THE WOODS (LET IT GO)
1 Other

WARNED 0

CAT OWNERS OF LEASH LAWS

IMPOUNDED 0

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 1 STRAYS

TRAVELED 0 (40)

MILES TO AND FROM POUND

OTHER DROVE 40 MILES (RETURNING) CAT!

CITY OF HOYT LAKES, MN

Pound Master Mileage

APRIL 2025

(Month)

DOGS

Miles to and from Pound

65

CATS

Miles to and from Pound

40

Miles answering complaints
and patrolling

TOTAL

200
265

Miles answering complaints
and patrolling

TOTAL

70
110

TOTAL Combined Miles

375

at .70
~~505~~

per mile = \$

262.50

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 5/6/25

Signed:

Jeremiah Olmstead

Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF MARCH 2025

DOGS:
 RECEIVED 6

COMPLAINTS
3 Stray Dog *HAD A COMPLAINT OF BARKING*
1 Barking *DOG EARLY IN THE MORNING*
1 Leash Law *TALKED TO OWNER AND TOLD*
1 License *HIM TO TRY TO GET HIS DOG IN*
0 Other *AS SOON AS ITS DONE DOING ITS*
BUSINESS EVERY MORNING!!

WARNED 1

DOG OWNERS OF LEASH LAWS

IMPOUNDED 2

DOGS. DISPOSED OF 0 AT OWNERS REQUEST *ONE DOG RUNNING*
 AND 0 STRAYS *AROUND*
KENT SEEMED TO BE
A LITTLE AGGRESSIVE. FOUND THE
 MILES TO AND FROM POUND
OWNERS OF BOTH DOGS, TILKED ONE
OF THEM FOR OVERNIGHT.

TRAVELED 40

CATS:
 RECEIVED 3

COMPLAINTS
2 Stray Cat
0 Meowing/Caterwaul
0 Leash Law
0 License
1 Other

WARNED 0

CAT OWNERS OF LEASH LAWS

IMPOUNDED 1

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 50

MILES TO AND FROM POUND

OTHER _____

CITY OF HOYT LAKES, MN

Pound Master Mileage

MARCH 2025

(Month)

DOGS
 Miles to and from Pound 40

CATS
 Miles to and from Pound 50

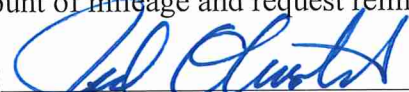
Miles answering complaints
 and patrolling 160
TOTAL 200

Miles answering complaints
 and patrolling 50
TOTAL 100

TOTAL Combined Miles 300 at .70 per mile = \$ 210.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 4/2/2025

Signed: 
 Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF FEB. 2025

DOGS:

RECEIVED 8

COMPLAINTS

5 Stray Dog *1 CALL FOR LEAVING DOG OUT*
1 Barking *TOO LONG IN THE COLD,*
1 Leash Law *HAD A CALL ABOUT AN*
0 License *AGGRESSIVE DOG RUNNING AROUND*
1 Other *ELMHOOD. LADY CALLED ABOUT*
A DOG BACKING UP
 DOG OWNERS OF LEASH LAWS

WARNED 0

IMPOUNDED 2

DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 60

MILES TO AND FROM POUND

CATS:

RECEIVED 4

COMPLAINTS

3 Stray Cat *1 CAT IN POUND STILL*
0 Meowing/Caterwaul
0 Leash Law
0 License
1 Other

WARNED 0

CAT OWNERS OF LEASH LAWS

IMPOUNDED 1

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

TRAVELED 30

MILES TO AND FROM POUND

OTHER _____

CITY OF HOYT LAKES, MN

Pound Master Mileage
FEBRUARY 2025
 (Month)

DOGS

Miles to and from Pound 60

CATS

Miles to and from Pound 30

Miles answering complaints
 and patrolling 100
TOTAL 160

Miles answering complaints
 and patrolling 50
TOTAL 80

TOTAL Combined Miles 240 at .70 per mile = \$ 168.00

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 3/5/25

Signed: *Jeremiah Olmstead*
 Jeremiah Olmstead, Animal Control Officer

CITY OF HOYT LAKES, MN
POUNDMASTER REPORT FOR THE MONTH OF JAN. 2025

DOGS:
 RECEIVED 9

COMPLAINTS 2 GOT A CALL ABOUT A DOG RUNNING
3 Stray Dog ACROSS THE STREET INTO NEIGHBORS
1 Barking YARD AND CONFRONTING HIS DOG, I TALKED
1 Leash Law TO THE DOGS OWNER ABOUT KEEPING
1 License HIS DOG ON A LEASH!
2 Other HAD A LADY CALL FOR A WELFARE
 CHECK ON A DOG THAT BEEN GETTING LEFT OUT
 DOG OWNERS OF LEASH LAWS SIDE FOR LONG PERIODS
 OF TIME.

WARNED 1

IMPOUNDED 1

TRAVELED 30

DOGS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS OWNER WAS LOCATED A
 COUPLE HOURS LATER AND DOG WAS RELEASED.
 MILES TO AND FROM POUND

CATS:
 RECEIVED 4

COMPLAINTS 2 HAD A LADY CALL ABOUT A LITTER
1 Stray Cat OF KITTENS LIVING IN HER GARAGE
1 Meowing/Caterwaul I WENT OVER AND LOCATED
0 Leash Law THE KITTENS. TRYING TO FIGURE
0 License OUT A PLAN TO GET THEM
1 Other SHELTERED.

WARNED 0

IMPOUNDED 1

TRAVELED 45

CAT OWNERS OF LEASH LAWS

CATS. DISPOSED OF 0 AT OWNERS REQUEST
 AND 0 STRAYS

MILES TO AND FROM POUND

OTHER _____

CITY OF HOYT LAKES, MN
 Pound Master Mileage
JANUARY 2025
 (Month)

DOGS
 Miles to and from Pound 30

CATS
 Miles to and from Pound 45

Miles answering complaints
 and patrolling 150
TOTAL 180

Miles answering complaints
 and patrolling 100
TOTAL 145

TOTAL Combined Miles 325 at .70 per mile = \$ 227.50

I certify the above is the true and correct amount of mileage and request reimbursement.

Date: 2/4/25

Signed: [Signature]
 Jeremiah Olmstead, Animal Control Officer

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book adjustments

GENERAL CHECKING (GENERAL CHECKING) (1)

September 30, 2025

Account: 00110100

Bank Account Number: 4900800

Bank Statement Balance:	2,424,814.96	Book Balance Previous Month:	1,586,256.07
Outstanding Deposits:	33,559.84	Total Receipts:	1,554,918.17
Outstanding Checks:	37,914.07	Total Disbursements:	718,036.51
Bank Adjustments:	2,677.00	Book Adjustments:	.00
Bank Balance:	2,423,137.73	Book Balance:	2,423,137.73
		Proof (Bank balance less book balance):	.00

Outstanding Deposits Section

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
22	320.00-	1040	965.00-	1041	1,000.00	1212	720.00
1213	1,713.00	1221	3,779.13	1222	2,784.83	1228	9,604.77
1229	938.55-	1229	1,703.00	1230	3,332.79	1231	4,053.42
2000078	1,077.93	2000079	424.00	20230522	5,012.27	20230523	578.25
Grand Totals:							33,559.84

Deposits cleared: 117 items

Deposits Outstanding: 16 items

Outstanding Checks Section

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
202200	92.35	203246	343.85	203983	650.37	204003	50.00
204990	790.10	206067	13.50	206152	749.32	207850	25.00
208240	1,004.17	208842	390.74	208863	5,235.00	208895	225.00
209113	144.37	209157	150.00	209177	415.75	209185	4.00
209190	172.70	209191	47.94	209196	594.00	209204	4,500.00
209206	9,000.00	209213	131.00	209217	750.00	209219	2,006.29
209221	374.80	209224	2,601.03	209227	6.68	209233	32.40
209234	302.96	209235	1,746.74	209236	613.77	209237	2,805.70
209238	1,164.50	209239	552.00	209240	173.04	240408003	55.00
Grand Totals:							37,914.07

Checks cleared: 162 items

Checks Outstanding: 36 items

Bank Adjustments Section

Description	Amount	Description	Amount
Partail PSN Cleared in August	500.00	Partially Cleared Deposit	2,177.00
Grand Totals:			2,677.00

Book Adjustments Section

6.2

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	17,551.36	1,471,706.20	2,672,709.00	1,201,002.80	55.1
LICENSES & PERMITS	1,850.00	5,804.50	7,000.00	1,195.50	82.9
FEDERAL, STATE AND LOCAL AID	106,248.61	1,096,122.60	1,185,300.00	89,177.40	92.5
CHARGES FOR SERVICES	3,266.79	176,541.15	143,600.00	(32,941.15)	122.9
FINES & FORFEITS	(4,488.16)	(3,964.88)	.00	3,964.88	.0
MISCELLANEOUS REVENUE	12,570.70	117,760.36	8,000.00	(109,760.36)	1472.0
CAMPGROUND REVENUE	25,323.00	230,841.74	223,500.00	(7,341.74)	103.3
OTHER REVENUE	.00	8,949.99	7,500.00	(1,449.99)	119.3
	<u>162,322.30</u>	<u>3,103,761.66</u>	<u>4,247,609.00</u>	<u>1,143,847.34</u>	<u>73.1</u>
<u>EXPENDITURES</u>					
ELECTED OFFICIALS	2,313.69	41,339.71	52,513.00	11,173.29	78.7
ADMINISTRATION	47,835.81	430,646.51	572,890.00	142,243.49	75.2
ELECTIONS	.00	.00	710.00	710.00	.0
AUDITOR	.00	34,000.00	32,000.00	(2,000.00)	106.3
ATTORNEY	1,720.00	17,200.00	25,000.00	7,800.00	68.8
OTHER GENERAL GOVT	15,159.20	110,096.28	121,700.00	11,603.72	90.5
PLANNING & ZONING	1,332.60	10,993.02	14,862.00	3,868.98	74.0
BUILDINGS	16,041.00	139,020.69	167,175.00	28,154.31	83.2
POLICE	161,579.11	655,706.50	655,000.00	(706.50)	100.1
FIRE	5,532.38	90,678.46	151,255.00	60,576.54	60.0
AMBULANCE	.00	.00	14,400.00	14,400.00	.0
ANIMAL CONTROL	828.87	8,253.66	10,854.00	2,600.34	76.0
PUBLIC WORKS	154,995.89	878,380.99	1,110,370.00	231,989.01	79.1
RECREATION	8,548.66	185,337.40	163,276.00	(22,061.40)	113.5
ARENA	23,018.65	182,842.10	211,132.00	28,289.90	86.6
RETIREEES CENTER	354.69	1,995.84	3,700.00	1,704.16	53.9
COMMUNITY BUILDING	1,054.87	11,148.36	17,882.00	6,733.64	62.3
GOLF COURSE	18,824.06	212,585.50	179,672.00	(32,913.50)	118.3
LIBRARY	20,580.43	206,956.97	244,826.00	37,869.03	84.5
FISHERMAN'S POINT	4,558.87	92,354.83	115,400.00	23,045.17	80.0
ECONOMIC DEVELOPMENT	3,750.00	15,000.00	20,050.00	5,050.00	74.8
	<u>488,028.78</u>	<u>3,324,536.82</u>	<u>3,884,667.00</u>	<u>560,130.18</u>	<u>85.6</u>
	<u>(325,706.48)</u>	<u>(220,775.16)</u>	<u>362,942.00</u>	<u>583,717.16</u>	<u>(60.8)</u>

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

AMBULANCE SPECIAL REVENUE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
FEDERAL, STATE AND LOCAL AID	4,605.65	92,025.34	83,200.00	(8,825.34)	110.6
CHARGES FOR SERVICES	48,844.01	704,271.59	881,031.00	176,759.41	79.9
MISCELLANEOUS REVENUE	15.43	9,505.45	12,000.00	2,494.55	79.2
	<u>53,465.09</u>	<u>805,802.38</u>	<u>976,231.00</u>	<u>170,428.62</u>	<u>82.5</u>
<u>EXPENDITURES</u>					
AMBULANCE	<u>362,043.01</u>	<u>1,045,486.43</u>	<u>1,240,165.00</u>	<u>194,678.57</u>	<u>84.3</u>
	<u>362,043.01</u>	<u>1,045,486.43</u>	<u>1,240,165.00</u>	<u>194,678.57</u>	<u>84.3</u>
	<u>(308,577.92)</u>	<u>(239,684.05)</u>	<u>(263,934.00)</u>	<u>(24,249.95)</u>	<u>(90.8)</u>

*NOTE: Includes \$28,000 purchase of
NEW Ambulance*

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

CEMETERY SPECIAL REVENUE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CHARGES FOR SERVICES	600.00	12,975.00	23,000.00	10,025.00	56.4
MISCELLANEOUS REVENUE	.00	2,012.88	.00	(2,012.88)	.0
	<u>600.00</u>	<u>14,987.88</u>	<u>23,000.00</u>	<u>8,012.12</u>	<u>65.2</u>
<u>EXPENDITURES</u>					
CEMETERY	1,812.94	10,771.35	12,111.00	1,339.65	88.9
	<u>1,812.94</u>	<u>10,771.35</u>	<u>12,111.00</u>	<u>1,339.65</u>	<u>88.9</u>
	<u>(1,212.94)</u>	<u>4,216.53</u>	<u>10,889.00</u>	<u>6,672.47</u>	<u>38.7</u>

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

HL WELLNESS CENTER - *Renovations*

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
STATE GRANTS	450,295.92	1,458,313.36	.00	(1,458,313.36)	.0
	450,295.92	1,458,313.36	.00	(1,458,313.36)	.0
<u>EXPENDITURES</u>					
HL WELLNESS CENTER	274,830.61	2,856,868.73	.00	(2,856,868.73)	.0
	274,830.61	2,856,868.73	.00	(2,856,868.73)	.0
	175,465.31	(1,398,555.37)	.00	1,398,555.37	.0

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WATER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	.00	943.41	.00	(943.41)	.0
UTILITY REVENUE	63,983.76	619,904.76	623,312.00	3,407.24	99.5
OTHER REVENUE - <i>Bond Monies</i>	.00	880,000.00 ✓	.00	(880,000.00)	.0
	<u>63,983.76</u>	<u>1,500,848.17</u>	<u>623,312.00</u>	<u>(877,536.17)</u>	<u>240.8</u>
<u>EXPENDITURES</u>					
WATER	<u>59,301.58</u>	<u>1,304,836.09</u>	<u>676,222.00</u>	<u>(628,614.09)</u>	<u>193.0</u>
	<u>59,301.58</u>	<u>1,304,836.09</u>	<u>676,222.00</u>	<u>(628,614.09)</u>	<u>193.0</u>
	<u>4,682.18</u>	<u>196,012.08</u>	<u>(52,910.00)</u>	<u>(248,922.08)</u>	<u>370.5</u>

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

SEWER ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
FEDERAL, STATE AND LOCAL AID	.00	125,343.50	.00	(125,343.50)	.0
MISCELLANEOUS REVENUE	.00	9,780.61	5,000.00	(4,780.61)	195.6
UTILITY REVENUE	92,228.03	907,587.72	1,022,260.00	114,672.28	88.8
OTHER REVENUE - <i>Bond Monies</i>	.00	220,000.00 ✓	.00	(220,000.00)	.0
	<u>92,228.03</u>	<u>1,262,711.83</u>	<u>1,027,260.00</u>	<u>(235,451.83)</u>	<u>122.9</u>
<u>EXPENDITURES</u>					
WASTE WATER	<u>58,134.01</u>	<u>1,095,459.52</u>	<u>1,021,369.00</u>	<u>(74,090.52)</u>	<u>107.3</u>
	<u>58,134.01</u>	<u>1,095,459.52</u>	<u>1,021,369.00</u>	<u>(74,090.52)</u>	<u>107.3</u>
	<u><u>34,094.02</u></u>	<u><u>167,252.31</u></u>	<u><u>5,891.00</u></u>	<u><u>(161,361.31)</u></u>	<u><u>2839.1</u></u>

CITY OF HOYT LAKES
FUND SUMMARY
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

SANITATION ENTERPRISE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	81.38	526.72	.00	(526.72)	.0
UTILITY REVENUE	23,692.24	326,985.18	350,700.00	23,714.82	93.2
	<u>23,773.62</u>	<u>327,511.90</u>	<u>350,700.00</u>	<u>23,188.10</u>	<u>93.4</u>
<u>EXPENDITURES</u>					
SANITATION	19,158.57	281,462.96	350,056.00	68,593.04	80.4
	<u>19,158.57</u>	<u>281,462.96</u>	<u>350,056.00</u>	<u>68,593.04</u>	<u>80.4</u>
	<u>4,615.05</u>	<u>46,048.94</u>	<u>644.00</u>	<u>(45,404.94)</u>	<u>7150.5</u>



11.1

October 17, 2025

City of Hoyt Lakes
206 Kennedy Memorial Drive
Hoyt Lakes, MN 55750

Subject: American Tower Site #: 311221, Site Name: HOYT LAKES MN

Dear Dean,

American Tower, the owner of the tower on your property, has selected Tower Alliance to discuss an opportunity to amend your cell site lease in a manner that may offer you significant financial benefits.

By amending your lease with a 50-year pre-pay, we can offer you either:

- **One-time Lump Sum payment of \$235,000.00 in lieu of monthly rent**
- **OR**
- **Installments – IE 120 payments of \$2,364.09 per month with a total payout of \$283,691.03**

These valuable payment options may not have been available to you in the past but can now provide you with more financial flexibility and options. Many protections that you currently enjoy under your existing lease will remain in place.

Many American Tower landlords have made the decision to secure a significant one-time payment after considering the following potential advantages:

-Using the money to pay down debt, reduce or eliminate high interest debt, start or invest in a business, purchase an investment, start or add to a college fund, or purchase other land

Please call me at your earliest convenience on my direct line below, as the above noted payment amounts are only valid through October 31, 2025. I look forward to speaking with you about this exciting opportunity.

Sincerely,

Jody Wall

Lease Consultant

Tower Alliance LLC, an authorized vendor for American Towers LLC and its subsidiaries and affiliates

1700 S. Dixie Highway, Suite 402, Boca Raton, FL 33432

jwall@toweralliance.com

561-419-6863 – Office (866) 236-1216 – Fax

****PLEASE NOTE:** All proposals are good for a limited time and for discussion purposes only. The parties will not be bound in any respect and with regard to any proposal until and unless a written agreement is signed by all applicable parties. Further, all proposals are contingent upon: 1) American Tower's confirmation, review and approval, in its sole discretion, of a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team. Nothing contained herein shall be construed as, or deemed to create, an agency, joint venture, or partnership relationship between American Tower and Tower Alliance.

American Tower - Site Number 311221 (Golf Course) - CURRENT AGREEMENT

Current Rent Per Month

\$696.73 Increases 3% over the rent paid during the previous year; plus 10% of gross rental amount collected from each subtenant

<u>MONTHLY</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
	\$696.73	\$717.63	\$739.16	\$761.34	\$784.18	\$807.70	\$831.93	\$856.89	\$882.60	\$909.07
<u>YEARLY</u>										
	\$8,360.76	\$8,611.58	\$8,869.93	\$9,136.03	\$9,410.11	\$9,692.41	\$9,983.18	\$10,282.68	\$10,591.16	\$10,908.90
<u>TOTAL</u>										
		2019-2028								
<u>10 YEARS</u>		\$95,846.74								
<u>MONTHLY</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>	<u>2036</u>	<u>2037</u>	<u>2038</u>
	\$936.35	\$964.44	\$993.37	\$1,023.17	\$1,053.87	\$1,085.48	\$1,118.05	\$1,151.59	\$1,186.14	\$1,221.72
<u>YEARLY</u>										
	\$11,236.16	\$11,573.25	\$11,920.44	\$12,278.06	\$12,646.40	\$13,025.79	\$13,416.57	\$13,819.06	\$14,233.63	\$14,660.64
<u>TOTAL</u>		2029-2038								
<u>10 YEARS</u>		\$128,810.01								
			<u>TOTAL</u>	2019-2038						
				<u>20 YEARS</u>						
				\$224,656.75						