

COURI & RUPPE, P.L.L.P.

Michael C. Couri*

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**Also Licensed in Illinois*

***Also Licensed in California*

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August 31, 2026

SENT VIA EMAIL ONLY

Oronoco Township

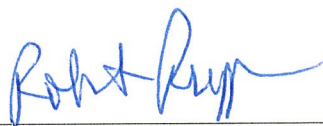
Jody Schroeder, Clerk (clerk@oronocomnts.com)

SUMMARY OF SERVICES RENDERED

GENERAL	\$ 498.75
LAKE ZUMBRO FOREVER	\$ 4,083.75
RIVER RIDGE 5 TH ADDITION	\$ 8,505.00

TOTAL NOW DUE AND OWING	\$13,087.50

I declare under penalty of law that this account, claim and demand is just and correct and that no part has been paid.



Robert T. Ruppe

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August 31, 2026

Oronoco Township
Oronoco Town Hall
Jody Schroeder, Clerk
PO Box 324
Oronoco, MN 55960

Re: Professional Services Rendered

		<u>Hrs/Rate</u>	<u>Amount</u>
<u>GENERAL</u>			
8/13/2026	RTR Review River Corridor District ordinance from Ethan.	0.50 \$285.00/hr	\$142.50 Hourly
	RTR Email to Town regarding Data Practices Act and regarding River Ridge 5th Addition documents.	0.25 \$285.00/hr	\$71.25 Hourly
8/19/2026	RTR Review no parking ordinance revisions.	0.50 \$285.00/hr	\$142.50 Hourly
	RTR Telephone conference with Tammy regarding no parking ordinance.	0.25 \$285.00/hr	\$71.25 Hourly
8/21/2026	RTR Email to Town regarding Data Practices Act request from Mitchell.	0.25 \$285.00/hr	\$71.25 Hourly
SUBTOTAL:		[1.75	<u>\$498.75]</u>

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Couri & Ruppe (Legal Services Billing)

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			<u>Hrs/Rate</u>	<u>Amount</u>
<u>LAKE ZUMBRO FOREVER</u>				
8/5/2026	RTR	Review emails regarding Lake Zumbro Forever and conference with staff regarding meeting with parties.	1.00 \$285.00/hr	\$285.00 Hourly
	RTR	Conference with staff regarding meeting with Lake Zumbro Forever and State.	0.25 \$285.00/hr	\$71.25 Hourly
	MSA	Prepare for meeting by reviewing file; conference with staff regarding meeting; review statute; and attend meeting.	3.00 \$285.00/hr	\$855.00 Hourly
8/6/2026	RTR	Telephone conference with Tammy regarding Lake Zumbro Forever status.	0.25 \$315.00/hr	\$78.75 Hourly
	RTR	Revise Lake Zumbro Forever lease and Engineer's detailed list of proposed uses for site.	0.50 \$315.00/hr	\$157.50 Hourly
	MSA	Conference with staff regarding status update; review Engineer's detailed list of proposed uses for integration into land use agreement.	0.50 \$285.00/hr	\$142.50 Hourly
8/7/2026	RTR	Work on lease agreement, GO compliance checklist, and quit claim deed.	3.25 \$285.00/hr	\$926.25 Hourly
	RTR	Review Roger Behrens' comments regarding Lake Zumbro Forever lease.	0.50 \$285.00/hr	\$142.50 Hourly
	RTR	Revise lease regarding Roger Behrens' comments and email to parties.	0.50 \$285.00/hr	\$142.50 Hourly
8/10/2026	RTR	Review emails regarding lease agreement for Lake Zumbro Forever.	0.25 \$285.00/hr	\$71.25 Hourly
8/11/2026	RTR	Review emails regarding Lake Zumbro Forever and telephone conference with Tammy.	0.75 \$285.00/hr	\$213.75 Hourly

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		<u>Hrs/Rate</u>	<u>Amount</u>
8/18/2026 RTR	Review Lake Zumbro Forever land usage agreement and telephone conference with Town Board.	1.50 \$285.00/hr	\$427.50 Hourly
8/19/2026 RTR	Review and revise land use agreement with Lake Zumbro Forever with Town Board's comments.	1.00 \$285.00/hr	\$285.00 Hourly
RTR	Telephone conference with Tammy regarding Lake Zumbro Forever.	0.25 \$285.00/hr	\$71.25 Hourly
8/21/2026 RTR	Email to Clerk regarding Lake Zumbro Forever questions.	0.75 \$285.00/hr	\$213.75 Hourly
SUBTOTAL:		[14.25	<u>\$4,083.75]</u>

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			<u>Hrs/Rate</u>	<u>Amount</u>
<u>RIVER RIDGE 5TH ADDITION</u>				
8/6/2026	RTR	Review emails regarding River Ridge 5th Addition; conference with staff; review ordinance; telephone conference with Tammy.	1.25 \$315.00/hr	\$393.75 Hourly
	MCC	Conference with staff regarding timeline for approval of preliminary plat and reconvening the Planning Commission to approve or deny plat.	0.50 \$315.00/hr	\$157.50 Hourly
8/7/2026	RTR	Conference with staff regarding River Ridge 5th Addition.	0.25 \$315.00/hr	\$78.75 Hourly
	RTR	Telephone conference with Ethan of TCPA regarding River Ridge 5th Addition.	0.50 \$315.00/hr	\$157.50 Hourly
	RTR	Review documents from Ethan of TCPA regarding River Ridge 5th Addition.	0.50 \$315.00/hr	\$157.50 Hourly
	RTR	Telephone conference with Ethan of TCPA regarding River Ridge 5th Addition.	0.25 \$315.00/hr	\$78.75 Hourly
	RTR	Review additional documents from Ethan regarding River Ridge 5th Addition.	0.50 \$315.00/hr	\$157.50 Hourly
	RTR	Telephone conference with Tammy regarding River Ridge 5th Addition.	0.25 \$315.00/hr	\$78.75 Hourly
	RTR	Review documents from Paige regarding River Ridge 5th Addition.	1.00 \$315.00/hr	\$315.00 Hourly
	MCC	Conference with staff regarding ability to plat property that was discussed as open space when River Ridge First Addition was approved.	0.25 \$315.00/hr	\$78.75 Hourly
8/10/2026	RTR	Work on preliminary plat for River Ridge 5th Addition subdivision; telephone conference with Paige Collins; telephone conference with Ethan of TCPA; and review file.	6.00 \$315.00/hr	\$1,890.00 Hourly

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			<u>Hrs/Rate</u>	<u>Amount</u>
8/11/2026	RTR	Telephone conference with Tammy regarding River Ridge 5th Addition subdivision.	0.25 \$315.00/hr	\$78.75 Hourly
	RTR	Revise resolution approving preliminary plat; telephone conference with Tammy; telephone conference with Paige; email to Township; letter to Fitzpatrick regarding River Ridge 5th Addition subdivision.	1.75 \$315.00/hr	\$551.25 Hourly
	RTR	Telephone conference with Tammy; telephone conference with Ethan; revise preliminary plat documents.	1.50 \$315.00/hr	\$472.50 Hourly
	RTR	Email to Paige regarding River Ridge 5th Addition subdivision.	0.75 \$315.00/hr	\$236.25 Hourly
	RTR	Telephone conference with Ethan regarding River Ridge 5th subdivision.	0.25 \$315.00/hr	\$78.75 Hourly
	RTR	Revise resolution approving preliminary plat and agreement; email to Ethan.	1.00 \$315.00/hr	\$315.00 Hourly
8/12/2026	RTR	Telephone conference with Paige and respond to email; revise preliminary plat documents.	2.00 \$315.00/hr	\$630.00 Hourly
	RTR	Prepare for Planning Commission meeting.	0.50 \$315.00/hr	\$157.50 Hourly
	RTR	Legal research regarding timelines for approval.	0.50 \$315.00/hr	\$157.50 Hourly
	RTR	Travel to and attend Planning Commission meeting regarding River Ridge Fifth Addition subdivision.	6.75 \$315.00/hr	\$2,126.25 Hourly
8/13/2026	RTR	Revise resolution approving preliminary plat and email to Paige.	0.50 \$315.00/hr	\$157.50 Hourly
		SUBTOTAL:	[27.00	<u>\$8,505.00]</u>

8/31/2026

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	<u>Hours</u>	<u>Amount</u>
For professional services rendered	43.00	\$13,087.50
Balance due		<u>\$13,087.50</u>